

Development Review Staff Report, Decision, and Conditions of Approval Case File DEV REV 2022-12

Date: December 23, 2022

Case File: DEV REV 2022-12 Accessory Police Storage Building

Project Contact: Stephanie Reid, Public Works Director
City of Lincoln City

Property Owners: City of Lincoln City

Situs Address: 1503 and 1655 SE East Devils Lake Rd

Location: Between SE 3rd to the north and SE 8th to the south, 40 ft east of the SE Keel right-of-way

Tax Map and Lot: 07-11-15-DA-00100-00

Comprehensive Plan Designation: Professional Campus (PC) District

Zoning District: Professional Campus (PC) Zone

Site Size: 19.14 acres

Proposal: Request for development review of a new accessory storage building to store evidence, emergency supplies, and an all-terrain vehicle.

Surrounding Land Uses and Zones:
North: Residential; R-M and OS
South: Businesses; PI and PC
East: Residential; R-R
West: Residential; R-M and P

Authority: Table 17.76.020-1 of Lincoln City Municipal Code (LCMC) 17.76.020 lists a development review application as a Type II procedure with the Planning and Community Development Director (Director) listed as the review authority. LCMC 17.76.040(A) states that Type II procedures apply to administrative permits and applications and that decisions on administrative applications are made by the Director, based on reasonably objective approval criteria that require only limited discretion.

Procedure: The application was received on November 14, 2022. The application was deemed complete on November 15, 2022. On November 15, 2022, pursuant to LCMC 17.76.040(E), the Planning and Community Development Department mailed a notice of application to property owners within 500 feet of the subject property.



Applicable	LCMC Chapter 17.24 Professional Campus (PC) Zone
Substantive	LCMC Chapter 17.46 Natural Resource Overlay (NR) Zone
Criteria:	LCMC Chapter 17.48 Aesthetic, Historic and Archaeological Sites
	LCMC Chapter 17.52 Supplementary Regulations and Exceptions
	LCMC Chapter 17.55 Landscaping Standards
	LCMC Chapter 17.56 Off-Street Parking and Loading
	LCMC Section 17.76.040 Type II Procedure
	LCMC Section 17.77.070 Development Review

BACKGROUND

The subject property (site) is addressed as 1503 and 1655 SE East Devils Lake Rd in the Professional Campus (PC) zone. The tax lot number is 07-11-15-DA-00100-00, and the assessed site size is 19.14 acres. The southeastern portion of the site is developed with structures used by Lincoln City Public Works, and the Lincoln City Police Station is located in the southwestern portion of the site. The site is bounded to the north, east, and west by single- and multiple-unit residential dwellings and to the south by businesses.

Lincoln City's GIS mapping shows the site contains aesthetic resource and natural resource overlay (significant wetlands). The site does not contain bluff erosion hazards, floodway, or flood hazard areas.

The proposal is to construct a 600-square foot storage building directly adjacent to an existing parking lot north of the existing police station. The accessory storage building is to store evidence, emergency supplies, and an all-terrain vehicle.

COMMENTS

No comments were received from the public.

Comments were received from the Oregon Division of State Lands (DSL), via email, on December 12, 2022, noting that their review of the wetland land use notification was complete and was given the file number WN2022-1153. Comments in WN2022-1153 state the following:

“I can't tell based on the site plan submitted where the location of the building is compared to the complete tax lot boundaries. I'm assuming this is in the already developed area in the southeast of the lot. In this case, no state permit would be needed for construction. The rest of the lot is covered by an active wetland delineation, WD2019-0382, which should be consulted for current wetland boundaries.”

ANALYSIS

Chapter 17.24 Professional Campus (PC) Zone

17.24.030 Accessory uses.

The following accessory uses are permitted:

- A. Off-street parking lots...*
- B. Gardens and animals, subject...*
- C. Other accessory uses and accessory buildings and structures customarily appurtenant to a permitted use.*

Finding: The site contains the city's police station, which is a government building permitted as an allowed use per 17.24.020(E). The proposed accessory storage building will be accessory to the existing police station for use by the police department to store evidence, emergency supplies, and an all-terrain vehicle. Buildings to store items used by the primary use are appurtenant to that permitted use; accordingly, the proposed structure is an allowed use.

17.24.050 Setback requirements

A. Front Setback. The minimum front setback shall be 20 feet.

Finding: The front property line of the site is the south line of the site. The accessory storage building will be approximately 220 feet from the south line. The minimum front setback of 20 feet is exceeded.

B. Side, Street Side and Rear Setback. The minimum side and rear setback shall be at least five feet. The street side setback shall be a minimum of 15 feet. The side, street side, and rear setbacks shall be increased by one-half foot for each foot by which the building height exceeds 15 feet.

Finding: The height of the proposed accessory building is 15 feet, so the minimum side and rear setbacks are 5 feet and the minimum street side setback is 15 feet. The accessory storage building will be placed approximately 160 feet from the west side, more than 160 feet from the east side, and more than 200 feet from the rear. The side, street side, and rear setback requirements are met and exceeded.

17.24.060 Maximum building height

Maximum building height shall be 45 feet, except as provided in LCMC 17.52.190 and 17.52.200.

Finding: The submitted materials show the height of the proposed structure at 15 feet. This shall be reviewed for continued compliance as part of the structural permitting process. This requirement is met for purposes of the development review application.

17.24.065 Landscaping

Landscaping shall be provided in accordance with Chapter 17.55 LCMC.

Finding: Compliance with landscaping requirements is addressed later in this report under Chapter 17.55.

17.24.090 Signs

Signs shall be allowed subject to the provisions of Chapters 9.34 and 17.72 LCMC.

Finding: The application package does not include any sign permit applications.

17.24.080 Off-street parking and loading

Off-street parking and loading shall be provided in accordance with Chapter 17.56 LCMC.

Finding: Compliance with off-street parking and loading requirements is addressed later in this report under Chapter 17.56.

17.24.090 Other required conditions

A. Restrictions. No development shall occur in the PC zone unless all city services (sewer and water) are available to serve such development

Finding: The site is a developed site and contains all city services, including sewer and water.

Chapter 17.46 Natural Resource Overlay (NR) Zone

Finding: A portion of the site contains natural resource overlay zone in the form of a significant wetland. The submitted site plan shows that the proposed accessory storage building will be located west of the natural resource overlay zone and significant wetland by approximately 200 feet. This shall be reviewed for continued compliance during the building permitting process.

Chapter 17.48 Aesthetic, Historic and Archaeological Sites

17.48.020 Development in areas of aesthetic resources

- A. *Application. This chapter applies to all areas identified on the city comprehensive plan as “significant aesthetic resources.”*

Finding: The site contains identified significant aesthetic resources, so this chapter is applicable.

- B. *Development in areas of significant aesthetic resources must not reduce the scenic character of the area.*

Finding: The proposed structure will be placed at the edge of the already-developed portions of the site that contain the police station and asphalt-paved parking lot. Since the structure will be placed in the same area as the rest of the development on the site, there will be no reduction in the scenic character of the area.

- C. *Development in areas of significant aesthetic resources must not substantially alter the natural vegetative cover.*

Finding: The proposed structure will be placed at the edge of the already-developed portions of the site that contain the police station and asphalt-paved parking lot. This portion was cleared in the past for placement of the existing development. Accordingly, no additional vegetative cover will need to be removed, and if any does need to be removed, it will be minimal.

Chapter 17.52 Supplementary Regulations and Exceptions

17.52.050 Storage in front setback area

Boats, RVs, trailers and house trailers shall not be stored in a required front setback area.

Finding: The request does not propose the storage of anything in the required 20-foot front setback area.

17.52.060 Clear-vision area requirement

- A. *Requirement to Provide Clear Vision. For public safety purposes, all properties shall have triangular clear-vision areas (aka clear-vision triangles) where streets (public or private) intersect with other streets, commercial alleys and commercial driveways. Clear-vision triangles shall be also be provided for street intersections with commercial driveways as provided herein. Clear-vision areas at local intersections shall meet the requirements in this section, which are meant to be adequate to allow drivers and pedestrians who are stopped or approaching with caution to see intersecting traffic in time to avoid collisions. Clear-vision areas at intersections with Highway 101 must meet with Oregon Department of Transportation approval and comply with the requirements of this section.*

Finding: The proposed structure is not adjacent to any driveways, intersections, or streets.

17.52.120 Utilities

- B. *In all zones, all electrical, telephone and cable television utility service installations or connections made as part of new construction of a building or structure shall be placed underground in accordance with city standards.*

Finding: The project proposes new construction, so all electrical, telephone, and cable television utility service installations or connections made as part of the new construction shall be underground. This shall be reviewed for continued compliance as part of the structural permitting and construction process.

17.52.150 Exterior lighting.

Artificial exterior lighting shall not be designed to shine or create glares in any residential zone or residential use, adjacent dwelling unit or in a public right-of-way.

- A. *Light poles must not exceed a height of 20 feet.*
- B. *All lighting must be shielded to avoid glare, light pollution (night sky), and light spillover onto residential properties. Shielding must be integral to the light fixture and direct light downward.*
- C. *Luminance at the property line, or no more than five feet over the property line, must be zero.*
- D. *Maximum initial luminance of outdoor sales displays, outdoor storage areas, service station canopies, and similar areas must not exceed 20 foot-candles.*
- E. *Maximum initial luminance of parking lots must not exceed four foot-candles.*
- F. *Up-lighting is prohibited. The maximum illumination limits for wall washing are one foot-candle for dark colored surfaces and one-half foot-candle for light colored surfaces.*
- G. *Pedestrian ways and building entrances not otherwise illuminated by building-mounted lights or streetlights must provide between one and two foot-candles of light from bollards, step lights, or other low-profile fixtures that are appropriate for walkways and plazas.*
- H. *The manufacturer's data or measurement must demonstrate conformance with this section. Cut sheets, a photometric plan analysis, and an exterior lighting plan showing the locations, types, sizes, and heights of all exterior lighting fixtures shall be included with the applicable application submittal.*

Finding: No lighting plan was submitted with this application. A lighting plan compliant with LCMC 17.52.150 must be submitted with the structural permit application.

17.52.160 Required setbacks – Exceptions

- A. *Architectural Features. Architectural features such as cornices, eaves, canopies, sunshades, gutters, chimneys, flues, awnings, and bay windows may project up to 18 inches into a required setback area.*

Finding: The submitted materials do not include any building elevations. However, the proposed accessory storage building is more than 150 feet from any property line, so there will be no encroachment of architectural features.

- B. *Accessory Structures. A required side or rear setback may be reduced to three feet for an accessory structure, provided the structure is detached from other structures by five feet or more and does not exceed a height of one story nor an area of 200 square feet.*

Finding: The proposed accessory structure is more than 150 feet from any property line.

- C. *Fences. Fences, within required setback areas up to and on the property line, may not exceed seven feet in height nor conflict with requirements of a clear vision area as provided in LCMC 17.52.060 or the clear vision areas of adjacent private driveways.*

Finding: The submitted plans do not show any proposed fences.

- D. *Retaining Walls. Retaining walls may be constructed in required setback areas, subject to the following limitations:*
 1. *One or more retaining walls, none of which individually exceeds six feet in height, may be used, in front or street side setback areas provided each successive wall is set back or stepped from the next lowest wall at least one foot for each one foot of height for that wall;*
 2. *Within interior side and rear setback areas a retaining wall may be constructed up to eight feet in height.*
 3. *All building code and structural permitting requirements shall be met prior to construction of any retaining wall.*

Finding: The project does not show any retaining walls on the submitted plans.

- E. *Disabled Access Facilities. Disabled access facilities may be constructed in required setback areas as additions to existing buildings...*
- F. *Bridges. Unenclosed and uncovered pedestrian or vehicular bridges for access to a dwelling may be constructed in a required setback area.*
- G. *Porches, Decks, and Stairs. Unenclosed and uncovered porches, decks, and stairs may be constructed in a required setback area, provided no part of the porch, deck, or stairs is more than 30 inches above the ground or otherwise requires a building permit.*

Finding: The project does not show any proposed disabled access facilities, bridges, porches, decks, or stairs.

17.52.170 Solid waste, garbage, trash, recycling, and composting receptacle storage areas.

All solid waste, garbage, trash, recycling, and composting receptacles shall be located within a building or within an enclosure which screens the receptacle from the view of adjacent property and from right-of-way, except those receptacles associated with a detached single-unit dwelling, attached single-unit dwelling, duplex, or manufactured home.

Finding: The applicant materials do not show that any solid waste receptacle storage areas are proposed, nor are any needed for the accessory building. The site has existing solid waste receptacle storage areas that are screened as part of the police station.

17.52.180 Placement and screening of mechanical equipment

- A. *Any heating, air conditioning, or other mechanical equipment installed on or near a building to be used to serve the building or a function performed therein, and any propane tanks, shall be screened from the ground level view from adjacent property and from right-of-way, except those associated with a detached single-unit dwelling, attached single-unit dwelling, duplex, or manufactured home.*

Finding: The submitted materials do not include a mechanical equipment plan. This will be reviewed for compliance as part of the building permit process.

- B. *Rooftop mechanical units shall not exceed the allowable building height.*

Finding: The submitted materials do not include a mechanical equipment plan. This will be reviewed for compliance as part of the building permit process.

- C. *Ground-mounted mechanical units shall be limited to the sides or rears of buildings and screened from view from adjacent property and from right-of-way.*

Finding: The submitted materials do not include a mechanical equipment plan. This will be reviewed for compliance as part of the building permit process.

- D. *Standpipes, meters, vaults, and similar equipment shall not be placed on a front elevation unless there is no other option.*

Finding: The submitted materials do not include a mechanical equipment plan. This will be reviewed for compliance as part of the building permit process.

17.52.190 Building height limitations

- A. *No structure used for human habitation that exceeds 45 feet in height...*

Finding: The architectural elevations submitted in the application indicate the new building will be 15 feet tall. This standard has been met.

- B. No structure that exceeds 35 feet in height shall be permitted in a residential zone within 500 feet of any shoreline without prior approval as a Type III procedure.*

Finding: The proposed building is not within 500 feet of any shoreline. This standard is not applicable.

- C. No structures used for human occupancy shall be permitted to exceed the building height limitations of the zones in which they are located. To ensure that this standard is met the following rules apply:*

Finding: The maximum building height in the PC zone is 45 feet. The submitted architectural drawings indicate the building will be 15 feet tall. This standard has been met.

17.52.220 Tree protection and removal

Finding: The submitted materials do not include a tree protection and removal plan. As a condition of approval, a tree protection and removal plan shall be submitted as part of the building permit application package.

17.52.230 Public infrastructure improvements

Finding: The site for the proposed accessory structure is a fully-developed with all public infrastructure improvements having been installed as part of the development of the police station.

17.52.300 Traffic impact study (TIS) requirements

- B. A TIS shall accompany a land use application at the request of the city engineer, if the proposal involves one or more of the following:*
- 1. An amendment to the Lincoln City comprehensive plan or zoning map;*
 - 2. A new direct property approach road to US 101;*
 - 3. Likely generation of 50 or more p.m. peak-hour trips on US 101, or 100 or more p.m. peak-hour trips on the local transportation system, according to the Institute of Transportation Engineers (ITE) Trip Generation Manual;*
 - 4. If use on any street or direct property approach road intersecting with US 101 increases by 10 vehicles or more per day that exceed 20,000 pounds gross vehicle weight;*
 - 5. An existing or proposed access driveway that does not meet minimum spacing or sight distance requirements, or a driveway located where vehicles entering or leaving the property are restricted, or such vehicles are likely to queue or hesitate at an approach or access connection, thereby creating a safety hazard; or*
 - 6. A change in internal traffic patterns that may cause safety problems, such as back-up onto the highway or traffic crashes in the approach area.*

Finding: The project does not trigger the requirements for a TIS, nor did the city engineer request a TIS for this project.

Chapter 17.55 Landscaping

Finding: The site is a developed site. Required landscaping was installed as part of the overall development of the new police station.

Chapter 17.56 Off-street Parking and Loading Regulations

17.56.030 Number of off-street parking spaces required

- A. *The number of off-street parking spaces required shall be as set forth in Table 17.56.030-1.*

Finding: Table 17.56.030-1 states that storage requires one off-street parking space for each 5,000 square feet for the first 20,000 square feet. The proposed building is 600 square feet, which is less than both 5,000 and 20,000 square feet, so no off-street parking is required.

Chapter 17.76 Procedures

17.76.040 Type II procedure

- A. *General Description. Type II procedures apply to administrative permits and applications. Decisions on administrative applications are made by the director, based on reasonably objective approval criteria that require only limited discretion. Type II procedures require public notice and an opportunity for appeal, but do not require a public hearing or a public meeting.*
- B. *When Applicable. Table 17.76.020-1 identifies Type II applications. Applications not listed in Table 17.76.020-1 may be identified as Type II by the director based on the general description in this section.*
- C. *Pre-Application Conference. A pre-application conference is not required for Type II procedures.*

Finding: No pre-application conference was held, nor was one required.

- D. *Application Requirements. Type II applications shall:*
1. *Be submitted on application forms provided by the department and shall include all information, exhibits, plans, reports, and signatures requested on the application forms.*
 2. *Be accompanied by the required fee as adopted by city council resolution.*
 3. *Be subject to the completeness review procedure set forth in LCMC 17.76.110(D) and (E).*

Finding: The required application forms and materials were submitted, along with the required fee. The application was deemed complete in accordance with LCMC 17.76.110(D) and (E).

- E. *Public Notice of Application and Comment Period. Type II applications require public notice of receipt of a complete application with an opportunity for area property owners and other interested parties to provide written comment prior to issuance of the decision.*
1. *After a Type II application has been accepted as completed under LCMC 17.76.110(E), the department shall mail a written public notice to the following:*
 - a. *The applicant and applicant's representative;*
 - b. *The owners of record of the subject property;*
 - c. *Property owners of record within 250 feet of the perimeter property line of the property or properties subject to the application, using the most recently provided property tax assessment roll of the Lincoln County assessor's office as provided to the city to determine property owners of record; and*
 - d. *Any neighborhood or community organization or association recognized by the governing body and whose boundaries include the site.*

Finding: The Planning and Community Development Department mailed the public notice of a complete application to the parties noted in LCMC 17.76.040(E)(1)(a) through (d).

2. *The written public notice shall include the following:*
 - a. *A brief description of the request;*
 - b. *The applicable criteria from the ordinance and the comprehensive plan that apply to the application at issue;*

- c. *The street address or other easily understood geographical reference to the subject property;*
 - d. *Statement that failure of an issue to be raised in writing prior to the expiration of the public comment period, or failure to provide statements or evidence sufficient to afford the review authority an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA);*
 - e. *The name of a department staff member to contact and the telephone number where additional information may be obtained; and*
 - f. *Statement that a copy of the application, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for inspection at no cost and will be provided at reasonable cost.*
3. *The failure of a property owner to receive notice does not invalidate the land use action if the notice was sent.*
 4. *Public notices for receipt of complete Type II applications shall include a written comment period of 14 days from the date the notice was mailed for the submission of written comments before the decision is issued.*

Finding: The written public notice contained all the information required in LCMC 17.76.040(E)(2)(a) through (f). The written public notice included the written comment period of 14 days.

F. Review Authority. The review authority for Type II applications shall be the director.

Finding: The Director reviewed the submitted Type II application.

G. Decision.

1. *Based on the criteria and facts contained within the record, the director shall approve, approve with conditions, or deny the request. The decision shall address all relevant approval criteria and consider written comments submitted before the close of the comment period.*

Finding: The relevant approval criteria are addressed in detail throughout this staff report. Consideration of the written comments received, if any, is given at the beginning of this report.

2. *The decision is considered final for purposes of appeal on the date the notice of the decision is mailed. Within seven days after the director has issued the decision, a notice of the decision shall be sent by mail to the following:*
 - a. *The applicant and applicant's representative;*
 - b. *The owners of record of the subject property;*
 - c. *Any person, group, agency, association, or organization who submitted written comments during the comment period; and*
 - d. *Any person, group, agency, association, or organization who submitted a written request to receive notice of the decision.*

Finding: Within seven days after the Director has issued the decision, the notice of that decision shall be mailed by the Planning and Community Development Department, pursuant to LCMC 17.76.040(G)(2).

3. *The notice of the decision shall include the following:*
 - a. *A brief description of the request;*
 - b. *A statement of the decision and the applicable approval criteria used in making the decision;*
 - c. *The street address or other easily understood geographical reference to the subject property;*
 - d. *A statement that the decision is final, unless appealed as provided in LCMC 17.76.180;*
 - e. *The requirements for filing an appeal of the decision, including a statement of the date and time by which an appeal must be filed;*
 - f. *A statement that the complete file is available for review; and*

- g. *The name of a department staff member to contact and the telephone number where additional information may be obtained.*

Finding: The Planning and Community Development Department will issue the notice of decision that shall contain all the information noted in subsection 17.76.040.G(3)(a) through (g).

Chapter 17.77 Applications
17.77.070 Development review

- A. *Purpose. The purpose of development review is to establish a coordinated process to ensure that development is in compliance with the requirements of this title.*
- B. *Applicability. Except as exempted in subsection (C) of this section, development review approval is required:*
1. *Before application for or issuance of any nonresidential structural permit, mixed-use structural permit, or any multi-unit residential structural permit on undeveloped sites in the R-M, PC, RC, GC, PI, MW, P, OS, TVC, NP, and OP zones;*
 2. *Prior to commencement of redeveloping existing parking lots or developing new parking lots in any zone.*

Finding: The site is in the PC zone. A nonresidential structural permit is required for the project. Accordingly, development review approval is required prior to such issuance.

- C. *Exemptions. The following are exempt from development review:*
1. *Detached single-unit dwellings, attached single-unit dwellings, attached single-unit dwellings developments, recreational vehicles, manufactured homes, and duplexes;*
 2. *Routine repairs and maintenance;*
 3. *Interior remodeling of an existing building or structure;*
 4. *Temporary structures associated with temporary uses;*
 5. *Accessory structures;*
 6. *Construction, alteration, or maintenance of public infrastructure including streets, traffic control devices, drainage ways, sanitary and storm sewers, storm water quality facilities, water lines, electrical power or gas distribution lines, or telephone or television cable systems;*
 7. *Type I procedures;*
 8. *Exterior remodeling;*
 9. *Expansions of an existing structure; or*
 10. *Restoration or replacement of a damaged, destroyed, demolished or substantially damaged lawful, nonconforming structure or use (see LCMC 17.64.010).*

Finding: New construction is not exempted from development review.

- D. *Procedure. Development review applications are subject to the Type II procedure as described in...*

Finding: The application is being processed as a Type II procedure.

- E. *Submittal Requirements. Type II application submittal requirements are set forth in LCMC 17.76.040 and more specific submittal requirements are provided on application forms and checklists as authorized in LCMC 17.76.110.*

Finding: The required documents were submitted.

- F. Concurrent Applications for Adjustments. Requests for adjustments to standards required in Chapter 17.74 LCMC should be processed concurrently with the development review application, but may be processed with the structure or site development permit application.*

Finding: Design review is not required in the PC zone, so no adjustments for design standards are necessary.

- G. Approval Criteria. To approve an application for development review, the review authority must find that the development, as described in the submitted application, either complies with all of the requirements of this title or will comply with all of the requirements of this title subject to conditions that shall ensure compliance with all of the requirements of this title.*

Finding: Based on an analysis of the submitted application and accompanying materials against the requirements of this title and as detailed throughout this staff report, the project as submitted either complies with all of the requirements of this title or will comply with all of the requirements of this title subject to the conditions of approval that ensure compliance with all requirements of this title.

- H. Conditions of Approval. Pursuant to LCMC 17.76.120, the review authority may impose conditions on the approval of a development review application to ensure compliance with the requirements of this title.*

Finding: Conditions of approval have been imposed to ensure compliance with applicable criteria.

DECISION

Based upon an analysis of the submitted application and accompanying materials against applicable criteria, the Director concludes that all criteria have been or will be met, and thus **APPROVES WITH CONDITIONS** the development review request for development of an accessory storage building at the existing police station, subject to the following conditions:

General

1. This approval notwithstanding, the applicant/property owner/developer shall be responsible for knowledge of and full compliance with all applicable city, state, and federal codes, rules, regulations, codes, rules, standards, and policies, including but not limited to Lincoln City Municipal Code.
2. Structural permits shall not be issued until compliance with applicable codes, rules, regulations, standards, and policies is shown in the materials that accompany the structural permit applications.

Planning

1. An exterior lighting plan showing compliance with LCMC 17.52.150 shall be included with the building permit application package.
2. Pursuant to 17.52.180, any heating, air conditioning, or other mechanical equipment installed on or near a building to be used to serve the building or a function performed therein, and any propane tanks, shall be screened from the ground level view from adjacent property and from right-of-way; rooftop mechanical units shall not exceed the allowable building height; ground-mounted mechanical units shall be limited to the sides or rears of buildings and screened from view from adjacent property and from right-of-way; and standpipes, meters, vaults, and similar equipment shall not be placed on a front elevation unless there is no other option. An exterior mechanical equipment plan shall be submitted with the building permit application showing compliance with all portions of 17.52.180 and shall clearly and readily identify the type and location of all exterior mechanical equipment such that no equipment is on the front of the building or between the front of the building and the front property line and that all equipment is screened from view as per 17.52.180.
3. A tree protection and removal plan shall be submitted as part of the building permit application package.

4. Permit applications shall be submitted and permits shall be issued prior to installation of any permanent signs in compliance with the building code and Chapter 17.72.

Approved by:

Anne Marie Skinner, Director
Planning and Community Development

Date