



# City of Tualatin

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July 7, 2015

Steve Mason  
Integrated Facility Services, LLC  
PO Box 216  
Oceanside, OR 97134

RE: FINAL DECISION FOR AR-15-07 THERMAL MODIFICATION TECHNOLOGIES  
ADDITIONAL BUILDING, 19830 SW TETON AVE (TAX LOT 2S1 23CC 01300)

Dear Mr. Mason,

The 14-day period for requesting a review of the Architectural Review Decision for Thermal Modification Technologies expired at 5:00 pm, July 3, 2015. As no requests for review were filed, the Architectural Review Decision dated June 19, 2015 becomes a final decision.

AR-15-07 is approved with the following Architectural Review conditions:

- AR-1 Prior to obtaining a building permit, the applicant shall submit two revised plan sets – plan size and ledger (11 x 17) – for review and approval to the Planning Division with the following changes:
- a. To meet the requirement of 73.240(3), the minimum area requirement for landscaping shall be fifteen (15) percent of the total area to be developed, except within the Core Area Parking District, where the minimum area requirement for landscaping shall be 10 percent. When a dedication is granted on the subject property for a greenway or natural area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process:
    - The applicant shall revise the site plans to tabulate that the landscaped area is at least fifteen (15) percent of the subject property.
  - b. To meet the requirement of 73.240(11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with unvegetated areas of bark chips, rock or stone
    - The applicant shall revise the site plans to illustrate or note the percentage of unvegetated landscaped area, if any.

- c. To meet the requirement of 73.260(1)(c) Shrubs, evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.
  - The applicant shall revise the site plans to provide information about whether shrubs are proposed and if so their gallon size or gallon size range.
- d. To meet the requirement of 73.260(1)(d), groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (*Hedera helix*) is considered a high maintenance material, which is detrimental to other landscape materials and buildings and is therefore prohibited.
  - The applicant shall revise the site plans to provide information about the groundcover(s) proposed and confirm exclusion of English ivy.
- e. To meet the requirement of 73.280, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.
  - The applicant shall revise the site plans to illustrate or note provision of automatic irrigation.
- f. 73.310(1) A minimum 5-foot-wide landscaped area must be located along all building perimeters, which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.
  - The applicant shall revise the site plans to illustrate and note provision of 5-ft wide landscaped strips along the west side of the shed, excepting the loading door, and along the north side of the shed.
- g. To meet the requirement of 73.050(4), as part of Architectural Review, the property owner may apply for approval to cut trees in addition to those allowed in TDC 34.200. The granting or denial of a tree-cutting permit shall be based on the criteria in TDC 34.230.
  - The applicant shall revise the site plans to clarify if there is tree removal and if so provide text and graphic information about it.
- h. To meet the requirement of 73.250,
  - (1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.
  - (2) During the construction process:
    - (a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.

(b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.

(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.

(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree's drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.

(f) Tree root ends shall not remain exposed.

(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials.

- The applicant shall revise the site plans to clarify if there is tree preservation and if so provide text and graphic information about it.
- i. To meet the requirement of 73.270(1), after completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.
- j. To meet the requirement of 73.370(2)(a) Industrial (i) and (ii), required bicycle parking is 2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater, of which the first 5 spaces or 30%, whichever is greater, shall be covered.
- The applicant shall revise the site plans to illustrate and note the placement, amount, and coverage of the required supply of bicycle parking.
- k. To meet the requirements of 73.370(1),
- (n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist's lock securing the frame and both wheels.
- (o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.
- (r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.
- (s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.
- (u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs shall be

located at the main entrance and at the location of the bicycle parking facilities.

- The applicant shall revise the site plans to illustrate and note about the bicycle parking its security, dimensions, and signage.
- I. To meet the requirement of 73.380(6), artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.
- The applicant shall revise the elevations sheet and provide a light fixture cut sheet or sheets to demonstrate that the proposed wall-mounted lights on the east and west elevations of the shed are full cut-off fixtures. The *Guidelines for Good Exterior Lighting Plans* (Attachment 104) is available as an implementation aid.

AR-2 To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.

AR-3 To meet the requirement of 73.100(1), all landscaping approved through architectural review (AR) shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered through AR.

AR-4 The applicant shall make the site development comply with the noise limits of 63.051(1).

AR-5 The applicant shall separately from this AR submit [sign permit](#) applications for any proposed signage.

AR-6 The applicant shall comply with the incorporated Public Facilities Recommendation (PFR) of the Engineering Division.

The following are the Public Facilities requirements for AR 15-07, Thermal Modifications Technologies:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

PFR-1 The applicant shall submit final stormwater treatment and retention plans for review and approval.

PFR-2 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

- PFR-3 The applicant shall submit plans that comply with fire protection requirements as determined through the Building Division and Tualatin Valley Fire & Rescue (TVF&R).
- PFR-4 The applicant shall obtain a Water Quality Permit for onsite facilities.
- PFR-5 The applicant shall obtain a City of Tualatin erosion control permit.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

- PFR-6 The applicant shall complete all the public improvements and have them accepted by the City.

Sincerely,



Colin Cortes, AICP, CNU-A  
Assistant Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager  
Jeff Fuchs, PE, City Engineer  
Tony Doran, EIT, Engineering Associate  
File: AR-15-07