

**SITE PLAN REVIEW AMMENDMENT  
for  
FRONTIER RESOURCES, LLC**

Lot #12 of the  
Cornerstone Subdivision  
Veneta OR

Proj. # 0823

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 7,700 square foot office building on the subject property (Lot #12). No other buildings are proposed for the subject property.**

**The subject property is bordered on the south by Lot #11 which is zoned Medium Industrial (MI) and by the Cul-de-sac of Loten Way, the east by lot #13 which is zoned Medium Industrial (MI) and lot #14 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 Hope Lane and west of Hope Lane properties Zoned as Industrial Commercial (IC)SDP. All lots and the Loten Way cul-de-sac 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.*

**East side yard is 10 feet. See Section 4.14(7)(a)3 for other yard setback requirements.**

(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)(h) (Light Industrial).**

**The existing building size is 7,700 square feet and is the corporate office headquarters of Frontier Resources, LLC.**

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

**There is an existing 25-foot public pedestrian access easement bordering the west side of the subject property.**

**There is a 15 foot public pedestrian access easement on Lot #11 north property line and again on the upper east property line of same lot. A concrete pedestrian path with adjacent landscaping strip to access the subject property building shall be installed in this easement as per the drawings.**

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 adjacent to the access driveway and facing the Loten Way cul-de-sac. This sign has been permitted.**

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. As per this Agreement, there are also landscaping requirements to the 8-foot planter strip on the north end of lot #13 facing Jeans Road. This Site Plan Review Amendment is requesting the Owner of Lot #12 to provide and install the required landscaping and irrigation system for Lot #13 as well as its own street landscaping requirements. Please see the Landscape drawings for details.**

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, is 43 spaces (See Section 5.20(3)(a) below for shared parking arrangements). Code would require 3 shade trees. There are currently 10 shade trees in an existing landscape area surrounded by existing parking spaces.**

**No in-run existing parking, 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 existing building facade is approximately 175 feet in length; however, the building massing is broken by angled building wings and variation by fenestration and access steps and landings. This scenario exists on both the north and south sides of the existing building.**

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.*

**The Irrevocable Development Agreement for (SR-4-02) dated 10/19/07, indicates that a existing 30- foot wide emergency vehicle access easement that crosses both lots #12 and #13 from Jeans Road and Loten Way remain clear for its intended purpose. Part of this access easement is located on lot #12 (in the southeast corner), including the driveway entrance to the site. No part of the required clear way shall be encroached upon by this Site Plan Amendment. It should be noted here, that the location of this emergency vehicle access easement is not exactly the same as that indicated on the Veneta Business Park plat recorded 11/29/07.**

**There is an existing pedestrian walkway that originates from the main entry of the building, crossing the driven way, passing thru the landscaped area and crossing another driven way. Driven way crossings are marked as stripes on the existing pavement. It might be noted here that the existing painted stripping has faded to almost a non-recognizable condition.**

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.*

**There are two existing pole mount double light fixtures located in the landscaping strip between the vehicle parking. These lights are down-focusing 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 a rather large unused area to the north of the existing building but it is populated mostly by fir trees with a few deciduous trees. The ground surface is mostly self-maintained by nature of the large tree crown cover.**

**There is a small unused area in the west and south sides of the subject property. These areas are in native grass and are maintained on a regular basis by the property owner.**

- (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 in an existing vehicle parking space on the angled parking to the west of the subject property. This dumpster and associated garbage can shall be moved to a permanent area just to the north of its present location. The proposed area shall be screened with opaque filled chain-link fence and gate as per the drawings.**

- (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.*

**There is an existing fir tree buffer zone along the west side of the subject property. Most of these trees are below 6" DBH. These trees are proposed to remain. The north side of the subject property is covered by existing fir trees above 6" DBH (see drawings) as well as a smattering of deciduous trees. These trees are to remain. The south side of the subject property has 3 clusters of existing fir trees above 6" DBH and are to remain. Street trees and groundcover shall be planted along Jeans Road as mentioned above in Section 4.14 (7)(a)6.**

**The landscaping requirements for the lot, exclusive of street trees are as follows: The open space and setback area for this lot is 53,724 (see "General Notes" on the Site Plan). Section 5.12(8) indicates  $53,724 / 1000 = 54$  required trees. The subject property contains many more than these 54 trees, therefore no new trees are proposed.**

The same Ordinance section indicates  $53,724 / 400 = 134$  required shrubs. The subject property contains 107 existing shrubs, therefore  $134 - 107 = 27$  shrubs needed.

The landscaping required as per Final Order of the Veneta Planning Commission Tyler/Frontier Subdivision (S-4-02/V-4-02) requires landscaping the driveway to lot #12 off the Loten Way cul-de-sac. The shrubs as per this requirement are well over the 27 needed as listed above. See the Landscape 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 west. 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 paralleling the entrance driveway from the Loten Way cul-de-sac will require maintenance via an irrigation system. Water source for this system shall originate from a proposed vault and meter in the existing landscape area between vehicle parking. The connection to a water main is to be verified.**

**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 #1.**

- (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 5.20 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.*

**All existing vehicle parking spaces are paved. Grading of existing parking area's and associated access aisles are indicated on the drawings. There are no new vehicle parking spaces proposed.**

- (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 existing parking spaces are a minimum of 9 feet wide x 18 feet deep.**

**There is a continuous 6" high concrete curb separating the parking space's from the central planter strip and the outer parking spaces from unused areas. Existing HNCP parking spaces 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.*

**Accesses to the existing parking spaces are from an existing paved driveway off the Loten Way cul-de-sac. The internal parking access aisle's meet code dimensions and locations.**

- (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.*

**There is one vehicle parking space in the vicinity of the east property line, but the orientation of the space is parallel to the property line.**

**Exact location of the parking space with relationship to the property line will need to be verified.**

- (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 paved driveway off the Loten Way cul-de-sac provides sufficient traffic flow to the existing parking areas as well as the existing 30-foot wide emergency access way entering the subject property from the southeast.**

- (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.*

**Grading and drainage for the subject property shall not change, unless mentioned here otherwise.**

**The proposed landscape planter strip on the east side of the existing driveway off the Loten Way cul-de-sac will need to be broken to accept existing driveway drainage.**

- (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 parking spaces are illuminated by two existing pole mounted light fixtures.**

(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)Commercial(c) indicates 1 vehicle parking space per 300 square feet of building floor area for Office type structures. The existing office building is 7,700 square feet / 300 square feet = 26 required vehicle parking spaces. There are 43 existing vehicle parking spaces, 4 of which are HNCP and meet the requirements for Van Accessible. One HNCP vehicle parking space will be abandoned to accommodate 2 proposed required bicycle parking spaces with “hoop” rack. The location and arrangement of these existing parking spaces and aisles will not be changed except as mentioned above.**

**The Owner of Lot #12 will enter into a written agreement with the Owner of Lot #13 for shared vehicle parking.**

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

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

**There is no existing 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.**

- (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.**

**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 #12.**

**Section 5.21(2) indicates a requirement of one bicycle parking space for every seven vehicle parking spaces. Of the existing 43 vehicle parking spaces, 26 spaces are required  $/ 7 = 4$  bicycle spaces. A minimum of 10 percent of these spaces shall be covered. This will result in one covered bicycle parking space. One existing vehicle parking space will be abandoned and three of the required bicycle parking spaces with hoop type rack will be installed in this space. The remaining one bicycle parking space with accompanying hoop rack will be installed under the entrance portico of the existing office building. See the Site Plan.**

#### *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 feet wide concrete pedestrian path that connects the existing office building on the north to the existing sidewalk bordering Jeans Road. Said path passes thru an existing chain link fence with gate which borders the north property line.**

**There is a existing 3 feet wide, paved pedestrian walkway that originates from the front entry of the existing office building, crosses the parking aisle, passes thru the landscaped area (as paved), crosses the parking aisle and ends at the curb of said parking aisle. Parking and Landscape drawing C4, which was part of the Pacific Woods Site Plan Review (SR-3-02) indicates a paved pedestrian path originating at the then proposed Loten Way cul-de-sac, approximately paralleling the vehicle access driveway on the west and connecting to the access path ending at the current curb as mentioned above. The west side or edge of the existing paved vehicle access driveway is located directly on the west property line of lot #12. As such, the proposed concrete pathway and adjoining landscaping strip shall be installed in the 15 foot public pedestrian access easement on lot #11.**

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 lighting and pedestrian access ways.**

- (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.**