

Knife River-Sundial Development

Application Narrative

Date: 2/1/2023

Applicant: Knife River (Jake Mote)
12222 NW Marina Way
Portland, OR

Applicant's Representative: Grace Coffey, AICP
Winterbrook Planning
601 SW Alder St. Suite 810
Portland, OR 97205

Location: 5200 NW Sundial Rd.

Tax Lot: 1N3E14-00300

Zoning: General Industrial (GI), VECO, Floodplain

Exhibits: Exhibit A. Site Plan
Exhibit B. Preapplication Conference Notes
Exhibit C. Topographic Survey
Exhibit D. Floodplain Elevation Certificate
Exhibit E. As Built Elevation
Exhibit F. Preliminary Trip Generation Estimate
Exhibit G. Proposed Building B plan set
Exhibit H. Building A alteration plans
Exhibit I. Preliminary Floodplain Permit Application
Exhibit J. Lighting Plan
Exhibit K. Title Report
Exhibit L. Hydrant location



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Project Overview

Knife River provides construction materials and contracting services in the western, central, and southern U.S. The Knife River Sundial site in Troutdale is currently used for importing and selling aggregate-based materials. Knife River proposes to alter an existing pole barn building (Building A) (Casefile 08-005) onsite to:

- A) Create a material testing lab (Q.C. lab) to test concrete and asphalt products produced onsite; and
- B) Add a restroom and breakroom for onsite concrete delivery drivers.

Additionally, Knife River is proposing to remove a trailer containing an existing modular material testing lab and install a new 26' x 60' pole barn style building (Building B), for mechanics to work on onsite equipment.

Existing Conditions

Existing activity and development on the subject site includes dredging of sand from the Columbia River, storage, stockpiling and distribution of sand; a portable asphalt batch plant and a portable ready-mix concrete batch plant with accessory structures. The operation is conducted by Morse Bros., Inc., dba Knife River.

The site is not within the City limits of Troutdale but is within the Urban Planning Area identified and agreed to by the City of Troutdale and Multnomah County.

The proposed development is within a small portion of the nearly 50-acre site owned by Knife River. All proposed development is contained within tax lot 1N3E14-00300, which is 8.32 acres.

Proposal

Alterations to the existing Building A.

The existing pole barn building, Building A, is 2,400 square feet in area and 22 feet 8 inches in height. The building is currently used for storage of equipment and minor on-site service (such as changing lights and oil changes) of trucks and equipment by mobile mechanics. Building A is partially located in the floodway, as shown on the site plan. The elevation certificate for Building A, attached as Exhibit D, shows the building is located above the Base Flood Elevation.

Building A alteration plans are shown in Exhibit H. Proposed alterations to Building A will add a restroom and breakroom for onsite concrete delivery drivers and a material testing lab to test products produced onsite. The largest shift for employees in the building will be one employee/shift. Alterations will be to the interior of the shop; the footprint or height of the shop will not change. Proposed alterations will add a door on the east side of the building. Building A will connect to the existing sewer line and water line near the proposed shop, as shown on the site plan (Exhibit A). The proposal includes a new van-accessible parking space with signage and accessible route striping.

The current market value based on assessor data of the existing structure is \$64,400. The estimated cost of the proposed improvements is \$318,680.00.

Proposed Building B

A new 26' x 60' pole barn style building, Building B, is proposed south of the existing Building A. The existing trailer located in that area, currently used as a QC testing lab, will be removed. The proposed Building B is located entirely outside of the floodplain. Building B will be used as a building for mechanics to work on onsite equipment. An asphalt drive will be added to the east and west of the Building B that will connect Building B to existing circulation drives. Building B will be served by overhead electrical. Exhibit G contains the building plan set for Building B.

Conceptual Timeline

8/1/2024	Start Alterations to Building A
10/1/2024	Finish Alterations to Building A
10/15/2024	Start grade work for Building B
11/1/2024	Start construction of Building B
12/15/2024	Pave driveway

Transportation

Access to the site is via a private driveway that connects to SE Sundial Road, a County Road. The proposal includes a new van-accessible parking space with signage and accessible route striping. The driveway to the Building B will be paved with asphalt.

A Preliminary Trip Generation memo is attached as Exhibit F. The memo finds that the proposed development is projected to generate 1 net new morning peak hour trip and one net new evening peak hour trip, and 4 net new average weekday site trips. Given the low trip generation, the development is not projected to cause any significant impacts to the transportation system.

Fire Protection

The development will comply with applicable Oregon Fire Code standards. The fire hydrant location is shown on Exhibit L. A fire flow report from this hydrant was sent prior to the original building plan approval for Building A. Access is a minimum of 20 feet in width and has a weight rating of not less than 75,000 pounds.

Troutdale Development Code Findings

Relevant development code standards from the TDC and associated findings are detailed below. TDC language is in *italics*.

2.010 Procedures for Processing Permits

A. An application shall be processed under a Type I, II, III, or IV procedure as they are described in Sections 2.050 to 2.065 of this Chapter. The differences between the procedures are generally

associated with the different nature of the decisions as described in the table in Section 2.005 of this Chapter.

B. When an application and proposed development is submitted, the Director shall determine the type of procedure the Code specifies for its processing and the potentially affected agencies. When there is a question as to the appropriate type of procedure, or if the Director contemplates that persons being notified of the application can be expected to question the application's compliance with the Code, the application proposal shall be processed under the higher type procedure. An application shall be processed under the highest numbered procedure required for any part of the development proposal.

Findings: A Type II procedure is required for the application for a flood hazard permit and site development review.

2.030 Application Materials

A land use application shall consist of the materials specified in this Section, plus any other materials required on the application form.

A. A completed application form.

B. An explanation of intent, stating the nature of the proposed development, reasons for the request, and any other evidence showing compliance with applicable criteria of the Troutdale Development Code.

C. Proof that the property affected by the application is in the exclusive fee ownership of the applicant, or that the applicant has the consent of all parties in ownership of the affected property.

D. County Tax lot numbers and legal description of the affected properties; a copy of the recorded deed with description and County Tax Lot numbers of the affected property.

E. Additional information required by other Sections of this Code because of the type of development proposal or the area involved

F. Payment of all applicable application fees

Findings: The above materials have been provided. A completed application form is attached. This narrative and attached exhibits show compliance with applicable criteria of the TDC. A title report attached as Exhibit K with a recorded deed shows property ownership and tax lot numbers. Additional required information for site development review and a flood hazard permit has been provided and detailed in this narrative. Application fees will be paid.

SEC 3.400 Industrial Zoning Districts

3.413 GI | General Industrial

This district is primarily intended for manufacturing industries, large-scale fabricators, freight and trucking firms, primary metals, and lumber, etc., that usually require highway access and/or rail service. These firms usually have a high degree of process visibility and need outdoor storage of materials and products. These industries are likely to create minor air and water pollution, as well as noise and odor,

and the generation of truck, shipping, or rail traffic. Non-industrial uses of a commercial nature are permitted in compliance with the Troutdale Development Code.

3.420 Use Table for Industrial Zoning Districts [...]

Findings: This district is primarily intended for manufacturing industries, large-scale fabricators, freight and trucking firms, primary metals, and lumber, etc. that usually require highway access and/or rail service. These firms usually have a high degree of process visibility and need outdoor storage of materials and products.

The development of the pole barn and renovation of the existing pole barn are permitted uses that will be in support of the established industrial use as an aggregate and concrete supplier. Manufacturing and processing facilities and truck repair shops are allowed uses in the GI zone. The existing pole barn will be improved to be used as a materials testing lab (Q.C. lab) to test the concrete and asphalt products produced on site. The alterations to the existing pole barn will provide a break room and bathroom onsite delivery drivers. The new pole barn will be space where mechanics can work on equipment outside of the elements. The proposed developments are consistent with the established use on site.

3.430 Dimensional Standards for Industrial Zoning Districts

A. Dimensional Standards Table for Industrial Zoning Districts [...]

B. Additional Dimensional Standards

- 1. Setbacks for insufficient right-of-way: The minimum front, side, or other setbacks shall be increased where such yard or setback abuts a street having insufficient right-of-way width to serve the area. The necessary right-of-way widths, and the additional yard or setback requirements in such cases, shall be determined*
- 2. Unless otherwise limited by the Federal Aviation Administration.*
- 3. Additional setback requirements: If any use in this district abuts or faces any residential zoning district, a setback of fifty (50) feet from the property line or centerline of an intervening public street, on the side abutting or facing the residential zoning district shall be required.*
- 4. No side or rear yard setbacks unless the property abuts a parcel of land in a more restrictive manufacturing or commercial district, in which case the requirements of the abutting zoning district shall apply. [...]*

Findings: According to the table in TDC 3.430 no side, rear, or street side setbacks are required. There is a 20 ft. minimum front yard setback. A front setback is measured from the front property line. By definition, a front property line abuts a street. The subject site has no lot line adjacent to a street. Access to the site is via a private driveway through the site and the surrounding tax lot, also owned by Morse Bros. / Knife River that connects to the northerly terminus of NE Sundial Road.

Setbacks or yards, when applicable, are measured from property lines.

- Proposed Building B is more than 200 feet south of the north property line (Columbia River); more than 30 feet from the east property line; more than 600 feet from the west property line, and more than 200 feet north of the south property line (of the subject tax lot).
- Proposed Building B is separated from the Building A by about 33 feet.

The site is surrounded by industrial uses and open space to the east and south.

3.440 Additional Requirements

A. Unless otherwise provided in this Code, compliance with Chapters 8 and 11 relating to design review and landscaping is required.

Findings: Compliance with these chapters is detailed later in this document

B. All lots shall have frontage or approved access to public streets, public water, and public sewer before development is allowed.

Findings: This site is not served by public water and is outside the corporate limits of Troutdale, it is therefore not required to connect to the City's water or sanitary sewer system.

C. Off-street parking spaces shall be provided in accordance with the requirements of Chapter 9, Off-Street Parking and Loading, of this Code. [...]

Findings: The proposal includes a new van-accessible parking space with signage and accessible route striping. The driveway to Building B will be paved with asphalt. The maximum number of parking spaces for the GI zone is 1.5 spaces/number of employees on the largest shift. The minimum number of parking spaces is 1 space/number of employees on the largest shift (TDC 9.025). The site plan shows one parking space provided for the proposed development. The number of employees on the largest shift is 1, therefore this standard is met.

E. Development is subject to compliance with any applicable overlay zoning district standards.[...]

Findings: The flood hazard and VECO overlay zones apply to this development, compliance with these standards is detailed later in this document.

SEC 4.300 Vegetation Corridor and Slope District (VECO)

4.311 Applicability These standards apply to all development in the Vegetation Corridor and Slope District as defined in Section 1.040, Vegetation Corridor and Slope District, and Water Quality and Flood Management Definitions, of this Code and to the Metro Title 13 Habitat Conservation Areas of all City-owned and Metro-owned parks and greenspaces as shown on the Metro Title 13 Habitat Conservation Area map. The vegetation corridor, inclusive of the wetland areas identified on the U.S. Department of the Interior, Fish and Wildlife Service National Wetland Inventory 1988 (NWI), are generally mapped on the Metro Title 3 map. Metro's Title 3 and Title 13 maps are used as reference only. Not all wetlands recognized by the Oregon Division of State Lands are mapped on either the NWI or Title 3 map.

A. Specific determination of the vegetation corridor and slope district shall be made at the time of a development proposal. The final boundary shall be based on a topographical and slope analysis provided by a professional licensed surveyor in the State of Oregon, and a wetland delineation, if applicable, submitted by a qualified wetland specialist. The Oregon Division of State Lands must approve delineations of wetlands under their jurisdiction. The City will keep a record of all surveys and wetland delineations as revisions to the local copy of the Title 3 map. The survey will be used instead of the Title 3 map to determine the vegetation corridor width. The City will submit this information to Metro for future updates of the Title 3 map.

1. The vegetation corridor is the minimum buffer width to be established between development and a protected water feature as defined in Section 1.040, Vegetation Corridor and Slope District, and Water Quality and Flood Management Definitions, of this Code. The vegetation corridor width is determined by following the methods established in Sections 4.316, Width of Vegetation Corridor, and 4.317, Method for Determining Vegetation Corridors Next to Primary Protected Water Features, of this Chapter. [...]

Findings: The property is within the Vegetation Corridor and Slope District (VECO) Area. The VECO overlay on this site applies to vegetation corridor of 50 feet from the bankfull stage of the Columbia River, a vegetation buffer from wetlands, and any slopes over 25%. The vegetation corridor is shown on Exhibit A, the final boundary has been prepared by a professional licensed surveyor and based on a topographical and slope analysis. All proposed development activities will occur outside of the vegetation corridor. The vegetation corridor is already vegetated. The VECO standards are met.

4.312 Uses within the Vegetation Corridor and Slope District [...]

Findings: All proposed development activities will occur outside of the vegetation corridor and slope district.

SEC. 5.600 Erosion Control and Water Quality Standards

5.620 Applicability

This Section is applicable to ground disturbing activities associated with development, subject to the limitations and thresholds set forth in the reference standards specified in Section 5.630.

5.630 Reference Standards

The erosion control standards and requirements set forth in the most current edition of Chapter 12.09 of the Troutdale Municipal Code and the most current edition of the Construction Standards for Public Works Facilities are hereby incorporated by reference.

Findings: According to Chapter 12.09 of the Troutdale Municipal Code and the most current edition of the Construction Standards for Public Works,

“An erosion and sediment control plan (ESCP) and permit shall be required and approved by the Director, or Director’s representative:

- a) Prior to any grubbing, excavation, mining, dredging, paving, filling, or grading that disturbs an area of 1,000 square feet or greater outside of the vegetation corridor and slope district or flood hazard area; or*
- b) Prior to any grubbing, excavation, mining, dredging, paving, filling, or grading on sites within the vegetation corridor and slope district or flood hazard areas; or*
- c) Upon a finding that visible or measurable erosion has entered, or is likely to enter, the public storm and surface water system.”*

The proposed development will not disturb an area of 1,000 square feet or greater, and there is no grubbing, excavation, mining, dredging, paving, filling, or grading within the vegetation corridor and

slope district or flood hazard areas, therefore a ESCP permit is not required. All proposed improvements to Building A, which is located in the floodplain, are interior improvements; the building footprint will not change.

SEC 6.900 Site Development Review

6.920 Approval Criteria

In order to approve a site development review application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that the proposal is consistent with the applicable approval criteria.

(A). An application for a Type I site development review shall be approved if the proposal meets all of the following criteria. The City decision-making body may, in approving the application, impose reasonable conditions of approval, consistent with the applicable criteria.

1. The application complies with all of the applicable provisions of the underlying zone and overlay zone(s), including but not limited to: building and yard setbacks, lot area and dimensions, density and floor area, lot coverage, building height, building orientation, architecture, and other applicable standards, or a variance or adjustment is granted.

Findings: The site is within the Urban Planning Area as established by the IGA agreement with Multnomah County and is zoned for General Industrial (GI). The proposed development area interacts with the floodplain and VECO area. Findings for the GI zone, Floodplain, and VECO zones are detailed under their respective headings in this document.

2. The proposal includes required upgrades, if any, to existing development that does not comply with the applicable land use district standards, pursuant to Section 5.300 Nonconforming Uses.

Findings: The proposed development is in support of the legally established industrial use on site, the proposal is not an expansion of a nonconforming use.

3. The proposal complies with all of the applicable site design and development standards of this Code, such as landscaping and parking.

Findings: Applicable site design and development standards are discussed in detail in subsequent sections later on this this document.

4 The proposal meets all existing conditions of approval for the site or use, as required by prior land use decision(s), as applicable.

Findings: A preapplication conference for the proposed development was held on December 1, 2022. No existing conditions of approval required by prior land use decisions were identified.

The City approved a temporary portable asphalt batch plant, rock crusher and additional stockpiling in May 2003, under land use file 03-042. The temporary plant was part of an ODOT contract that involved asphalt overlay work on Interstate Highway I-84 the spring of 2003. A condition of that approval was that the temporary portable asphalt plant operation was to be discontinued when the contract work was completed, or by May 15, 2005, whichever came first. The work is completed and that operation has ceased.

In a letter dated March 10, 2008, for Modified Decision Case File No 08.005 for the original approval of Building A, the City removed conditions 1 and 2 issued with the decision.

Remaining conditions of approval are as follows:

- “3. The City of Troutdale Standard Erosion Control permit is required to mitigate for potential runoff into nearby floodplain and wetlands, in accordance with TDC 5.611 Applicability. The erosion control shall be inspected prior to grading the site for the shop, removal of the underground tanks, and supports for the above ground diesel tank.**
- 4. An underground irrigation system shall be provided and details included with the building permit application for the shop.**
- 5. Comply with applicable Oregon Fire Code standards, including the following, or as otherwise determined by the Fire Marshal.**
 - a. Provide a fire hydrant in an approved location within 400 feet of proposed pole barn, per Oregon Fire Code section 508,**
 - b. Provide fire flow of not less than 1500 gpm at 20 psi from this hydrant. Provide fire flow report from the water district and fax to Mike Kelly at 503-666-8330.**

This will be required to be settled before plans are approved. Planner's Note: this site is not on City water. A report from Public Works is not possible. The developer will need to provide a separate report applicable to water well or other water source.
 - c. At plans submittal, provide a correct code review that identifies the occupancy of the building and type of construction, along with the other Oregon Building Code requirements per OBC.**
 - d. Provide approved access to the building per OFC 503 and Appendix D. The minimum width of the fire lane shall be not less than 20 feet of road surface and a weight rating of not less than 75,000 pounds.**
 - e. Provide an Oregon Engineer stamped and signed detail on plans or letter stating that the fire lane is approved for 75,000 pound fire truck. This is required before plans approval, per OFC D102.1.**
 - f. Fire truck access exceeding 150 feet in length shall end in an approved turnaround per OFC 503.**
- 6. Comply with applicable Building Codes.**
- 7. The applicant is encouraged to follow anchoring standards for development within the floodplain for both the shop and the above ground diesel storage tank.**
- 8. An Elevation Certificate (EC) shall be completed (based upon finished construction) for both the shop and the storage tank for City flood management records. Submit the completed ECs with the building permit application.**
- 9. Any other conditions or regulations required by Multnomah County, Gresham Fire and Emergency Services, or state or federal agencies, are hereby made a part of this permit.**
- 10. The approved Site and Design Review application shall be void after two years, unless substantial completion has taken place.”**

Nearly all of the conditions above would have been required prior to or along with building permits and inspections. Building permits were issued for Building A, and the 2008 elevation certificate is attached as Exhibit D. All known conditions of approval have been met.

TDC 6.92(B). An application for a Type II site development review shall be approved if the proposal meets all of the following criteria. The City decision-making body may, in approving the application, impose reasonable conditions of approval, consistent with the applicable criteria.

1. The proposal complies with the approval criteria specified in Section 6.920.A.

Findings: Findings regarding approval criteria in Section 6.920.A are found in the section above.

2. If applicable design standards are proposed to be adjusted, the proposed adjustment:

a. Is justified due to unique site conditions.

b. Conforms to the extent practicable with these design standards.

c. Mitigates potential impacts from the adjustment to the extent practical

Findings: There are no adjustments to design standards proposed.

SEC. 5.700 Stormwater Management

5.730 Applicability

No land use action shall be approved which does not make adequate provisions for stormwater or floodwater runoff. The stormwater drainage system shall be separate and independent of any sanitary sewer system. Water quality treatment for stormwater is required as indicated in the City's Construction Standards for Public Works Facilities.

Findings: The proposed development will not create or redevelop more than 2,000 SF of impervious surface; therefore, the City does not require stormwater quality retrofits. The applicant is subject to a 1200-Z stormwater permit and has coordinated with DEQ for necessary retrofits.

SEC 5.1000 Public Improvements

This site is not served by public water and is outside the corporate limits of Troutdale, it is therefore not required to connect to the City's water or sanitary sewer system.

Chapter 8 Development and Design Standards

8.060 Landscaping and Screening A. Minimum Basic Improvements. 1. The minimum area of a site to be retained in landscaping shall be as follows:[...]

GI-General Industrial: 10%

Findings: The minimum area of site to be retained in landscaping is 10%. The entire site is 8.32 acres in area and as such, 0.83 acres of landscaping (about 36,4154 square feet) is required. The area of the vegetation corridor on a site being developed counts towards the required landscape area (TDC 8.060.A.1). As shown in Exhibit A, the amount of vegetation corridor is .92 acres, meeting this standard. No other design standards apply to this development.

Chapter 9 Off Street Parking and Loading

9.005 Off-Street Parking Required Off-street parking and loading space shall be provided for all developments. For purposes of this Chapter, in computing the total number of required off-street parking

spaces, if the total contains a fraction, then the number shall be rounded up to the next higher whole number. The provision for, and maintenance of, offstreet parking and loading facilities shall be a continuing obligation of the property owner. No building permit, or any other required permit for a structure or use under this or any other applicable rule, ordinance, or regulation, shall be issued with respect to off- street parking and loading, or land served by such facilities, until satisfactory evidence is presented that the property is, and will remain, available for the designated use as a parking or loading facility

9.010 Residential Off-Street Parking Space Requirements The minimum and maximum off-street parking space requirements are listed herein. In the instance of conflicting standards between provisions in this Chapter and provisions related to residential parking requirements as listed in Chapter 8 of this Code, the provisions in Chapter 8 shall govern.[...]

Findings: The maximum number of parking spaces for the GI zone is 1.5 spaces/number of employees on the largest shift per the table in TDC 9.025. Consistent with Climate Friendly and Equitable Communities law changes, no minimum parking is enforceable in the City of Troutdale. The site plan shows one parking space provided for the proposed development. The number of employees on the largest shift is 1, therefore this standard is met.

9.050 Paving

A. Parking areas, driveways, aisles, and turnarounds shall be paved with concrete, asphalt, or comparable impervious surfacing. Porous concrete, grasscrete, or comparable porous paving surfacing may be used in place of impervious surfacing to reduce stormwater runoff, when approved by the Director. Gravel and similar erodible surfaces are not acceptable.

Findings: The parking space will be paved with asphalt. The standard is met.

9.060 Lighting

Artificial lighting shall be provided in all required off-street parking areas. Lighting shall be deflected so as not to shine directly into adjoining dwellings or other types of living units and so as not to create a hazard to the public use of a street. Lighting shall be provided in a bicycle parking area so that all facilities are thoroughly illuminated and visible from adjacent sidewalks or motor vehicle parking lots during all hours of use. Lighting fixtures shall also comply with the requirements of Troutdale Municipal Code, Chapter 8.26.

Findings: Building A has existing lighting fixtures that illuminate the bicycle parking area shown in Exhibit A. Proposed lighting on Building B complies with Troutdale Municipal Code, Chapter 8.26, findings are found in the section addressing this code below.

9.080 Bicycle Parking Facilities

Multiple-family developments; industrial, commercial and community service uses; transit transfer stations; and park and ride lots, shall meet the following standards for bicycle parking facilities:

A. Number/Type.

- 1. The required minimum number of short-term bicycle parking spaces (stays of less than four (4) hours) shall be five percent (5%) of the total number of automobile parking spaces provided for the use. In no case shall less than one (1) bicycle parking space be provided even when no automobile parking spaces are being provided.*
- 2. The required number of long-term bicycle parking spaces (stays of more than four (4) hours and all-day/monthly) shall be three percent (3%) of the total number of vehicle parking spaces provided for the use and fractions rounded down.*

Findings: One bicycle parking space is required. Bicycle parking is shown on Exhibit A. No long term bicycle parking spaces are required.

9.110 Design Requirements for Off-Street Parking The following off-street parking development and maintenance shall apply in all cases:

- A. Size. 1. The standard size of a parking space shall be 9'x18' (162 s.f.).[...]*

Findings: A 9x18' parking space is shown on Exhibit A.

Chapter 14 Flood Management Approval Criteria

Flood Management Approval Criteria apply to alterations of the existing pole barn (Building A), part of which is within the floodplain, shown on Exhibit A. The alterations of the pole barn are considered 'significant', therefore, development standards apply. The existing grade of the site of the shop is above the BFE, at about 39 feet, as demonstrated by the elevation certificate. An as-built certification of the floor elevation is provided as Exhibit E.

14.040 Development Standards. The land use application shall establish through the use of narrative, site plans, and professional reports, the following:

- A. Type II or III approval for new development, including additions or alterations to existing structures, except for single family dwellings, in the Flood Management Area may be allowed, provided that:*

- 1. The applicant shall demonstrate that there is no reasonable nor practical alternative design or method of development that would have a lesser impact on the Flood Management Area than the one proposed.*
- 2. If there is no reasonable nor practical alternative design or method of development the project shall be designed in compliance with applicable parts of Subsections (B) through (X) of this Section, so that the impacts on the Flood Management Area are limited and the plans shall include restoration, replacement, or rehabilitation of the vegetation within the Flood Management Area.*
- 3. The applicant shall provide mitigation to ensure that impacts to the functions and values of the vegetation corridor and integrity of the slope will be mitigated or restored to the extent practicable.*

Findings: A Type II floodplain permit is required for the alterations to Building A. Alterations are within the existing building. No vegetation removal in the vegetation corridor is proposed for this development. All proposed development activities are outside of the Vegetation Corridor and Slope District, as shown in Exhibit A.

B. A professional engineer registered in Oregon must certify that the development will not result in any increase in flood levels throughout the SFHA during the occurrence of the base flood discharge, and that water quality will not be adversely affected. [...]

Findings: The existing grade of the site of the shop is above the BFE, at about 39 feet, as demonstrated by the elevation certificate. We have provided an as-built certification of the floor elevation as Exhibit E.

D. Unless otherwise authorized under the provisions of this Chapter, the development shall comply with the underlying zoning district dimensional standards and the minimum vegetation corridor as established in Sections 4.316 and 4.317 of this Code. The applicant shall submit an exhibit that shows the location and provides a description of all actions to be provided to mitigate the impacts of permitted development as established in Section 4.314 of this Code.

Findings: Findings regarding compliance with underlying zoning district standards and the vegetation corridor and slope district are found in Section 1 of this narrative. The location of the development is shown in Exhibit A. Proposed improvements will remain on the interior of the building and will not impact the floodplain. The building is located above the BFE, as demonstrated in the elevation certificate attached as Exhibit E.

E. Protect the water quality resource, and Flood Management Area functions and values from uncontained areas of hazardous materials as defined by the State of Oregon Department of Environmental Quality water quality standards.

Findings: There are no uncontained areas of hazardous materials as defined by the Oregon DEQ water quality standards proposed.

F. Limit impervious surface areas in the Flood Management Area.

1. The impervious surface of the development may not exceed thirty percent (30%) of the flood plain area, provided the standards of this Code are met. Exception: Public roads necessary to serve the transportation needs of the City may exceed thirty percent (30%) of the Flood Management Area provided all other applicable standards of this Chapter have been met.

Findings: The proposed development does not add any impervious surface to the floodplain area, the existing impervious surface in the floodplain area does not exceed 30% as shown in Exhibit A.

G. Maintain flood storage capacity. The developer is required to offset new fill placed in the floodplain by excavating an additional flood-able area to replace the lost flood storage area, preferably at hydrologically equivalent sites.[...]

Findings: There is no new fill proposed in the floodplain.

K. Nonresidential Construction. New construction, development, and substantial improvement of any commercial, industrial, or other nonresidential structure shall have the lowest floor, including basement, elevated to no less than two (2) feet above the base flood elevation; or [...]

Findings: A post- construction FEMA Elevation Certificate certified by a registered land surveyor or professional engineer is attached as Exhibit E. The substantial improvements will all continue to be more than 2 feet above the base flood elevation.

L. Remove temporary fills. Temporary fills permitted during construction or emergency bank stabilization shall be removed if not in compliance with the balanced cut and fill standard of this Code or prior to issuance of a Certificate of Occupancy or release of any bond issued for the development. [...]

Findings: There are no temporary fills proposed within the floodplain.

M. Preserve and/or restore the vegetation corridor within the disturbed areas and retain the existing tree canopy as established in Sections 4.316, Width of Vegetation Corridor, and 4.317, Methods for Determining Vegetation Corridors Next to Primary Protected Water Features, of this Chapter. An enhancement plan for disturbed areas shall be prepared and implemented to stabilize slopes to prevent landslides on slopes and sedimentation of water features. This plan shall provide for the replanting and maintenance of approved plant species designed to achieve pre-disturbance conditions.

Findings: No tree removal is proposed with this development. All proposed development activities are outside of the Vegetation Corridor and Slope District, as shown in Exhibit A.

N. Maintain or reduce stream temperatures.

Findings: There are no activities that would affect stream temperatures proposed. All proposed development activities are outside of the Vegetation Corridor and Slope District.

O. Minimize erosive velocities, nutrient, and pollutant loading into water. Use filtering, infiltration, and natural water purification for stormwater runoff in compliance with the Erosion Control and Water Quality Standards of Section 5.600 of this Code. The applicant's engineering plans shall certify that runoff and sedimentation from the site will comply with the standards of Section 5.600 of this Code. [...]

Findings: The site is subject to a 1200-Z permit from DEQ, and is in compliance with DEQ standards. There will not be more than 2,000 SF of new or redeveloped impervious surface, and therefore, the City does not require stormwater quality retrofits, this proposal is in compliance with standards in Section 5.600.

Other Relevant Code Provisions

TMC 8.26 Outdoor Lighting

8.26.020 - Conformance with applicable codes. (Ord. 712 § 1, Exh. A (part), 2001) All outdoor light fixtures shall be installed in conformance with the provisions of this chapter, the building code, the

electrical code, and the sign code of the city. No provision of this chapter is intended to preempt applicable state codes.

Findings: TMC 8.26 Outdoor Lighting ordinance standards apply to new lights. New lights will be added to Building B. An outdoor lighting plan and lighting details for the lights on the shop is submitted as Exhibit J. Based upon the remote location of the site and the types of fixtures proposed, the outdoor lighting standards of the Troutdale Municipal Code are met.

8.26.035 - Shielding. (Ord. 712 § 1, Exh. A (part), 2001) All nonexempt outdoor light fixtures, other than street lights, shall have shielding as set forth in Table A.

Proposed outdoor light fixtures are shown in Exhibit J. There are 6 outdoor light fixtures, whose details are shown. Per the requirements in Table A, the fixture is directly shielded.

8.26.040 - Height restriction. (Ord. 712 § 1, Exh. A (part), 2001) (Ord. No. 841, § 1(Att. A), 1-24-2017)

- A. The maximum height of an outdoor light fixture for developments located in industrially zoned properties and general commercial zoned properties north of the Union Pacific Railroad right-of-way shall be fifty feet.*

Findings: The outdoor light fixtures will be located on the building, whose walls are a maximum of 16 feet. The standard is met.

8.26.045 - Maximum light level. (Ord. 712 § 1, Exh. A (part), 2001) For commercial, industrial, institutional or apartment residential developments abutting residentially zoned property, the light level emitted from outdoor light fixtures associated with the development shall not exceed one-half foot-candles measured at any point along a common property line between the development and the abutting residentially zoned property.

Findings: The development does not abut residential property.

8.26.050 - Submission of lighting plans and evidence of compliance for new development. (Ord. 712 § 1, Exh. A (part), 2001)

A. All proposed development, other than a detached single-family dwelling, that includes outdoor light fixtures shall submit a lighting plan in compliance with this chapter as part of any required application for land use approval. The plan shall include, but is not limited to, the following, all or part of which may be in addition to the information required with the application for the land use approval:

- 1. Plans showing the location on the premises of all outdoor light fixtures and the type of light fixtures, lamps, supports, reflectors and other devices that may be part of or related to any part of an outdoor light fixture.*
- 2. Descriptions of the light fixtures, lamps, supports, reflectors and other devices. The description may include, but is not limited to, catalog cuts by manufacturers and drawings.*
- 3. The wattage for each light fixture.*

4. A photometric report containing a numerical grid of light levels, measured in tenths of foot-candles that the fixtures will produce on the ground. For developments subject to the maximum light levels of Section 8.26.045, the numerical grid shall include light level measurements at property lines abutting residentially zoned property.

5. For light fixtures requiring direct shielding, photometric data, or similar data showing the angle of cut off or line of sight of the fixture's lamp in relation to the property's boundaries.

Findings: A lighting plan is attached as Exhibit J. Proposed Building B is more than 200 feet south of the north property line (Columbia River); more than 30 feet from the east property line; more than 600 feet from the west property line, and more than 200 feet north of the south property line (of the subject tax lot).