



775 Nehalem Blvd. Wheeler, OR 97147 503-368-5767

Application for Plan Review
Fish Processing Warehouse and Fish Sales
450 Marine View Drive (proposed address)

Filed July 1, 2021 Page 1-44

Plan Review Application Number: PR-070121-1

From Ken Ulbricht of Botts Marsh LLC

Plan Review Hearing Date:

Special City Planning Commission Meeting

7 pm

September 23, 2021



CITY OF WHEELER, OREGON

775 Nehalem Blvd, P.O. Box 177, Wheeler, OR 97147

Telephone: (503) 368-5767 / Fax: (503) 368-4273

Website: www.ci.wheeler.or.us / Email: cityofwheeler@nehalemtnet.net

LAND USE APPLICATION

Land Use Application # _____

Property Owner: BOTT'S MARSH LLC Phone: 503-738-7282

Mailing Address: P.O. BOX 1161

Applicant: KENNETH ULBRICHT Phone: 503-738-7282

Mailing Address: P.O. BOX 1161

Email Contact: KENU@ULBRICHTLLC.COM

Application Type(s): Check all that apply: * requires additional * information identified below

- Design Review (See: Section 11.050) Partition *
- Variance (See: Article 14) Subdivision *
- Conditional Use (See: Article 15) Planned Development *
- Zone Boundary Change from _____ to: _____ Cluster Development *
- Text Amendment (see attached verbiage) Consolidated Review Requested
- Miscellaneous Review: _____ Appeal of Decision # _____
- Lot Line Adjustment * Floodplain Development Permit*

PROPERTY DESCRIPTION:

Site Address: NONE Present Use: VACANT LAND

Requested Use: COMMERCIAL BUILDING

Land Use Zone: WRC & WRI

Property Size: 4 AC. square feet / acres

Access: HIGHWAY 101

Wetlands; Flood Zone** BFE: _____; Waterway: _____

Tax Map: Township: _____ Range _____ Section _____ Tax Lot(s) _____

Survey: Yes; Recorded: Yes #(s): _____

Legal Description: SEE ATTACHED LEGAL DESCRIPTION

(Subdivision Name, Block, Lot Number(s) / Partition and Lot Number(s) / Other Description)

Provide three copies of the following information as necessary to depict the proposed use:

Draw plans to scale and include a north arrow. Information not listed may be required. In a Special Flood Hazard Area, a Floodplain Development Permit is required.

- Site Plan Erosion Control Plan Storm Water Drainage Plan
- Grading Plan Revegetation Plan Construction Elevations
- Utilities (Water/Sewer/Access) Civil Engineering Tentative Plat *
- Property Survey Agency Approvals* Final Plat *
- Lot Corner Elevations Title Report * Open Space *
- Geologic Site Investigation Phasing * Flood Elevation Certificate*

Property Owner(s) Signature: [Signature] Date: 8-4-2021



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B. Complete for New Structures and Building Site

1. Base Flood Elevation at the Site: 10 feet NGVD 29 NAVD 88
2. Required lowest flood elevation (including basement): _____ feet NGVD 29 NAVD 88
3. If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then the substantial improvement provisions shall apply.
4. Number of flood openings (vents) _____ and enclosed area _____ sq. feet below BFE.

C. Complete for Alterations, Additions, or Improvements to Existing Structures

1. What is the estimated market value of the existing structure? \$ _____
2. What is the cost of the proposed construction? \$ _____
3. If the cost of the proposed construction equals or exceeds 50 percent of the market value of the structure, then the substantial improvement provisions shall apply.

D. Complete for Non-Residential Floodproofed Construction:

1. Type of floodproofing method: _____
2. The required floodproofing elevation is: _____ feet NGVD 29 NAVD 88
3. Floodproofing certification by a registered engineer is attached: Yes No

E. Complete for Subdivisions or Planned Unit Development:

1. Will the subdivision or other development contain 50 lots or 5 acres? Yes No
2. If yes, does the plat or proposal clearly identify base flood elevations? Yes No
3. Are the 100 Year Floodplain and Floodway delineated on the site plan? Yes No

THIS SECTION FOR ADMINISTRATION USE ONLY

1. Permit Approved date Permit denied (Findings of Fact attached)
2. Elevation Certificate attached Yes No
3. As-Built lowest floor elevation: _____ feet NGVD 29 NAVD 88
4. Work Inspected by: _____ Date: _____
5. Local Administrator: _____ Date: _____

CONDITIONS OF APPROVAL See attached report with conditions dated _____

1. When construction is complete, prior to occupancy, submit an as-built elevation certificate.
-
-
-
-
-



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Pre-Application conferences, reviews, or special requests:

<input type="checkbox"/>	Public Works	\$ 30.00 per hour
<input type="checkbox"/>	Conference with or Review by City Planner	\$ 50.00 per hour
<input type="checkbox"/>	Conference with or Review by City Engineer	\$ 100.00 per hour

Development Fees:

The following development permit and land use application fees are deposits. Payment of actual costs incurred by the city in review of an application is required to be paid as a condition of approval prior the provision of an approved permit. A monthly statement will be provided to each applicant. Payment of amount owed is due within 30 days of the statement date.

<input type="checkbox"/>	Plan Review by Building Official	\$ Fees set by Tillamook County
<input type="checkbox"/>	Sign Permit	\$ 50.00
<input type="checkbox"/>	Single Family Dwelling	\$ 200.00
<input type="checkbox"/>	Addition	\$ 100.00
<input type="checkbox"/>	Duplex	\$ 300.00
<input type="checkbox"/>	Multiple family dwelling (three or more units)	\$ 200.00 + \$100 for each additional unit
<input type="checkbox"/>	Manufactured home placement permit	\$ 200.00
<input type="checkbox"/>	Driveway Permit:	\$ 100.00
<input type="checkbox"/>	Infrastructure Review	\$ 350.00
<input type="checkbox"/>	Right of way permit	\$ 100.00
<input type="checkbox"/>	Site Investigation Report Review	\$ 250.00
<input type="checkbox"/>	Storm water plan review fee	\$ 100.00
<input type="checkbox"/>	Miscellaneous Review	\$ 100.00
<input type="checkbox"/>	Conditional Use Permit, residential	\$ 750.00
<input type="checkbox"/>	Conditional Use Permit, commercial	\$1,000.00
<input type="checkbox"/>	Variance	\$ 500.00
<input checked="" type="checkbox"/>	Design Review	\$ 500.00
<input type="checkbox"/>	Land Use Compatibility Statement	\$ 100.00 each
<input type="checkbox"/>	Planned Unit Development	\$1,000.00 + \$100 per unit / lot
<input type="checkbox"/>	Subdivision	\$1,000.00 + \$100 per lot
<input type="checkbox"/>	Annexation	\$1,000.00
<input type="checkbox"/>	Comprehensive Plan Amendment	\$1,000.00
<input type="checkbox"/>	Zoning Text Amendment	\$1,000.00
<input type="checkbox"/>	Zoning Map Amendment	\$1,000.00
<input type="checkbox"/>	Historic Resource Overlay Zone	\$ 750.00
<input type="checkbox"/>	Development Agreement Application	\$5,000.00
<input type="checkbox"/>	Measure 37 Claim (Resolution #2004-32)	\$ 500.00
<input type="checkbox"/>	Appeal	same fee as initial application
<input type="checkbox"/>	after the fact application	Double the above fee

July 1, 2021

Mr. Tim Grossnickle
City Manager
P. O. Box 177
Wheeler, Oregon 97147

Mr. Doug Honeycutt
Mayor, City of Wheeler
P. O. Box 177
Wheeler, Oregon 97147

Dear Mr. Grossnickle and Mr. Honeycutt

Enclosed, please find our submitted information for Design Review, and we respectfully request to be on the August 5, 2021, Planning Commission agenda to approve our project.

Article 2 – Section 2.040 (6) discloses all commercial developments shall be subject to design review,

Our proposed use on the property is an outright zone use, accordingly, we are expecting to discuss and answer any questions regarding design and review only.

We trust that you will find the information in order and that the planning commission will have enough time to review the application before the August 5, 2021, meeting.

Should you have any questions or wish to discuss this matter further, please do not hesitate to contact our office.

Sincerely,



Kenneth B. Ulbricht

August 27, 2021

Kenneth Ulbricht
PO Box 1161
Seaside, Oregon 97138

RE: Completeness Letter
Design Review Application – Bott’s Marsh, LLC
2N-10W-02BB Tax Lot 400; and 2N-10W-02BC Tax Lot 4800

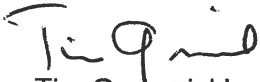
Mr. Ulbricht:

The City of Wheeler received your Design Review application to construct a commercial mixed-use building on the above noted properties. City staff reviewed the application against the submittal requirements in Development Ordinance and determined the application to be **COMPLETE** for the purposes of our review.

The City will begin the review process and you will be notified of any public meeting dates related to the request.

Please contact me if you have any questions.

Regards,



Tim Grossnickle
Interim City Manager
Wheeler City Hall
775 Nehalem Boulevard, Wheeler, Oregon 97147
(503) 368-5767.



KURAHASHI
& ASSOCIATES, INC.

Tim Grossnickle
City of Wheeler
775 Nehalem Blvd.
Wheeler, OR 97147

Mr. Grossnickle,

As we discussed a statement from Kurahashi and Associates Company representing Ken Ulbricht is responding to the requirements that Ken must comply with as part of his approval of his intended use.

1. Ken has confirmed that he will use the existing geotechnical report Submitted which he has previously submitted.
2. All Mechanical Equipment Shall be screened from View.
3. The top of the building not counting Mechanical Equipment shall no higher than 24 feet above the average of all the lot corners of the before site grading.

Please call if any language needs to be modified in this document. Ph. 503 267 8434

Sincerely,

Gregory Kurahashi PE
President

Applicant: Botts Marsch Development LLC

Purpose: Design Review to satisfy:

(1.) Section 3.040 (7) Development Standards for a permitted principal Uses/Activity in Article 3.
IND ZONE – Water Related Industrial

and

(2.) Section 2.040 (6) Development Standards for a permitted principal uses/activities in Article 2.
WRC ZONE – Water-Related Commercial.

Applicants seek to construct a commercial building with an outright zone uses that will allow seafood processing and retail/wholesale fish and shellfish sales.

The building will overlay both zonings districts IND Zone and WRC Zone so that the north portion of the building for seafood processing will be located on the IND Zone and a southernly portion of the building for retail/wholesale fish and shellfish sales will be in the WRC Zone. (See attached EXHIBIT I - map for both IND Zone and WRC Zone.)

Applicants will submit all building structural and engineering plans with Tillamook County Building Department.

Applicant submits herewith the required information for design review.

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1. ARTICLE 2. WRC ZONE – WATER RELATED COMMERCIAL
Section 2.020. Permitted Principal Uses/Activities (7) Retail/wholesale
Fish and shellfish sales.
2. ARTICLE 3. IND ZONE – WATER RELATED INDUSTRIAL
Section 3.020. Permitted Principal Uses/Activities (7) Seafood Processing
3. Design Review – Section 11.050 – Applicant Responses
4. Shoreland Development – Section 11.110 – Applicant Responses
5. Landscaping Standards – Section 11.050 – Applicant Responses
6. Parking Standards – Section 11.090 – Applicant Responses

- Exhibit I – Zone Boundary Map
- Exhibit II – Site Plan
- Exhibit III – Elevations
- Exhibit IV – Landscaping Plan
- Exhibit V – Utility Plan
- Exhibit VI – Lighting Plan
- Exhibit VII – Existing Trees Plan
- Exhibit VIII – Delineation Line
- Exhibit IX – Water Usage
- Exhibit X – Pictures of Existing Site
- Exhibit XI – Types of Lights

Applicant: Botts Marsch Development LLC

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CITY OF WHEELER, OREGON ZONING ORDINANCE

ARTICLE 3. IND ZONE - WATER-RELATED INDUSTRIAL

Section 3.010. Intent.

The water- related industrial area, designated by the primary symbol IND, is established to encourage development of marine-oriented industrial and commercial uses which are compatible with the community setting and natural values in the Wheeler area.

Section 3.020. Permitted Principal Uses/Activities.

In an IND zone the following uses and their accessory uses and activities are permitted outright:

1. Shallow-water port facilities.
2. Marinas, piers and wharves.
3. Navigation improvements.
4. Boat ramps.
5. Hatchery site and aquaculture uses.
6. Boat building.
- 7. Seafood processing.**
8. Other water-related industry.
9. Marine services.
10. Dry boat storage.
11. Log storage and processing.

Applicant Response:

The commercial activity and their accessory uses are in the seafood processing business. Accordingly, the uses and accessory uses are permitted outright, as disclosed in Section 3.020 (7) – Seafood Processing.

Section 3.030. Conditional Uses/Activities.

The following uses, their accessory uses and activities are permitted in an IND zone subject to provisions of Article 15:

1. Non-water-related industry.
2. Retail/wholesale fish and shellfish sales.
3. Other water-related commercial uses.
4. Park, wayside or bicycle paths.
5. Fill and dredge material disposal.
6. Railroad development.
7. Non-premise signs.
8. Residential use in conjunction with and incidental and subordinate to a permitted or conditional use where the street level shall be maintained as a water-dependent industrial use and the residential use square footage ration does not exceed one to three, non-water-dependent to water-dependent.
9. Shoreline stabilization.

Applicant Response:

Applicant is **not** proposing any conditional use.

Section 3.040. Development Standards.

In the IND Zone, the following standards shall apply:

1. The maximum building height shall be 24 feet.

Applicant Response:

Building height does not exceed 24 feet.

2. Outdoor storage areas shall be enclosed by suitable vegetation, fencing, or walls.

Applicant Response:

Outdoor storage and garbage areas will be enclosed with fencing.

3. Exterior lighting shall not adversely affect the livability of property in nearby residential zones.

Applicant Response:

Property does not adjoin any residential zones

North Side – All lighting will be directed back toward the building. (See Lighting Fixtures)

East Side - All lighting will be directed back toward the building. (See Lighting Fixtures)

South Side – - All lighting will be directed back toward the building. (See Lighting Fixtures)

West Side – All lighting will be directed back toward the building. (See Lighting Fixtures)

4. When a use abuts a lot in a non-industrial zone, there will be an attractively designed and maintained buffer which can be in the form of vegetation, fencing, or walls.

Applicant Response:

Property abuts industrial zones. No non-industrial zones abut the property.

5. All development shall be in accordance with shoreland development standards, Section 11.110.

Applicant Response:

Applicant has complied with Section 11.110 – Shoreland development standards. (See attached Applicant Responses to Shoreland development standards – Section 11.110)

6. The minimum lot size and shape for residential uses shall be the same as in a R-1 zone.

Applicant Response:

Applicant is not having residential uses. Even so, applicants lot size is greater than the minimum lot size of 5,000 square feet of Section 5.040 in a R-1 zone.

7. All commercial developments shall be subject to design review, Section 11.050.

Applicant Response:

Applicant has complied with Section 11.050 – Design Review Standards. (See attached Applicant Responses to Design Review Standards – Section 11.050)

8. Parking shall be in accordance with Section 11.090.

Applicant Response:

Applicant has complied with Section 11.090 – Parking Standards. (See attached Applicant Responses to Parking Standards – Section 11.090)

9. Signs shall be in accordance with Section 11.100

Applicant Response:

Applicant has complied with Section 11.100 – Signage Standards. (See attached Applicant Responses to Signage Standards – Section 11.100)

Design Review Checklist

Per Section 11.050, DESIGN REVIEW

- 1) All commercial and industrial development in any zone, any multifamily dwelling in any zone, is subject to design review by the Planning Commission.

Applicant Response:

Applicant is submitting documents for design review to the City of Wheeler Planning Commission for the commercial building.

- 2) When design review is required, no permit will be issued until site plans have been reviewed and approved under Comprehensive Plan Policies and Ordinance Provisions by the Planning Commission.

Applicant Response:

Applicant has submitted site plans for approval. Applicant has followed Policies and Provisions.

- 3) The site plan shall be drawn to a measurable scale and shall show the pre-construction or excavation condition of the site and indicate any trees over 6 inches diameter at 4 feet above ground level, streams, lowlands, rock outcroppings, slopes, or other natural features. Building elevations shall indicate the type of materials to be used for roofing, siding, or other treatment. A plot plan with a complete landscape design shall indicate all retained mature vegetation, proposed plantings and ground covers, as well as other landscaping materials to be used, the extent and design of paved areas, culverts, and other proposed design features and functions.

Applicant Responses:

- Drawings are to measurable scale.

Drawings are to measurable scale – (SEE Exhibit I – Site Plan and Exhibit II – Elevations)

- Show pre-construction & excavation condition of site.

The site is bare ground with no existing Structures. (See Exhibit X – Pictures of Site)

- Show boundary survey with delineation line.

See Exhibit VIII – Delineation Line

- Show existing trees.

See Exhibit VII – Existing Trees Plan

- Types of material.

Exterior walls – Constructed of metal, wood with a bat and board exterior finish.
 Colors – Roof – Bark Gray/Black
 Walls – Gray
 2nd Floor Offices – Wood – Brown
 Roofing – Metal
 Road Surface – Asphalt
 Sidewalks – Concrete
 Ground Cover – Natural Grass with irrigation

(See Exhibit III – Elevations and Exhibit IV-Landscaping Plan)

- Landscaping Design

Ground Cover – Natural Grass with irrigation
 (See Exhibit IV – Landscaping Plan)

4) The following guidelines shall be used by the Planning Commission in the evaluation of proposals:

a. Site Design

- (1) Where existing natural or topographic features are present, they should be used to enhance the development. For example, incorporate small streams in the landscape design rather than placing them in a culvert and filling.

Applicant Response:

The buildable portion of the site has no existing natural or topographic features. (The Wheeler Lumber Company operated at the site from at least the 1920's through the 1950's or 1960's. Based on historical aerial photographs; the site has been vacant since at least 1970. – Source – Phase II Environmental Site Assessment Botts Marsh Upland – EPA Brownfields Assessment, prepared by Parametrix)

- Natural features adjacent to the buildable site are river and estuary – nothing is being proposed to change or alter the river or estuary.
- Topographic features – flat, no streams

- (2) Existing trees should be left standing except where necessary for building placement, sun exposure, safety or other valid purpose. Landscaped vegetation buffers shall be provided along major streets or highways, or to separate adjacent uses. The use of native plants is encouraged.

Applicant Response:

- NATIVE Existing trees greater than 6 inches at 4ft height will be left. (See EXHIBIT VII – Site Plan of Existing Trees on Property Site and Dart Property)
- Development site is not adjoining the highway.

- (3) Graded areas shall be replanted as soon as possible after construction to prevent erosion. In areas where planting will not thrive, other materials such as wood fences, decorative rock, stone walls, and paving of brick or stone shall be used.

Applicant Response:

Graded areas will be planted immediately after construction. (See Exhibit IV – Site Plan for grass areas)
Commercial Building – 6’ cedar fence will enclose the service yard.

- (4) Exterior lighting shall be restrained in design and shielded so as not to cast glare on adjacent private or public property or the night sky.

Applicant Response:

Lighting will be restrained and shielded toward the building and/or casting toward the ground, as to avoid any cast of glare to adjacent property.
See EXHIBIT VI – Lighting Plans and EXHIBIT XI – Type of Lighting

- (5) Storage or mechanical equipment shall be screened from view. Trash enclosures and screening shall be carefully located and treated to integrate with the appearance of the site/building design.

Screen all outdoor storage. Roof top equipment shall be screened a minimum of 1 foot higher than the highest point on the equipment and shall be setback a minimum of 10 feet from the building edge.

Applicant Response:

- The drawing needs to show that the outdoor storage will be enclosed/screened by suitable vegetation, fencing or walls.

See EXHIBIT II – Discloses outdoor services areas enclosed by 6’ cedar fencing. All trash areas will be covered.

Applicant Response:

- Verify that there will not be rooftop equipment.

There is no roof top equipment.

- (6) Primary building entrances shall open directly to the outside and shall have walkways connecting them to the street sidewalk. Create storefronts and entries that are visible and easily accessible from the street. Either orient the primary entrance to the building along a street facing property line or create an ADA accessible courtyard / plaza incorporating pedestrian amenities including street trees, outdoor seating and decorative pavers. Ensure a direct pedestrian connection between the street and buildings on the site, and between buildings and other activities within the site. In addition, provide for connections between adjacent sites, where feasible.

Applicant Response:

Primary entrance to the building will be located on the south portion of the building. The primary entrance will

lead to a created ADA accessible courtyard. (See Exhibit II – Site Plan)

- (7) Community amenities such as patio/seating areas, water features, artwork or sculpture, clock towers, pedestrian plazas with park benches or other features located in areas accessible to the public are encouraged and may be calculated as part of the landscaping requirement. Benches in public areas on private property, adjacent to public right of way shall comply with design review standards for architectural style.

Applicant Response:

The project will have a small open grass area for customers not open to the general public. Applicant could not find design review standards for architectural styles,

- (8) A landscaping plan shall be submitted which shows existing and proposed vegetation, trees, landscaping materials, a timeline for installation and maintenance, and other features in order to permit the Planning Commission to review the plan. Landscaping shall be provided along project site boundaries where it does not interfere with access and clear vision. Landscaping is intended to soften the effects of built and paved areas. It also helps reduce storm water runoff by providing a surface into which storm water can percolate.

Applicant Response:

The landscaping consists of open green grass. This is to minimize any vertical view obstruction to the river.
and reduce storm water runoff by absorption.

Timeline for Installation and Maintenance.

Estimated time of completion for construction of the building is anticipated to be in spring/summer of the Year 2022.

Installation of landscaping will begin approximately 2 months before final completion of the building.

Maintenance will be regularly scheduled trimming and irrigation to maintain appearance.

- (9) Parking lots shall be divided into groups of no more than 8 spaces with landscaping and walkways dividing the groups. A walkway or sidewalk shall be provided to separate the parking from public streets and adjacent property. Parking shall be designed to be as unobtrusive as possible, through site location and landscaping.

Applicant Response:

See EXHIBIT II – Site Plan. Parking groups do not include more than 8 spaces and include landscaping dividing the groups.

- (10) Uses shall provide a hard-surfaced, well-marked and lighted pedestrian access system consistent with the accessibility standards of the Americans with Disabilities Act Accessibility Guidelines.

Applicant Response:

Development will comply with the American Disabilities Act Accessibility Guidelines.

b. Building Design

- (1) The height and scale of the buildings should be compatible with the site and adjoining buildings. Use of materials should promote harmony with the surrounding structures and site. The materials shall be chosen and constructed to be compatible with the natural elements and applicable city ordinances.

Applicant Response:

See EXHIBIT III – Building Elevations

Types of Material

Roofing	Dark Grey/Black Metal
Siding -2 nd Floor Offices	Brown Wood- Board & Batten Wood
Ground Level	Grey Metal
Sidewalks	Concrete
Windows	Vinyl/white trim Vinyl/white trim

- (2) Architectural style should not be restricted Evaluation of a project should be based on quality of design and the relationship to its surroundings. However, the use of styles characteristic of Wheeler and the coastal area are preferred. These include the use of natural wood siding such as cedar shingles. The city encourages the use of pitched roofs, large overhangs, wood fences and wood signs. Colors should be earth tones harmonious with the structure, with bright or brilliant colors used only for accent.

Applicant Response:

Project design was influenced from historical pictures of previous buildings in Wheeler.

See EXHIBIT III – Elevations and color of buildings.

- (3) Monotony of design in single or multiple building projects shall be avoided. Variety of detail, form, and site design shall be used to provide visual interest. In a Planned Development, no more than 25% of all buildings

in the development shall replicate the same roofline or footprint.

Applicant Response:

See EXHIBIT IV – Elevations.

The development is not a planned development.

- (4) Restaurants or facilities with late entertainment shall not have an adverse noise impact on adjacent residential uses and shall employ appropriate sound-proofing techniques.

Applicant Response:

There are no adjacent residential uses.

- (5) The impact that structures will have on views from adjacent or other areas will be taken into account.

Applicant Response:

The building will be no taller than 24 feet, which is the allowable height.

- (6) The property owner shall establish one street facing entrance or store front with access acceptable to the City.

Applicant Response:

The building will have a store front located on the south elevation of the building.

- (7) The street facing entrance or store front shall provide windows or window displays a minimum of 4 feet in height along the ground floor street-facing frontage for a minimum of 50 percent of the horizontal length of the building. Glass doors may be credited toward the 50 percent requirement. This section shall not apply to multifamily dwellings.

Applicant Response:

- The building elevations show the structures have ground floor windows or window displays provided along at least 50 percent of the length of the building’s ground floor/street-facing elevation(s), and Architectural features or landscaping are provided for at least 30 percent of the wall length on the street facing elevation.

See EXHIBIT II - Site Plan, and EXHIBIT III – Elevations

Commercial Building

Street Facing Entrance	
Total Length	70’
Store front & Windows	38’
Percentage	54%

Architectural/Landscaping features

Total Length	112’
Arch/Landscape features	48’

Percentage

42.8%

- (8) Architectural features or landscaping shall be provided for at least 30 percent of the wall length on each street facing elevation.

Applicant Response:

See Item #7 above

- (9) Multi-story commercial, mixed-use or multifamily dwellings shall have ground floors defined and separated from upper stories by architectural features that visually identify the transition from ground floor to upper story.

Applicant Response:

See EXHIBIT III – Elevations. Architectural features separate ground floor from second floors.

- (10) Provide recessed shielded lighting on street-facing elevations. Provide articulated facades for every 40 feet of building length. Articulated facades shall contain at least one of the following features: building offsets, projections, changes in elevation or horizontal direction, or a distinct pattern of divisions in surface materials. Large expanses of blank walls shall only be located in areas that are not visible to the public.

Applicant Response:

See EXHIBIT II – Site Plan & EXHIBIT III – ELEVATIONS

South elevation – The building has building offsets, projections, changes in elevation or horizontal direction, or a distinct pattern of divisions in surface materials, at least every 40”. (See Exhibit III– Elevations)

.East Elevation - The building has building offsets, projections, changes in elevation or horizontal direction, or a distinct pattern of divisions in surface materials, at least every 40”. (See Exhibit III – Elevations).

North Elevation – Wall not visible to the public.

West Elevation - Wall not visible to the public.

- The building elevations show paint colors on the elevations.

- (11) New commercial or mixed-use residential / commercial structures shall be encouraged to provide weather protection for pedestrians along street facing elevations.

Applicant Response:

The weather protection is located on the store front side of the building.

5. Performance Bond.

The Planning Commission may require that the property owner furnish to the City a performance bond, cash or surety for the value of the cost of improvements that will be dedicated for public use in order to assure that the improvements are completed within the timeframe specified. These improvements may include open space, and infrastructure such as sidewalks, streets, water, sewer, and stormwater drainage.

Applicant Response:

Applicant will comply.

6. Compliance with Approved Plans

Compliance with conditions of approval and adherence to the submitted plans, as approved, is required. Any departure from these conditions of approval and approved plans constitutes a violation of this ordinance.

Applicant Response:

Applicant will comply.

7. Time Limit for Design Review

Approval of an application for design review shall be void after one year or such lesser time as the authorization may specify unless construction has taken place. The Planning Commission may extend authorization for an additional period not to exceed six months provided a written request is submitted to the City Manager at least 10 days prior to the expiration of the permit. The Planning Commission shall review the request at the next available Planning Commission meeting.

Applicant Response:

Applicant will comply.

8. Limitations on Refiling of Application.

Applications for which a substantially similar application has been denied will be heard by the Planning Commission only after a period of six months has elapsed from date of the earlier decision.

Applicant Response:

Applicant has not been denied a decision by the planning commission.

- The Plot Plan must show the pre-construction or excavation condition of the site and indicate any trees over 6 inches diameter at 4 feet above ground level, streams, lowlands, rock outcroppings, slopes, or other natural features.

See EXHIBIT VII– Site Plan of Existing Trees on Property Site and Dart Property)

- The Site plan must show all proposed buildings onsite for this phase and application.

See EXBIBIT II – Site Plan

In addition, the plot plan must have a complete landscape design that indicates all retained mature vegetation (this includes existing trees on your and Dart's properties, trails and landscaping, relative to waterfront access), proposed plantings and ground covers, as well, as other landscaping materials to be used, the extent and design of paved areas, culverts, and other proposed design features and functions.

See EXHIBIT VII– Site Plan of Existing Trees on Property Site and Dart Property)
See EXBIBIT IV – Landscaping Plan

- The parking lot needs to meet ADA standards.

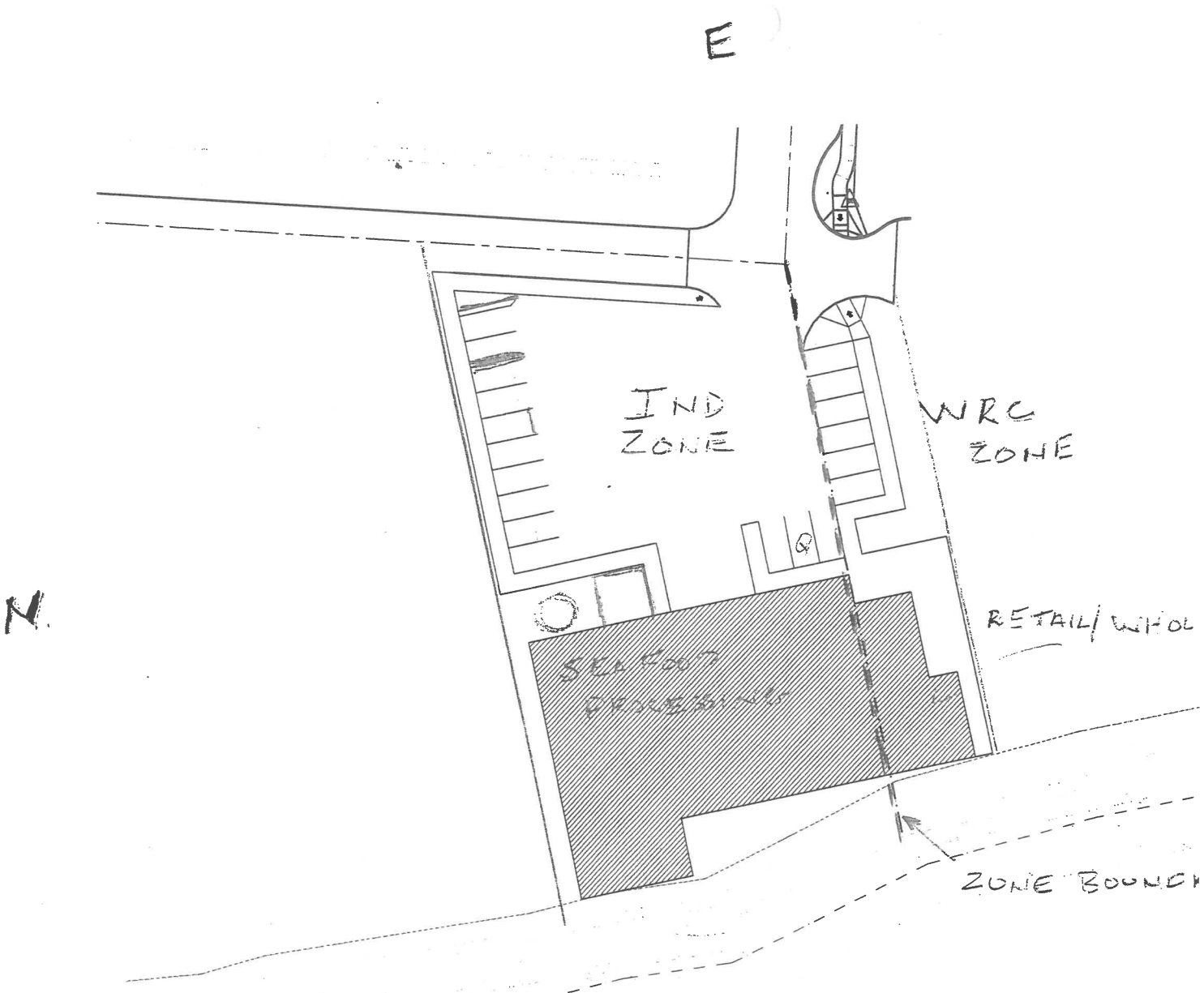
See EXBIBIT II – Site Plan

- Depict the storm drain line. Whose is it?

The Storm drain is private property, and the landowner will be responsible for any repairs.

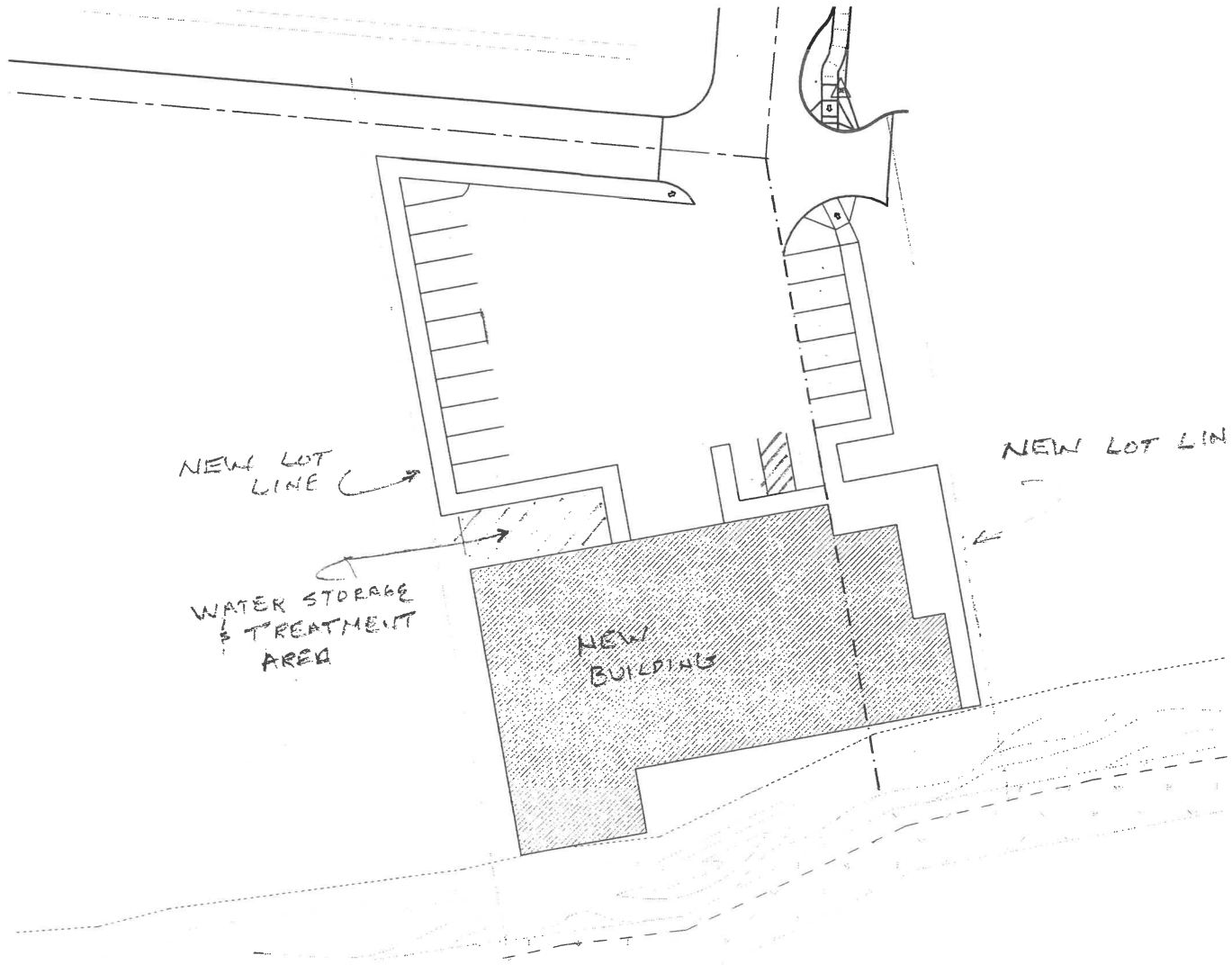
- Submit water usage information.

See EXHIBIT IX – Water Usage Information



1 SITE PLAN
A1.02 1/16" = 1'-0"

W



1 SITE PLAN
 A1.02 1/16" = 1'-0"

1/16" = 4'

SITE

EX

Per Section 11.110 SHORELAND & ESTUARINE DEVELOPMENT STANDARDS.

Shoreland and estuarine development standards are requirements that apply to uses in the following zones: Water-Related Commercial (WRC), Water-Related Industrial (IND), Water-Dependent Development (WDD), Estuarine Natural (EN), and Estuarine Development (ED).

Section 11.111 General Shoreland Development Standards.

The following general standards shall apply to all shoreland uses.

1. Setback. The shoreline setback for non-water dependent uses shall be 30 feet. In cases where a proposed use would be located between two existing structures that infringe on the 30-foot setback line, the Planning Commission, after a public hearing, may allow the structure to extend up to the setback of the adjacent structures, but in no case less than ten feet from the shoreline. The setback shall be measured horizontally upland from the line of non-aquatic vegetation or mean higher-high water.

Applicant Response:

The plans should the 30-foot setback.

See EXHIBIT II – Site Plan & EXHIBIT IV Landscape Plan

2. Riparian vegetation. All uses and structures shall be set back fifteen (15) feet from Vosberg Creek unless direct water access is required in conjunction with a water-dependent use. All uses and structures shall be set back twenty-five (25) feet from the estuarine area located east of Highway 101, at the north end of the City (designated EN/mp) unless direct water access is required in conjunction with a water-dependent use. Riparian vegetation shall be protected and retained within the required setback with the following exceptions:

- a. The removal of trees which pose an erosion or safety hazard.
- b. Vegetation removal necessary to provide direct water access for a water-dependent use; or
- c. Vegetation removal necessary to place structural shoreline stabilization when other forms of shoreline stabilization are shown to be inadequate.

Applicant Response:

The applications' proposals are not sited on either Vosberg Creek or east of Highway 101.

3. Waterfront Access. - Waterfront access for the public such as walkways, trails and landscaped areas must be provided, and shown on the plans whenever possible and where consistent with public safety.

Applicant Response:

The applicant has a small retail/wholesale operation located on the south portion of the building and property. No public access will be provided to the waterfront due to public safety in the industrial zone. Signage and fencing (if needed) will be used to restrict public access.

4. Signs for commercial and industrial uses shall be constructed against a building.

Applicant Response:

All signage for commercial and industrial uses shall be constructed against the building.

- a. The Plan must identify the type and size of sign(s) onsite (plan and elevation) as described in sign Ordinance 99-02.

Applicant Response:

The size will be less than the maximum 24 square feet.

Signage for the commercial building has not been determined. Any tenants occupying the building will be required to comply with Ordinance 99-02.

5. Lot Area. Marsh and other aquatic areas will not be used to compute lot area or density, except when a conditional use permit allowing filling or pilings has been granted.

Applicant Response:

- a. Verify that no marsh or aquatic areas are used to compute lot area.

There are no residential uses on the site. No minimum lot size for commercial industrial uses are listed in the development standards for Section 3.040.

6. Utilities. Whenever feasible, utility lines will be located underground and along existing rights-of-way. Above ground utilities are subject to design review by the Planning Commission. All above ground utilities should be designed to minimize view interference and the amount of land clearing.

- a. *The location of utility lines shall be shown on the site plan (as discussed in Section 11.050).*
b. *The Plot Plan must show utilities and how/where they will be brought to the building:*
- i. *sewer*
 - ii. *water*
 - iii. *storm*
 - iv. *electricity*

Applicant Response:

See EXHIBIT V – Utility Plan

7. Parking. Parking shall not be located over the water, or within 20 feet of the line of non-aquatic vegetation.

- a. *The location of the parking areas/facilities (parking spaces, driveways, vehicular maneuvering areas) onsite shall be located at least 20 feet from the areas of non-aquatic vegetation.*

Applicant Response:

See EXHIBIT II – Site Plan & EXHIBIT IV - Landscape Plan

8. Architectural Design. All proposals for structural development will be subject to design review standards of Section 11.050.

- a. *See first list of requirements.*

Applicant Response:

Applications complies with Section 11.050.

9. Erosion Control. Non-structural solutions to erosion and flood control problems will be used whenever practical.

- a. *Erosion control measures must be noted and followed.*

Applicant Response:

Applicant has obtained a 1200C permit and will follow all erosion and flood control issues.

Section 11.080 Clear Vision Areas is not a design review criterion.

Per Section 11.090. Off-Street Parking and Loading Requirements

At the time a new structure is erected, or the use of an existing structure is changed or enlarged, off-street parking spaces, loading areas and access thereto shall be provided as set forth in this section unless greater requirements are otherwise established. If such facilities have been provided in connection with an existing use, they shall not be reduced below the requirements of this ordinance.

1. Requirements for types of buildings and uses not specifically listed herein shall be determined by the Planning Commission, based upon the requirements of comparable uses listed.
2. In the event several uses occupy a single structure or parcel of land, the total requirements shall be the sum of the requirements of the several uses computed separately.
3. Owners of two or more uses, structures, or parcels of land may agree to utilize the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory legal evidence is presented to the Planning Commission in the form of deeds, leases, or contracts to establish the joint use. Where permitted, an appropriate directional sign to such parking shall be provided.
4. Off-street parking spaces for dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall be located not farther than 200 feet from the building or use they are required to serve, measured in a straight line from the building.
5. The area bounded by US Highway 101, Pine Street, First Street and Hall Street, generally referred to as the downtown area, shall be exempt from off street parking and loading requirements.

Parking space means an area of 9 feet by 18 feet for full size spaces, and an area of 8 feet by 16 feet for compact spaces, located off the street right of way, and intended for the parking of vehicles.

**OFF-STREET PARKING AND LOADING
REQUIREMENTS**

USE	REQUIREMENT
(a) Dwelling	Two spaces for each dwelling unit.
(b) Boarding, lodging, rooming house, motel, hotel, group cottage, or time share condominium	One space for each guest accommodation and one space for each two employees
(c) Hospital, nursing home or similar institution	N/A
(d) Church, club, or similar place of assembly	N/A
(e) Library	N/A
(f) Retail store, eating or drinking establishment	One space for each 200 square feet of floor area, plus one space for each two employees on the largest shift

(g) Service or repair shop, artist studio, or retail store handling bulky merchandise such as automobiles or furniture	N/A
(h) Bank or professional offices, not including medical or dental clinics	N/A
(i) Medical, dental, or veterinary clinic	N/A
(j) Day care center	N/A
(k) Marina	N/A
(l) Warehouse, storage and wholesale business	One space for each 1000 feet of floor area or one space for each storage unit, plus one space for each employee on the largest shift
(m) Manufacturing uses	N/A
(n) Cottage industry	N/A
(o) Caretaker, owner, or proprietor occupied dwelling when attached to a principle use	N/A
(p) Other uses not mentioned above	The Planning Commission shall determine parking requirements based on similar requirements in this section.

6. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons, and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting business or use.
7. Areas used for standing and maneuvering of vehicles shall have durable and dustless surfaces maintained adequately for all-weather use and be drained so as to avoid flow of water across public sidewalks or adjacent property.
8. Except for parking to serve dwelling uses, parking and loading areas adjacent to or within residential zones or adjacent to residential uses shall be designed to minimize disturbances of residents by the erection between the uses of a sight-obscuring fence of not less than five or more than six feet in height except where vision clearance is required.
9. Except for parking to serve single-family dwelling uses, parking spaces along the outer boundaries of a lot shall be contained by a curb or bumper rail at least four inches high and set back a minimum of four and one-half feet from the property line.
10. Artificial lighting which may be provided shall not create or reflect glare in a residential zone or on any adjacent dwelling.
11. All parking lots designed to accommodate more than five vehicles shall be developed with at least 10 percent of any uncovered parking area in plantings or other landscaping as approved by the Planning Commission. Such landscaping or plantings shall be located in defined planting areas evenly distributed throughout the parking area. The required planting areas shall have a width of not less than 3 feet. Landscaping shall be continuously maintained.
12. Groups of more than four parking spaces shall be served by a driveway so that no backing movements or other maneuvering within a street, other than an alley, will be required.
13. Loading of merchandise, materials, or supplies. Building or structures which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. Off-street parking areas used to fulfill the requirements of this ordinance may be used for loading and unloading operations during a period of the day when not required to take care of parking needs.

- The parking lot needs to meet ADA standards.

Applicant Response:

Applicant has followed all ADA standards.

Parking Requirements

Total Spaces – 17 spaces

Required Parking Spaces – 16 spaces (15.5 – see below)

Retail Requirement - One space for each 200 square feet of floor area, plus one space for each two employees on the largest shift.

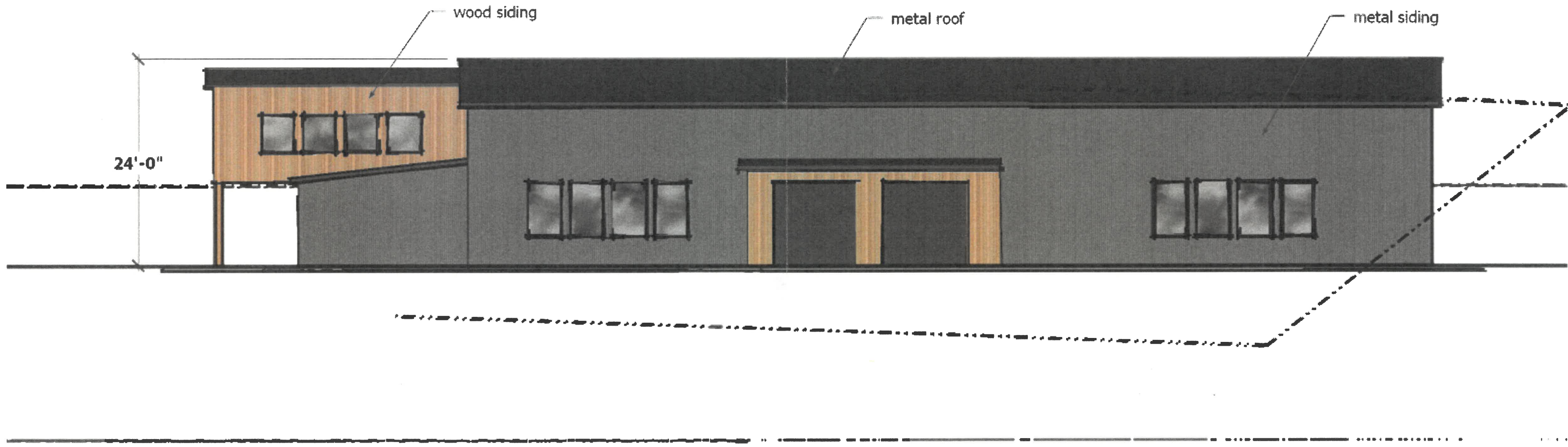
$1500 \text{ sq. ft} / 200 \text{ sq. ft} = 7.5 \text{ spaces}$ plus 2 employees = 9.5 parking spaces

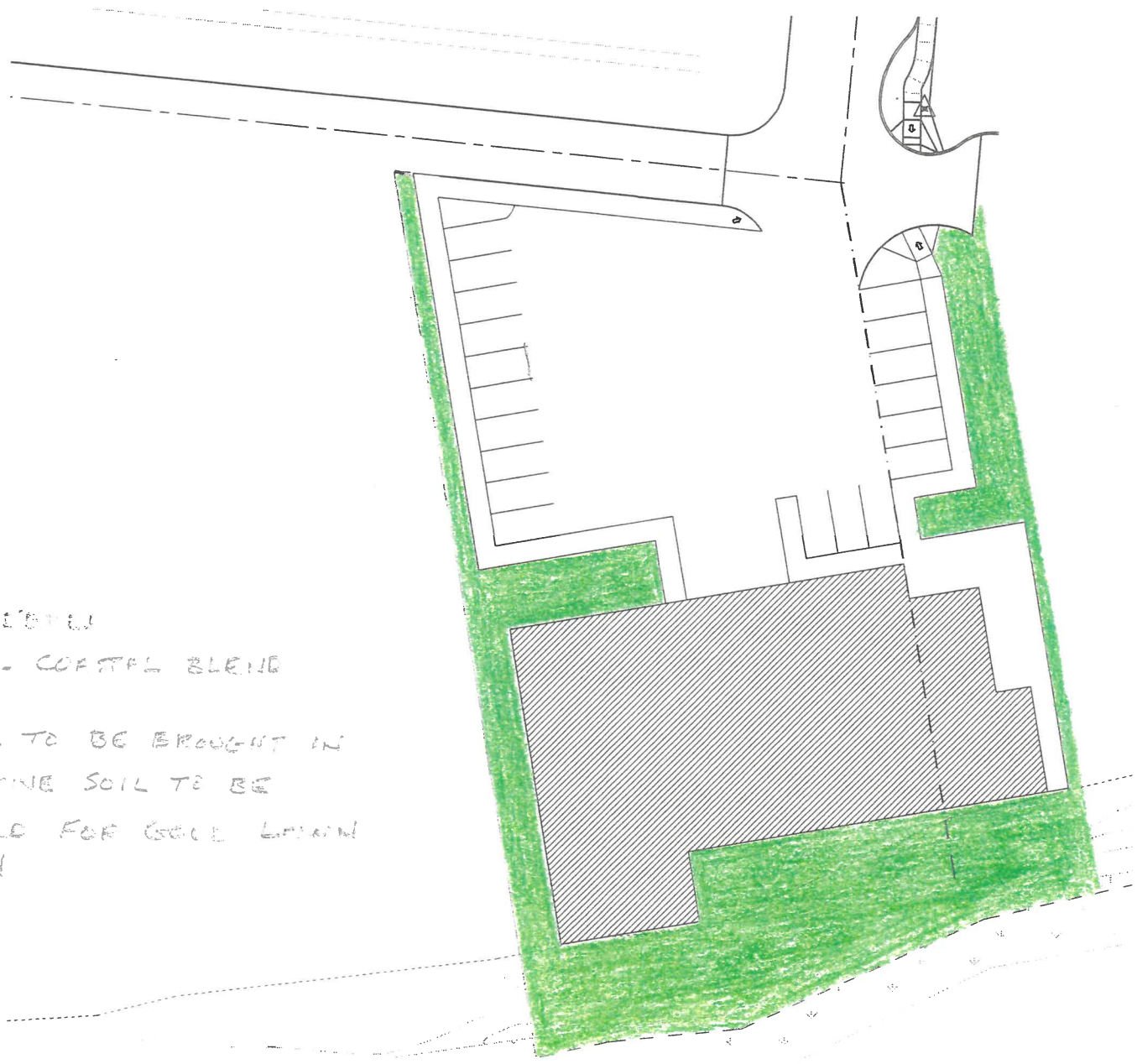
Warehouse, storage and wholesale business - one space for each storage unit, plus one space for each Employee of the largest shift.

4 storage spaces plus 2 employees = 6 spaces



Exhibit III





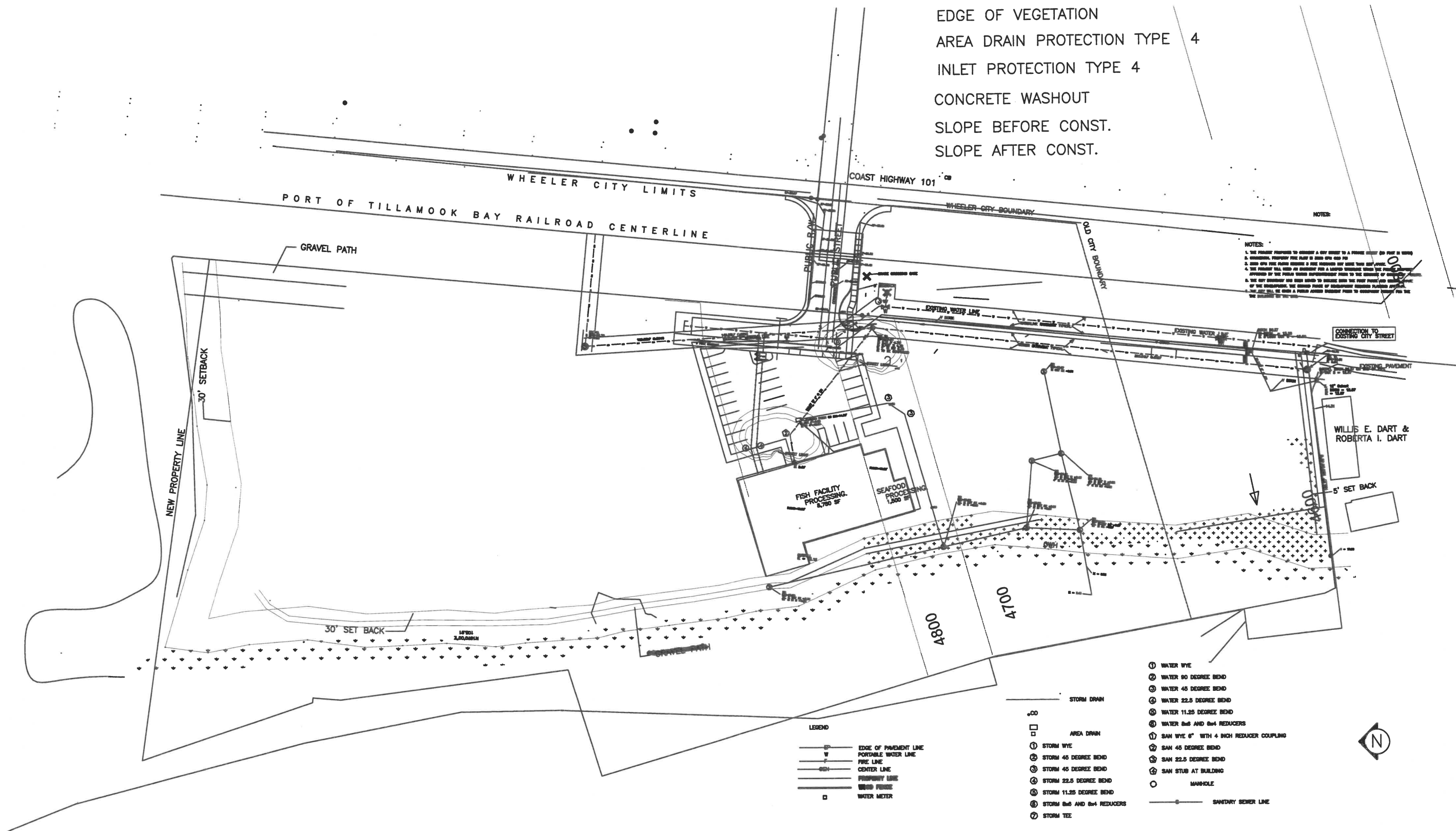
GRASS SEEDS

FELCUP - COFFEE BLEND

TOP SOIL TO BE BROUGHT IN
OR NATIVE SOIL TO BE
AMENDED FOR GOOD LAWN
GROWTH

1 SITE PLAN
A1.02 1/16" = 1'-0"

LANDSCAPE
EX.



EDGE OF VEGETATION
 AREA DRAIN PROTECTION TYPE 4
 INLET PROTECTION TYPE 4
 CONCRETE WASHOUT
 SLOPE BEFORE CONST.
 SLOPE AFTER CONST.

NOTES:
 1. THE PROPERTY PROPRIETOR TO VERIFY A NEW WYBE TO A PORTABLE WATER (PW) PUMP IN WYBE
 2. VERIFY THE PORTABLE WATER PUMP IS PROTECTED FROM THE PUBLIC AND THE PW
 3. VERIFY THE PORTABLE WATER PUMP IS PROTECTED FROM THE PUBLIC AND THE PW
 4. THE PROPERTY SHALL VERIFY AN EXISTING PUBLIC WATER MAINLINE UNDER THE PROPERTY
 5. THE CITY ENGINEER HAS BEEN ADVISED TO VERIFY WITH THE PORTAL AND THE CITY
 OF THE EXISTING PUBLIC WATER MAINLINE UNDER THE PROPERTY AND THE CITY
 6. THE CITY SHALL VERIFY A PUBLIC WATER MAINLINE FROM THE EXISTING WATER MAINLINE
 TO THE PROPERTY.

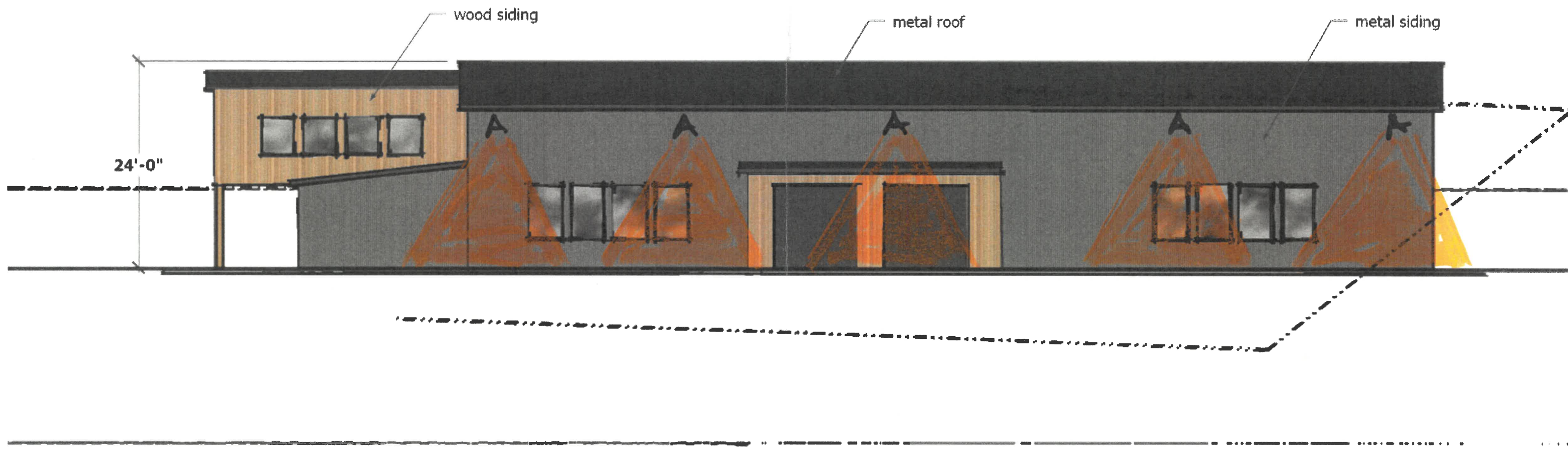
LEGEND
 — E EDGE OF PAVEMENT LINE
 — W PORTABLE WATER LINE
 — F FIRE LINE
 — C CENTER LINE
 — P PROPERTY LINE
 — W WOOD FENCE
 □ WATER METER

STORM DRAIN
 □ AREA DRAIN
 ① STORM WYE
 ② STORM 45 DEGREE BEND
 ③ STORM 45 DEGREE BEND
 ④ STORM 22.5 DEGREE BEND
 ⑤ STORM 11.25 DEGREE BEND
 ⑥ STORM 6" AND 8" REDUCERS
 ⑦ STORM TEE

① WATER WYE
 ② WATER 90 DEGREE BEND
 ③ WATER 45 DEGREE BEND
 ④ WATER 22.5 DEGREE BEND
 ⑤ WATER 11.25 DEGREE BEND
 ⑥ WATER 6" AND 8" REDUCERS
 ⑦ SAN WYE 6" WITH 4 INCH REDUCER COUPLING
 ⑧ SAN 45 DEGREE BEND
 ⑨ SAN 22.5 DEGREE BEND
 ⑩ SAN STUB AT BUILDING
 ○ MANHOLE
 — SANITARY SEWER LINE



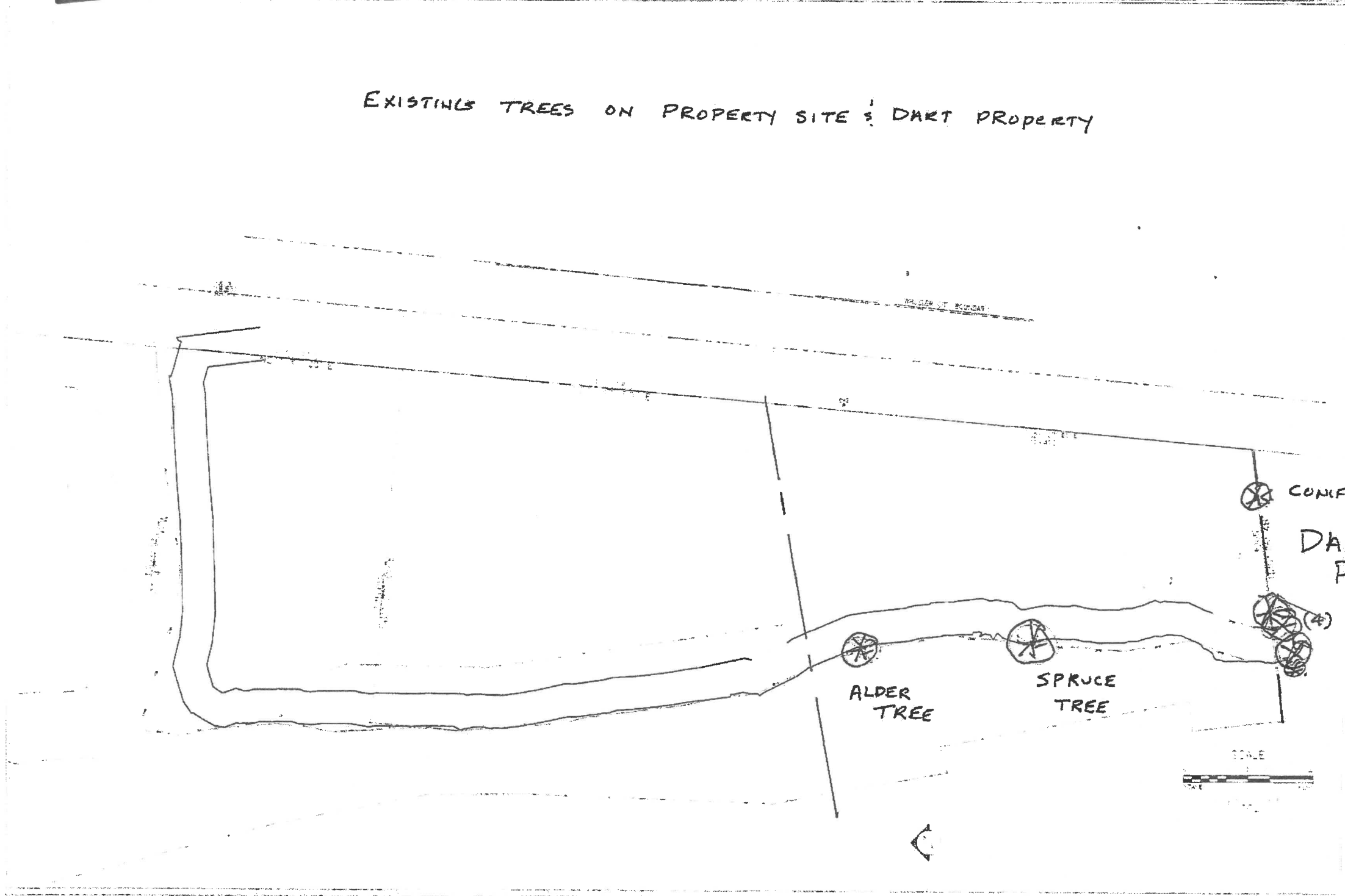
EXHIBIT V



Lighting Plan
EXHIBIT VI

EXHIBIT VII SITE PLAN OF EXISTING TREES

EXISTING TREES ON PROPERTY SITE: DART PROPERTY



Designed	4/22/17
Drawn	4/22/17
Checked	4/22/17



SITE PLAN

CONIFER
DART
PROPERTY.
CONIFER TREE

ALDER
TREE
SPRUCE
TREE

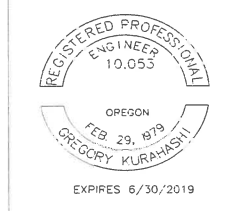


Sheet No.
Project No.

Exhibit VIII



GTK	4/22/17	Date
Designed	GTK	4/22/17
Drawn	GTK	4/22/17
Checked		



SITE PLAN

VILLAGE AT NEHALEM BAY
 KEN ULBRICHT
 620 HOLLADAY STREET SUITE #4
 SEASIDE, OREGON 97138

KURAHASHI AND ASSOCIATES
 COMPANY
 1470 SW HALL BLVD STE C
 BEAVERTON, OR 97005

C 2.0
 Sheet No.
 Project No. 2752

EXHIBIT IX – WATER USAGE

The project will have water storage and treatment processing located next to the building.

No specific water treatment equipment has been identified yet.

Water collection and storage will vary depending on the season of the year.

Water usage is provided on the “Water Meter Sizing Worksheet”.



Water Meter Sizing Worksheet

1.5" or larger meter

Revised: June 2019 According to 2017 OPSC

W-4

Phone: 503-823-7368 email: devrev@portlandoregon.gov

Building Permit Number	Service Address
------------------------	-----------------

(1) Type of Fixture	(2) Total Fixtures in New/Remodeled Structure	(3) Fixture Values	(4) Total Fixture Unit Value
Bar sink		x 2.0 =	
Bathtub or Tub/Shower		x 4.0 =	
Clinic Sink		x 3.0 =	
Clothes Washer		x 4.0 =	
Dishwasher	1	x 1.5 =	1.5
Drinking Fountain	1	x 0.5 =	.5
Hose Bibb, 1 st one	1	x 2.5 =	2.5
Hose Bibb, each additional	5	x 1.0 =	5.0
Kitchen Sink	1	x 1.5 =	1.5
Laundry Sink	1	x 1.5 =	1.5
Lavatory Sink	2	x 1.0 =	2.0
Mop or Service Sink	2	x 3.0 =	6.0
Shower		x 2.0 =	
Urinal, 1st one	1	x 20.0* =	20.0
Urinal, each additional		x 15.0* =	
Water Closet		x 2.5* =	
Water Closet, Flushometer Valve - 1st one		x 40.0* =	
Water Closet, Flushometer - each additional		x 25.0* =	
Total Fixture Units:			40.50

***Note:** Fixture units for flushometers are approximate values. Values will be reviewed and may be adjusted by the Portland Water Bureau staff based on 2017 Oregon Plumbing Specialty Code Table 610.10

Instructions

- Column 2: Enter the total number of each fixture type for the completed project. If the project has an existing structure that will be using the same water meter, enter the total number of each fixture type for the completed project (existing and proposed).
- Column 3: Per unit value of each fixture type
- Column 4: Enter the number of column 2 times column 3

Total Fixture Unit Count	Required Meter Size
0 - 22	5/8" meter
22.5 - 37	3/4" meter
37.5 - 89	1" meter
89.5 - 286	1.5" meter
286.5 - 532	2" meter
532.5 - 1,300	3" meter
1,300.5 - 3,600	4" meter
3,600.5 - 8,200	6" meter

Note: There may be SDC credit if existing meters are utilized or removed. SDC fees are not assessed to fire lines. Fees are due at the time the water service installation is paid. Call Portland Water Bureau Development Services, 503-823-7368 with any questions.

TABLE E103.3(2)
LOAD VALUES ASSIGNED TO FIXTURES*

FIXTURE	OCCUPANCY	TYPE OF SUPPLY CONTROL	LOAD VALUES, IN WATER SUPPLY FIXTURE UNITS (wsfu)		
			Cold	Hot	Total
Bathroom group	Private	Flush tank	2.7	1.5	3.6
Bathroom group	Private	Flushometer valve	6.0	3.0	8.0
Bath tub	Private	Faucet	1.0	1.0	1.4
Bath tub	Public	Faucet	3.0	3.0	4.0
Bidet	Private	Faucet	1.5	1.5	2.0
Combination fixture	Private	Faucet	2.25	2.25	3.0
Dishwashing machine	Private	Automatic	—	1.4	1.4
Drinking fountain	Offices, etc.	3/8" valve	0.25	—	0.25
Kitchen sink	Private	Faucet	1.0	1.0	1.4
Kitchen sink	Hotel, restaurant	Faucet	3.0	3.0	4.0
Laundry trays (1 to 3)	Private	Faucet	1.0	1.0	1.4
Lavatory	Private	Faucet	0.5	0.5	0.7
Lavatory	Public	Faucet	1.5	1.5	2.0
Service sink	Offices, etc.	Faucet	2.25	2.25	3.0
Shower head	Public	Mixing valve	3.0	3.0	4.0
Shower head	Private	Mixing valve	1.0	1.0	1.4
Urinal	Public	1" flushometer valve	10.0	—	10.0
Urinal	Public	3/4" flushometer valve	5.0	—	5.0
Urinal	Public	Flush tank	3.0	—	3.0
Washing machine (8 lb)	Private	Automatic	1.0	1.0	1.4
Washing machine (8 lb)	Public	Automatic	2.25	2.25	3.0
Washing machine (15 lb)	Public	Automatic	3.0	3.0	4.0
Water closet	Private	Flushometer valve	6.0	—	6.0
Water closet	Private	Flush tank	2.2	—	2.2
Water closet	Public	Flushometer valve	10.0	—	10.0
Water closet	Public	Flush tank	5.0	—	5.0
Water closet	Public or private	Flushometer tank	2.0	—	2.0

For SI: 1 inch = 25.4 mm, 1 pound = 0.454 kg.

a. For fixtures not listed, loads should be assumed by comparing the fixture to one listed using water in similar quantities and at similar rates. The assigned loads for fixtures with both hot and cold water supplies are given for separate hot and cold water loads and for total load. The separate hot and cold water loads being three-fourths of the total load for the fixture in each case.

APPENDIX E

TABLE E103.3(3)-continued
TABLE FOR ESTIMATING DEMAND

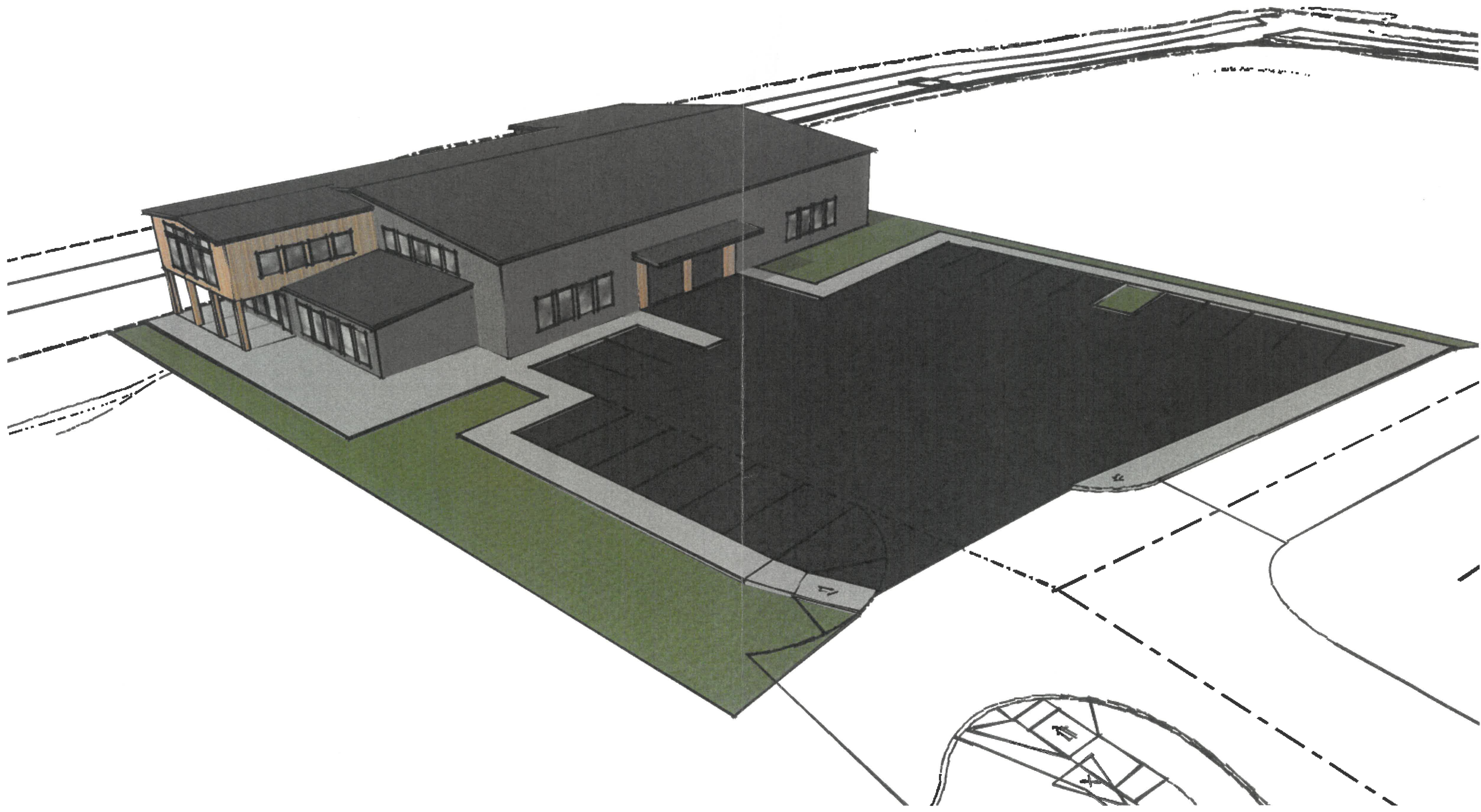
SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSH TANKS			SUPPLY SYSTEMS PREDOMINANTLY FOR FLUSHOMETER VALVES		
Load	Demand		Load	Demand	
(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)	(Water supply fixture units)	(Gallons per minute)	(Cubic feet per minute)
275	80.0	10.6944	275	104.5	13.96956
300	85.0	11.3628	300	108.0	14.43744
400	105.0	14.0364	400	127.0	16.97736
500	124.0	16.57632	500	143.0	19.11624
750	170.0	22.7256	750	177.0	23.66136
1,000	208.0	27.80544	1,000	208.0	27.80544
1,250	239.0	31.94952	1,250	239.0	31.94952
1,500	269.0	35.95992	1,500	269.0	35.95992
1,750	297.0	39.70296	1,750	297.0	39.70296
2,000	325.0	43.446	2,000	325.0	43.446
2,500	380.0	50.7984	2,500	380.0	50.7984
3,000	433.0	57.88344	3,000	433.0	57.88344
4,000	525.0	70.182	4,000	525.0	70.182
5,000	593.0	79.27224	5,000	593.0	79.27224

For SI: 1 inch = 25.4 mm, 1 gallon per minute = 3.785 L/m, 1 cubic foot per minute = 0.28 m³ per minute.

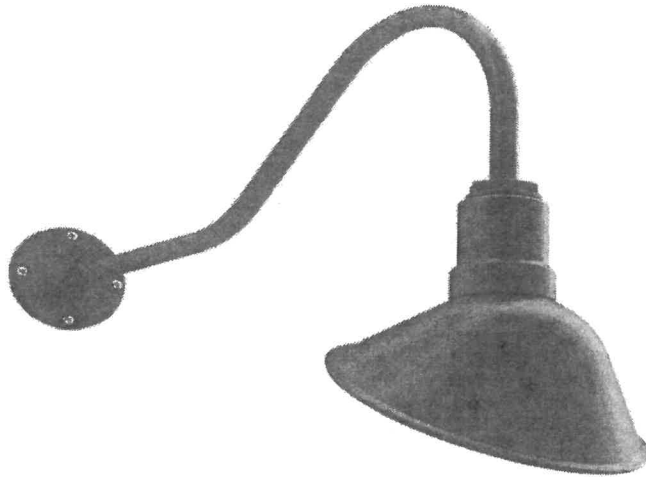
TABLE E103.3(4)
LOSS OF PRESSURE THROUGH TAPS AND TEES IN POUNDS PER SQUARE INCH (psi)

GALLONS PER MINUTE	SIZE OF TAP OR TEE (inches)						
	5/8	3/4	1	1 1/4	1 1/2	2	3
10	1.35	0.64	0.18	0.08	—	—	—
20	5.38	2.54	0.77	0.31	0.14	—	—
30	12.10	5.72	1.62	0.69	0.33	0.10	—
40	—	10.20	3.07	1.23	0.58	0.18	—
50	—	15.90	4.49	1.92	0.91	0.28	—
60	—	—	6.46	2.76	1.31	0.40	—
70	—	—	8.79	3.76	1.78	0.55	0.10
80	—	—	11.50	4.90	2.32	0.72	0.13
90	—	—	14.50	6.21	2.94	0.91	0.16
100	—	—	17.94	7.67	3.63	1.12	0.21
120	—	—	25.80	11.00	5.23	1.61	0.30
140	—	—	35.20	15.00	7.12	2.20	0.41
150	—	—	—	17.20	8.16	2.52	0.47
160	—	—	—	19.60	9.30	2.92	0.54
180	—	—	—	24.80	11.80	3.62	0.68
200	—	—	—	30.70	14.50	4.48	0.84
225	—	—	—	38.80	18.40	5.60	1.06
250	—	—	—	47.90	22.70	7.00	1.31
275	—	—	—	—	27.40	7.70	1.59
300	—	—	—	—	32.60	10.10	1.88

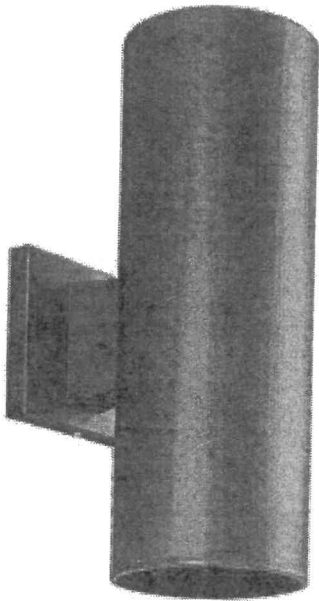
For SI: 1 inch = 25.4 mm, 1 pound per square inch = 6.895 kpa, 1 gallon per minute = 3.785 L/m.



TYPE A



Outdoor Exterior lighting for all exterior elevations, placed on exterior walls— except west side of Hotel.



TYPE B

Outdoor Exterior lighting for west side of Hotel.

TYPES OF LIGHT

EXHIBIT XI

From: Doug Honeycutt <dougmall@icloud.com>
Sent: Friday, September 3, 2021 9:39 AM
To: Carrie Richter <crichter@batemanseidel.com>
Cc: Tim Grossnickle <timgrossnickle@ci.wheeler.or.us>; Mary Johnson <maryjohnson@ci.wheeler.or.us>
Subject: Re: Letter of Completeness

Hello Carrie - The 10 unit Hotel that was discussed earlier, came with conditions from Mr Ulbricht that would bypass our city council with a MOU stating our council would not consider his application unless it was to approve. If Mr Ulbricht wants to fill out an application for a project he will do so no differently than any other developer that develops property in Wheeler. Mr Ulbricht's application will be considered, after his team fills out a proper application, follow Wheelers ordinances, zoning, vision plan and comprehensive plan. Then reviewed by our planner, planning commission and city council without bias. We look forward to working with Mr Ulbricht, and his team in the proper process.

Thank you Doug Honeycutt

On Sep 3, 2021, at 8:09 AM, Carrie Richter <crichter@batemanseidel.com> wrote:

Good Morning,

Just passing along the latest from Mr. Ulbricht.

Carrie

From: Jennie Bricker <jennie@landshorewater.com>
Sent: Thursday, September 2, 2021 5:11 PM
To: Carrie Richter <crichter@batemanseidel.com>
Subject: Re: Letter of Completeness

Carrie —

Ken Ulbricht wanted me to let you and the mayor know that, given the lack of any response on his alternative proposal (I believe I sent you our one-page proposal), he's withdrawing the concept of a scaled-down, 10-unit hotel. If the city remains interested in an alternative CU, we can certainly consider it. However, as of now that smaller hotel is no longer on the table.

Jennie Bricker
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