



Staff Report

HEARING DATE: November 30, 2016

STAFF REPORT DATE: November 23, 2016

TO: Planning Commission

FROM: Steve Regner, Associate Planner *SR*

PROPOSAL: **CU2016-0008 / CU2016-0009 U-Haul Self Storage and Rental**

LOCATION: The site is south of SW Denney Road and west of Highway 217.
Tax Lot 7800 on Washington County Tax Assessor's Map 2S105BC.

SUMMARY: The applicant, AMERCO Real Estate Co., requests approval for two Conditional Use permits to allow self-storage and vehicle rentals in an existing industrial development in the Industrial zone. Self-storage will be located in an existing building, and rental vehicles will be stored in existing surplus parking spaces. No changes to the site or building façades are proposed.

APPLICANT: AMERCO Real Estate Co.
Shannon Marvin, MCP
2727 N Central Avenue-5N
Phoenix, AZ 85004

APPLICANT'S REPRESENTATIVE: AMERCO Real Estate Co./U-Haul International
Shannon Marvin, MCP
7050 SW McEwan Road
Lake Oswego, OR 87035

PROPERTY OWNERS: Glasco Inc & Mercer Holdings Inc,
10760 SW Denney Road
Beaverton, OR 97008

RECOMMENDATION: **APPROVAL of CU2016-0008 / CU2016-0009
U-Haul Self Storage and Rental**

Key Application Dates

Application	Submittal Date	Application Deemed Complete	Final Written Decision Date	240-Day*
CU2016-0008	June 13, 2016	October 5, 2016	February 2, 2017	June 2, 2017
CU2016-0009	June 13, 2016	October 5, 2016	February 2, 2017	June 2, 2017

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	Industrial (IND)	
Current Development	Industrial Complex	
Site Size & Location	The site is bounded by SW Denney Road to the north, Highway 217 and rail lines to the east. The site is approximately 19.75 acres.	
NAC	Vose	
Surrounding Uses	Zoning: <u>North:</u> Industrial <u>South:</u> Office Industrial – Washington Square <u>East:</u> Right of Way <u>West:</u> R7	Uses: <u>North:</u> Industrial - Varied <u>South:</u> Office Industrial <u>East:</u> Tri-Met Rail and Highway 217 <u>West:</u> Fanno Creek Greenway

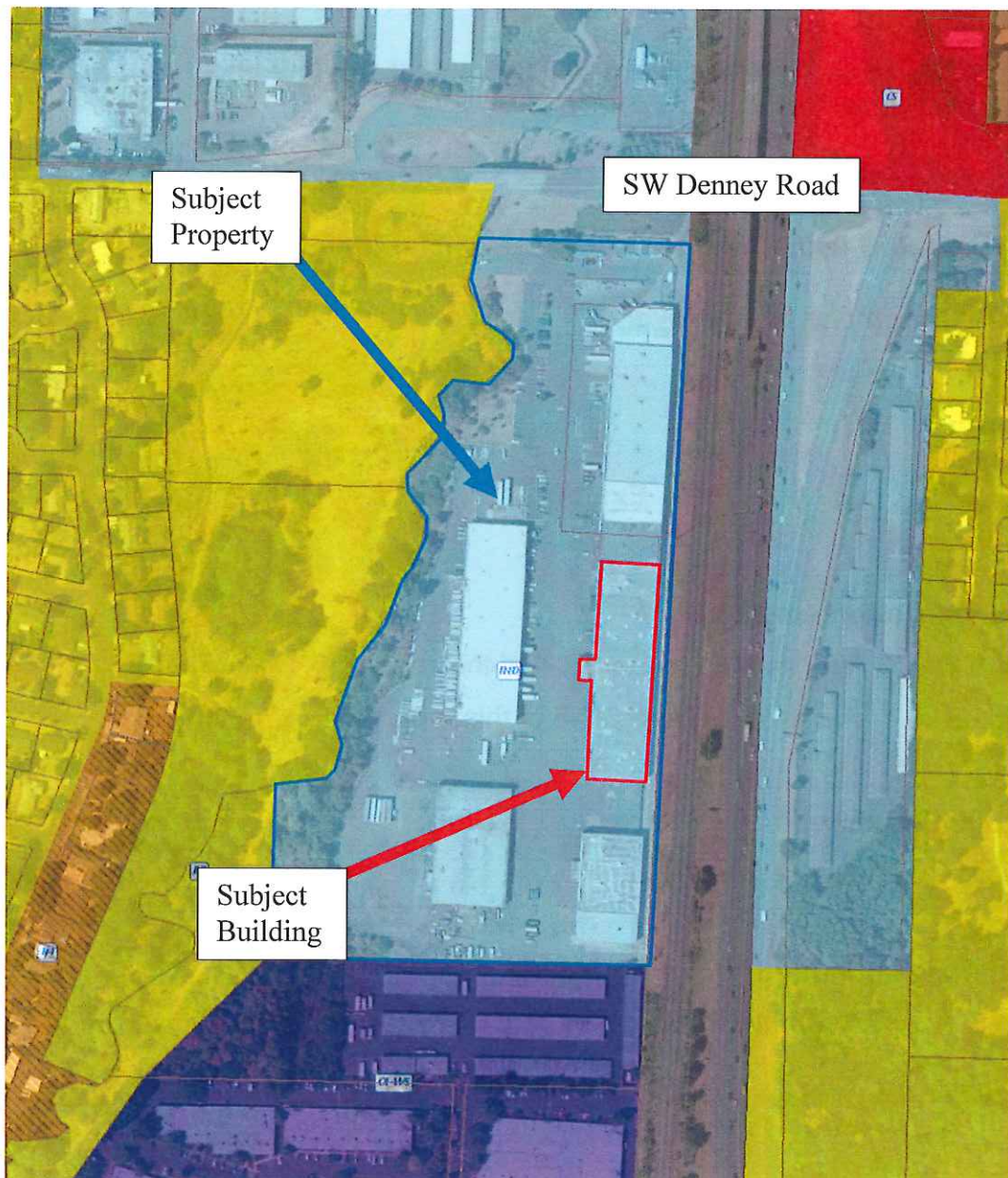
DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

Attachments:

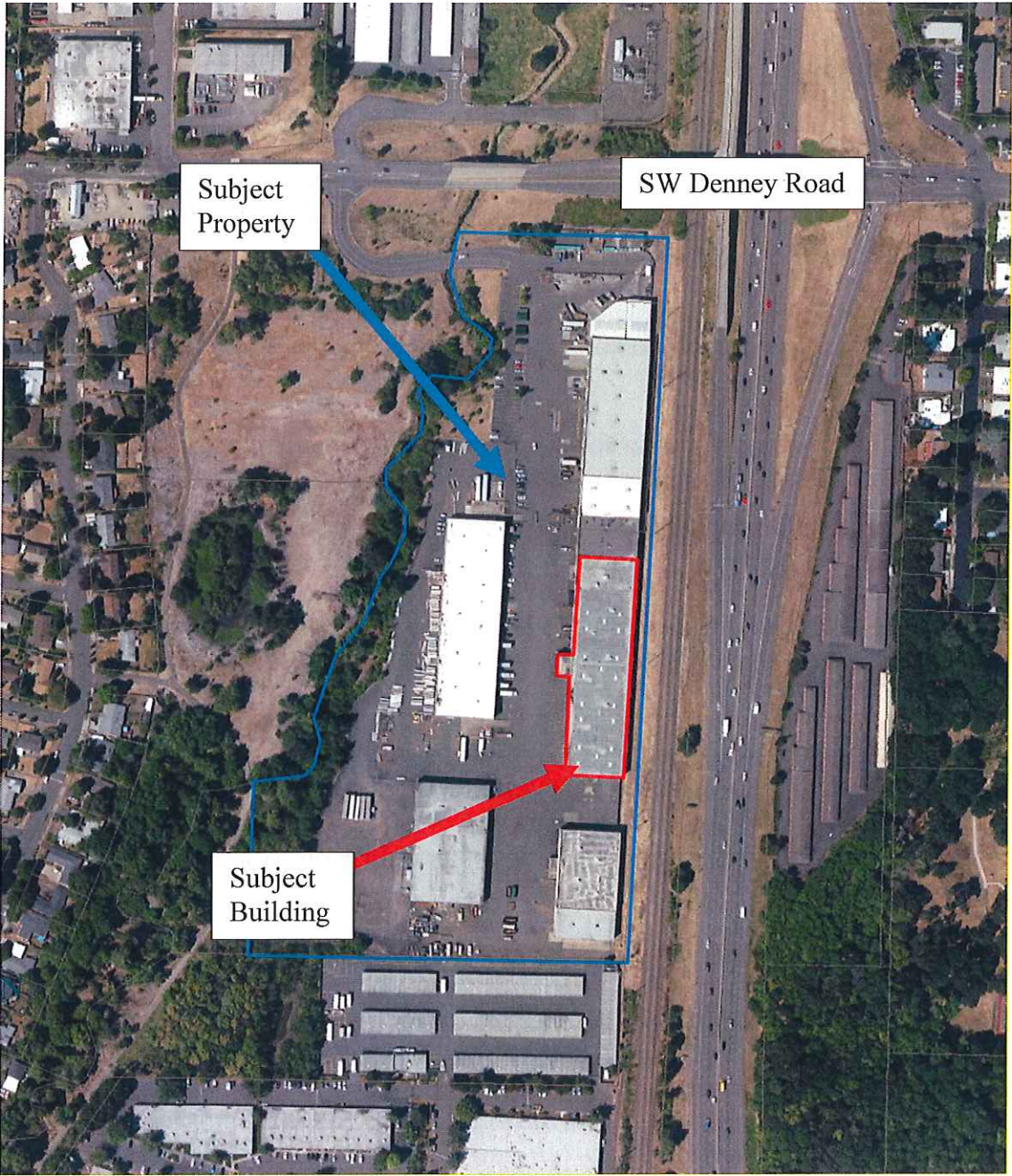
	<u>Page No.</u>
<u>Attachment A:</u> Facilities Review Committee Technical Review and Recommendation Report	FR1 – FR6
<u>Attachment B:</u> CU2016-0008 <i>Conditional Use – Self Storage</i>	CU(1)1-CU(1)3
<u>Attachment C:</u> CU2016-0009 <i>Conditional Use – Vehicle Rental</i>	CU(2)1-CU(2)3
<u>Attachment D:</u> <i>Conditions of Approval</i>	COA1- COA2

Exhibits

- Exhibit 1. Materials submitted by Staff**
- Exhibit 1.1 Vicinity Map (page SR-4 of this report)
 - Exhibit 1.2 Aerial Map (page SR-5 of this report)
- Exhibit 2. Public Comment**
- No Public Comment Received
- Exhibit 3. Materials submitted by the Applicant**
- Exhibit 3.1 Submittal Package



**CU2016-0008 / CU2016-0009
U-Haul Self Storage and Rental
Zoning Map**



**CU2016-0008 / CU2016-0009
U-Haul Self Storage and Rental
Aerial Map**

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
U-Haul Self Storage and Rental
CU2016-0008 / CU2016-0009**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- **All twelve (12) criteria are applicable to the submitted Conditional Use applications as submitted.**

A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

Chapter 90 of the Development Code defines "critical facilities" as services that include public water, public sanitary sewer, storm water drainage and retention, transportation and fire protection. The site is an existing development and no external physical changes are proposed and only minor interior changes to the site are proposed; therefore, the existing critical facilities will continue to serve the site.

Therefore, the Committee finds the proposal meets the criterion for approval.

B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.

Chapter 90 of the Development Code defines "essential facilities" as services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. The site is within the City of Beaverton Police Department service area. The project is proposed within the Beaverton School District; however it does not involve residential uses and therefore will not affect BSD.

The subject site is not directly served by Tri-Met public transportation. The nearest transit stops are located near the intersection of SW Denney Road and SW Scholls Ferry Road, which is approximately 2/3 mile from the site's driveway to SW Denney Road.

The subject property does not directly abut SW Denney Road, therefore the applicant cannot provide the missing sidewalk and bicycle lane improvements along SW Denney Road as the required property is not under the applicant's control.

This proposal does not include any physical improvements of the site. The Committee has reviewed the proposal and has found that the essential facilities and services to serve the site are adequate to accommodate the proposal as conditioned.

Therefore, the Committee finds the proposal meets the criterion for approval.

C. *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).*

Staff cites the findings in the Code Conformance Analysis chart at the end of the report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Industrial (IND) zoning district, as applicable to the above mentioned criteria. This proposal does not include any physical improvements of the site.

Therefore, the Committee finds the proposal meets the criterion for approval.

D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.*

Staff cites the findings in the Code Conformance Analysis chart at the end of the report, which evaluates the project as it relates the applicable Code requirements of Chapter 60 for the site. This proposal does not include any physical improvements.

Therefore, the Committee finds the proposal meets the criterion for approval.

E. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.*

No new development is proposed with this application, as such, the proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude the required maintenance of the private infrastructure and facilities on the site.

Therefore, the Committee finds the proposal meets the criterion for approval.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

The applicant proposes no changes to the existing site. The applicant's narrative explains that when a customer rents a vehicle, staff will retrieve the rented vehicle from the storage area at the north end of the site and bring the vehicle to the proposed U-Haul building retail space for customer pick-up.

Therefore, the Committee finds the proposal meets the criterion for approval.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

Although the pedestrian circulation system to the property is essentially non-existent, the applicant is not proposing any exterior changes to the site. Due to the existing topography and natural resource areas, creating new pedestrian connections to the public right-of-way is impractical, especially since this segment of SW Denney Road lacks sidewalks on the south side of the street.

Therefore, the Committee finds the proposal meets the criterion for approval.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

The Committee provided Tualatin Valley Fire and Rescue (TVF&R) with an opportunity to comment on the project proposal as submitted; the District has not provided any comments on the application.

The proposed interior modifications to the existing building will be reviewed for compliance with applicable building and fire codes.

No changes to the existing exterior structures and facilities are proposed.

Therefore, the Committee finds the proposal meets the criterion for approval.

- I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

The site is an existing development and no physical changes to the site are proposed. Therefore, there will be no impact to any of the critical facilities and services that serve the site. Any future changes to the building or site must comply with all applicable adopted Codes and standards.

Therefore, the Committee finds the proposal meets the criterion for approval.

- J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

The request for Conditional Use permits for a new self-storage facility and equipment rental facility does not include any exterior physical improvements on the site. Therefore, this criterion is not applicable

Therefore, the Committee finds the criterion is not applicable.

- K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

The site has accessible parking and access to routes which meet current standards. No exterior changes are proposed. The interior changes for the new uses will be required to comply with current ADA standards.

Therefore, the Committee finds the proposal meets the criterion for approval.

- L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.***

The applicant submitted the application on June 13, 2016 and was deemed complete on October 5, 2016. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds the proposal meets the criterion for approval.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Industrial (IND) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Sections 20.15.20			
Conditional Uses	Self-Storage Facilities; Auto, Truck and Trailer Rental	Applicant proposes a U-Haul self-storage facility and equipment rental facility.	Yes, if approved
Development Code Section 20.15.15			
Minimum Lot Area	None	17.3 acres	Yes
Minimum Lot Dimensions	Width: None Depth: None	Not applicable, no new lots proposed	N/A
Yard Setbacks Minimums: Front Side Rear	35 feet 10 feet None	Not applicable, no physical improvements proposed	N/A
Maximum Building Height	45 feet	Not applicable, no physical improvements proposed	N/A

Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05 Off-Street Loading			
Required Loading Spaces	No loading spaces required for vehicle rental or self storage facilities.	Not part of proposal	N/A
Development Code Section 60.30 Off-Street Parking			
Minimum Off-Street Vehicular Parking Spaces	Retail: 3.3 spaces/1000 sf Service: 3.0 spaces/1000 sf Manufacturing: 1.6 spaces/1000 sf Warehousing/storage: 0.3 spaces/1000 sf	According to the applicant, the total requirement for the site is 95 parking spaces. The site has 135 existing spaces. 27 existing spaces, which are surplus parking, are designated for equipment rental parking.	Yes
Minimum Off-Street Bicycle Parking	2 short term spaces	The applicant will provide 2 short term spaces as a condition of approval.	Yes, with COA
Development Code Section 60.55 Transportation			
Traffic Management Plan	Required if adding 20+ trips/hour to residential street.	Streets carrying vehicle trips related to this use are not residential streets.	N/A
Traffic Impact Analysis	Required if adding 200+ new vehicles per day in overage weekday trips, net.	The expected number of daily trips will not meet the minimum threshold.	N/A

**CU2016-0008
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE APPROVAL – SELF-STORAGE**

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Therefore, the Committee finds that the proposal meets the criteria.

Section 40.15.15.3.C New Conditional Use Approval Criteria:

In order to approve a New Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Conditional Use application.*

The applicant proposes to convert an existing building for use as a Self-Storage Facility in the Industrial Zoning District. Per Section 20.15.20.5.B of the Development Code, Self-Storage Facilities are classified in the Conditional Use category. The Self-Storage use does not currently exist on the subject site, consequently it requires a New Conditional Use permit. Therefore, the proposal satisfies the threshold for a New Conditional Use application, as noted above.

Therefore, staff finds the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant paid the required fee associated with a New Conditional Use application.

Therefore, staff finds the proposal meets the criterion for approval.

3. The proposal will comply with the applicable policies of the Comprehensive Plan.

The applicant's response to Criterion No. 3 states that the proposal will comply with the applicable policies of the Comprehensive Plan. The applicant has responded to the applicable sections of the Comprehensive Plan.

Staff cites the following Comprehensive Plan policies and associated findings as applicable to this criterion:

Chapter 3 Land Use

Section 3.12 Industrial Development

Goal 3.12.1: Attractive, compatible industrial, manufacturing, warehouse, and heavy industrial development at locations in the City served by good transportation networks.

Policies

- a) *Regulate new development in Industrial Areas to maintain economic function while buffering incompatible adjacent uses.*

The applicant states that the proposal is not new development, rather the interior renovation and reuse of an existing building in an industrial development. No site or exterior building modifications are proposed with this proposal. The proposed storage facility will repurpose a vacant building space while causing little to no negative impacts to surrounding on site businesses. The surrounding uses include Highway 217, other industrial uses, and the Fanno Creek Greenway. The self-storage building is not expected to have any negative impacts on the adjacent uses.

Chapter 8 Environmental Quality and Safety

Section 8.4 Noise

Goal 8.4.1 Create a protective and healthy acoustical environment within the City.

Policies

- a) *Noise impacts shall be considered during development review processes.*

The applicant states that the proposal for an interior renovation and no changes are planned for the existing interior site. The new interior self-storage facility will have no effect on the noise factors in the area. Currently, the applicant expects the self-storage facility to have the following hours of operation:

Monday-Saturday: 7:00 am – 7:00 pm
Sunday: 9:00 am – 5:00 pm

However, the applicant has stated that they would like offer 24 hour controlled access to its customers in the future. Staff notes that there are not hours of operations limitations in the Industrial Zone.

Staff concurs with the applicant's assessment that proposed use will have limited noise impacts. The other manufacturing uses on site, plus the proximity to Highway 217 contribute to a relatively high ambient noise level. Staff does not expect the self-storage use to cause any noise impacts higher than surrounding existing uses.

Therefore, staff finds the proposal meets the criterion for approval.

4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

The applicant states the proposed project is an interior renovation only and no changes are proposed to the site. The existing building already is reasonably accommodated by the site. Staff concurs with the applicant, noting that the site is large and relatively flat, and does not encroach in to the flood plain on the western edge of the site.

Therefore, staff finds the proposal meets the criterion for approval.

5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

The applicant states that the project is an interior renovation only. The parcel is a fully developed industrial site, with five industrial buildings on site. Surrounding uses to the north, east and west include self-storage uses, and residential uses to the west are buffered by the Fanno Park Greenway.

Staff finds that the size, location and functional characteristics of the proposal are reasonably compatible with and have minimal impact on surrounding uses.

Therefore, staff finds the proposal meets the criterion for approval.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant submitted the application for a Conditional Use on June 13, 2016 and was deemed complete on October 5, 2016. A second Conditional Use application is being processed concurrently with the subject request for a New Conditional Use for Auto, Truck, and Trailer Rental.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **CU2016-0008 (U-Haul Self Storage and Rental)**, subject to the conditions of approval in Attachment D.

CU2016-0009
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE APPROVAL – VEHICLE RENTAL

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Therefore, the Committee finds that the proposal meets the criteria.

Section 40.15.15.3.C New Conditional Use Approval Criteria:

In order to approve a New Conditional Use application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. *The proposal satisfies the threshold requirements for a Conditional Use application.*

The applicant proposes to convert a portion of an existing building and an existing parking lot for use as a Vehicle Rental Facility in the Industrial Zoning District. Per Section 20.15.20.7.A of the Development Code, Auto, Truck, and Trailer Rental is classified in the Conditional Use category. The Vehicle Rental use does not currently exist on the subject site. Therefore, the proposal satisfies the threshold for a New Conditional Use application, as noted above.

Therefore, staff finds the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant paid the required fee associated with a New Conditional Use application.

Therefore, staff finds the proposal meets the criterion for approval.

3. *The proposal will comply with the applicable policies of the Comprehensive Plan.*

The applicant's response to Criterion No. 3 states that the proposal will comply with the applicable policies of the Comprehensive Plan. The applicant has responded to the applicable sections of the Comprehensive Plan.

Staff cites the following Comprehensive Plan policies and associated findings as applicable to this criterion:

Chapter 3 Land Use

Section 3.12 Industrial Development

Goal 3.12.1: Attractive, compatible industrial, manufacturing, warehouse, and heavy industrial development at locations in the City served by good transportation networks.

Policies

- a) *Regulate new development in Industrial Areas to maintain economic function while buffering incompatible adjacent uses.*

The applicant states that the proposal is not new development, rather the interior renovation and reuse of an existing building and utilization of existing parking spaces for vehicles storage in an industrial development. No site or exterior building modifications are proposed with this proposal. The proposed retail and vehicle rental storefront will repurpose a vacant building space while causing little to no negative impacts to surrounding on site businesses. The surrounding uses include a highway, other industrial uses, and the Fanno Creek Greenway. The vehicle rental use occupies surplus parking spaces and is not expected to have any negative impacts on surrounding development or use feasibility for other uses on site.

Chapter 8 Environmental Quality and Safety

Section 8.4 Noise

Goal 8.4.1 Create a protective and healthy acoustical environment within the City.

Policies

- a) *Noise impacts shall be considered during development review processes.*

The applicant states that the proposal for an interior renovation and outdoor parking of rental vehicles and equipment in existing parking spaces. The new interior vehicle rental and retail storefront will have no effect on the noise factors in the area. Currently, the applicant expects the self-storage facility to have the following hours of operation:

Monday-Saturday: 7:00 am – 7:00 pm

Sunday: 9:00 am – 5:00 pm

Staff notes that noise created from the operation of the rental vehicles will create no more noise than a normal vehicle entering or exiting the site. The applicant states that all servicing of the vehicles will be done at an off-site location. Vehicle cleaning is the only servicing proposed to be done to the vehicles on-site.

Staff concurs with the applicant's assessment that proposed use will have limited noise impacts. The other manufacturing uses on site, plus the proximity to Highway

217 contribute to a relatively high ambient noise level. Staff does not expect the self-storage use to cause any noise impacts higher than surrounding existing uses.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

The applicant states that the retail and rental use is interior only in an existing building and no changes are proposed to the site or the building façade. Rental vehicle storage will be located within existing surplus parking spaces. Staff concurs, noting the site already reasonably accommodates the existing industrial building, and the existing adjacent parking lot can accommodate customer parking.

Therefore, staff finds the proposal meets the criterion for approval.

5. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

The applicant states that the proposed project is for an interior renovation only, coupled with outdoor storage of rental vehicles, and no changes are proposed to the existing site. The parcel is a fully developed industrial site, with five industrial buildings on site. Surrounding uses to the north, east and west include self-storage uses, and residential uses to the west are buffered by the Fanno Park Greenway.

Staff finds that the size, location and functional characteristics of the proposal are reasonably compatible with and have minimal impact on surrounding uses.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant submitted the application for a Conditional Use on June 13, 2016 and was deemed complete on October 5, 2016. A second Conditional Use application is being processed concurrently with the subject request for a New Conditional Use for Self-Storage.

Therefore, staff finds that by meeting the conditions of approval, the criterion is met.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **CU2016-0009 (U-Haul Self Storage and Rental)**, subject to the conditions of approval in Attachment D.

**CONDITIONS OF APPROVAL
U-Haul Self Storage and Rental
CU2016-0008 / CU2016-0009**

Prior to Final Occupancy

1. The applicant shall provide two short term bike parking spaces that meet all applicable City standards. The bike rack shall be inverted U-type or staple-type racks that measure at least 30 inches wide by 36 inches tall, centered within parking areas of 6 feet by 4 feet. (Planning/SR & Transportation / KR)

CU2016-0008 Self-Storage New Conditional Use:

2. In accordance with Section 50.90.1 of the Development Code, Conditional Use approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code. (Planning/SR)
3. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site or structure unless otherwise specified in conditions attached to the permit. (Planning/SR)
4. The proposed project shall comply with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The 2012 edition of the International Building Code as published by the International Code Conference and amended by the State of Oregon (OSSC); The 2009 edition of the International Residential Code as published by the International Code Conference and amended by the State of Oregon (ORSC); 2012 International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the 2012 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the 2014 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2012 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC). (Building/BR)

CU2016-0009 Vehicle Rental New Conditional Use:

5. In accordance with Section 50.90.1 of the Development Code, Conditional Use approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code. (Planning/SR)
6. The applicant shall ensure that at all times, rental vehicles and equipment are parked or stored only in the approved parking spaces as shown on Exhibit A of the approved plans. (Planning/SR)

7. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site or structure unless otherwise specified in conditions attached to the permit. (Planning/SR)
8. All Automotive Servicing of rental vehicles and equipment shall be conducted off-site. (Planning/SR)
9. The proposed project shall comply with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The 2012 edition of the International Building Code as published by the International Code Conference and amended by the State of Oregon (OSSC); The 2009 edition of the International Residential Code as published by the International Code Conference and amended by the State of Oregon (ORSC); 2012 International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the 2012 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the 2014 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2012 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC). (Building/BR)

