



May 31, 2022

City of Moro  
City Council  
104 1<sup>st</sup> Steet  
Moro, Oregon 97039

Reference: Azure Standard Warehouse Expansion  
**Staff Report**

<b>Report Prepared by:</b>	Kirk Fatland, Contract Planner
<b>Applicant:</b>	Azure Standard
<b>Procedure Type:</b>	Quasi-Judicial
<b>Decision Date:</b>	June 7, 2022
<b>Assessor's Map:</b>	01S-17E-18AB
<b>Tax Lot:</b>	300
<b>Address:</b>	500 Azure Lane
<b>Comprehensive Plan Designation:</b>	Industrial
<b>Zoning District:</b>	Industrial

**Request:** The purpose of this hearing is to consider an expansion of a Conditional Use, adding additional 52,000 square feet to the existing Azure Standard Warehouse located at 500 Azure Lane, within the Industrial Zone. The application has been submitted by Azure Farms Inc.

**Background Information:** The existing 62,000 SF building on the subject site was permitted as a Conditional Use on September 5, 2006. A portion of the previously approved landscaped area is proposed to be utilized as parking for additional employees. Parking on the subject property is proposed to increase from 40 stalls to 137 stalls.

**Notice:** The requisite notices were mailed to adjacent property owners and published in the Times-Journal.

**Comments Received:** No public comments were received by the writing of this report.

**Recommendation:** Planning Staff recommends approval based upon the following findings of fact.

SECTION 3.4 – INDUSTRIAL “M”:

*USES. Buildings and structures hereafter erected, structurally altered, enlarged, or moved or land hereafter used in the “M” Industrial Zone shall comply with the following regulations:*

*B. CONDITIONAL USES.*

- (1) Those uses listed as Conditional Uses in the C-1 Zone, Section 3.3 (B).*
- (2) Light and heavy industrial uses as defined, which take place outside an enclosed building.*

**Finding:** The proposed development is an expansion of an existing Conditional Use, the Azure Standard agricultural warehouse.

*C. HEIGHT. Building, structures, or portions thereto shall not be erected to exceed a height of 2-1/2 stories or 35 feet, whichever is less.*

**Finding:** The height of the proposed building is intended to match that of the existing facility at 35 feet.

*D. SETBACK REQUIREMENTS. In the Industrial Zone setbacks shall be as follows:*

- (1) No front yard setback is required.*
- (2) No buildings shall be constructed or located closer than six (6) feet from the rear lot line.*
- (3) Interior side yard setback shall be six (6) feet.*
- (4) No building shall be closer to a lot in a residential or agricultural zone than a distance equal to the height of the building or fifty (50) feet, whichever is greater.*
- (5) Setbacks along Highway 97 shall be a minimum of 30 feet and shall incorporate the use of screening material by either fencing or landscaping or a combination of both to provide adequate screening of the site from Highway 97. No outdoor storage areas can be visible from the Highway.*

**Finding:** The proposed development is to be located immediately to the south of the existing warehouse structure and will maintain 105 feet from the nearest side lot line and 116 feet from the rear lot line.

*E. PARKING REGULATIONS. Off-street parking will be provided for all businesses at a rate of two car spaces for each 1,500 square feet or less of*

*the ground floor area of the building, plus on car space for each employee.*

**Finding:** The proposed structure contains 52,000 square feet, requiring 69 spaces. Additionally, the applicants expect to add 18 new employees to the existing 170 employees. As the current number of employees exceeds the number anticipated at the time of initial approval, and the two buildings will serve a single use, the required parking should be calculated jointly.

52,000 SF = 69 parking stalls

188 employees = 188 parking stalls

Total parking required: 257 parking stalls

The proposed site plan shows 97 new parking stalls and 40 existing parking stalls. The applicant notes that due to a high percentage of employees carpooling the full amount of parking as required by the ordinance is not necessary for the site to be adequately served.

Total parking proposed: 137 parking stalls

F. HOURS OF USE. *The City Council may limit the hours of traffic if it deems that the proposed use will create a conflict with peak hours of High School traffic.*

**Finding:** The proposed increase in square footage of the Azure Standard business will not alter the current hours of operation which are:

Day Shift - Monday through Friday from 6 to 4 pm with weekend work as needed.

Swing Shift - Sunday through Thursday from 4 pm to 2 am.

Night Shift (occasional) – three to four administrative employees working between 2 am and 6 pm.

SECTION 4.9 – ADDITIONAL CONDITIONS TO DEVELOPMENT PROPOSALS. *The City may require additional conditions for development proposals. (Ord No. 250)*

- A. *The proposed use shall not reduce the level of service (LOS) below a D rating for the public transportation system. For developments that are likely to generate more than a V/C ratio of 75 or greater, the applicant shall provide adequate information, such as a traffic impact study or traffic counts, to demonstrate the level of impact to the surrounding road system. The developer shall be required to mitigate impacts attributable to the project.*
- B. *The determination of the scope, area, and content of the traffic impact study shall be coordinated with the provider of the affected transportation facility, i.e. city, county, or state.*
- C. *Dedication of land for roads, transit facilities, sidewalks, bikeways, paths, or accessways shall be required where necessary to mitigate the impacts to the existing transportation system caused by the proposed use.*
- D. *Construction of the developer's fair share of improvements such as paving, curbing, installation or contribution to traffic signals, construction of sidewalks, bikeways, accessways, paths, or roads*

*that serve the proposed use where necessary to mitigate the impacts to the existing transportation system caused by the proposed use.*

**Finding:** Please see the proposed condition of approval requiring the applicant to demonstrate compliance with this section or provide a traffic impact analysis per this Section.

## ARTICLE 5 - CONDITIONAL USES

### SECTION 5.1 - AUTHORIZATION TO GRANT OR DENY CONDITIONAL USES.

A *Conditional uses listed in this ordinance may be permitted, enlarged, or otherwise altered upon authorization by the City Council in accordance with the standards and conditions in this article. In permitting a conditional use or the modification of conditional use the City Council may impose in addition to those standards and requirements expressly specified by the ordinance, any additional conditions which the City Council considers necessary to protect the best interest of the surrounding property or the City as a whole. A conditional Use Permit (CUP) shall be valid, as long as the conditions of approval are met by subsequent owners of the property on which the Conditional Use has been granted.*

### B. STANDARDS FOR GRANTING CONDITIONAL USES.

(1) *The proposal will be consistent with the comprehensive plan and the objectives of the zoning ordinance and other applicable policies of the city.*

**Finding:** The proposal is an expansion of a previously approved conditional use. Providing the applicant adheres to the relevant standards addressed in this report, enlarging the facility will likely remain consistent with the City's policies.

(2) *Taking into account location, size, number, design and operation characteristics, the proposal will have minimal adverse impact on the (a) livability, (b) value and (c) appropriate development of abutting properties and the surrounding area compared to the impact of development that is permitted outright.*

**Finding:** The proposed development is an expansion of an existing industrial use in the Industrial Zone. Additional landscaping and road improvements may be required to ensure minimal impact to the adjacent properties.

(3) *The location and design of the site and structures for the proposal will be as attractive as the nature of the use and its setting warrants.*

**Finding:** The proposed use is industrial in nature and will be designed to a similar standard as the existing structure.

(4) *The proposal will preserve assets of particular interest to the community.*

**Finding:** The proposal will have no impact on particular assets within the City.

- (5) *The applicant has a bona fide intent and capability to develop and use the land as proposed and has some appropriate purpose for submitting the proposal, and is not motivated solely by such purposes as the alteration of property values for speculative purposes.*

**Finding:** It is understood that Azure Standard does indeed intend to expand their warehouse and is not motivated by increasing the property value with the intent to sell.

C *PLACING CONDITIONS ON A PERMIT.* *In permitting a new conditional use or the alteration of an existing conditional use, the City Council may impose conditions which it finds necessary to avoid a detrimental impact and to otherwise protect the best interests of the surrounding area or the community as a whole. These conditions may include the following:*

- (1) *Increasing the required lot size or yard dimensions.*
- (2) *Limiting the number, height, size or location of buildings or other structures and mobile homes.*
- (3) *Controlling the location and number of vehicle access points.*
- (4) *Increasing the street width.*
- (5) *Increasing the number of required off-street parking spaces.*
- (6) *Limiting the number, size, location and lighting of signs.*
- (7) *Requiring diking, fencing, screening, landscaping or other facilities to protect adjacent or nearby property.*
- (8) *Designating sites for open space.*
- (9) *Requiring proper drainage and pest control.*
- (10) *Placing time limits on the use and requiring periodic reviews.*
- (11) *Limiting the number of dwelling units per apartment.*

**Finding:** The City Council may consider the conditions listed in this section when making a determination on the requested development.

### **Proposed Conditions of Approval**

1. The applicant to demonstrate compliance with Section 4.9 and provide a traffic impact analysis if necessary.
2. The applicant to provide effective erosion control throughout construction - addressing both dust and runoff. An erosion control plan is to be approved by the Public Works Superintendent.
3. The applicant to increase stormwater pond capacity, if upon project completion the system is found to be insufficient.
4. The applicant to comply with any improvements required of the Fire Department.
5. The City Council shall review the permit within one year to ensure compatibility with the adjacent uses, particularly regarding the proposed parking plan.
6. The applicant to provide a revised landscaping plan demonstrating additional landscaping to compensate for the proposed parking area within the previously approved landscaping area. Additional landscaping is to be located in such a way that the proposed uses are screened from adjacent uses and is subject to City Council approval.
7. The applicant to provide ADA parking spaces per the Oregon Structural Specialty Code.
8. The applicant to improve Azure Lane and all parking areas are to be paved to mitigate dust from the increased truck and employee traffic.



City of Moro
Application for Land Use Action

Type of Land Use Action Requested: (check all that apply)

- Annexation
Plan Amendment (Proposed Zone)
Planned Unit Development
Site Plan (square footage of building and parking area)
Variance (list standards to be varied in description)
Conditional Use
Partition (# of lots)
Subdivision (# of lots)
Other: Expansion to existing warehouse

By submitting this form the Owner, or Owner's authorized agent/ representative, acknowledges and agrees that City of Moro employees, and appointed or elected City Officials, have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related specifically to the project site.

Note: See City of Moro Current Fee Schedule at www.cityofmoro.net, under Local Government Section.

Once complete, please return the Application form, and supporting documents to the Moro City Hall in person 104 1st Street in Moro, Oregon, or mail to Moro City Hall PO BOX 231 Moro OR 97039. City Hall will need to draft public notices: post them, run in the newspaper of record, and mail them to all affected property owners before a public hearing date.

Please Print Legibly Using Black or Blue Ink. Typed Attachments will Also Be Accepted.

Owner/Applicant Information:

Applicant: Heather Coffie Azure Standard
Applicant Address: 500 Azure Lane Moro, OR 97039
Owner: Heritage Congregation
Owner Address: 79915 Dufur Valley Rd. Dufur, OR 97021
Contact for Additional Information:

Phone: 541-656-0423
Email: Heather.coffie@azurestandard.com
Phone: 541-993-3645
Email: Info@heritagecongregation.com

Property Information:

Street Location: 500 Azure Lane Moro, OR 97021
Tax Lot and Map No: Map- 0517 18AB 00300 Tax- 1701-1347
Existing Structures/Use: Industrial
Existing Plan/Zone Designation: Industrial
Size of Property(ies) Acres or Sq Feet 17.69

Proposed Land Use Action:

Purpose and Description of Proposed Action: Expansion to existing warehouse to accommodate growing operations

**PROPERTY OWNERS**

LIST ALL PROPERTY OWNERS AND THEIR ADDRESSES THAT ARE WITHIN THE BOUNDS OF THE SUBJECT PROPERTY. Requirements vary depending upon zoning, and location of subject property. Please refer to the info below for specifics.

- Within 100 feet of the property which is the subject of the notice where the subject property is wholly or in part within an urban growth boundary;
- Within 250 feet of the property which is the subject of the notice where the subject property is outside an urban growth boundary and not within a farm or forest zone
- Within 500 feet of the property which is the subject of the notice where the subject property is within a farm or forest zone.

(COUNTY ASSESSOR RECORDS MAY BE USED)

Owner Name	Address	Map & Tax Lot Number
Cassandra & Nicholas Gall	408 Columbus Street Moro, OR. 97039	Map # 01S17 18AB 00400 Code - Tax # 1701-1348
Michael Harvey	400 Columbus Street Moro, OR 97039	Map # 01S17 18AB 00500 Code - Tax # 1701-1349
Gina Wilcox (Trustee)	402 Columbus Street Moro, OR 97039	Map # 01S17 18AB 00502 Code - Tax # 1701-1351
City of Moro	No property address on file Mailing address: PO BOX 231 Moro, OR 97039	Map # 01S17 18AC 00400 Code - Tax # 1701-1356
Elizabeth Cranston	No property address on file Mailing Address: PO BOX 13 Moro, OR 97039	Map # 01S17 18AB 00301 Code - Tax # 1701-3751 Map # 01S17 18AA 00800 Code - Tax # 1701-1307 Map # 01S17 18AA 00900 Code - Tax # 1701-1308
Anna & James Alley	No property address on file Mailing address: PO BOX 32 Moro, OR 97039	Map # 01S17 18AA 01000 Code - Tax # 1701-1309
Anna & James Alley	501 First Street Moro, OR 97039	Map # 01S17 18AA 01100 Code - Tax # 1701-1310
Bryan Cranston	601 Taylor Street Moro, OR 97039	Map # 01S17 18AB 00100 Code - Tax # 1701-1345



**PROPERTY OWNERS**

LIST ALL PROPERTY OWNERS AND THEIR ADDRESSES THAT ARE WITHIN THE BOUNDS OF THE SUBJECT PROPERTY. Requirements vary depending upon zoning, and location of subject property. Please refer to the info below for specifics.

- Within 100 feet of the property which is the subject of the notice where the subject property is wholly or in part within an urban growth boundary;
- Within 250 feet of the property which is the subject of the notice where the subject property is outside an urban growth boundary and not within a farm or forest zone
- Within 500 feet of the property which is the subject of the notice where the subject property is within a farm or forest zone.

(COUNTY ASSESSOR RECORDS MAY BE USED)

Owner Name	Address	Map & Tax Lot Number
City of Moro Cemetery	No property address on file Mailing Address: PO BOX 231 Moro, OR 97039	Map #            01S17 18AB 00200 Code - Tax #    1701-1346

**USE:**

EXISTING USE Industrial (General Warehouse)

PROPOSED USE: Industrial (General Warehouse)

**BRIEF DESCRIPTION OF PROPOSAL:**

Expansion to existing warehouse to accommodate growing operations  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

ANTICIPATED DEVELOPMENT DATE: 7.5.22

**UTILITIES:**

WATER SERVICE City of Moro Water Services

SANITATION SERVICE Recycled Zero Waste- Dumpsters will be onsite during buildout by construction crew

*In addition to the base filing fees for Land Use Planning, the applicant will be billed for additional costs including materials and consultants.*

*Costs include, but are not limited to, advertising/public notice, mailings, legal counsel (at \$175.00 per hour, planning consultant services (at \$71 per hour), filings and engineering costs (at \$157 per hour) identified with the specific land use request.*

*After completion of the review process or after a final decision is rendered by either staff or City Council, the City will send a final invoice to the applicant. Building permits will not be issued until the land use fees are paid in full to the City*

**Authorizing Signatures:**

I am the owner/authorized agent of the owner empowered to submit this application and affirm that the information submitted with this application is correct to the best of my knowledge.

I further acknowledge that I have read the applicable standards for review of the land use action I am requesting and understand that I must demonstrate to the City review authorities compliance with these standards prior to approval of my request.

Heath Coffie (Azure Standard) 3.29.2022  
Applicant's Signature Date

Doug Elder (Heritage Congregation) 3.29.2022  
Owner's Signature Date

*The following materials must be submitted with your application or it will not be accepted.*

Once taken at the counter, the City has up to 30 days to review the materials submitted to determine if we have everything we need to complete the review. Applicant can verify submittal includes specific materials necessary for the application per checklist.

**Application Form** completely filled out and signed by the property owner (or person with authority to make decisions on the property).

**Copy of Deed** to verify ownership, easements, etc.

**At least 1 Sets of Project Plans** (Sketch is OK, Plans must clearly illustrate lot dimensions, location of all buildings and setbacks. Scale and Legend is Requested)

**Fee** (along with calculations utilized to determine fee if applicable)

→ fee will be rendered upon receiving final invoice  
Per attached sheet outlining fees.

<b>Office Use Only:</b>				
File No. _____	Date Received _____	Fee _____	Receipt No. _____	Staff Member _____
Council Date: _____	Published Date(s): _____	Public Hearing Date: _____		

NOTICE TO APPLICANT

**LAND USE DEVELOPMENT/BUILDING PERMIT FILING FEE  
AND REIMBURSEMENT FOR ADMINISTRATIVE COSTS**

Dear Applicant:

The City of Moro, like many cities in Oregon, is faced with a severely reduced budget for the administration of the City's ordinances. The land use planning process in the State of Oregon has become increasingly complex. To properly process your land use application, the City must rely upon professional consultants to assist in preparing the legal notices, conducting on-site inspection, preparation of staff reports and attendance at the Planning Commission and/or City Council meeting. The City utilizes a consultant to ensure your application is processed fairly and promptly. Because of the reduced budgets, the City finds it necessary to transfer those administrative costs to you, the applicant, as a part of the land use planning process. Therefore, you are asked to read and sign the statement below indicating you understand the requirement.

After completion of the review process or after a final decision is rendered by either staff or City Council, the City will send a final invoice to the applicant. Building permits will not be issued until the land use fees are paid in full to the City.

Costs include, but are not limited to, advertising/public notice, mailings, legal counsel (at \$175.00 per hour, planning consultant services (at \$71 per hour), filings and engineering costs (at \$157 per hour) identified with the specific land use request.

**LAND USE DEVELOPMENT FILING FEE AND ADMINISTRATIVE COST  
REIMBURSEMENT**

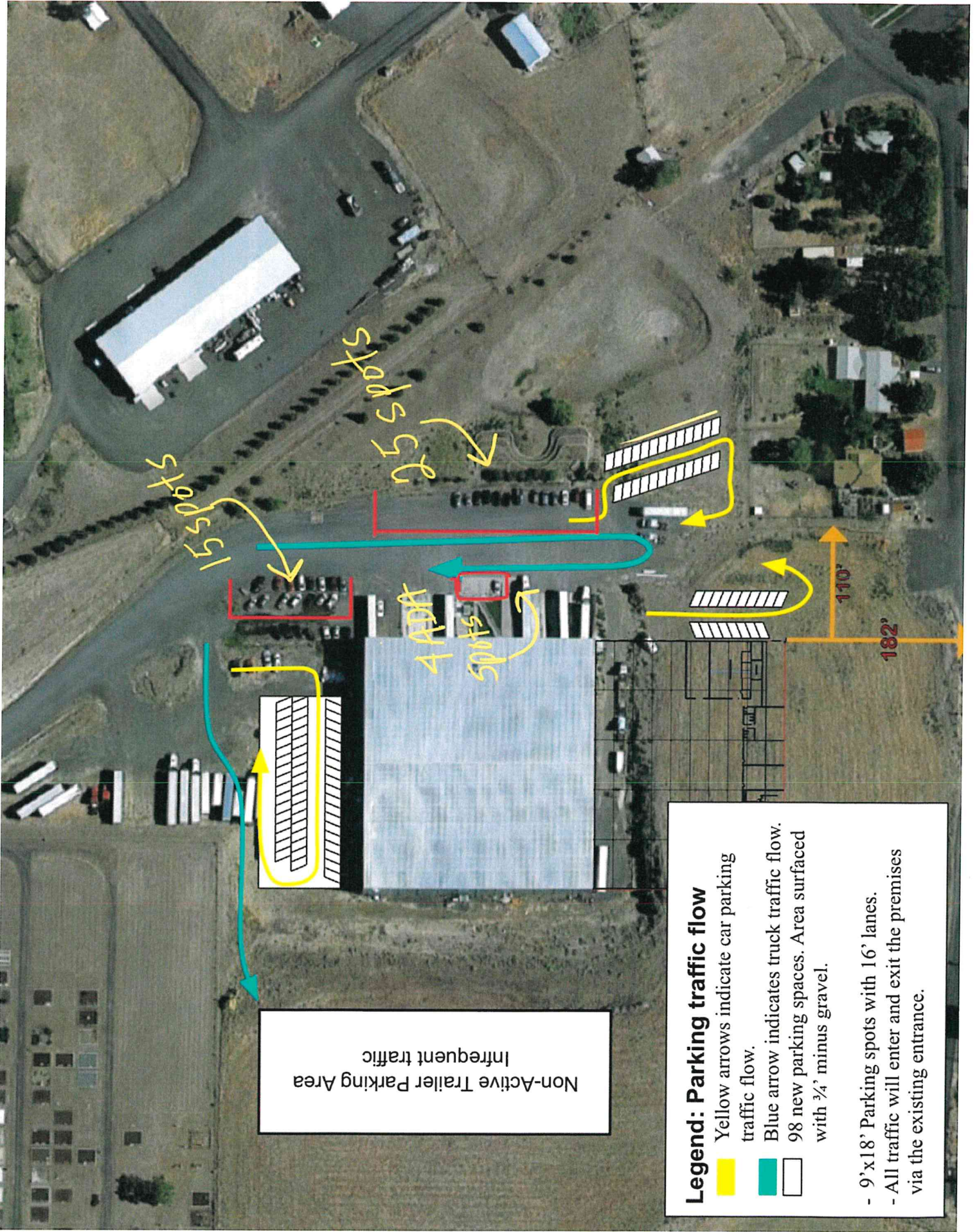
I/We, the applicant(s), Azure Farms Inc. DBA Azure Standard & Heritage Congregation, agree that **in addition** to the Land Use Filing Fee per City of Moro Fee Schedule, to reimburse the City of Moro for actual cost of Contract Planner, Consultants and City Attorney incurred by the City to process your land use application.

Date: 3.29.22



\_\_\_\_\_

Property owner(s): Heritage Congregation

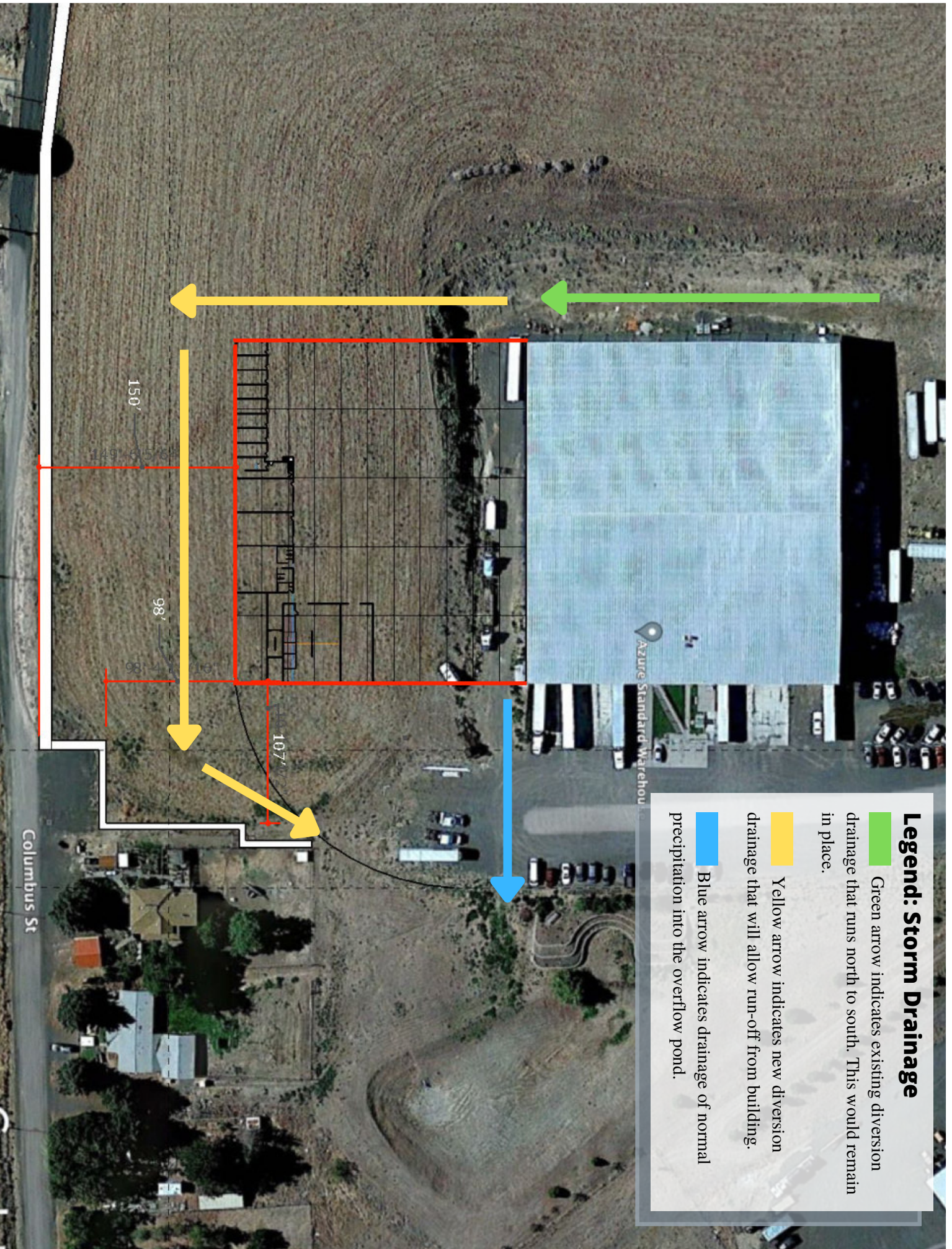


Non-Active Trailer Parking Area  
Infrequent traffic




**Legend: Parking traffic flow**

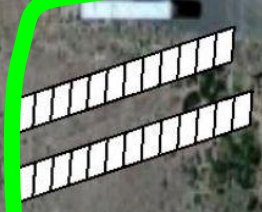
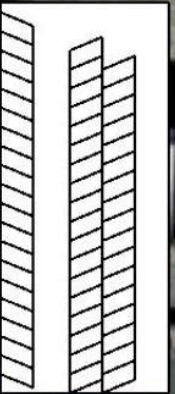
- Yellow arrows indicate car parking traffic flow.
- Blue arrow indicates truck traffic flow.
- 98 new parking spaces. Area surfaced with  $\frac{3}{4}$ ' minus gravel.

- 9'x18' Parking spots with 16' lanes.  
- All traffic will enter and exit the premises via the existing entrance.




### Legend: Storm Drainage

-  Green arrow indicates existing diversion drainage that runs north to south. This would remain in place.
-  Yellow arrow indicates new diversion drainage that will allow run-off from building.
-  Blue arrow indicates drainage of normal precipitation into the overflow pond.



**Legend: Landscaping**

 The green boundary indicates the existing landscaping plan that we understand as having been previously approved. This will with the exception of the parking addition indicated.

 Evergreen trees will be planted here.

110'

182'