

**SITE PLAN REVIEW AMMENDMENT  
for  
STRYKER FACILITY**

Lot #13 of the  
Cornerstone Subdivision  
Veneta OR

Proj. # 0824

January 21, 2009

*The Veneta Land Development Ordinance No. 461*

**ARTICLE 4**

**SECTION 4.09 MEDIUM INDUSTRIAL (MI)**

**(2) Permitted Uses.**

- (a) *Small scale manufacturing, wholesaling, compounding, assembling and processing.***

**An Irrevocable Development Agreement between McDougal Bros, Inc, Ardis L. Holte and the City of Veneta, dated 09-13-07 required the Owner of Lot #12 and Owner of Lot #13 to apply for a Site Plan Amendment within one (1) year of the recording of the final plot.**

**This Site Plan Review Amendment proposes to separate lots #12 and #13 into their own site plan review.**

**This Amendment will retain the existing 30,168 square foot manufacturing/office building on the subject property (Lot #13). No other buildings are proposed for the subject property.**

**The subject property is bordered on the south by Lot #14 which is zoned Industrial Commercial (IC), the east by lot #15 which is zoned Medium Industrial (MI) and lot #16 which is zoned Industrial Commercial (IC), on the north by Jeans Road and to the north of Jeans Road properties zoned as Light Industrial (LI)SDP and on the West by lot #12 which is zoned Medium Industrial (MI). All lots are part of the Cornerstone Subdivision also classified with a SDP Overlay.**

(4) Yards. *In an MI zone, yards shall be as follows:*

(a) *Front yards shall be a minimum of ten (20) feet.*

**The front yard abuts Jeans Road and has a 20 foot setback.**

(b) *Back and side yards shall be a minimum of five (10) feet from property line, except when a lots abuts a residential zone the minimum setback shall be twenty (20) feet.*

**Back and side yards are 10 feet.**

(d) *Yard requirements are in addition to any planned road right-of-way widths in order to permit the eventual widening of streets.*

**Right-of-way widths are already established and no widening of streets is necessary.**

(e) *See Veneta Tree Felling Ordinance for possible setback exemptions for the preservation of heritage trees.*

**No tree removal is proposed for this plan.**

(6) Off-Street Parking and Loading. *Off-street parking shall be provided as specified in Section 5.20 of this ordinance.*

**See Section 5.20**

#### SECTION 4.14 SPECIFIC DEVELOPMENT PLAN SUBZONE (/SDP)

(7) Specific Development Plan Standards. *Standards for specific development plans are listed below. The standards shall be utilized in conjunction with the specific development plan adopted as an exhibit to the “/SDP” subzone. This section will be amended as new specific development plans are adopted.*

(a) *Northeast Employment Center*

1. Report Adopted. *The Northeast Employment Center Specific Development Plan Final Report, dated June 1999, and Thomas Alternative Veneta Mixed use Employment Center map dated March 2000, is hereby adopted by reference.*

2. Permitted Uses and Conditional Uses. All uses permitted under the base zoning districts are also permitted in the “/SDP” subzone.

*Other uses are allowed only in the area designated as the Northeast Employment Center on the zoning map as follows:*

- (i) *Hotels and motels are allowed in the CC zone.*
- (ii) *In the I/C zone and CC zone, retail stores or shops limited to 60,000 square feet in one building.*
- (iii) *In the I/C zone, permitted uses are the same as in the H.C. zone, but maximum building square footage is 60,000 square feet per building.*

**The existing use is allowed within Medium Industrial Zoning District - Section 4.09(1)(a) and referred to Section 4.08 (2)(a) (Light Industrial).**

**The building size is 30,168 square feet consisting of office and warehouse floor areas of the Stryker Facility.**

3. Streets and Pedestrian Path Standards. Streets and paths shall be designed in compliance with the Circulation Plan and street sections.

**Street and Pedestrian facility have already been designed as part of the Veneta Business Park and are not proposed to be modified.**

5. Signage. Monument signs for Employment Center at the intersection of Hope Lane and Highway 126 allowed in addition to other signage allowed in the Highway 126 Corridor District. Monument signs for Employment Center at intersections of Jeans Road and Hope Lane allowed in addition to other signage allowed in the Business District.

**There is an existing sign on the subject property facing Jeans Road. The Tyler/Frontier Subdivision (S-4-02/V-4-02) did not have the applicant proposing any signs. A sign permit was not submitted with the Pacific Woods Site Plan Review (SR-3-02). A sign permit will be submitted as a condition of approval of this amendment if not already recorded. (See Section 5.15 below)**

6. *Street Trees.* *Deciduous street trees (minimum two (2) inch diameter at time of installation) shall be planted every 40 foot (or the equivalent number for each property) with ground cover or unobstructing vegetation as under story.*

**An Irrevocable Development Agreement between McDougal Bros, Inc, Ardis L. Holte and the City of Veneta, dated 09-13-07 requires the landscaping of an 8 foot planter strip along Jeans Road. Although this landscaping abuts the subject property, the ounce of responsibility for the installation of this landscaping falls to the owner of Lot #12 (of which a Site Plan Amendment is being submitted). The required landscaping design and drawings will be submitted as part of the Lot #12 Site Plan Review Amendment.**

8. *Parking Area Landscaping.* *A minimum of one shade tree per sixteen (16) parking spaces shall be provided in planter islands distributed throughout the lot. A maximum of twenty (20) spaces shall be allowed between planter islands.*

**The total count of vehicle parking on the subject property, both existing and proposed is 34 spaces (See Section 5.20(3)(a) below for shared parking arrangements). Code would require 2 shade trees. There are currently 8 shade trees in an existing planting strip on the south of the property.**

**No in-run parking, whether existing or proposed, exceeds the 20 vehicle space count.**

9. *Building Facades.* *The following design standards shall apply:*

- (i) *Commercial and industrial front building facades must not extend for more than 300 feet without a pedestrian connection between or through the building.*

**The existing building facade does not extend more than 300 feet.**

- (ii) *Commercial and industrial buildings facing a public street shall have no more than 100 feet*

*without providing variation in building material or articulation.*

**The north side of the existing building is 165 feet in length, but the building mass is broken by an “L” shape and the façade contains stairs and landings as well as loading docks in conjunction with split faced concrete block and metal siding.**

**The south side of the existing building facing Loten Way has a façade length of 165 feet, but it is broken by a radius window wall on the west end and the façade contains a split-face CMU wainscot and metal siding. It should be noted that Lot #14 is between the south façade of the existing building and Loten Way.**

10. *Cross Connections.* *Development sites shall be designed to allow for internal connections between parking lot drive aisles and between abutting developments without requiring access to a public street.*

**A 30 foot clear emergency access easement which is paved and kept clear of any barriers exists between Jeans Road and Loten Way as per a Irrevocable Development Agreement between McDougal Bros, Inc, Ardis L. Holte and the City of Veneta, dated 09-13-07.**

**Pedestrian safety crossings are proposed on the south and east side of the building abutting this access road. (See the drawings)**

11. *Exterior lighting.* *All exterior lighting shall be shielded and reflected downward to minimize glare on adjacent parcels, other land uses, and street rights-of-way.*

**The existing building has façade mounted lights as indicated on the drawings. These lights are shielded fixtures and present no offensive glare on adjacent parcels or street right-of-ways.**

12. *Transportation Impacts.* *Prior to the City granting site plan approval or any other type of construction approval within the Northeast Employment Center, a Transportation Impact Study shall be conducted, if deemed necessary by the City’s Building and Planning Official. The study shall identify traffic impact and needed mitigation measures to the impacted street intersections, and shall describe the*

*location, type and thresholds (vehicle trips) for street improvements necessary to mitigate identified traffic impacts. The study assumptions, which shall be established on a case-by-case basis upon submittal of the application, shall meet all requirements of the City and ODOT. The study shall include a funding mechanism, approved by the City, to assure that adequate funding is available to pay the developer's proportional share of the state, county and city street improvements, as identified in the traffic impact study. Possible mechanisms may include:*

*City adoption of transportation impact fees;*

*A development agreement encompassing the funding mechanism set forth in the applicant's Transportation Impact Study must be entered into between the City and the developer that will run with the land;*

*Formation of a local improvement district; or*

*Some combination of the above.*

**The Tyler/Frontier subdivision (S-4-02/V-4-02) addressed the concerns of traffic for both Jeans Road and the emergency access connector between Jeans Road and Loten Way.**

## **SECTION 5.12 LANDSCAPING**

*All yards and parking areas shall be landscaped in accordance with the following requirements:*

- (5) *All other site areas and unused property shall be maintained in suitable ground cover or kept in a clean, weed-free manner.*

**There is an area north of the existing cluster of trees in the southeast corner of the subject property consisting of native grass. There is also an area on the west side of the building (not including the landscaped area) that also consists of native grass. Both these areas shall continue to remain maintained in a suitable clean and weed-free manner.**

- (7) *Garbage collection areas, service facilities and air conditioning facilities located outside the building shall have sight-obscuring screening. Mechanical equipment, lights, emissions, shipping/receiving areas, and garbage collection areas for industrial, commercial, and public facility uses shall be located away from residential areas, schools, and parks.*

**There is an existing garbage dumpster located on the concrete slab loading dock area on the north end of the building. The dumpster shall be surrounded by a chain-link fence with vertical slats as indicated on the drawings.**

**There is a existing exterior mounted air conditioning unit on the southwest side of the existing building, but is screened by existing shrubs.**

- (8) *All commercial and industrial uses shall provide landscaping as part of the development plan. Landscaping shall cover all required yards and the entire open space of the property, exclusive of walks, drives, parking areas and buildings and shall be permanently maintained by the property owner. Landscaping shall primarily consist of ground cover, trees, shrubs and other living plants.*

*Minimum number of trees and shrubs acceptable per 1,000 square feet of yard and open-space area is as follows:*

- (a) *One tree at least six (6) feet in height.*  
(b) *Four 1-gallon shrubs or accent plants.*

**The Vicinity drawing “General Notes”, state that there is 51,645 square feet of open space and setbacks required for the landscaping count.  $51,645 / 1000 = 51$  required trees. There are currently 61 existing trees over 6” DBH on the subject property, so no further trees are required.**

**$51,645 / 400 = 129$  required shrubs. There are currently 63 existing shrubs resulting in 66 additional shrubs required. These additional shrubs are to be located in the planter strip for the proposed vehicle parking spaces to the east of the existing building and in a planter strip along the driven way in the southwest corner of the subject property. (See drawings)**

- (9) *When a sight-obscuring fence, wall, or hedge is required under the provisions of this ordinance, it must meet the following provisions:*
- (a) *In order to be “sight-obscuring”, fences and walls must be at least 75 percent opaque when viewed from any angle at a point 25 feet away from the fence or wall. Hedges must be of an evergreen species which will meet and maintain year-round the same standard within three (3) years of planting.*
- (b) *Fences and walls must be maintained in a safe condition and opacity must be maintained. Wooden materials shall be protected from rot, decay and insect infestation. Plants forming hedges must be replaced within six (6) months after dying or becoming diseased to the point that the opacity required is not met.*

**See comments listed in Section 5.12 (7) above.**

**There is a 6-foot high chain-link fence bordering the subject property to the north and east. The fence is not required to be “sight-obscuring”. The fence is to remain.**

*SECTION 5.14 IMPROVEMENT REQUIREMENTS*

*All applicants for land development shall comply with all public improvement requirements specified in Article 7 of the Veneta Land Division Ordinance and shall install improvements in accordance with specifications approved by the City Engineer.*

- (1) *Water and Sewer connections. All developments requiring water within the SFR, GR, CR, CC, IC, and I zones shall be connected to City water and sanitary sewers. Developments in the RR zone and HC zone on Highway 126, east of Territorial Road, shall be required to hook up to city water and sanitary sewer when available, but connections are not required for development to occur.*

**The proposed landscaping strips to the east and south of the existing building will require maintenance via an irrigation system. Water source for this system is indicated on the Site drawing - Note #38.**

**The proposed street landscaping strip abutting Jeans road will also require maintenance via an irrigation system. Water source for this system is indicated on the Site drawing – Note #14.**

- (2) *Agreement for Improvements. Before approval of a building permit, the land developer may be required to install required street, sidewalk, water, sewer, storm sewer, drainage and other required public facilities and shall repair existing streets and other public utilities damaged in the development or execute and file with the city an agreement between the owner of the land and the city specifying the period within which required improvements and repairs shall be completed. If the improvements are not installed within the period specified, the City may complete the work and recover the full cost and expense, together with court costs and attorney fees necessary to collect said amounts from the land developer.*

**There are no required public improvements required as part of this Site Plan Amendment.**

- (5) *Dedication of Street Right-of-way. Before approval of a building permit, the City may require dedication of additional public right-of-way in order to obtain adequate street widths, in accordance with the Veneta Comprehensive Plan, Land Division Ordinance and any adopted street plans. Dedication shall be considered whenever the existing street width adjacent to or within a development is of inadequate width.*

**The proposed site plan does not require any additional right-of-way acquisitions.**

- (6) Utility and Drainage Easements. Before approval of a building permit, the City may require that an easement agreement be executed between the city and the property owner for sewer, water, electric, drainage, storm sewer or other public utility easements wherever necessary. The easements shall be at least fourteen (14) feet wide and located adjacent to lot or parcel lines, except for utility pole tieback easements which may be reduced to six (6) feet in width.

**All required PUEs were established as part of the Cornerstone Subdivision (Veneta Business Park)**

## SECTION 5.15 SIGNS

- (2) *Definitions*

*SIGN: Any identification, description, illustration symbol or device which is placed, painted, or affixed directly or indirectly upon a building, structure, flag or land visible from a public right-of-way.*

- (q) Monument Sign: A low to the ground, free-standing sign mounted in a frame that is incorporated into the overall design of the sign. The total square footage of a monument sign shall include the supporting frame. Signs shall comply with the size and height standards for the sign district in which the sign is located and with the Uniform Sign Code (USC).

**There is an existing monument sign located near the north property line and adjacent to the existing chain-link fence gate, the location of which is indicated on the drawings.**

- (3) Designated Sign Districts. Three sign districts have been established to ensure that the size and location will provide the most visibility for each business while protecting the aesthetic and livability qualities of surrounding uses. The size height and distance allowed between signs vary by district, taking into account traffic speeds and types of uses in each district. Refer to tables A and B for permitted Signs to determine whether or not a sign is allowed in the following districts and what specific requirements may apply. In addition to specific requirements for each district, signs must comply with all other sections of the Veneta Sign Code.

- (b) *Business District(s): All property zoned commercial, residential/commercial, industrial/commercial, industrial, and public facilities and parks which do not abut Hwy 126, except residential uses.*

**Table B indicates (1) - sign per parcel, a maximum height of 20 feet and a maximum size of 64 square feet. The existing sign is approximately 48 inches tall x 42" wide including the sign supports.**

(8) Sign Permits.

(a) *A sign permit is required in each of the following instances:*

1. *Upon the erection of any new sign except signs specifically listed in Table B as signs not requiring permitting.*

**The Pacific Woods Site Plan Review (SR-3-02) does not indicate any proposed signs for the then subject property.**

3. *To replace a pre-existing sign.*

**It is uncertain if a sign permit has been secured for the current sign on the subject property.**

(b) *Information required for a sign permit:*

**If a sign permit is not on record with the City of Veneta, then it is requested that the permit be a condition of approval for this Site Plan Review Amendment.**

**SECTION 5.20 OFF-STREET PARKING REQUIREMENTS**

*For each new structure or use, each structure or use increased in area and each change in the use of an existing structure, there shall be provided and maintained off-street parking areas in conformance with the provisions of this section.*

(2) *Design and improvement requirements for parking lots (not including single-family two-family dwellings).*

- (a) *All parking lots, driveways, and driveway approaches shall be surfaced with two (2) inches of asphaltic concrete or six (6) inches Portland Cement concrete over approved base or other materials approved by the City Engineer. All parking lots shall be graded so as not to drain storm water over the sidewalk or onto any abutting property.*

**The proposed parking spaces east of the existing building shall be paved where and as indicated on the drawings.**

- (b) *Service drives and parking spaces on surfaced parking lots shall be clearly and permanently marked. Parking spaces, except for handicap spaces, shall have a minimum dimension of eighteen (18)' X nine (9)' exclusive of maneuvering and access area. The dimension includes the area in front of*

*the curb stop over which the front of a vehicle would extend. Handicap spaces shall be provided as required by the Oregon State Structural Specialty Code.*

**All proposed parking spaces shall be 9 feet wide x 18 feet deep as per the drawings with the exception of the proposed parallel spaces abutting the south side of the existing building which shall be 9 feet wide x 20 feet deep. A continuous 6" high concrete curb separating the parking space from the planter strip on the east of the building shall be installed. Proposed HNCP parking spaces to the south of the building are dimensioned as per the OSSC. (See line item (12) below for the required number of HNCP spaces)**

- (c) *Parking lots shall be served by a service driveway so that no backing movements or other maneuvering within a street other than an alley shall be required. Design for parking arrangements and turning movements shall be approved by the Building and Planning Official. Two-way driveways shall have a minimum width of twenty (20) feet and a maximum width of 30 feet. One-way driveways shall have a minimum width of twelve (12) feet and a maximum width of sixteen (16) feet.*

**Access to the proposed parking spaces on the east and the south of the existing building shall be from the existing 30-foot wide paved emergency access way. No proposed parking spaces shall intrude upon the emergency access 30 foot clear requirement.**

- (d) *Parking spaces along the outer boundaries of a parking area shall be contained by a curb or bumper so placed to prevent a motor vehicle from extending over the property line.*

**The existing parking spaces on the south of the building and adjacent to the property line are not equipped with bumpers, but there is an existing concrete curb which does not allow the parked vehicle's to extend over the property line.**

- (e) *Service driveways to off-street parking lots shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress and maximum safety of pedestrian and vehicular traffic on the site. The number of service driveways shall be limited to the minimum that will allow the property to accommodate and service the traffic anticipated.*

**The existing 30-foot wide emergency access way doubles as the service driveway for off-street parking whether existing or proposed.**

- (f) *All off-street parking lots within or abutting residential districts or uses shall be provided with a sight-obscuring fence, wall or hedge as approved by the Building and Planning Official to minimize disturbances to adjacent residents.*

**There are no parking lots within or abutting a residential district.**

- (g) *A grading structure and drainage plan shall be submitted to the City Building and Planning Official and approved by the City Engineer.*

**Surface drainage from the proposed parking spaces shall drain to the existing emergency access way and its corresponding existing catch-basins.**

- (h) *Parking lots shall be provided with landscaping as provided in Section 5.12 and other suitable devices in order to divide the parking lot into sub-units to provide for pedestrian safety, traffic control and to improve the appearance of the parking lot. A minimum of one shade tree per sixteen (16) parking spaces shall be provided in planter islands distributed throughout the lot. A maximum of twenty (20) spaces shall be allowed between planter islands.*

**See information submitted in Section 4.14(7)(a)8 above.**

- (i) *Parking lot lighting must comply with Veneta Municipal Code Chapter 15.15*

**Existing and proposed parking lot lighting is provide by exterior wall mount non-glare light fixtures mounted at approximately 20 feet from finish grade. See drawing for locations.**

(3) *Location standards for parking lots*

- (a) *Off street parking shall be provided on the development site for all zones, except for the Commercial, Residential/commercial, Public Facilities & Park zone, and Industrial zones which may be located no farther than 400 feet from the building or use they are required to serve. Owners of (2) or more uses, structures, or parcels of land may agree to use the same parking spaces jointly when peak demands do not occur at the same time periods, provided substantial proof is presented to the Building and Planning Official or Planning Commission pertaining to the cooperative use of the parking facilities.*

**Section 5.20(11)Industrial(a) indicates 1 parking space per 600 square feet of building floor area for Industrial uses entailing manufacturing. The existing building is 30,168 square feet / 600 square feet = 50**

required vehicle parking spaces. Section 5.20(11) Industrial(c) also requires (3) – additional vehicle parking spaces for patron and visitors. Therefore the total required vehicle parking spaces = 53. The Owner of lot #13 proposes to enter into a written agreement to share vehicle parking spaces with the Owner of Lot #12.

The written agreement is requested to be submitted as a condition of Approval for this Site Review amendment.

Lot #12 has 43 existing vehicle parking spaces (including abandoning one space for required bicycle parking), 26 of which are required. Lot #13 has 20 existing vehicle parking spaces with a requirement of 53 as listed above. The total required for both lots = 79. Therefore, 79 total minus 43 existing and 20 existing = 16 spaces needed. These 16 additional spaces are proposed to be installed on lot #13 in the following manner: 5 parallel parking spaces adjacent to the south side of the existing building and 11 spaces proposed on the east side of the existing building. 3 HNCP vehicle parking spaces are proposed on lot #13. (A requirement for over 51 spaces) The existing 20 parking spaces have been adjusted to include 2 HNCP spaces with an access aisle. The 3<sup>rd</sup> HNCP space is proposed parallel on the south side of the building with adjoining access aisle. The 11 remaining required parking spaces are proposed on the east side of the building and would be located on existing gravel, so paving will need to be required.

The dimensions of typical proposed parking spaces are illustrated on the drawings. The width of access aisles are existing unless noted otherwise on the drawings.

- (b) *Off-street parking areas shall not be located in a required front yard.*

**There is no existing or proposed parking located in any front yard setback(s).**

- (c) *Parking lots and loading docks for new commercial, public, and semi-public buildings shall be located to the side or rear of the building.*

**The building on the property is pre-existing as well as its loading dock area. See drawings for location.**

- (4) *Required parking spaces shall be available for the parking of operable motor vehicles for residents, customers, patrons and employees only and shall not be used for storage of vehicle or materials or for the parking of trucks used in conducting the business or for repair or servicing.*

**See comments to Section 5.20 (3)(a) above.**

- (11) *Space requirements for off-street parking shall be listed in this section. Fractional space requirements shall be counted as a whole space. When square feet are specified, the area measured shall be the gross floor area of the building primary to the use but shall exclude any space within a building used for off-street parking, loading or service functions not primary to the use. When the requirements are based on the number of employees, the number counted shall be those working on the premises during the largest shift at peak season. A reduction in the number of required spaces is allowed if evidence is provided to show that a reduced amount of parking is sufficient and will not cause any detrimental impacts to on-street parking or other parking areas. For example, an employer working with LTD to provide bus passes to employees or who offers van pools may need fewer parking spaces for employees.*

USE

SPACE REQUIREMENT

Industrial

(a) *Industrial uses which entail manufacturing, research, processing or assembling, except as otherwise specified in this ordinance.*

*One (1) space per 600 square feet of gross floor area.*

**See comments for required HNCP parking spaces in Section 5.20 (2)(b) above.**

- (12) Accessible Parking Spaces. *Parking shall be provided for disabled persons, in accordance with the Americans with Disabilities Act. Accessible parking is included in the minimum number of required parking spaces listed above.*

*Minimum Number of Accessible Parking Spaces*

<i>Total Number of Parking Spaces Provided (per lot)</i>	<i>Total Minimum Number of Accessible Parking Spaces (60" and 96" aisles)</i>	<i>Van Accessible Parking Spaces with min. 96" wide access aisle</i>	<i>Accessible Parking Spaces with min. 60" wide access aisle</i>
<i>1 to 25</i>	<i>1</i>	<i>1</i>	<i>0</i>

**See comments for required HNCP parking spaces in Section 5.20 (2)(b) above.**

- (14) Off-Street Loading. *In any zone, in connection with every building or part thereof hereafter erected and having a gross floor area of 10,000 square feet or more,*

*which is to be occupied for manufacturing, storage, warehousing, goods display, retail sales or as a hotel, hospital, mortuary, laundry, dry cleaning establishment or other uses similarly requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained at least 1 off-street loading space, plus 1 additional such loading space for each additional 20,000 square feet of gross floor area.*

- (a) *Said loading space shall be provided with access, driveways and surfacing in the same manner as for off-street parking, except that each space shall be ten (10) feet wide and 25 feet long, with a height clearance of at least fourteen (14) feet. In the case where service vehicles of the truck and trailer category are utilized, the Planning Commission may require additional length for required off-street loading spaces to accommodate up to a maximum overall length of 50 feet.*

**The existing building contains 30,168 square feet in area. There are (5) existing loading areas in the “L” shaped section of the north building area. All these loading areas have a concrete slab surface and are accessed by a paved driveway. (4) of the existing loading areas are 10 feet wide and more than 25 feet long with (1) space 12 feet wide and more than 25 feet long. Theoretically, (3) of these spaces could be utilized at one and the same time and all (3) could handle a 50 foot length.**

#### **SECTION 5.21 BICYCLE PARKING**

*Bicycle parking requirements shall apply to all developments that require a site plan or amended site plan for new development, changes of use, and building expansions and remodels. Bicycle parking spaces provide a convenient place to lock a bicycle and shall be at least six (6) feet long, two (2) feet wide, and seven feet high. Bicycle parking shall not interfere with pedestrian circulation.*

- (2) *Non-Residential Parking. There shall be a minimum of one bicycle space for every seven motor vehicle spaces. At least ten percent of all bicycle parking spaces shall be sheltered. Bicycle parking provided in outdoor areas shall be located near the building entrance, similar to vehicle parking spaces, unless existing development on site precludes that option. Fractions shall be rounded to the nearest whole number.*

**At present, there are no bicycle parking spaces on lot #13.**

**53 vehicle parking spaces / 7 = 8 bicycle spaces. A minimum of 10 percent of these spaces shall be covered. This will result in one covered bicycle parking space. 7 of the required bicycle parking spaces with a hoop type rack will be installed adjacent to the south side of the existing building. The remaining one bicycle parking space with accompanying hoop rack will be installed on the inside of the existing building near the location of the overhead door. Please see the drawings.**

SECTION 5.22 PEDESTRIAN ACCESS AND CIRCULATION

- (3) *Internal pedestrian and bicycle systems shall connect with external existing or planned systems. Pedestrian access from public sidewalks to the main entrances of public, semi-public, commercial, and multi-family buildings shall not cross driveways or parking lots.*

**There is an existing paved 3-foot wide pedestrian path that exists from the west side of the existing building and connects with paths from lot #12. Since lots 12 and 13 are being separated, a 3-foot wide concrete access pathway is proposed starting from this existing pathway, running northward and connecting to the existing sidewalk paralleling Jeans Road. A chain-link gate is proposed where this access pathway meets the existing 6-foot high chain-link fence.**

ARTICLE 6 SITE PLAN REVIEW

SECTION 6.03 REQUIRED INFORMATION ON SITE PLAN

*Prior to the issuance of a building permit, the following information shall be submitted to the City and approved by the Planning Commission or Building and Planning Official.*

- (1)(b)5. Emissions or potential Hazards.

*Specifications of the extent of emissions and potential hazard or nuisance characteristics caused by the proposed use including approvals of all regulatory agencies having jurisdiction.*

**No adverse hazards, emissions or nuisance shall be introduced by this Site Plan Amendment.**

*The applicant shall accurately specify the extent of emissions and nuisance characteristics relative to the proposed use such as noise, vibration, smoke, odor. Fumes, dust, heat, glare or electromagnetic interference.*

*Misrepresentations or omissions of required data shall be grounds for termination of a Certificate of Occupancy.*

**This Site Plan Amendment will not introduce any noise, vibration, smoke, odor fumes, dust, heat, glare or electrometric interference.**

*All uses shall meet all applicable standards and regulations of the Oregon State Board of Health, the Department of Environmental Quality and any*

*other public agency having appropriate regulatory jurisdiction. Prior to construction, evidence shall be submitted to the City indicating that the proposed activity has been approved by all appropriate regulatory agencies.*

**The proposed modifications of this Site Plan Amendment shall meet any of the above requirements, if necessary.**

(2) Program Elements.

(a) *Narrative statement of the basic purpose of the proposed development.*

**This Site Plan Amendment proposes to separate lots #12 and #13 into their own respective Site Reviews. This Amendment shall address some of the following issues: vehicle parking, bicycle parking, continuance of uninhibited 30-foot wide emergency vehicle access way, lot landscaping and landscaping irrigation requirements, exterior building lighting and pedestrian access ways.**

**The office area of the existing manufacturing building has changed in layout and room designation since the approval of the Pacific Woods Site Plan Review (SR-3-02), but this change is minimal and will not affect the overall office to manufacturing space ratio. The office space and manufacturing space occupancy designations will remain the same as that listed in the Pacific Woods Site Plan Review (SR-3-02)**

(b) *A complete environmental assessment if required by the Planning Commission. The Planning Commission may require an environmental assessment if it finds that a potential hazard, nuisance or emission will be created by the development and has not been adequately addressed in the development plans and program.*

**N.A.**

(c) *A timetable indicating when utility and drainage facilities intend to serve the development are to be installed. If the development is to be constructed in stages, the timetable shall reflect this.*

**Required modifications or additions required as a result of this Site Plan Amendment shall begin as soon as applicable permits can be secured. There will be only one stage of construction.**