



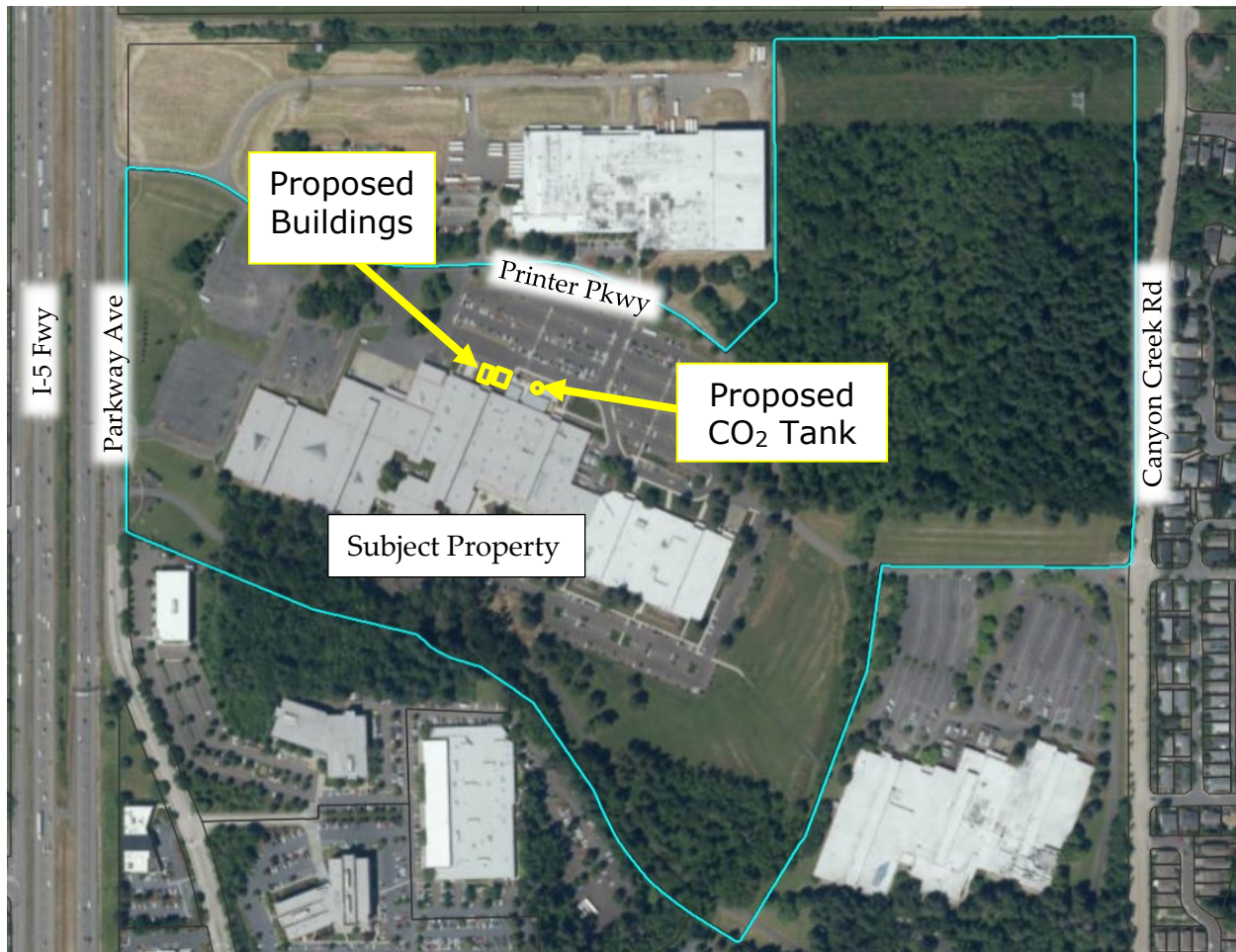
Exhibit A1
Staff Report
Wilsonville Planning Division
Twist Bioscience Storage Buildings
Development Review Board Panel '**BA**'
Quasi-Judicial Public Hearing
Amended and Adopted August 10, 2026
Added language ***bold italics underline***
Removed language ~~struck through~~

Hearing Date:	August 10, 2026
Date of Report:	August 3, 2026
Application No.:	DB25-0008 Twist Bioscience Storage Buildings
Request/Summary:	The requests before the Development Review Board include a Stage 2 Final Plan Modification, Site Design Review, and Type C Tree Plan.
Location:	The property is specifically known as Tax Lot 511, Section 12, Township 3 South, Range 1 West, Willamette Meridian, City of Wilsonville, Clackamas County, Oregon
Owner:	SKB-Parkworks LLC (Contact: Matt Morvai)
Applicant:	Twist Bioscience (Contacts: Emily LeProust and Rod Walston)
Applicant's Representative:	Mackenzie (Contact: Sid Hariharan Godt)
Comprehensive Plan Designation:	Industrial
Zone Map Classification:	PDI (Planned Development Industrial)
Staff Reviewers:	Sarah Pearlman, Associate Planner Amy Maag, Development Engineering Manager
Staff Recommendation:	<u>Approve with conditions</u> the requested Stage 2 Final Plan Modification, Site Design Review, and Type C Tree Plan.

Applicable Review Criteria:

<u>Development Code:</u>	
Section 4.001	Definitions
Section 4.008	Application Procedures-In General
Section 4.009	Who May Initiate Application
Section 4.010	How to Apply
Section 4.011	How Applications are Processed
Section 4.014	Burden of Proof
Section 4.031	Authority of the Development Review Board
Subsection 4.035 (.04)	Site Development Permit Application
Subsection 4.035 (.05)	Complete Submittal Requirement
Section 4.110	Zones
Section 4.117	Standards Applying to Industrial Development in All Zones
Section 4.118	Standards Applying to Planned Development Zones
Section 4.135	Planned Development Industrial (PDI) Zone
Section 4.140	Planned Development Regulations
Section 4.154	On-site Pedestrian Access and Circulation
Section 4.155	Parking, Loading, and Bicycle Parking
Section 4.156.01 through 4.156.11	Signs
Section 4.167	Access, Ingress, and Egress
Section 4.171	Protection of Natural Features and Other Resources
Section 4.175	Public Safety and Crime Prevention
Section 4.176	Landscaping, Screening, and Buffering
Section 4.177	Street Improvement Standards
Section 4.179	Mixed Solid Waste and Recycling
Sections 4.199.20 through 4.199.60	Outdoor Lighting
Sections 4.300 through 4.320	Underground Utilities
Sections 4.400 through 4.440 as applicable	Site Design Review
Sections 4.600 through 4.640.20	Tree Preservation and Protection
<u>Other Planning Documents:</u>	
Wilsonville Comprehensive Plan	
Previous Land Use Approvals	

Vicinity Map:



Background:

The existing building and the surrounding properties were originally approved in the late 1970s as the headquarters of Tektronix, a single tenant. In 2015, a portion of the property was sold to Scanlan Kemper Bard (SKB), who completed a number of improvements to convert the single tenant headquarters into a multi-tenant industrial park. In 2020, the Development Review Board (DRB) approved a Stage 2 Final Plan Modification, Site Design Review, Type C Tree Plan, Master Sign Plan, and Significant Resource Overlay Zone (SROZ) Review (Case File No. DB20-0028 et seq.) to enable SKB to make updates to parking, landscaping, building architecture, and signage to finalize the conversion of the site to a multi-tenant industrial park. Shortly after these updates, the property owner signed a lease with Twist Bioscience, a manufacturer of synthetic DNA, to occupy 100,000 square feet of the 350,000 square foot building. In 2021, an administrative approval (Case File No. AR21-0018) was issued to enable Twist Bioscience to add an outdoor storage yard for flammable liquid solvents that could not be stored internally along with minor architectural modifications for two new dock doors and additional windows.

Twist Bioscience now has need for additional storage space for hazardous materials and biowaste storage and proposes two accessory storage buildings on the north side of the building along with a covered concrete loading area to serve the buildings. Twist Bioscience also proposes the addition of a CO₂ tank in the previously approved outdoor storage yard and minor modifications to the storage yard and adjacent landscaping to provide adequate space around the proposed CO₂ tank and an existing nitrogen tank. To accommodate the required space around the tanks, the applicant proposes the removal and replacement of three landscape trees in an existing landscape area.

Summary:

Stage 2 Final Plan Modification

The Stage 2 Final Plan Modification includes the addition of two storage buildings totaling approximately 2,000 square feet and an outdoor loading area with a canopy to serve the storage buildings, as well as an approximately 50-foot CO₂ tank within an existing equipment and storage yard and a minor pad expansion to accommodate the required non-combustible radii around the proposed tank as well as an existing nitrogen tank. The proposed modifications are consistent with the Planned Development Industrial (PDI) Zone for an existing, industrial tenant. This review ensures that the modifications meet or exceed all applicable City standards. See Request A.

Site Design Review

The scope of Site Design Review includes review of the design, architecture, location, and context of the proposed storage buildings and site improvements, such as landscaping, lighting, and exterior colors and finishes. The proposed storage buildings match the existing, primary building in terms of materials and colors. The applicant proposes minor modifications to existing landscaping, including the removal and replacement of three (3) Douglas fir landscape trees, to accommodate a minor expansion of the existing equipment and storage yard to provide a clear radius around an existing nitrogen tank and proposed CO₂ tank. See Request B.

Type C Tree Removal Plan

The applicant proposes the removal of three (3) Douglas fir landscape trees. Three (3) additional Douglas fir landscape trees are planned for preservation. The applicant proposes replanting three (3) new Douglas fir trees within the same landscape area as the removed trees, which conforms to the 1:1 mitigation ratio required by the development code. See Request C.

Public Comments and Responses:

No public comments were received during the comment period for the project.

Conclusion and Conditions of Approval:

Staff reviewed the Applicant's analysis of compliance with the applicable criteria. The Staff report adopts the applicant's responses as Findings of Fact except as noted in the Findings. Based on the Findings of Fact and information included in this Staff Report, and information received from a duly advertised public hearing, Staff recommends that the Development Review Board approve the proposed application (DB25-0008) with the following conditions:

Planning Division Conditions:

Request A: Stage 2 Final Plan Modification (STG225-0006)

PDA 1.	General: The approved modified final plan shall control the issuance of all building permits and shall restrict the nature, location and design of all uses. Minor changes in an approved preliminary or final development plan may be approved by the Planning Director through the Class 1 Administrative Review Process if such changes are consistent with the purposes and general character of the development plan. All other modifications shall be processed in the same manner as the original application and shall be subject to the same procedural requirements. See Finding A13.
PDA 2.	Prior to Final Occupancy: All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties. See Finding A40.

Request B: Site Design Review (SDR25-0008)

PDB 1.	General: Construction, site development, and landscaping shall be carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. Minor revisions may be approved by the Planning Director through administrative review pursuant to Section 4.030. See Finding B15.
PDB 2.	Prior to Temporary Occupancy: All landscaping required and approved by the Board shall be installed prior to issuance of any occupancy permits, unless security equal to one hundred and ten percent (110%) of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six (6) months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City will be returned to the applicant. See Finding B30.
PDB 3.	Ongoing: The approved landscape plan is binding upon the applicant/owner. Substitution of plant materials, irrigation systems, or other aspects of an approved

	landscape plan shall not be made without official action of the Planning Director or Development Review Board, pursuant to the applicable sections of Wilsonville's Development Code. See Finding B31.
PDB 4.	<u>Ongoing:</u> All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered as allowed by Wilsonville's Development Code. See Findings B32 and B33.
PDB 5.	<u>Prior to Temporary Occupancy:</u> The following requirements for planting of coniferous trees shall be met: • All trees shall be well branched and typical of their type as described in current AAN Standards and shall be balled and burlapped. • All large conifer trees shall be installed at a minimum height of eight (8) feet. See Finding B34.
PDB 6.	<u>Prior to Temporary Occupancy:</u> Plant materials shall be installed to current industry standards and be properly staked to ensure survival. Plants that die shall be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. See Finding B36.
PDB 7.	<u>Prior to Building Permit Issuance:</u> The applicant shall provide documentation demonstrating compliance with the Oregon Energy Efficiency Code, Exterior Lighting See Finding B43.
PDB 8.	<u>Prior to Building Permit Issuance:</u> Final review of the proposed building lighting's conformance with the Outdoor Lighting Ordinance will be determined at the time of Building Permit Issuance. See Findings B39 through B46.

Request C: Type C Tree Plan (TPLN25-0005)

PDC 1.	<u>General:</u> This approval for removal applies only to the three (3) Douglas fir landscape trees identified in the applicant's submitted materials. All other trees on the property shall be maintained unless removal is approved through separate application.
PDC 2.	<u>Prior to Grading Permit Issuance:</u> The Applicant shall submit an application for a Type 'C' Tree Removal Permit on the Planning Division's Development Permit Application form, together with the applicable fee. In addition to the application form and fee, the applicant shall provide the City's Planning Division an accounting of trees to be removed within the project site, corresponding to the approval of the Development Review Board. The applicant shall not remove any trees from the project site until the tree removal permit, including the final tree removal plan, have been approved by the Planning Division staff.
PDC 3.	<u>Prior to Temporary Occupancy / Ongoing:</u> The permit grantee or the grantee's successors-in-interest shall cause the replacement trees to be staked, fertilized and mulched, and shall guarantee the trees for two (2) years after the planting date. A "guaranteed" tree that dies or becomes diseased during the two (2) years after planting shall be replaced.

PDC 4.	<u>Prior to Commencing Site Grading:</u> Prior to site grading or other site work that could damage trees, the applicant/owner shall install 6-foot-tall chain-link fencing around the drip line of preserved trees. Removal of the fencing around the identified trees shall only occur if it is determined the trees are not feasible to retain. The fencing shall comply with Wilsonville Public Works Standards Detail Drawing RD-1230. Protective fencing shall not be moved or access granted within the protected zone without arborist supervision and notice of the City of the purpose of proposed movement of fencing or access. See Findings C6 and C13.
PDC 5.	<u>Prior to Temporary Occupancy:</u> The replacement trees shall be planted within one (1) year of removal. See Finding C9.
PDC 6.	<u>Prior to Temporary Occupancy / Ongoing:</u> The three (3) replacement trees shall measure two inches caliper or more in diameter or equivalent and shall be state Department of Agriculture Nursery Grade No. 1 or better. The permit grantee or the grantee's successors-in-interest shall cause the replacement tree to be staked, fertilized and mulched, and shall guarantee the tree for two (2) years after the planting date. A "guaranteed" tree that dies or becomes diseased during the two (2) years after planting shall be replaced. See Finding C10.
PDC 7.	<u>General:</u> The trees to be planted shall consist of nursery stock that meets requirements of the American Association of Nurserymen (AAN) American Standards for Nursery Stock (ANSI Z60.1) for top grade. See Finding C11.

The following Conditions of Approval are provided by the Engineering, Natural Resources, or Building Divisions of the City's Community Development Department or Tualatin Valley Fire and Rescue, all of which have authority over development approval. A number of these Conditions of Approval are not related to land use regulations under the authority of the Development Review Board or Planning Director. Only those Conditions of Approval related to criteria in Chapter 4 of Wilsonville Code and the Comprehensive Plan, including but not limited to those related to traffic level of service, site vision clearance, recording of plats, and concurrency, are subject to the Land Use review and appeal process defined in Wilsonville Code and Oregon Revised Statutes and Administrative Rules. Other Conditions of Approval are based on City Code chapters other than Chapter 4, state law, federal law, or other agency rules and regulations. Questions or requests about the applicability, appeal, exemption or non-compliance related to these other Conditions of Approval should be directed to the City Department, Division, or non-City agency with authority over the relevant portion of the development approval.

Engineering Division Conditions:

PF 1.	<u>With the Building Permit Application:</u> Submit construction drawings showing how the proposed development meets the City's stormwater source control standards. <u>Prior to Final Engineering Inspection:</u> Source control measures shall be installed, inspected and approved by the City.
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Master Exhibit List:

The entry of the following exhibits into the public record by the Development Review Board confirms its consideration of the application as submitted. The exhibit list below includes exhibits for Planning Case File DB25-0008. The exhibit list below reflects the electronic record posted on the City's website and retained as part of the City's permanent electronic record. Any inconsistencies between printed or other electronic versions of the same Exhibits are inadvertent and the version on the City's website and retained as part of the City's permanent electronic record shall be controlling for all purposes.

Planning Staff Materials

- A1. Staff report and findings (this document)
- A2. Staff's Presentation Slides for Public Hearing (to be presented at Public Hearing)

Materials from Applicant – *Available Under a Separate Cover*

- B1. Signed Application Forms
 - Land Use Narrative
 - Stormwater Management Memo
 - Preliminary Title Report
 - TVF&R Service Provider Letter
- B2. **Drawing Package:**
 - Aerial Site Map
 - G0.01 General Project Information
 - G3.10 Public Way View
 - Civil**
 - C0.01 Civil General Notes
 - C1.01 Tree Removal and Protection Plan
 - C1.10 Site Plan
 - C1.20 Grading Plan
 - C1.30 Utility Plan
 - Architectural**
 - A1.10 Architectural Site Plan
 - A1.11 Enlarged Floor Plan
 - A1.20 Enlarged Roof Plan
 - A2.10 Storage Exterior Elevations – East Building
 - A2.10 Hazardous Storage Exterior Elevations – West Building
 - A9.10 Renderings
 - Electrical**
 - E201.1 Lighting Photometrics
- B3. Luminaire Cutsheets
- B4. Incomplete Application Response Letter – February 5, 2026
- B5. Traffic Study Waiver Confirmation Letter – September 24, 2025**

Development Review Team Correspondence

C1. Engineering Division Conditions

Other Correspondence

None received

Procedural Statements and Background Information:

1. The statutory 120-day time limit applies to this application. The applicant first submitted the application for Stage 2 Final Plan Modification, Site Design Review, and Type C Tree Plan on November 17, 2025. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on December 12, 2025. The applicant submitted additional material on February 17, 2026. Staff conducted a completeness review within the statutorily allowed 30-day review period and found the application to be incomplete on March 17, 2026. The applicant submitted additional materials on April 21, 2026. Staff conducted a third completeness review within the statutorily allowed 30-day review period and found the application to be complete on May 16, 2026. The City must render a final decision for all requests, including any appeals, by September 8, 2026.
2. Surrounding land uses are as follows:

Compass Direction	Zone:	Existing Use:
North:	PDI	Sysco
East:	PDI	Parkway Avenue/FLIR Systems/OIT
South:	PDI	Grace Chapel
West:	N/A	Interstate 5

3. Previous Planning Approvals:

74DR08 – Tektronix Preliminary Site Plan & Final Site Plan
74RZ03 – Zone Change
78DR05 – Site Development and Architectural Plan (Building 63)
79DR35 - Site Development and Architectural Plan (Building 83)
80DR22 – Final Site Approval (Building 83)
88AR40 - Minor Partition
91AR59 – Modification to Existing Building
91PC39 – Stage II (Building 63)
90PC03 – Parking Lot Expansion
95AR10 – Architectural Revisions
97AR15 – Storage Addition
97AR56 – Modifications to Existing Building
97AR73 – Modifications to Existing Building
97DB13 – Modifications to Existing Building
97DB18 – Stage II Final Plans and Site Design Plans
97DB33 – Parking Expansion
97DB35 – Stage I Final Plan and Site Design Plan for Parking Expansion
97DB36 – Modifications to Existing Building
98AR59 – Landscape Installation

AR15-0031 – Tentative Partition Plat
AR16-0037 – Tentative Partition Plat
AR18-0008 – Final Partition Plat
DB20-0031 – Stage II Final Plan Modification, Site Design Review, Type C Tree Plan,
Master Sign Plan
SI20-0002 – SROZ Review
AR21-0016 – Minor Architectural and Site Modifications
AR21-0018 – Minor Site Modifications
AR21-0025 – Minor Architectural Modifications
DB22-0009 – Stage 1 Preliminary Plan, Stage 2 Final Plan, Site Design Review, Type C Tree
Plan, and Tentative Partition Plat
AR23-0003 – Nuisance Tree Removal and Landscape Modification
AR24-0022 – Minor Architectural and Site Modifications
DB25-0002 – Class 3 Sign Permit, Waiver, and Site Design Review

4. The applicant has complied with Sections 4.013-4.031 of the Wilsonville Code, said sections pertaining to review procedures and submittal requirements. The required public notices have been sent and all proper notification procedures have been satisfied.

Findings:

NOTE: Pursuant to Section 4.014 the burden of proving that the necessary findings of fact can be made for approval of any land use or development application rests with the applicant in the case.

General Information

Application Procedures-In General Section 4.008

The processing of the application is in accordance with the applicable general procedures of this Section.

Initiating Application Section 4.009

The application has the signature of Matt Morvai, an authorized signer for the property owner, SKB-Parkworks LLC.

Pre-Application Conference Subsection 4.010 (.02)

The City held a pre-application conference on August 7, 2025 (PRE25-0009) in accordance with this subsection.

Lien Payment before Approval Subsection 4.011 (.02) B.

No applicable liens exist for the subject property. The application can thus move forward.

General Submission Requirements Subsection 4.035 (.04) A.

The applicant has provided all of the applicable general submission requirements.

Zoning-Generally Section 4.110

This proposed development is in conformity with the applicable zoning district and City review uses the general development regulations listed in Sections 4.150 through 4.199.

Request A: Stage 2 Final Plan (STG225-0006)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Planned Development Regulations-Generally

Planned Development Purpose & Lot Qualifications

Subsection 4.140 (.01) and (.02)

- A1.** The proposal is to modify a development previously approved as a planned development meeting the planned development purpose and lot qualification standards.

Ownership Requirements

Subsection 4.140 (.03)

- A2.** The subject parcel is under the ownership of SKB-Parkworks LLC, for whom an authorized signer, Matt Morvai, signed the application.

Professional Design Team

Subsection 4.140 (.04)

- A3.** The applicant has utilized a professional design team from Mackenzie in accordance with this subsection. The project architects are Chuck Hayward and Bryan Tranbarger, the project planner is Sid Hariharan Godt, and the civil engineer is Nicole Burrell, PE.

Stage 2 Final Plan Submission Requirements and Process

Stage 2 Submission Within 2 Years of Stage 1

Subsection 4.140 (.09) A.

- A4.** The proposal modifies an existing Stage 2 Plan that the City previously approved within two years of the Stage 1 Preliminary Plan.

Development Review Board Role

Subsection 4.140 (.09) B.

- A5.** The Development Review Board review considers all applicable permit criteria set forth in the Planning and Land Development Code and staff recommends the Development Review Board approve the application with conditions of approval.

Stage 1 Conformance, Submission Requirements

Subsection 4.140 (.09) C.

- A6.** The modified Stage 2 plans conform to the existing Stage 1 Master Plan. The applicant's submitted drawings and other documents show all the additional information required by this subsection.

Stage 2 Final Plan Detail

Subsection 4.140 (.09) D.

- A7. The applicant's submitted materials provide sufficiently detailed information to indicate fully the ultimate operation and appearance of the development, including a detailed site plan, landscape plans, and elevation drawings.

Submission of Legal Documents

Subsection 4.140 (.09) E.

- A8. The Development Review Board does not require any additional legal documentation for dedication or reservation of public facilities.

Expiration of Approval

Subsection 4.140 (.09) I. and Section 4.023

- A9. The Stage 2 Approval, along with other associated applications, will expire two (2) years after approval, absent the granting of an extension in accordance with these subsections.

Consistency with Plans

Subsection 4.140 (.09) J. 1.

- A10. The site's zoning, Planned Development Industrial, is consistent with the Industrial designation in the Comprehensive Plan. The Transportation Systems Plan calls for no additional frontage or road improvement.

Traffic Concurrency

Subsection 4.140 (.09) J. 2.

- A11. The application is a request to modify a previously approved Stage 2 Final Plan by adding two storage buildings for an existing industrial use. Because the proposed additions are anticipated to create fewer than three (3) trips, a traffic memo is not required.

Facilities and Services Concurrency

Subsection 4.140 (.09) J. 3.

- A12. Facilities and services on and around the site are available and sufficient to serve the proposed development.

Adherence to Approved Plans

Subsection 4.140 (.10) A.

- A13. Condition of Approval PDA 1 ensures adherence to approved plans except for minor revisions by the Planning Director.

Standards Applying in All Planned Development Zones

Underground Utilities

Subsection 4.118 (.02)

A14. The applicant's plans show all utilities underground.

Waivers

Subsection 4.118 (.03)

A15. The applicant does not request any waivers.

Other Requirements or Restrictions

Subsection 4.118 (.03) E.

A16. Staff does not recommend any additional requirements or restrictions pursuant to this subsection.

Impact on Development Cost

Subsection 4.118 (.04)

A17. Implementation of standards and imposing conditions beyond minimum standards and requirements do not unnecessarily increase the cost of development. No parties have raised such concerns.

Requiring Tract Dedications or Easements for Recreation Facilities, Open Space, Public Utilities

Subsection 4.118 (.05)

A18. Staff does not recommend any additional tract dedication for recreational facilities, open space, or easements for orderly extension of public utilities consistent with this subsection.

Habitat Friendly Development Practices

Subsection 4.118 (.09)

A19. The applicant will implement habitat-friendly development practices to the extent practicable. The impacted area is predominantly existing pavement and a mulched landscaping area with six (6) Douglas fir trees. Grading will be limited to that needed for the proposed improvements, no significant native vegetation would be retained by an alternative site design, the City's stormwater standards will be met, thus limiting adverse hydrological impacts on water resources, and no impacts on wildlife corridors or fish passages have been identified.

Planned Development Industrial (PDI) Zone

Purpose of PDI Zone

Subsection 4.135 (.01)

A20. The stated purpose of the PDI zone is to provide opportunities for a variety of industrial operations and associated uses. The proposed buildings are proposed for storage of industrial materials related to the current tenant, Twist Bioscience, and are therefore consistent with the purpose of the PDI zone.

Typically Permitted Uses Subsection 4.135 (.03)

A21. The uses proposed in the Stage 2 Final Plan Modification are consistent with the Stage 1 Preliminary Plan. The proposed development consists of an addition to an existing industrial building where the intended use is storage of industrial materials supporting the existing industrial user. This use is consistent with the uses typically permitted and are allowed outright within the PDI zone.

Block and Access Standards Subsections 4.131.05 (.07) and 4.131 (.03)

A22. The proposal requests no changes to blocks or access spacing.

Industrial Performance Standards

Industrial Performance Standards Subsection 4.135 (.05)

A23. The proposed project meets the performance standards of this subsection as follows:

- Pursuant to standard A (enclosure of uses and activities), all activities and uses, except for parking, loading, and previously approved outdoor storage, will be completely enclosed.
- Pursuant to standard B (vibrations), there is no indication that the proposed development will produce vibrations detectable off site without instruments.
- Pursuant to standard C (emissions), there is no indication the proposed use would produce the odorous gas or other odorous matter.
- Pursuant to standard D (open storage), outdoor storage of mixed solid waste and recycling is currently screened from off-site view and the applicant does not propose new outdoor storage areas. The proposed CO₂ tank is located in a previously approved outdoor storage yard that was previously found to meet the required screening standards.
- Pursuant to standard E (night operations and residential areas), while Twist Bioscience operates 24 hours, the proposed storage buildings and loading area are not located within one hundred feet of a residential district.
- Pursuant to standard F (heat and glare), the applicant proposes no exterior operations creating heat and glare.
- Pursuant to standard G (dangerous substances), there are no prohibited dangerous substances expected on the development site. The applicant does propose to storage hazardous materials; however, the materials will be in rated buildings with spill containment systems.

- Pursuant to standard H (liquid and solid wastes), staff has no evidence that the operations would violate standards defined for liquid and solid waste.
- Pursuant to standard I (noise), staff has no evidence that noise generated from the proposed operations would violate the City's Noise Ordinance and noises produced in violation of the Noise Ordinance would be subject to the enforcement procedures established in WC Chapter 6 for such violations.
- Pursuant to standard J (electrical disturbances), staff has no evidence that the proposed use would have any prohibited electrical disturbances.
- Pursuant to standard K (discharge of air pollutants), staff has no evidence that the proposed use would produce any prohibited discharge.
- Pursuant to standard L (open burning), the applicant proposes no open burning.
- Pursuant to standard M (outdoor storage), the applicant does not propose new outdoor storage areas and proposes minor modifications to the existing outdoor storage yard. Equipment in the existing outdoor storage yard will be continued to be screened from off-site view.
- Pursuant to standard N (unused area landscaping), no unused areas will be bare.

On-site Pedestrian Access and Circulation

Site Circulation and Pathways

Subsection 4.154 (.01) B.

A24. As shown on the applicant's site plan in Exhibit B2 Sheet C1.0, the applicant does not propose modifications to the existing on-site pedestrian pathway. The storage buildings are proposed in an existing loading area within an active industrial operation and will not be accessible to the general public. The proposed CO₂ tank will be within an existing, fenced equipment pad. Public pedestrian access areas within the broader site remain unchanged and continue to operate under previously approved circulation plans.

Parking, Bicycle Parking, and Loading

Parking Standards

Subsections 4.155 (.02), (.03), and (.06)

A25. No modifications to vehicle parking are proposed or required with this application. Construction of the buildings will require removal of part of the existing parking drive aisle; however, the drive aisle will be repaved when construction is complete. The applicant proposes an off-loading area adjacent to the proposed storage buildings. The proposed loading area is separated from employee parking and fenced to ensure separation from other vehicle and pedestrian circulation areas.

Bicycle Parking Not Required

Section 4.155 (.04) A. 2.

A26. Subsection 4.155 (.04) A. 2. states that "bicycle parking spaces are not required for accessory buildings. If a primary use is listed in Table 5, bicycle parking is not required for the

accessory use.” The proposed storage buildings are accessory to primary, existing office and industrial uses on site. Minimum bicycle parking requirements for the primary uses were established with a prior Stage 2 Final Plan Modification (Case File No. DB20-0028 et seq.). No modifications to existing bicycle parking are proposed with the current application.

Minimum Off-Street Loading Requirements

Section 4.155 (.05)

A27. In Exhibit B1, the applicant states that “the existing main building is over 100,000 SF in size and has more than three (3) loading berths, which are proposed to remain.” No modifications to existing loading berths are proposed.

Other Development Standards

Access, Ingress, and Egress

Section 4.167

A28. Site access is via existing private driveways and private streets along SW Parkway Avenue.

Natural Features and Other Resources

Section 4.171

A29. The property has an existing building, currently occupied in part by Twist Bioscience. The site contains significant trees, vegetation, and other natural resources in need of protection; however, the area proposed for placement of the storage buildings and CO2 tank is currently paved and is not near the significant natural resources on site. The applicant proposes the removal and replacement of three (3) small Douglas fir landscape trees. No significant trees, vegetation or other resources in need of protection will be impacted by the proposed development.

Access Drives and Travel Lanes

Subsection 4.177 (.08)

A30. No changes to access and travel lanes are proposed with this project. The design shows all drive aisles as asphalt.

Outdoor Lighting

Sections 4.199.20 through 4.199.60

A31. The outdoor lighting standards apply to the proposal. See Request B, Findings B39 through B46.

Underground Installation of Utilities

Sections 4.300-4.320

A32. All utilities on site are existing and underground, no new utilities are proposed.

Public Safety and Crime Prevention

Design for Public Safety, Surveillance and Access

Subsections 4.175 (.01) and (.03)

A33. The proposed storage buildings and related site modifications are designed to a reasonable extent to deter crime and ensure public safety. The proposed storage buildings and covered loading area include a perimeter fence for security and close monitoring, separated from staff and visitor parking areas. The proposed CO₂ tank is within an existing, fenced outdoor storage yard.

Addressing and Directional Signing

Subsection 4.175 (.02)

A34. Addressing will meet public safety standards. The building permit process will ensure conformance.

Lighting to Discourage Crime

Subsection 4.175 (.04)

A35. Lighting design is in accordance with the City's outdoor lighting standards, which will provide sufficient lighting to discourage crime.

Landscaping Standards

Landscaping Standards Purpose

Subsection 4.176 (.01)

A36. In complying with the various landscape standards in Section 4.176 the applicant has demonstrated the Stage 2 Final Plan Modification is in compliance with the landscape purpose statement.

Landscape Code Compliance

Subsection 4.176 (.02) B.

A37. The applicant requests no waivers or variances to landscape standards. All landscaping and screening must comply with standards of this section.

Intent and Required Materials

Subsections 4.176 (.02) C. through J.

A38. The applicant proposes minor modifications to the existing landscaping on site and proposes the addition of a 6-foot tall, partially sight-obscuring, chain link fence alongside the proposed storage buildings to screen the proposed off-loading area.

General Landscaping Standard: To accommodate expanded equipment pads for the existing nitrogen tank and proposed CO₂ tank, the applicant proposes to remove approximately 585 SF of existing, landscaped area including three (3) Douglas fir landscape trees. Subsection 4.176 (.02) C. 2. requires a minimum of one (1) tree for every 30 linear feet

of landscaped areas less than 30 feet deep. The modified landscape area is between 12 and 23 feet deep and approximately 104 feet long, which would require approximately four (4) trees. The landscape strip currently has six (6) trees and the applicant proposes to replant three (3) Douglas fir trees for the three (3) Douglas fir trees proposed for removal, thus maintaining compliance with this subsection.

Partially Sight-Obscuring Fence Standard: The applicant proposes a six-foot, chain link fence with black privacy slats meeting the partially sight-obscuring fence standard along the proposed storage buildings and around the proposed loading area (Exhibit B2, Sheet A1.11). The proposed fence matches the existing, partially sight-obscuring fence around the adjacent outdoor storage yard.

PROPOSED FENCE TO MATCH EXISTING
6' HIGH WITH PRIVACY SLATS



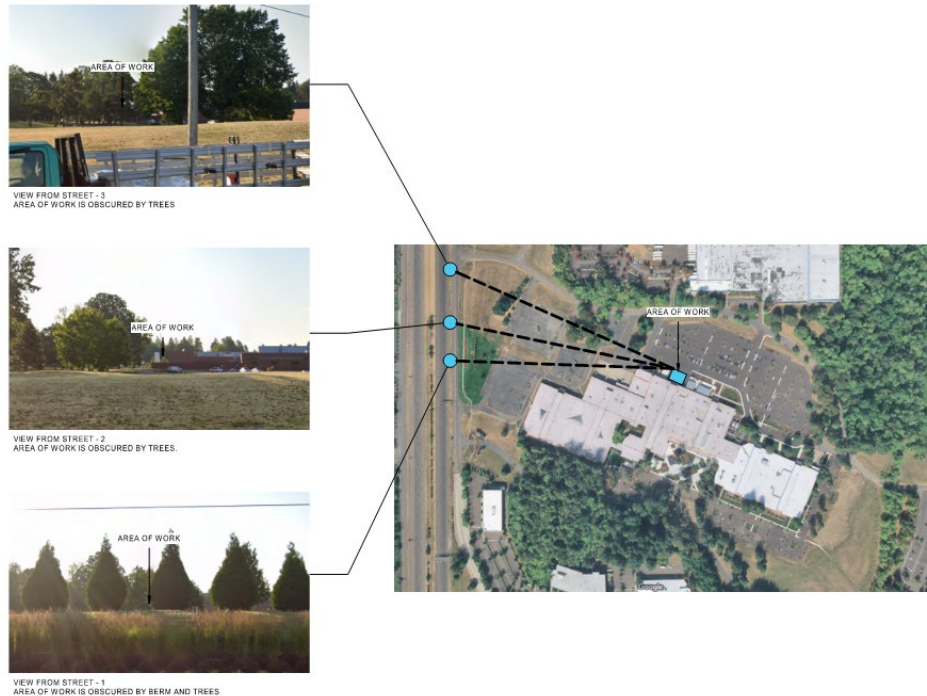
Landscape Area and Locations Subsection 4.176 (.03)

A39. The proposed modifications ensure that the site continues to exceed the 15% landscaping requirement. Approximately 50% of the 86-acre site is currently landscaped; therefore, the impact of the proposed removal of approximately 585 SF of landscaping will be de minimis and will still maintain overall site landscaping above the 15% minimum required. Proposed landscaping with the current application includes three (3) Douglas fir landscape trees to replace three (3) Douglas fir landscape trees proposed for removal within an existing landscape area. The proposed Douglas fir trees will continue to soften and screen the adjacent outdoor equipment and storage yard.

Buffering and Screening Subsection 4.176 (.04)

A40. The subject property is zoned PDI and borders PDI zoning to the north, east, and south with the I-5 freeway to the west. The proposed modifications include the addition of a CO₂

tank within an existing, screened equipment area. The proposed improvements will not be visible off-site due to the layout of the site and the existing berms and trees around the site. In Exhibit B2, Sheet G3.10, the applicant includes a diagram demonstrating the equipment will not be visible from the ground level view from the street. Condition of Approval PDA 2 ensures that all exterior, roof and ground mounted, mechanical and utility equipment is screened from ground level, off-site view from adjacent streets or properties at the time of final building occupancy.



Landscape Plan Requirements

Subsection 4.176 (.09)

A41. The applicant's submitted landscape plans (Exhibit B2, Sheets C1.01 and C1.10) are drawn to scale and show the type, installation size, number and placement of plant materials and adequately identify plants. Landscape notes on the plan set (Exhibit B2, Sheet C0.01) indicate the irrigation method.

Mixed Solid Waste and Recyclables Storage

DRB Review of Adequate Storage Area, Minimum Storage Area

Section 4.179

A42. The mixed solid waste and recyclables storage area on site was previously found to meet the standards of this Section. No changes are proposed to the existing waste collection areas. The proposed storage buildings are accessory to the primary uses on site and do not generate waste requiring storage on their own. Additionally, the proposed storage buildings are intended to store hazardous materials that cannot be handled by Republic Services and cannot be disposed of in the standard mixed solid waste process. As described

in the applicant's narrative (Exhibit B1), any waste related to materials stored in these buildings will therefore be serviced by a specialized waste materials handler who will access any waste directly from the buildings themselves.

Request B: Site Design Review (SDR25-0008)

As described in the Findings below, the request meets the applicable criteria or will by Conditions of Approval.

Site Design Review

Excessive Uniformity, Inappropriateness Design
Subsection 4.400 (.01) and Subsection 4.421 (.03)

B1. Staff summarizes the compliance with this subsection as follows:

Excessive Uniformity: The proposed development is unique to the particular development context and does not create excessive uniformity.

Inappropriate or Poor Design of the Exterior Appearance of Structures: The applicant used appropriate professional services to design structures on the site using quality materials and design. The new storage buildings are attractively designed utilizing brick facades and coping and canopies that match the general aesthetic of the main building, the most prominent structure within the development. The proposed CO₂ tank will match an existing liquid nitrogen tank in an existing, fenced equipment pad.

Inappropriate or Poor Design of Signs: No new signs are proposed.

Lack of Proper Attention to Site Development: The applicant employed the skills of the appropriate professional services to design the site. Matching the materials of the new buildings and tank to the existing building and other equipment on site demonstrates appropriate attention to site development.

Lack of Proper Attention to Landscaping: The applicant proposes minor impacts to existing landscaping to accommodate the required safety radius around the existing liquid nitrogen and proposed CO₂ tanks. The applicant proposes to replant impacted vegetation and trees, demonstrating appropriate attention to landscaping.

Objectives of Site Design Review

Proper Functioning of the Site
Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

B2. The professionally designed site demonstrates significant thought to make the site functional and safe. The placement of the storage buildings in a manner that supports operations and circulation on site is among the site design features contributing to functionality and safety.

High Quality Visual Environment

Subsection 4.400 (.02) A. and Subsection 4.421 (.03)

- B3.** Professionally designed buildings and landscaping and a professional, site specific, layout supports a quality visual environment.

Encourage Originality, Flexibility, and Innovation

Subsection 4.400 (.02) B. and Subsection 4.421 (.03)

- B4.** The applicant proposes buildings, landscaping, and other site elements professionally designed specifically for the site. Sufficient flexibility exists to fit the planned development within the site without seeking waivers or variances.

Discourage Inharmonious Development

Subsection 4.400 (.02) C. and Subsection 4.421 (.03)

- B5.** As indicated in Finding B3 above, the professional, unique design of the buildings, landscaping, and other site elements support a high-quality visual environment and thus prevent monotonous, drab, unsightly, dreary development. Use of long-lasting materials as well as landscaping will make the site more harmonious with adjacent and nearby development.

Proper Relationships with Site and Surroundings

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B6.** The applicant prepared a professional site-specific design that carefully considers the relationship of the building, landscaping, and other improvements with other improvements on and adjacent to the site, existing and planned.

Regard to Natural Aesthetics

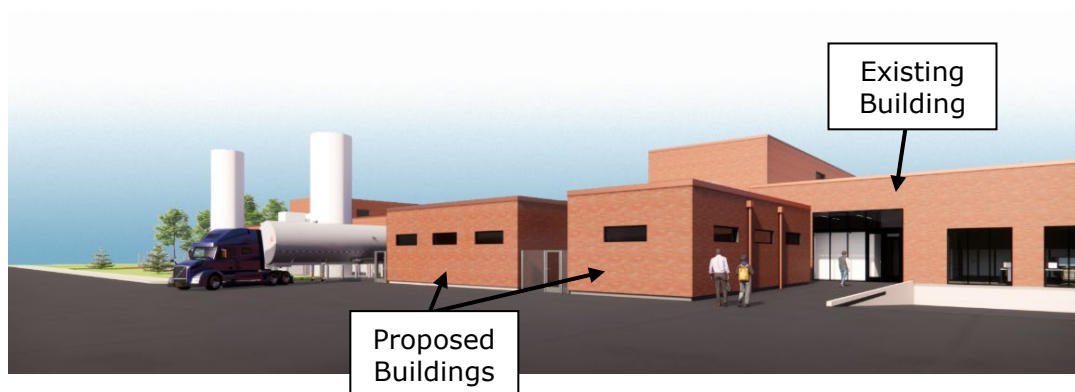
Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B7.** The area of work minimally impacts existing site landscaping and any removed trees will be replanted. The applicant does not propose impacts in areas with significant trees or natural resources, preserving the natural aesthetics of the site which help soften the industrial appearance of the development.

Attention to Exterior Appearances

Subsection 4.400 (.02) D. and Subsection 4.421 (.03)

- B8.** The applicant used appropriate professional services to design the exterior of the buildings. The storage buildings are designed to match the brick façade of the existing building. Proposed fencing will also match and extend the existing fence around the equipment pad.



Protect and Enhance City's Appeal

Subsection 4.400 (.02) E. and Subsection 4.421 (.03)

- B9.** The limited visibility of the storage buildings, located on an industrial site, will not significantly impact the City's visual character, overall appeal, or surrounding property values, nor will it contribute to visual blight.

Stabilize Property Values/Prevent Blight

Subsection 4.400 (.02) F. and Subsection 4.421 (.03)

- B10.** The applicant is improving the subject site with addition of two attractively designed storage buildings intended to support the ongoing business of the tenant, thus preventing blight and increasing tax revenue within the City.

Adequate Public Facilities

Subsection 4.400 (.02) G. and Subsection 4.421 (.03)

- B11.** As found in the Stage 2 Final Plan Modification review, see Request A, adequate public facilities serve the site.

Pleasing Environments and Behavior

Subsection 4.400 (.02) H. and Subsection 4.421 (.03)

- B12.** The proposed development provides a clearly defined layout and is designed in a configuration that meets defensible space guidelines such as the inclusion of clear sightlines and security measures like fencing that allow for surveillance, clearly defined areas, and clearly identified structures.

Civic Pride and Community Spirit

Subsection 4.400 (.02) I. and Subsection 4.421 (.03)

- B13.** Through implementing the proposed development, the project site will help foster civic pride and community spirit.

Favorable Environment for Residents

Subsection 4.400 (.02) J. and Subsection 4.421 (.03)

- B14.** By initiating the proposed improvements in a predominantly industrial area of the City, the development will provide an overall improved and favorable environment for residents.

Jurisdiction and Power of the DRB for Site Design Review

Development Must Follow DRB Approved Plans

Section 4.420

- B15.** Condition of Approval PDB 1 ensures construction, site development, and landscaping are carried out in substantial accord with the Development Review Board approved plans, drawings, sketches, and other documents. The City will not issue any building permits for portions of the improvements requiring DRB review prior to DRB approval.

Design Standards

Preservation of Landscaping

Subsection 4.421 (.01) A.

- B16.** The development requires the removal of three (3) landscape trees adjacent to the equipment pad. The remainder of the trees within this landscape area will be preserved and the applicant proposes to replace the removed trees in the same area. All other landscaping on site will not be disturbed with the proposed project.

Harmony of Proposed Buildings to Environment

Subsection 4.421 (.01) B.

- B17.** The applicant used appropriate professional services to design the exterior of the building to ensure harmony with the environment. The area surrounding the subject property is predominantly industrial. The applicant has utilized materials that are typically employed in industrial development, but has utilized the appropriate colors, materials, and textures to add interest and create harmony with the adjacent environment. Existing landscaping will remain around all structures to either enhance the appearance of or screen industrial uses.

Special Attention to Drives, Parking, and Circulation- Access Points

Subsection 4.421 (.01) C.

- B18.** All access points are existing and meet City standards. No changes are proposed to existing access points.

Special Attention to Drives, Parking, and Circulation

Subsection 4.421 (.01) C.

B19. All interior circulation areas are existing and the applicant does not propose changes to the existing circulation areas. The applicant proposes a new off-loading area adjacent to the proposed storage buildings which is separated from pedestrian and employee/visitor vehicular traffic. Special attention is demonstrated by meeting the various related standards, including in Sections 4.154 and 4.155 as reviewed as part of Request A.

Special Attention to Surface Water Drainage

Subsection 4.421 (.01) D.

B20. The proposed storage buildings are located on existing impervious areas; however, the proposed improvements also include the addition of two new concrete pads to provide adequate space around an existing nitrogen tank and proposed CO₂ tank. The applicant has provided a Stormwater Management Memo (Exhibit B1) demonstrating that the existing stormwater system has adequate capacity to manage surface water drainage on site. The proposed improvements will not adversely affect neighboring properties through the storm drainage system.

Harmonious Above Ground Utility Installations

Subsection 4.421 (.01) E.

B21. No above ground utility installations are proposed.

Indication of Sewage Disposal

Subsection 4.421 (.01) E.

B22. All sewage disposal will be via standard sewer connections to City sewer lines found to be adequate to serve the site as part of the Stage 2 Final Plan Modification.

Advertising Features Do Not Detract

Subsection 4.421 (.01) F.

B23. The applicant does not propose new advertising features with the current application.

Screening and Buffering of Special Features

Subsection 4.421 (.01) G.

B24. The proposed CO₂ tank will be in an existing, screened equipment and storage yard. The applicant does not propose any additional special features requiring additional screening or buffering.

Design Standards Apply to All Buildings, Structures, Signs, and Features

Subsection 4.421 (.02)

B25. The applicant's design considers the design standards for all buildings, structures, and other features.

Conditions of Approval to Ensure Proper and Efficient Function

Subsection 4.421 (.05)

B26. Staff does not recommend any additional conditions of approval to ensure the proper and efficient functioning of the development.

Color or Materials Requirements

Subsection 4.421 (.06)

B27. The colors and materials proposed by the applicant are appropriate. Staff does not recommend any additional requirements or conditions related to colors and materials.

Site Design Review Submission Requirements

Submission Requirements

Section 4.440

B28. The applicant submitted a site plan drawn to scale and a detailed landscape plan.

Time Limit on Site Design Review Approvals

Void after 2 Years

Section 4.442

B29. The Applicant plans to develop the proposed project within two years and understands that the approval will expire after two years unless the City grants an extension.

Installation of Landscaping

Landscape Installation or Bonding

Subsection 4.450 (.01)

B30. Condition of Approval PDB 2 will assure installation or appropriate security.

Approved Landscape Plan Binding

Subsection 4.450 (.02)

B31. Condition of Approval PDB 3 provides ongoing assurance approved landscaping is installed and maintained.

Landscape Maintenance and Watering

Subsection 4.450 (.03)

B32. Condition of Approval PDB 4 will ensure continual maintenance of landscaping in a substantially similar manner as originally approved by the Board.

Limitation to Modifications of Landscaping

Subsection 4.450 (.04)

B33. Condition of Approval PDB 4 provides ongoing assurance of conformance with this criterion by preventing modification or removal without the appropriate City review.

Landscaping Standards

Plant Materials Requirements-Trees

Subsection 4.176 (.06) B.

- B34.** Condition of Approval PDB 5 ensures that the three (3) proposed Douglas fir trees are 8 feet in height or equivalent. As indicated on the applicant's landscape plans (Exhibit B2, Sheet C1.10), the proposed trees are B&B (Balled and Burlapped).

Plant Species Requirements

Subsection 4.176 (.06) E.

- B35.** The applicant's landscape plan provides sufficient information showing the proposed landscape modification meets the standards of this subsection related to use of native vegetation, identification of existing landscaping to be retained, and prohibited plant materials.

Landscape Installation and Maintenance Standards

Subsection 4.176 (.07)

- B36.** The installation and maintenance standards are met or will be met by Condition of Approval PDB 6 as follows:
- Plant materials are required to be installed to current industry standards and be properly staked to ensure survival
 - Within one growing season, the applicant must replace in kind plants that die, unless the City approves appropriate substitute species.
 - Notes on the applicant's landscape plans provides for an irrigation system (Exhibit B2, Sheet C0.01)

Landscape Plan Requirements

Subsection 4.176 (.09)

- B37.** The applicant's submitted landscape plans (Exhibit B2, Sheets C1.01 and C1.10) are drawn to scale and show the type, installation size, number and placement of plant materials and adequately identify plants. Landscape notes on the plan set (Exhibit B2, Sheet C0.01) indicate the irrigation method.

Completion of Landscaping

Subsection 4.176 (.10)

- B38.** The applicant has not requested to defer installation and thus must install landscaping prior to occupancy.

Outdoor Lighting

Applicability of Outdoor Lighting Standards

Sections 4.199.20 and 4.199.60

B39. The proposed development installs new lighting as part of the addition of the proposed storage buildings for Twist Bioscience within an existing industrial project. The outdoor lighting standards thus apply.

Outdoor Lighting Zones

Section 4.199.30

B40. The subject property is within Lighting Zone (LZ) 2.

Optional Lighting Compliance Methods

Subsection 4.199.40 (.01) A.

B41. The applicant has the option of the performance or prescriptive method. The applicant has selected to comply with the prescriptive method.

Maximum Lamp Wattage and Shielding

Subsection 4.199.40 (.01) B. 1. and Table 7

B42. The applicant has selected the prescriptive option, the project's outdoor lighting design. The applicant's narrative states that the proposed luminaires comply with the maximum luminaire lamp wattage and shielding requirements within Table 7. The applicant proposes eight (8) fully shielded, 66W luminaires on the new storage buildings, less than the maximum 100W for LZ 2 in Table 7. The luminaire cutsheets are included in Exhibit B3.

Oregon Energy Efficiency Code Compliance

Subsection 4.199.40 (.01) B. 2.

B43. Condition of Approval PDB 7 ensures that the applicant demonstrates compliance with the Oregon Energy Efficiency Code, Exterior Lighting prior to construction.

Maximum Mounting Height

Subsection 4.199.40 (.01) B. 3.

B44. All exterior lighting on the buildings is proposed to be mounted at approximately 9.5 feet, less than the 40-foot maximum for private drives, driveways and parking areas and less than the 18-foot maximum for walkways and plazas in LZ 2. Condition of Approval PDB 8 ensures that the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Setback from Property Line

Subsection 4.199.40 (.01) B. 4.

- B45.** The subject property is bordered by the same base zoning and the same lighting zone on all sides. Staff understands the three (3) times mounting height setback to only apply where the property abuts a lower lighting district. A condition of approval will ensure the requirements of the Outdoor Lighting Ordinance are met at the time of building permit issuance.

Lighting Curfew

Subsection 4.199.40 (.01) D.

- B46.** The applicant states that Twist Bioscience operates continuously and is therefore eligible for Exception 3 to the curfew standard for “businesses that operate continuously or periodically after curfew.”

Request C: Type C Tree Removal Plan (TPLN25-0005)

Type C Tree Removal-General

Tree Related Site Access

Subsection 4.600.50 (.03) A.

- C1.** It is understood the City has access to the property to verify information regarding trees.

Review Authority

Subsection 4.610.00 (.03) B.

- C2.** The requested removal is connected to site plan review by the Development Review Board for new development. The tree removal is thus being reviewed by the Development Review Board.

Conditions of Approval

Subsection 4.610.00 (.06) A.

- C3.** No additional conditions are recommended pursuant to this subsection.

Completion of Operation

Subsection 4.610.00 (.06) B.

- C4.** It is understood the tree removal will be completed prior to construction of the proposed storage buildings and CO₂ tank, which is a reasonable time frame for tree removal.

Security for Permit Compliance

Subsection 4.610.00 (.06) C.

- C5.** No bond is anticipated to be required to ensure compliance with the tree removal plan as a bond is required for overall landscaping.

Tree Removal Standards

Subsection 4.610.10 (.01)

C6. The standards of this subsection are met as follows:

- Standard for the Significant Resource Overlay Zone: The proposed tree removal is not within the Significant Resource Overlay Zone.
- Preservation and Conservation: The applicant identified six (6) landscape trees in the vicinity of the proposed storage buildings and equipment pad expansions. All other trees are proposed to remain. Three (3) of the trees in the landscaping area adjacent to the existing equipment and storage area will be retained and three (3) are proposed for removal to accommodate expanded pads around an existing nitrogen tank and proposed CO₂ tank. The applicant proposes to replant three (3) Douglas fir trees within the landscaping area, which conforms with the 1:1 mitigation requirement. Condition of approval PDC 4 will ensure that protective fencing is placed around the drip line of preserved trees prior to site grading or other site work that could damage the trees.
- Development Alternatives: The proposed tree removal has been minimized to the extent possible in order to accommodate the storage buildings and CO₂ tank adjacent to the existing building.
- Land Clearing: Land clearing and grading is proposed and will be limited to areas necessary for construction of the proposed building, structures, and other site improvements.
- Compliance with Statutes and Ordinances: The necessary tree replacement and protection is planned according to the requirements of the tree preservation and protection ordinance.
- Limitation: Tree removal is limited to where it is necessary for construction (as discussed in Development Alternatives above) or to address nuisances or where the health of the trees warrants removal.
- Additional Standards: A tree survey has been provided for the impacted area, and no utilities are proposed to be located where they would cause adverse environmental consequences.

Review Process

Subsection 4.610.40 (.01)

C7. The plan is being reviewed concurrently with the Stage 2 Final Plan Modification.

Tree Maintenance and Protection Plan

Section 4.610.40 (.02)

C8. The applicant has provided information on tree maintenance and protection in Exhibit B2, Sheet C10.1. The tree protection fencing shown indicates fencing around the three (3) Douglas fir trees preserved in the existing landscape area north of the equipment and storage pad and east of the proposed storage buildings.

Replacement and Mitigation

Tree Replacement Requirement

Subsection 4.620.00 (.01)

- C9. The applicant proposes removing three (3) trees and replanting three (3) Douglas fir trees as mitigation on the project site, meeting a one-to-one ratio and the requirements of this subsection. Condition of Approval PDC 5 ensures that the replacement trees are replanted within one (1) year of removal.

Basis for Determining Replacement and Replacement
Subsection 4.620.00 (.02) and (.03)

- C10. The applicant proposes to replant one tree for each tree removed and proposes to replace Douglas fir trees with Douglas fir trees ensuring that the replacement trees have identical characteristics. Condition of Approval PDC 6 will ensure that the relevant requirements of this subsection are met.

Replacement Tree Stock Requirements
Subsection 4.620.00 (.04)

- C11. Condition of Approval PDC 7 will ensure that the relevant requirements of this subsection are met.

Replacement Trees Locations
Subsection 4.620.00 (.05) A.

- C12. The applicant proposes to mitigate for all removed trees on site and in the same landscaping area as the trees proposed for removal.

Protection of Preserved Trees

Tree Protection During Construction
Section 4.620.10

- C13. The applicant's submitted plans indicate that tree protection fencing will be provided for the retained landscape trees adjacent to the proposed improvements (Exhibit B2, Sheet C1.01). Condition of Approval PDC 4 ensures the applicable requirements of this section will be met.