

October 15, 2024

5871 Liberty Road S (Permit No. 24-116100-PLN)

Applications:

SPR Class-3

DR Class-1

Adjustment Class-2

DAP Class-2

Per your incomplete letter dated August 27, 2024, the following items have been revised or provided per ORS 227.178:

***Utility Plan:** The utility plans have been revised and provided. Construction plans that include the utility plans are in with Public Works for review.

***CFEC Tree Plan:** A Tree Canopy/Climate Mitigation Plan has been revised and provided as part of this packet.

***DAP:** The DAP has been revised to include the second driveway approach.

***Adjustments:** Three adjustments have been revised. The parking space adjustment is no longer needed since the provided parking does not exceed the maximum allowed.

***Previous Conditions of Approval:**

SUB-UGA-ADJ20-05

Condition 15- This Condition has been or will be satisfied by payment of the TAF.

Condition 16- The Construction Plans are currently in with Public Works for review.

The Boundary Street Improvements can be a Condition of Approval.

CPC/ZC19-03

Condition 2- Plans for the Signal are currently in with Public Works for review.

Prior to issuing a decision, any Condition of Approval proposed for this project pertaining to the construction and operation of the signal will need to be discussed (with the applicant and staff) to determine the appropriate wording.

***Adjustment Requests:** The maximum parking spaces allowed on the site are 236 spaces. The applicant is proposing 235 parking spaces. Therefore, the parking space adjustment is no longer needed.

The parking location adjustment has been revised and the pedestrian path adjustment has been revised to provide additional supporting information.

***Setback:** The site plans have been revised to show all setbacks and the required fences along the north and south property lines.

***Solid Waste Area:** Plans showing the trash enclosure details have been provided. See sheet A9.1

***Open Space:** The open space plan has been revised to meet the requirements of the Code.

***Landscaping:** The site plans and landscape plans have been revised to show that landscaping can be provided adjacent buildings 8 and 9. If an adjustment is needed, the applicant will request an adjustment to the landscaping.

All islands within the parking area meet the 9-foot requirement

***Site Safety & Security:** Please make this a Condition of Approval if needed.

***Façade & Building Design:** Please make this a Condition of Approval if needed.

***Maximum Parking:** The maximum parking spaces allowed on the site are 236 spaces. The applicant is proposing 235 parking spaces. Therefore, the parking space adjustment is no longer needed.

***Climate Mitigation:** A Tree Canopy/Climate Mitigation Plan has been provided. See Sheet 1 of 1.

***Turnaround Areas:** The turnaround areas on the site plan have been revised to meet Code.

***Bicycle Parking:** The bike parking racks have been identified on the site plans. 150 bicycle parking spaces are being provided within 25 bike racks.

***Tree Removal:** The trees have been identified on the Existign Conditions Plan. All 11 trees are proposed to be removed. In order to mitigate the removal of the tree plans, EV parking is being provided, trees are being replanted, and Climate Mitigation is being met.