

Attachment B

## RECOMMENDED CONDITIONS OF APPROVAL

I. THIS APPROVAL SHALL AUTOMATICALLY EXPIRE FOUR YEARS FROM THE DATE OF THIS APPROVAL, UNLESS DEVELOPMENT HAS COMMENCED, AN APPLICATION FOR AN EXTENSION IS FILED, OR THIS APPROVAL IS REVOKED OR INVALIDATED (SECTION 201-4).

II. PRIOR TO COMMENCING ANY ON-SITE IMPROVEMENTS, INCLUDING GRADING, EXCAVATION AND/OR FILL ACTIVITIES:

A. Obtain a Grading Permit from the Washington County Building Services Division. The Grading Permit application must follow the grading submittal package checklist from the Building Services Division.

**NOTE:** *Revise the grading plans to reflect no disturbance through either grading or fill in the area of Tax lot 303 north of the east-west lot line between Tax Lots 306 and 309. Additionally, revise the grading plans to reflect no encroachment on Tax Lot 311 west of the west facade of the existing dwelling on site as of the date of this staff report.*

B. Confirm with the City of Wilsonville whether the existing access on Tax Lot 302 is adequate for construction vehicle access. City approval will identify any improvements and which, if any, access locations need to be closed and/or combined to meet city access spacing requirements.

C. Site-specific geotechnical engineering report with recommendations for the development of the site is required. The report should be stamped and signed by an Oregon registered engineer.

D. Provide driveway structural details on the plans per site-specific geotechnical engineering recommendations for the existing driveway access to Lot 309 and any residential drive of adjacent lots used for construction access.

E. Provide a drainage analysis report stamped by a registered engineer licensed in the state of Oregon that shows how stormwater and any new impervious areas as a result of this proposed work will be managed in accordance with Clean Water Services standards and the ODOT Hydraulics Manual. The drainage analysis shall include a downstream drainage analysis.

F. The applicant shall provide written evidence from the State Department of Environmental Quality (DEQ) that a 1200-C permit has been obtained or is not required.

G. Abatement of ENFPDS 23-00024 shall be completed prior to applicant submittal for Final Approval for Casefile L2400001-D(IND).

III. PRIOR TO FINAL APPROVAL:

A. Complete the following items through the City of Wilsonville:

1. Any construction work done within the existing and proposed additional right-of-way shall need to be constructed in conformance with the City's Public Works Standards and done under a City of Wilsonville Public Works Permit, available through the City Engineering Division. City spacing standards for existing access to SW Day Road may require driveway closure and/or consolidation on Taxlot 3S102B000310.
2. Dedicate additional right-of-way along the SW Day Road frontages of Tax Lots 3S102B000309, 3S102B000310, 3S102B000302, and 3S102B000311 required to provide 53.5 feet from centerline for the City's Arterial designation.
3. Record any necessary bicycle and pedestrian easements within the SW Day Road right-of-way with the city of Wilsonville.

**B. Submit Final Approval Application to Land Development Services, Project Planner (Paul Schaefer, 503-846-3832), including the following:**

1. Final Approval form (Type I procedure; two copies).

**NOTE:** *The final approval application shall contain a written statement and complete evidence/documentation that all Conditions of Approval have been met.*

2. Final Approval fee.
3. Final plans illustrating the following:
  - a. Plans and elevations of the proposed structure demonstrating compliance with setback and height standards of the FD-20 District.
  - b. Landscape plans that provide at least 15% of the site in landscaping.
4. Planting plans for a landscape buffer consisting of evergreen shrubs (e.g., arborvitae) having a minimum height of six feet at maturity along the west property line of Tax Lot 311 in a manner that does not interfere with intersection sight distance standards for nearby driveways and shall otherwise extend from the right-of-way north to the wetland boundary.
5. Obtain a building permit for the fence located north of the existing shop buildings on Tax Lot 309. The fence is limited to a maximum height of seven feet, unless either a Type II Adjustment (formerly Hardship Relief Variance) or a Type III Variance (for greater than a 20% increase in height) is applied for and approved to allow fence height over seven feet.
6. Written certification from an engineer that the truck parking area has been constructed in accordance with the requirements of Section 413-4.4. **NOTE:** Plans in the future to pave any of the graveled parking and storage areas is subject to land use review (Type I Procedure).
7. Documentation that ENFPDS22-00004 has been abated.

8. Evidence from the State Department of Environmental Quality that a 1200-C permit has been obtained for the expanded site development or is not required.
9. Written inventory of the vehicles and heavy machinery (e.g., dump trucks, cement trucks, loaders, forklifts/boom lifts, telehandler, backhoe, excavators, utility rigs, trucks & trailers) used by the contracting business kept on site during non-business hours for the approved business operation.

**IV. PRIOR TO THE SUBMITTAL OF A BUILDING PERMIT THE APPLICANT SHALL:**

- A. Obtain Final Approval in accordance with Condition III.B.**

**V. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT THE APPLICANT SHALL:**

- A. Submit to Building Services (503-846-3470) site plans showing:**
  1. Final site plans and details, including setbacks.
- B. Pay the Transportation Development Tax and any other applicable System Development Charges conditioned in Casefile 14-431-D(IND) or provide documentation that payments have been made. Payments shall be based on the rates in effect when the applicant submitted Casefile 14-431-D(IND).**

**VI. PRIOR TO FINAL BUILDING INSPECTION:**

- A. Evidence that any public improvements as required by Condition III.A. and as shown on the final approved plans have been completed and accepted by the City of Wilsonville.**
- B. Evidence that the dedications and easements as required by Condition III.A. have been recorded and accepted by the City of Wilsonville.**
- C. Complete all required on-site improvements, including but not limited to planting plans for a landscape buffer consisting of evergreen shrubs (e.g., arborvitae) having a minimum height of six feet at maturity along the west property line of Tax Lot 311. and obtain final sign-off by Project Planner, Paul Schaefer. Please contact staff a minimum of 48 hours in advance of the requested final Current Planning inspection.**
- D. Provide documentation that all remaining applicable requirements identified by the Fire Marshal in the updated Fire Department Access and Water Supply Permit Checklist have been satisfied.**

**VII. OPERATIONAL LIMITATIONS FOR THE CONTRACTOR'S ESTABLISHMENT:**

This approval is limited to vehicles, equipment, and scope of operation as outlined in this Staff Report. Expansion of the scope of operation and addition of other uses, operating conditions, vehicles, or heavy equipment to this Contractor's Establishment at this site may require subsequent approval through the land use application process. An increase

of 25% or more in total number of employees (currently 30), construction vehicles and/or heavy equipment and/or any paving of the expanded gravel parking and storage areas shall be subject to additional land use review. (Section 207-5)

**VIII. ADDITIONAL CONDITIONS:**

- A. All operational activity and storage shall comply with State Department of Environmental Quality standards pertaining to of the presence and use of toxic materials.**
- B. Only construction-related materials may be stored on the property.**
- C. Idling of construction vehicles shall be kept to a minimum within 50 feet of adjacent residential uses on Lots 306 and 312.**
- D. Adequate sight distance shall be continuously maintained by the property owner(s). This may require the property owner(s) to periodically remove obstructing vegetation from the road right-of-way (and on site).**
- E. This development shall be constructed in accordance with the conditions of this decision, the approved final plans and the standards of the Community Development Code (Section 207-5).**
- F. All conditions of approval shall be binding upon all heirs, successors and assigns (Section 207-5).**
- G. Transferability of this Development Permit shall be in accordance with Section 201-8.**