



# TUALATIN CITY COUNCIL

Monday, February 24, 2014

**CITY COUNCIL CHAMBERS**  
**18880 SW Martinazzi Avenue**  
**Tualatin, OR 97062**

**WORK SESSION** begins at 5:30 p.m.  
**BUSINESS MEETING** begins at 7:00 p.m.

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**Mayor Lou Ogden**

**Council President Monique Beikman**

**Councilor Wade Brooksby      Councilor Frank Bubenik**

**Councilor Joelle Davis      Councilor Nancy Grimes**

**Councilor Ed Truax**

**Welcome!** By your presence in the City Council Chambers, you are participating in the process of representative government. To encourage that participation, the City Council has specified a time for citizen comments on its agenda - *Item C*, following Announcements, at which time citizens may address the Council concerning any item not on the agenda with each speaker limited to three minutes, unless the time limit is extended by the Mayor with the consent of the Council.

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are available for review on the City website at [www.tualatinoregon.gov/meetings](http://www.tualatinoregon.gov/meetings), the Library located at 18878 SW Martinazzi Avenue, and on file in the Office of the City Manager for public inspection. Any person with a question concerning any agenda item may call Administration at 503.691.3011 to make an inquiry concerning the nature of the item described on the agenda.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact Administration at 503.691.3011. Notification thirty-six (36) hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Council meetings are televised *live* the day of the meeting through Washington County Cable Access Channel 28. The replay schedule for Council meetings can be found at [www.tvctv.org](http://www.tvctv.org). Council meetings can also be viewed by live *streaming video* on the day of the meeting at [www.tualatinoregon.gov/meetings](http://www.tualatinoregon.gov/meetings).

Your City government welcomes your interest and hopes you will attend the City of Tualatin Council meetings often.

## PROCESS FOR LEGISLATIVE PUBLIC HEARINGS

A **legislative** public hearing is typically held on matters which affect the general welfare of the entire City rather than a specific piece of property.

1. Mayor opens the public hearing and identifies the subject.
2. A staff member presents the staff report.
3. Public testimony is taken.
4. Council then asks questions of staff, the applicant, or any member of the public who testified.
5. When the Council has finished questions, the Mayor closes the public hearing.
6. When the public hearing is closed, Council will then deliberate to a decision and a motion will be made to either *approve*, *deny*, or *continue* the public hearing.

## PROCESS FOR QUASI-JUDICIAL PUBLIC HEARINGS

A **quasi-judicial** public hearing is typically held for annexations, planning district changes, conditional use permits, comprehensive plan changes, and appeals from subdivisions, partitions and architectural review.

1. Mayor opens the public hearing and identifies the case to be considered.
2. A staff member presents the staff report.
3. Public testimony is taken:
  - a) In support of the application
  - b) In opposition or neutral
4. Council then asks questions of staff, the applicant, or any member of the public who testified.
5. When Council has finished its questions, the Mayor closes the public hearing.
6. When the public hearing is closed, Council will then deliberate to a decision and a motion will be made to either *approve*, *approve with conditions*, or *deny the application*, or *continue* the public hearing.

## TIME LIMITS FOR PUBLIC HEARINGS

The purpose of time limits on public hearing testimony is to provide all provided all interested persons with an adequate opportunity to present and respond to testimony. All persons providing testimony **shall be limited to 3 minutes**, subject to the right of the Mayor to amend or waive the time limits.

## EXECUTIVE SESSION INFORMATION

An Executive Session is a meeting of the City Council that is closed to the public to allow the City Council to discuss certain confidential matters. An Executive Session may be conducted as a separate meeting or as a portion of the regular Council meeting. No final decisions or actions may be made in Executive Session. In many, but not all, circumstances, members of the news media may attend an Executive Session.

The City Council may go into Executive Session for certain reasons specified by Oregon law. These reasons include, but are not limited to: ORS 192.660(2)(a) employment of personnel; ORS 192.660(2)(b) dismissal or discipline of personnel; ORS 192.660(2)(d) labor relations; ORS 192.660(2)(e) real property transactions; ORS 192.660(2)(f) information or records exempt by law from public inspection; ORS 192.660(2)(h) current litigation or litigation likely to be filed; and ORS 192.660(2)(i) employee performance of chief executive officer.



**A. CALL TO ORDER**  
Pledge of Allegiance

**B. ANNOUNCEMENTS**

1. Proclamation Declaring February 9-15, 2014 Future Business Leaders of America Week
2. Proclamation Declaring March 2014 American Red Cross Month in the City of Tualatin
3. Proclamation Declaring Karen Miller as Tualatin's "2013 Employee of the Year"
4. Employee Introduction- Stephanie Marcinkiewicz, Building Department Permit Technician

**C. CITIZEN COMMENTS**

*This section of the agenda allows citizens to address the Council regarding any issue not on the agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.*

**D. CONSENT AGENDA**

*The Consent Agenda will be enacted with one vote. The Mayor will first ask staff, the public and Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, 1) Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.*

1. Consideration of Approval of the Minutes for the City Council Regular Meeting of February 10, 2014
2. Consideration of Recommendations from the Council Committee on Advisory Appointments
3. Consideration of Approval of Liquor License Renewals for 2014
4. Consideration of **Resolution No. 5184-14** Authorizing the City Manager to Execute Documents Related to the Dedication of Right-of-Way for SW Seneca Street and Street A

**E. SPECIAL REPORTS**

1. Quarterly Financial Update

**F. PUBLIC HEARINGS – Quasi-Judicial**

1. Consideration of a Conditional Use Permit to Allow Rental and Leasing of Autos and Light Trucks in the Light Manufacturing (ML) Planning District for U-Haul at 7100 SW McEwan Road (Tax Map 2S1 13DD, Tax Lots 900, 1000, 1100, 1200, 1600, and 1700, and Tax Map 2S1 24AA, Tax Lot 5500) (CUP-13-05)

**G. GENERAL BUSINESS**

1. Consideration of **Resolution 5185-14** Adopting the Tualatin Tomorrow Vision Plan
2. Consideration of **Ordinance 1366-14** Relating to the Annual Report of the Arts Advisory Committee; and Amending the Tualatin Municipal Code (TMC) 11-05
3. Consideration of **Ordinance No. 1368-14** Relating to Medical Marijuana Facilities; Establishing New Tualatin Municipal Code Chapter 9-08; and Declaring an Emergency
4. Consideration of **Ordinance No. 1367-14** An Ordinance Relating to the Transportation System Plan; Amending the Tualatin Development Code (TDC) 11.650 and the 2012 Tualatin Transportation System Plan Adopted February 25, 2013

**H. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.*

**I. COMMUNICATIONS FROM COUNCILORS**

**J. ADJOURNMENT**



**City Council Meeting**

**B. 1.**

**Meeting Date:** 02/24/2014

**ANNOUNCEMENTS:** Proclamation Declaring February 9-15, 2014 Future Business Leaders of America Week

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**ANNOUNCEMENTS**

Proclamation Declaring February 9-15, 2014 Future Business Leaders of America Week

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Proclamation

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# Proclamation

## *Proclamation Declaring February 9-15, 2014 Future Business Leaders of America Week*

WHEREAS, Future Business Leaders of America is a nonprofit educational organization whose first chapter was established in Johnson City, Tennessee in 1942 and has grown to encompass over 250,000 members nationwide; and

WHEREAS, FBLA promotes high school students to experience the world of business through the key pillars of service, education and progress that reflect the social, professional, and community service experience provided; and

WHEREAS, FBLA helps develop vocational and career supportive competencies and promotes civic and personal responsibility; and

WHEREAS, the Tualatin High School FBLA club is the largest club at Tualatin High School and is the largest FBLA club in the state of Oregon; and

WHEREAS the Tualatin High School FBLA members attend the State Business Leadership Conference, bringing home the past three Chapter of the Year awards as a testament to superior community involvement and participation of members in competitions and business activities; and

WHEREAS recent community service has included raising close to \$2,000 for March of Dimes for Doernbecher's Children's Hospital; designing a campus-wide food drive to provide a complete Thanksgiving meal for 10 families in Tualatin High School, and establishing a Philippines hurricane relief supply drive; and

WHEREAS, members of the Tualatin High School FBLA club have received national attention through the years by placing in the top ten for their business competitions in the National Leadership Conference.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that:

Tualatin High School Future Business Leaders of America club is commended on their achievements, service, and community involvement and that the week of February 9 – 15, 2014 is declared FUTURE BUSINESS LEADERS OF AMERICAN Week with February 10, 2014 declared as TUALATIN FUTURE BUSINESS LEADERS OF AMERICA DAY.

INTRODUCED AND ADOPTED this 24<sup>th</sup> day of February, 2014.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_

Mayor

ATTEST:

BY \_\_\_\_\_

City Recorder

**City Council Meeting**

**B. 2.**

**Meeting Date:** 02/24/2014

**ANNOUNCEMENTS:** Proclamation Declaring March 2014 American Red Cross Month in the City of Tualatin

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**ANNOUNCEMENTS**

Proclamation Declaring March 2014 American Red Cross Month in the City of Tualatin

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American Red Cross Month Proclamation

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# Proclamation

## *Proclamation Declaring March 2014 American Red Cross Month in the City of Tualatin*

WHEREAS American Red Cross Month is a time to recognize and thank our everyday heroes – those ordinary people who perform extraordinary acts to aid others in need; and

WHEREAS we would like to recognize our heroes in the City of Tualatin who work tirelessly to help people affected by disasters, donate blood to save lives and provide comfort and compassion to individuals in crisis. They provide round-the-clock support to members of the military, veterans and their families, and teach lifesaving classes in CPR, aquatics safety and first aid; and

WHEREAS across the country and around the world, the Red Cross responds to tragedies such as home fires, floods and natural disasters; and who assist members of the armed forces, their families and veterans. In Oregon, nearly 2,000 volunteers stand ready to help when disaster strikes; and

WHEREAS the month of March is dedicated to all those who support the Red Cross mission to prevent and alleviate human suffering in the face of emergencies. Our community depends on the Red Cross, which relies on donations of time, money and blood to fulfill its humanitarian mission.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that:

The citizens of Tualatin are hereby encouraged to join in observance of American Red Cross Month.

INTRODUCED AND ADOPTED this 24<sup>th</sup> day of February, 2014.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

ATTEST:

BY \_\_\_\_\_  
City Recorder

**City Council Meeting**

**B. 3.**

**Meeting Date:** 02/24/2014

**ANNOUNCEMENTS:** Proclamation Declaring Karen Miller as Tualatin's "2013 Employee of the Year"

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**ANNOUNCEMENTS**

Proclamation Declaring Karen Miller as Tualatin's "2013 Employee of the Year"

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Proclamation

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# Proclamation

## *Proclamation Declaring Karen Miller as Tualatin's "2013 Employee of the Year"*

WHEREAS, the Employee of the Year program is designed to recognize the work and actions which bring credit to the City and improve our ability to deliver excellent service to Tualatin's customers; and

WHEREAS, Karen Miller was selected as Tualatin's 2013 Employee of the Year by the Employee Engagement Krew (EEK!); and

WHEREAS, Karen Miller was hired on December 4, 2000 as an Accounting Technician in the Finance Department, responsible for handling the City's payroll functions; and

WHEREAS Karen is recognized as a team player who works with everyone to provide them with any payroll information they need, not making people jump through hoops or passing the buck; she is committed to providing the best possible customer service; and

WHEREAS Karen always stands ready to help; she is not afraid to research and gather the information needed to answer questions; she streamlines procedures when possible to save time; and

WHEREAS Karen is always willing to do her part in any project; she is an incredibly hard worker and is respected for her quality work; she is willing to try new things and volunteers for committees and projects including assisting the City of West Linn for a few months when they were without payroll staff and helped train the new staff person; and

WHEREAS Karen seeks out opportunities to do her job better by researching and educating herself on the latest trends, staying up to date on software changes, new tax laws, and other job-specific information; and

WHEREAS, Karen demonstrates Tualatin's core values of TEAMWORK, RESPECT, ONE CITY, EMPOWERMENT, PROBLEM SOLVING, CUSTOMER SERVICE and being NON-BUREAUCRATIC in a multitude of ways every day.

NOW, THEREFORE, BE IT PROCLAIMED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, Oregon that:

Karen Miller is named the "2013 City of Tualatin Employee of the Year.

INTRODUCED AND ADOPTED this 24<sup>th</sup> day of February, 2014.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

ATTEST:

BY \_\_\_\_\_  
City Recorder



# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** 02/24/2014

**SUBJECT:** Consideration of Approval of the Minutes for the City Council Regular Meeting of February 10, 2014

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### **ISSUE BEFORE THE COUNCIL:**

The issue before the Council is to approve the minutes for the City Council Regular Meeting of February 10, 2014.

### **RECOMMENDATION:**

Staff respectfully recommends that the Council adopt the attached minutes.

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**Attachments:** City Council Meeting Minutes February 10, 2014



## OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR FEBRUARY 10, 2014

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Present: Mayor Lou Ogden; Council President Monique Beikman; Councilor Wade Brooksby; Councilor Frank Bubenik; Councilor Joelle Davis; Councilor Nancy Grimes; Councilor Ed Truax

Staff Present: City Manager Sherilyn Lombos; City Attorney Sean Brady; Assistant City Manager Alice Cannon; Community Services Director Paul Hennon; Finance Director Don Hudson; Deputy City Manager Sara Singer; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Information Services Manager Lance Harris; Assistant Planner Colin Cortes; Associate Planner Cindy Hahn; Parks and Recreation Manager Carl Switzer; Engineering Manager Kaaren Hofmann; Teen Program Specialist Julie Ludemann

### A. CALL TO ORDER

Pledge of Allegiance

Mayor Ogden called the meeting to order at 7:03 p.m.

### B. ANNOUNCEMENTS

#### 1. Tualatin Youth Advisory Council update for February, 2014

Members of the Youth Advisory Committee (YAC) presented a Power Point on their latest activities and upcoming events. YAC has begun revising and updating curriculum for their annual Project FRIENDS workshop tentatively scheduled for May 23. Other upcoming projects include a Youth and Elected Leader Social, Teen Extravaganza, and preparation for the Crawfish Festival and Movies on the Commons.

### C. CITIZEN COMMENTS

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### D. CONSENT AGENDA

*The Consent Agenda will be enacted with one vote. The Mayor will first ask staff, the public and Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, I) Items Removed from the Consent Agenda. The entire Consent Agenda, with the exception of items removed from the Consent Agenda to be discussed, is then voted upon by roll call under one motion.*



MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes to approve the consent agenda.

**Vote:** 7 - 0 MOTION CARRIED

1. Consideration of Approval of the Minutes for the City Council Work Session and Regular Meeting of January 27, 2014
2. Consideration of the 2013 Tualatin Development Commission Annual Financial Report
3. Consideration of **Resolution No. 5180-14** Approving with Conditions, the Architectural Review Application for the Nyberg Rivers Shopping Center Located at 7455-7925 SW Nyberg Street (Tax Map 2S1 24A, Tax Lots 1601, 1602, 1900, 2502, 2506, 2507, 2508, and 2700; Tax Map 2S1 24B, Tax Lots 2000, 2001, and 2100 (AR-13-07)
4. Consideration of **Resolution No. 5179-14** Approving with Conditions, a Public Utilities Decision for the Nyberg Rivers Shopping Center Development Located at 7455-7925 SW Nyberg Street (Tax Map 2S1 24A, Tax Lots 1601, 1602, 1900, 2502, 2506, 2507, 2508, and 1700; Tax Map 2S1 24B, Tax Lots 2000, 2001, and 2100)
5. Consideration of Approval of a New Liquor License Application for Gallardo Inc. d.b.a. Super Mercado la Montana 3
6. Consideration of **Resolution No. 5183-14** Authorizing the City Manager to Sign a Contract for Community Development Software with CRW Systems, Inc.

#### **E. SPECIAL REPORTS**

1. 2013 Annual Report of the Tualatin Park Advisory Committee

Parks and Recreation Manager Carl Switzer introduced Tualatin Parks Advisory Committee Chair Dennis Wells. Chair Wells presented the Tualatin Parks Advisory Committee 2013 Annual Report. The report covered actions and accomplishments from the past year and their 2014 action plan. The committee recommended that the City move forward with an update to the Parks and Recreation Master Plan and take appropriate action to see the shared pathway serving the Tualatin River Greenway Trail is constructed as quickly as possible to promote safe circulation and connectivity to the east side of Tualatin.

Mayor Ogden thanked the committee for their hard work throughout the year.

Community Services Director Paul Hennon announced that Parks and Recreation Manager Switzer had accepted a position with another jurisdiction. He wished him well.

2. Tualatin Valley Fire and Rescue Annual State of the District Presentation

Tualatin Valley Fire and Rescue (TVFR) Chief Mike Duyck presented an update. TVFR responded to 2,500 incidents within the City of Tualatin last year and 8 out of 10 calls were emergency medical related. TVFR offers many services including HazMat, Technical Rescue, and Swift Water Rescue teams. Many public safety campaigns occurred over the past year with 60,000 people participating in these risk reduction activities to help promote a safer community. TVFR is currently working on a replacement levy bond that will be on the May 2014 ballot. The bond would retain 42 firefighter medics and add 32 new firefighter medics, as well as add three new stations to the community over the next five years.

Councilor Bubenik asked about the potential for increased staffing at the local station. Chief Duyck responded that TVFR closely monitors response demand in the area and that the increase in call volume is comfortably absorbed at current staffing levels.

Mayor Ogden asked what the average call response time is. Chief Duyck noted that the average call time is 6 to 8 minutes.

Mayor Ogden thanked TVFR for their service and dedication to the City of Tualatin.

#### **F. PUBLIC HEARINGS – Legislative or Other**

##### **2. Consideration of Ordinance No. 1367-14 to Modify the Transportation System Plan to Comply with the Land Use Board of Appeals (LUBA) Opinion and Order**

Associate Planner Cindy Hahn and Planning Manager Aquilla Hurd-Ravich presented the staff report for Ordinance No. 1367-14 modifying the Transportation System Plan (TSP) to comply with the Land Use Board of Appeals (LUBA) Opinion and Order. Associate Planner Hahn noted the decision came from an appeal filed regarding the City's 2012 TSP. LUBA found only one of the eight appeals to be affirmed. The remanded issue focused on the Ice Age Tonquin Trail and Tonquin Trail Master Plan. LUBA found the trail, as a whole, constitutes a "park" per Metro Code (MC) and the Tualatin Development Code (TDC). Associate Planner Hahn stated the City has responded to the remand order by preparing a draft ordinance to amend the TSP and the TDC to remove all specific references to the Ice Age Tonquin Trail.

#### **PUBLIC COMMENT**

##### **Support**

None

##### **Opposed**

Wendie Kellington submitted materials for the record. Ms. Kellington requested Council modify the proposed amendments to make clear that the Ice Age Tonquin Trail and all other regional trails are prohibited in the Tonquin Industrial Group (TIG) Area and the Regionally Significant Industrial Area (RSIA).

Mark Brown stated the Tonquin Trail as it currently stands conflicts with heavy truck traffic, future development in the industrial area, and hinders the ability to add a railroad spur in the future to the area.

Henry Stukey requested the Council protect and preserve the RSIA. He would like the Council to look carefully at the issues the TIG has presented before making a decision.

Nick Storie stated his disappointment in the Council's decision and is no longer willing to sell his property to be used as part of the Tonquin Trail.

Steve McGuire stated the approach the City is taking to address the remand order for LUBA is unfair. He read a letter into the record from Tony Reesers, Senior Vice President of Kidder Matthew.

Linda Moholt spoke in support of the Tonquin Trail and concerns presented by the TIG. She would like to see the trail relocated as to not affect the growth potential in the industrial area.

### **Council Questions**

Mayor Ogden asked if the trail had been moved. Associate Planner Hahn stated the trail had been removed from figure 7 completely and references to it have been stricken from the TSP based on the remand order.

Mayor Ogden asked what specifically the objections are from the TIG. Ms. Kellington responded they would like to see a different alignment reflected outside the RSIA and language stating that any regional trail would not be built through the RSIA.

Councilor Davis asked if language should be added to the Parks Master Plan instead of the TSP since LUBA considered the Ice Age Tonquin Trail a park. Attorney Brady stated it is an option Council could consider.

Councilor Grimes asked if it would be possible to add the language requested by the TIG. Attorney Brady stated it was possible to add such language but LUBA has classified the Tonquin Trail as a park and the City already has a provision in the code prohibiting this in the RSIA.

Councilor Truax asked about the time frame in which the remand orders have to be applied. Attorney Brady stated the City has until March 1<sup>st</sup> to implement the orders.

### **Council Deliberations**

Councilor Truax stated there is not enough time to re-plan the trail on the map, with the appropriate citizen involvement, based on the timeframe from LUBA. He supports the ordinance as it stands.

Councilor Davis would like to see the suggested amendments from TIG implemented in the ordinance. Councilor Grimes concurred with adding the clarifying language.

Mayor Ogden stated the clarifying language is not needed.

Councilor Davis clarified the language she would recommend would be specifically referencing the TIG area.

MOTION by Councilor Ed Truax, SECONDED by Council President Monique Beikman to approve staff findings and conditions as presented.

**Vote: 5 - 2 MOTION CARRIED**

Nay: Councilor Joelle Davis  
Councilor Nancy Grimes

## **G. PUBLIC HEARINGS – Quasi-Judicial**

1. Consideration of a Conditional Use Permit to Allow Rental and Leasing of Autos and Light Trucks in the Light Manufacturing (ML) Planning District for U-Haul at 7100 SW McEwan Road (Tax Map 2S1 13DD, Tax Lots 900, 1000, 1100, 1200, 1600, and 1700, and Tax Map 2S1 24AA, Tax Lot 5500) (CUP-13-05)

Mayor Ogden opened the public hearing for consideration of a conditional use permit to allow rental and leasing of autos and light trucks in the Light Manufacturing (ML) Planning District for U-Haul at 7100 SW McEwan Road (CUP-13-05). He read the rules of the hearing in accordance with ORS 197.763(5) and (6) and ORS 197.796(3)(b).

Assistant Planner Colin Cortes entered the staff report and attachments into the record. He noted the applicant has asked for a continuance of the public hearing.

Ryan Schera, on behalf of the applicant requested a continuance to the next meeting on February 24<sup>th</sup>, 2014.

MOTION by Councilor Ed Truax, SECONDED by Councilor Joelle Davis to grant a continuance of the hearing to February 24, 2014.

**Vote: 7 - 0 MOTION CARRIED**

## **H. GENERAL BUSINESS**

1. Consideration of **Ordinance No. 1367-14** An Ordinance Relating to the Transportation System Plan; Amending the Tualatin Development Code (TDC) 11.650 and the 2012 Tualatin Transportation System Plan Adopted February 25, 2013

City Attorney Sean Brady noted this ordinance is part of the legislative decision from the public hearing remand on the Land Use Board of Appeals (LUBA) relating to the Transportation System Plan and amending the Tualatin Development Code (TDC) 11.650 and the 2012 Tualatin Transportation System Plan Adopted February 25, 2013.

### **PUBLIC COMMENT**

Wendie Kellington asked for verification that the information from the previous public hearing would be included in the record for this action as well. Attorney Brady noted that the previous record would be included with this action. Wendie Kellington stated she believes that the advice the Council is receiving regarding the LUBA remand is incorrect.

Mark Brown thanked Councilor Grimes and Councilor Davis for understanding the Tonquin Industrial Group's request.

Henry Stuckey asked that Council give the same considerations to the businesses in the Industrial Area that they do to citizens in residential neighborhoods.

Nick Storie stated he is no longer willing to annex property with the City.

MOTION by Council President Monique Beikman, SECONDED by Councilor Frank Bubenik for first reading by title only.

**Vote: 5 - 2 MOTION CARRIED**

Nay: Councilor Joelle Davis  
Councilor Nancy Grimes

MOTION by Council President Monique Beikman, SECONDED by Councilor Frank Bubenik for second reading by title only. **[MOTION FAILED] [SECOND READING BY TITLE AT MEETING OF FEBRUARY 24, 2014]**

2. Consideration of **Ordinance No. 1368-14** Relating to Medical Marijuana Facilities; Establishing New Tualatin Municipal Code Chapter 9-08; and Declaring an Emergency.

#### Council Discussion

Councilor Truax is not in favor of medical marijuana dispensaries being located in Tualatin. He is in favor of regulating them through the zoning process. Councilor Truax proposed changing the sunset date in the draft ordinance to 180 days. Councilor Davis concurred with the change.

Mayor Ogden expressed concern over moving up the sunset date. He believes it will take longer than 180 days to do the proper outreach to citizens and allow Council and staff enough time to draft code language.

Council President Beikman concurred with the Mayor. She wants to make sure the Council has time to look at both recreational and medical marijuana dispensaries.

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes for first reading by title only.

**Vote: 7 - 0 MOTION CARRIED**

MOTION by Council President Monique Beikman, SECONDED by Councilor Nancy Grimes for second reading by title only. **[MOTION FAILED] [SECOND READING BY TITLE AT MEETING OF FEBRUARY 24, 2014]**

#### **I. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.*

#### **J. COMMUNICATIONS FROM COUNCILORS**

Council President Beikman attended the Washington County Coordinating Committee (WCCC) where the Transportation Development Tax (TDT) discount for 2014 was discussed. The WCCC recommended that the current discount of 20% be applied until 2015. Mayor Ogden expressed concern over the discount being applied for another year as the tax was put in place to support design infrastructure. He believes that the TDT tax should be adjusted if it is too high instead of discounting it each year.

Councilor Truax attended the Regional Water Suppliers Consortium meeting. The consortium has commissioned a project to help pinpoint boil water notices to a specific address. The project will beta test in June.

Councilor Davis thanked City Staff for the extra hours that were put in over the snowy weekend to help keep the roads and citizens safe.

Councilor Bubenik reminded citizens of the Washington County screening of the movie *American Winter*. The screening will kick off the 2014-2020 update to their Cooperative Plan. The screening will take place on February 26, 6pm, at the Venetian Theater and will be followed by a panel discussion on poverty in Oregon.

**K. ADJOURNMENT**

Mayor Ogden adjourned the meeting at 9:23 p.m.

Sherilyn Lombos, City Manager

\_\_\_\_\_ / Nicole Morris, Recording Secretary

\_\_\_\_\_ / Lou Ogden, Mayor



# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** 02/24/2014

**SUBJECT:** Consideration of Recommendations from the Council Committee on Advisory Appointments

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### ISSUE BEFORE THE COUNCIL:

Consideration of re-appointments and new appointments to the Tualatin Parks Advisory Committee and the Budget Committee.

### RECOMMENDATION:

Staff recommends the City Council approve the recommendations from the Council Committee on Advisory Appointments (CCAA) and reappoint and appoint the below listed individuals.

### EXECUTIVE SUMMARY:

The Council Committee on Advisory Appointments met and interviewed citizens interested in participating on City advisory committees and boards. The Committee recommends reappointing and appointing the following individuals:

<i><b>Individuals</b></i>	<i><b>Board</b></i>	<i><b>Term</b></i>
Dana Paulino	Tualatin Parks Advisory Committee	Reappointment Term Expiring 2/28/17
Valerie Pratt	Tualatin Parks Advisory Committee	Reappointment Term Expiring 2/28/17
Dennis Wells	Tualatin Parks Advisory Committee	Reappointment Term Expiring 2/28/17
Kay Dix	Tualatin Parks Advisory Committee	Reappointment Term Expiring 2/28/17
Derek Ruckman	Budget Committee	New Appointment Term Expiring 12/31/16

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### Attachments:



# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Nicole Morris, Deputy City Recorder

**DATE:** 02/24/2014

**SUBJECT:** Consideration of Approval of Liquor License Renewals for 2014

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### ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve liquor license renewal applications for 2014. Copies have not been included with this staff report but are available at the City Offices for review.

### RECOMMENDATION:

Staff respectfully recommends that the Council approve endorsement of the liquor license renewals for 2014 as listed in attachment A.

### EXECUTIVE SUMMARY:

Annually the Oregon Liquor Control Commission (OLCC) require all liquor licenses be renewed. According to the provisions of City Ordinance No. 680-86, establishing procedures for liquor license applicants, applicants are required to fill out a City application form, from which a review by the Police Department is conducted according to standards and criteria established in the Ordinance. The liquor license renewal applications are in accordance with all ordinances and the Police Department has conducted reviews of the applications.

According to the provisions of Section 5 of Ordinance No. 680-85 a member of Council or the Public may request a public hearing on any of the liquor license renewal requests. If such a public hearing request is made, a hearing will be scheduled and held on the license. It is important that any request for such a hearing include reasons for said hearing.

### FINANCIAL IMPLICATIONS:

A renewal fee of \$35 has been paid by each applicant.

---

**Attachments:** Attachment A- Liquor License Renewals 2014



**Liquor License Renewals 2014**

76 of Tualatin

Applebee's Neighborhood Grill & Bar

Birra Deli

Boones Ferry Chevron

Buffalo Wild Wings

Bushwhackers Saloon

C.I. Bar & Grill

Chipotle Mexican Grill

Claim Jumper

Club Sport

Dickie Jo's Burgers

El Sol De Mexico

Elks Lodge

Famous Dave's BBQ

Fred Meyer #393

Fuddruckers

Grand Hotel

Grochau Cellars

Haggen

Hayden's Lake front grill

Hayden's Lake Front Grill Catering

Hot Seat Sports Bar

Jacksons #533 (shell gas station)

King Estate Winery

La Isla Bonita

Lee's Kitchen

Marinepolis Sushiland

Millers Homestead Inn

Native Foods Café

New York Ruben's

Outback Steakhouse

P.F. Changs

Pastini Pastaria Bridgeport

Pizza Hut #2878

Plaid Pantries, Inc.

Qdoba Mexican Grill

Royal Panda

Safeway #1047

Shari's of Tualatin #242

Stafford Hills Club

Stars Cabaret

Sushi & Teriyaki

Sushi Train

Thai Bistro

Thai Cuisine Restaurant

Tualatin Chevron

Tualatin Country Club  
Tualatin Food Store  
Tualatin Gas & Food  
Tualatin Indoor Soccer  
Tualatin Island Grill  
Walgreens #09625  
Whole Foods



# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Kaaren Hofmann, Engineering Manager  
Sean Brady, City Attorney

**DATE:** 02/24/2014

**SUBJECT:** Consideration of **Resolution No. 5184-14** Authorizing the City Manager to Execute Documents Related to the Dedication of Right-of-Way for SW Seneca Street and Street A

---

### ISSUE BEFORE THE COUNCIL:

On January 27, 2014, the City Council approved Resolution No. 5182-14 Declaring the City Council's Intent to Construct an Extension of Seneca Street and a Traffic Signal at the Intersection of Seneca Street and Martinazzi Avenue. The attached Resolution 5184-14 authorizes the City Manager to proceed with executing the dedication of the right-of-way necessary to construct the extension of SW Seneca Street and Street A per the Nyberg Rivers Master Plan and the Public Facilities Decision (PFR-70).

### RECOMMENDATION:

Staff recommends that Council consider and take action on the attached Resolution.

### EXECUTIVE SUMMARY:

The City Council approved the Nyberg Rivers Master Plan on August 26, 2013. The approved Nyberg Rivers Plan shows the extension of Seneca Street per the City's Transportation System Plan (TSP) to improve circulation, pedestrian safety and enhance the access to the adjacent development site. The Master Plan also includes "Street A," which allows for right-in, right-out access to the development from Lower Boones Ferry Road.

On January 27, 2014, the Council approved a Resolution authorizing the construction of the Seneca Street Extension with the Nyberg Rivers development. As a part of the construction of this roadway, the City will need to dedicate right-of-way for SW Seneca Street. Additionally, the City will also need to dedicate the right-of-way necessary for Street A, as it crosses over City property. Both a legal description and map are needed prior to dedicating the right-of-way. The City Manager will work with CenterCal, the developer of Nyberg Rivers on this process.

Staff is currently working on the alignments and design options for Seneca Street and Street A. The options for street alignments will be designed to maximize parking for the Library and City Offices, enhance pedestrian safety, and provide good circulation on the City's property and in



RESOLUTION NO. 5184-14

RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE  
DOCUMENTS TO DEDICATE CITY PROPERTY FOR RIGHT-OF-WAY  
PURPOSES

WHEREAS, the Central Urban Renewal District Plan provides for the construction of Seneca Street east of Martinazzi and "Street A" to improve transportation service to the City of Tualatin's downtown area; and

WHEREAS, the City's Transportation System Plan provides for the Seneca Street extension and "Street A" to be constructed as a needed transportation project; and

WHEREAS, the City Council, by Resolution No. 5182-14, declared its intent to construct Seneca Street and a traffic signal at Seneca Street and Martinazzi Avenue; and

WHEREAS, the City of Tualatin owns real property at the locations where Seneca Street and "Street A" are to be constructed; and

WHEREAS, a Deed of Dedication is needed to dedicate land to the public for right-of-way purposes for the locations of Seneca Street and "Street A"; and

WHEREAS, the City Council finds it is in the best interest of the public to dedicate right-of-way for Seneca Street and "Street A."

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

**Section 1.** The City Council authorizes the City Manager to execute any and all documents necessary to dedicate City-owned property to the public for right-of-way purposes to effectuate the construction of Seneca Street and "Street A."

**Section 2.** This Resolution is effective upon adoption.

Adopted by the City Council this \_\_\_\_ Day of \_\_\_\_\_, 2014.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

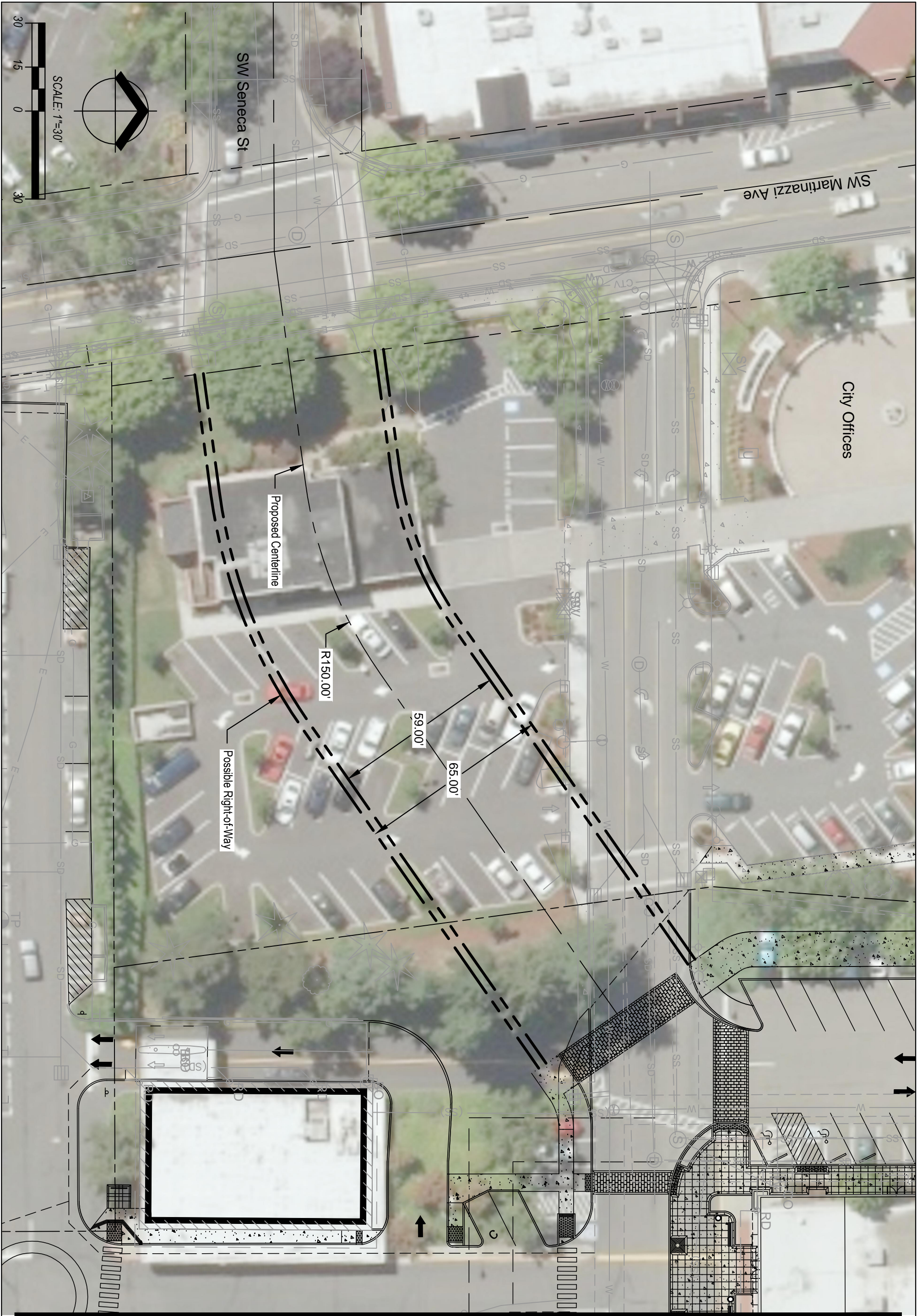
APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder





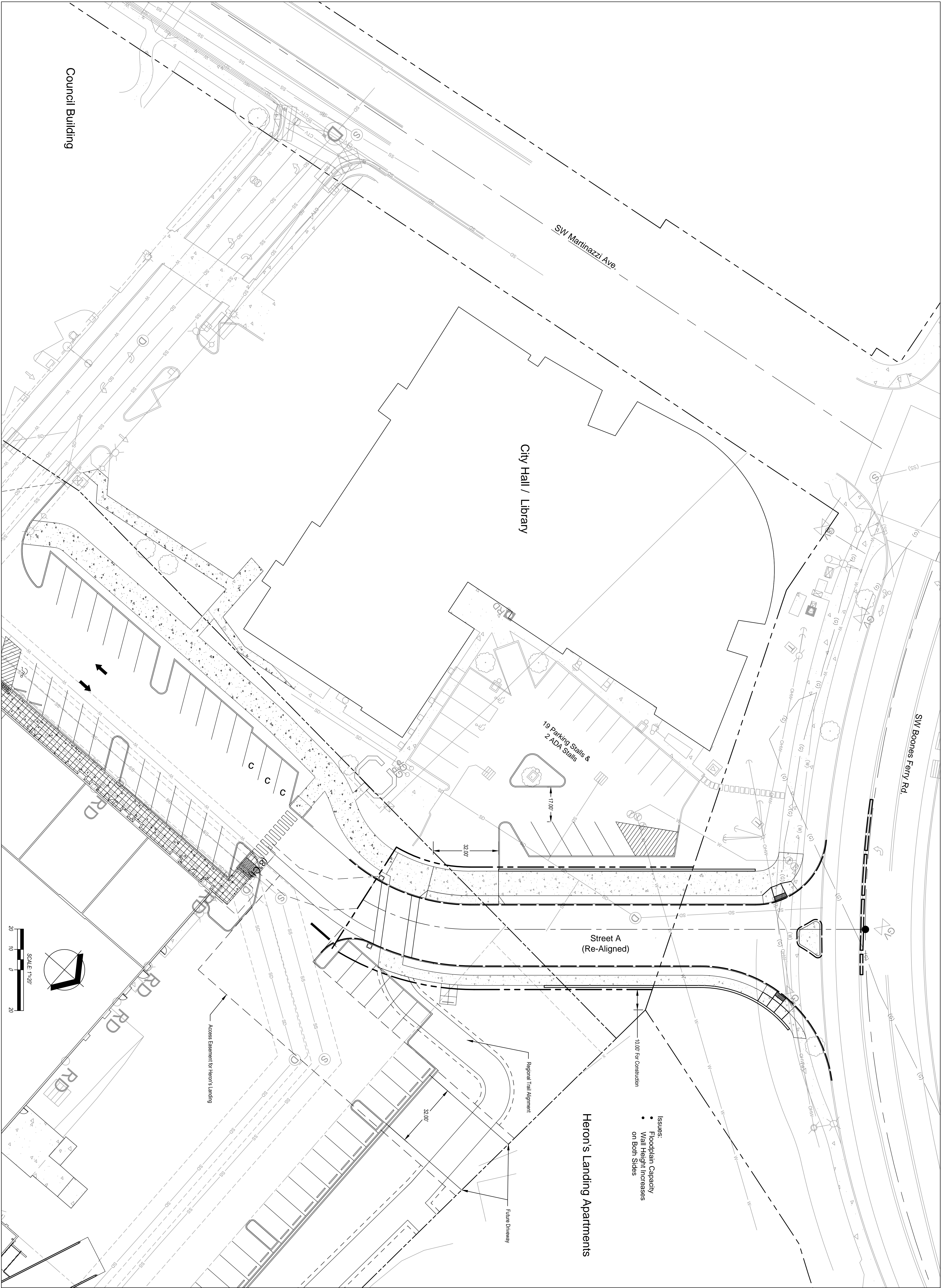
PROJECT NO. 21998310  
DATE: 01/29/2014  
BY: FSW  
SHEET NO. EX1

Seneca Street Alignment  
Nyberg Rivers

CenterCal Properties, LLC.  
Tualatin, Oregon

 **Cardno**  
Shaping the Future  
PORTLAND  
5415 SW WESTGATE DR, STE 100, PORTLAND, OR 97221  
TEL: (503) 419-2500 FAX: (503) 419-2600  
www.cardno.com





DATE  
01/13/2014

DRAWN  
FSM/RHH

DESIGNED  
FSM/RHH

CHECKED  
BW

PROJECT #  
12119310

SHEET TITLE  
Proposed - Opt 3

SHEET NUMBER  
EX3

LAND USE #

FOR  
INFORMATION  
ONLY

#	DATE	DESCRIPTION	BY

City Hall Lot Proposed Conditions - Re-Aligned Street 'A' Opt 3

Nyberg Rivers

CenterCal Properties, LLC.

Tualatin, Oregon

**Cardno**  
Shaping the Future

PORTLAND  
5415 SW WESTGATE DR, STE 100, PORTLAND, OR 97221  
TEL: (503) 419 - 2500 FAX: (503) 419 - 2600  
www.cardno.com

ATTACHMENT B - page 1 of 1



Send taxes to and  
after recording return to:  
City of Tualatin, Oregon  
18880 SW Martinazzi Ave.  
Tualatin, OR 97062-7092



**CITY OF TUALATIN, OREGON  
DEED OF DEDICATION**

CITY OF TUALATIN dedicates to the public a perpetual right-of way for street, road, public utility, and pedestrian purposes, on, over, across, under, along, and within all of the following real property situated in the County of Washington, State of Oregon, and which is bounded and described as follows, to wit:

*The premises described in the legal description attached as Attachment A, and as further depicted on the Map attached as Attachment B, both of which are incorporated herein.*

TO HAVE AND TO HOLD, the above described and granted premises unto the public forever.

[Continued on next page for formatting purposes]

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
SHERILYN LOMBOS  
City Manager

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

(STATE OF OREGON )ss  
(County of Washington )

On this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, the undersigned, a Notary  
Public, personally appeared \_\_\_\_\_ and acknowledged the foregoing instrument  
to be their voluntary act and deed.

Before me: \_\_\_\_\_  
Notary Public for Oregon  
My commission expires: \_\_\_\_\_

The City Manager of the City of Tualatin, being duly authorized and directed by the Council of the City of  
Tualatin, approves and accepts the foregoing document on behalf of the City of Tualatin. Dated this \_\_\_\_  
day of \_\_\_\_\_ 20\_\_\_\_.

\_\_\_\_\_  
City Manager

APPROVED AS TO FORM

By: \_\_\_\_\_  
City Attorney

## ATTACHMENT A

INSERT LEGAL DESCRIPTION OF THE PROPERTY TO BE DEDICATED

## ATTACHMENT B

INSERT MAP DEPICTING PROPERTY TO BE DEDICATED



# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Don Hudson, Finance Director

**DATE:** 02/24/2014

**SUBJECT:** Quarterly Financial Update

---

### ISSUE BEFORE THE COUNCIL:

An update on the second quarter financial activities for fiscal year 2013/14.

### RECOMMENDATION:

No action is required by the Council.

### EXECUTIVE SUMMARY:

Tonight's report will provide the Council with an update of financial activities during the second quarter of fiscal year 2013/14.

Staff will discuss the recently completed fiscal year 2012/13 annual audit (including the auditing standards letter to the City Council from the City's independent auditor), the status of revenues and expenditures in the three operating funds (General Fund, Building Fund and Operations Fund), the upcoming 2014/15 budget process and an updated Fiscal Health model projection.

---

**Attachments:** [2nd Quarter Financial Report Presentation](#)



# QUARTERLY FINANCIAL REPORT

Fiscal Year 2013 – 2014

Second Quarter, ending December 31, 2013

# Fiscal Year 2012/13 Audit Completed

## City of Tualatin, Oregon Comprehensive Annual Financial Report For the Fiscal Year Ended June 30, 2013



*"Centualatin" by Luigi Bogni for the Tualatin Visual Chronicle using chromokinetics*

Financial statements  
present fairly,  
in all material respects,  
the financial position of  
the City and the TDC,  
in accordance with  
generally accepted  
accounting principles

# Fiscal Year 2012/13 Audit Completed

## City of Tualatin, Oregon Comprehensive Annual Financial Report For the Fiscal Year Ended June 30, 2013



*"Centualatin" by Luigi Boggi for the Tualatin Visual Chronicle using chromokinetics*

- ▣ Auditing Standards letter to Council
- ▣ Internal control testing did not identify any deficiencies in internal controls



# GFOA Award Received

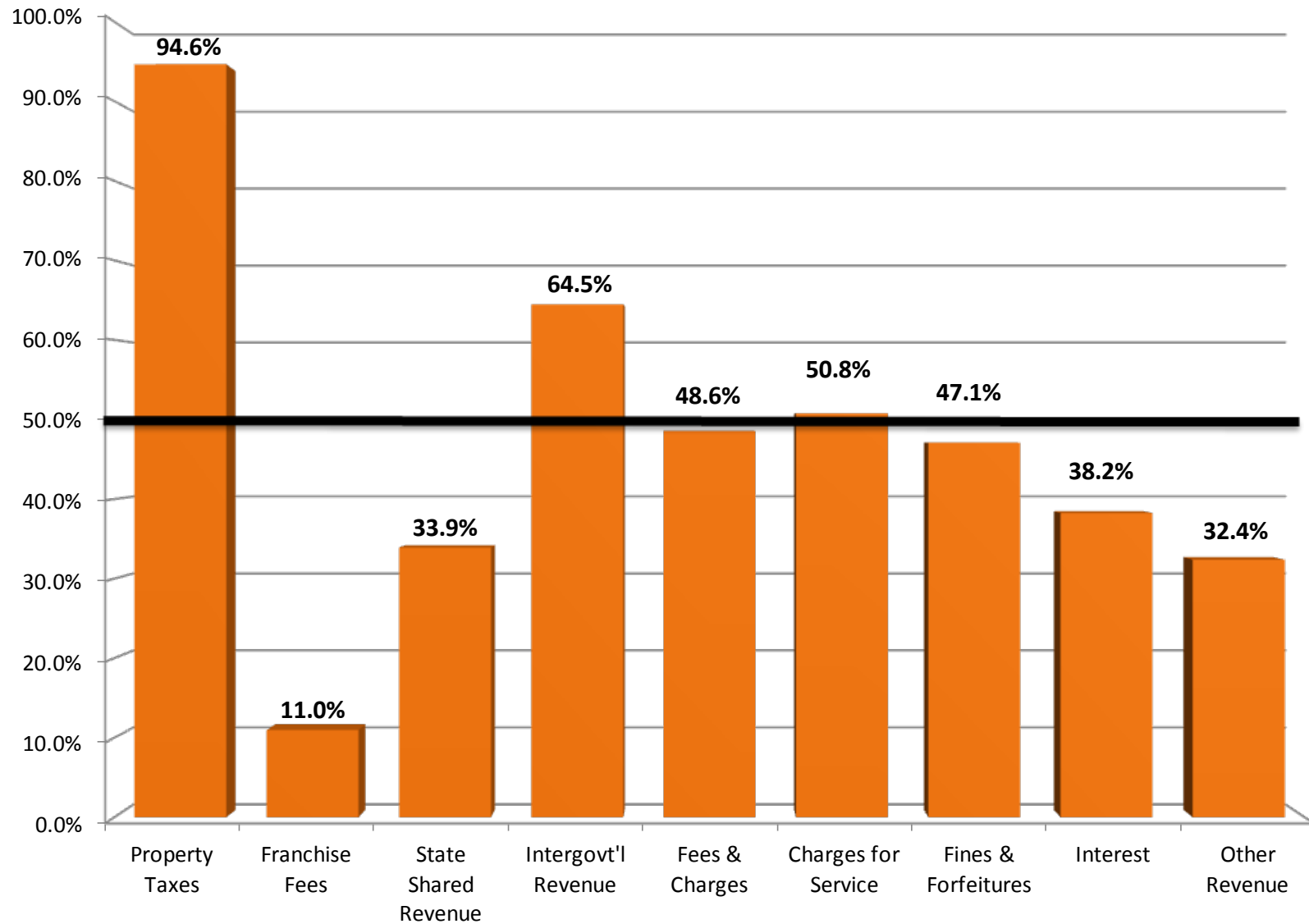
- ▣ 22<sup>nd</sup> Consecutive Year
- ▣ Highest form of recognition in governmental accounting and financial reporting
- ▣ National recognition of Tualatin's Finance Department
- ▣ Only 38 cities in Oregon receive award



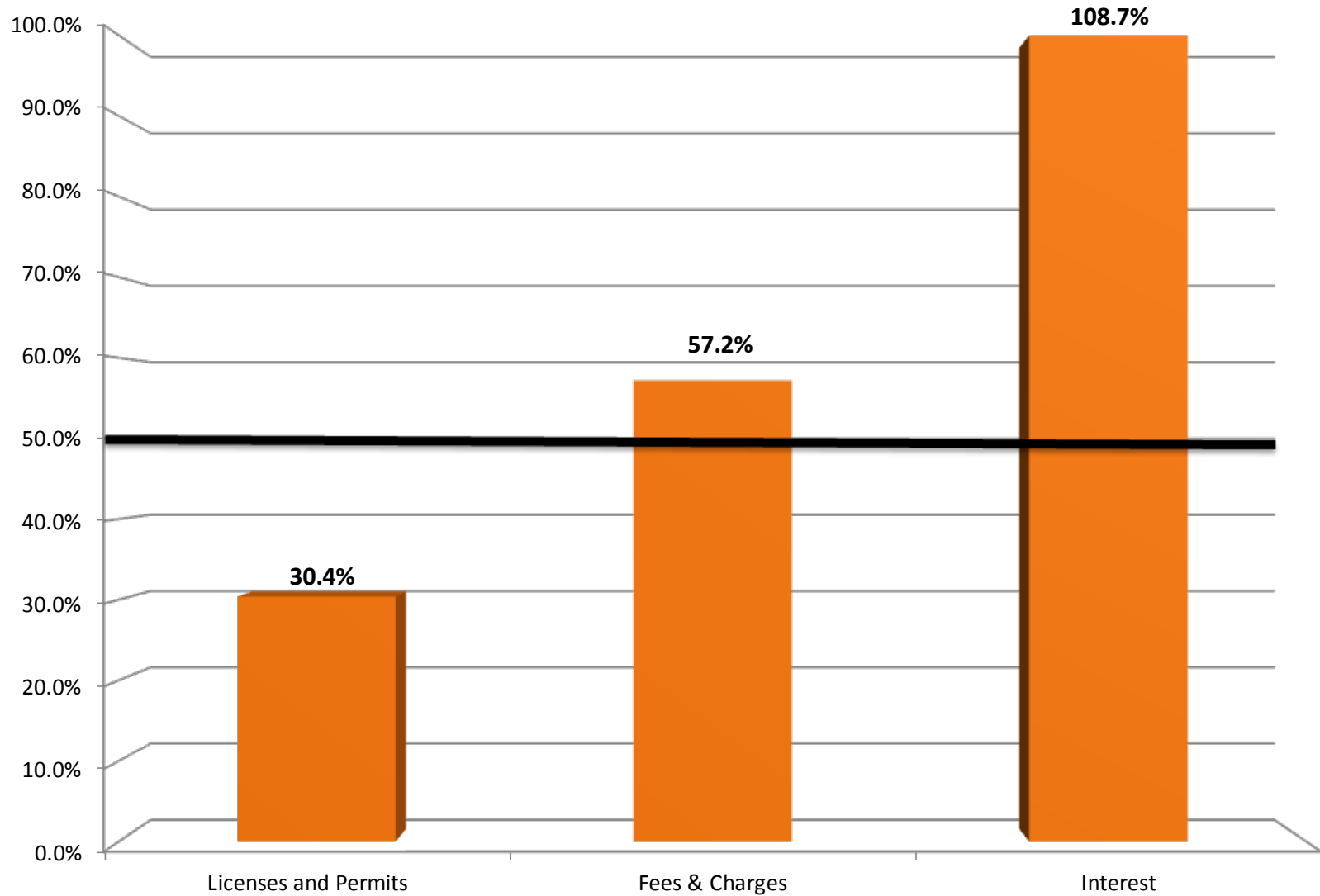
**Fiscal Year 2013/14**

**Revenues and Expenditures**

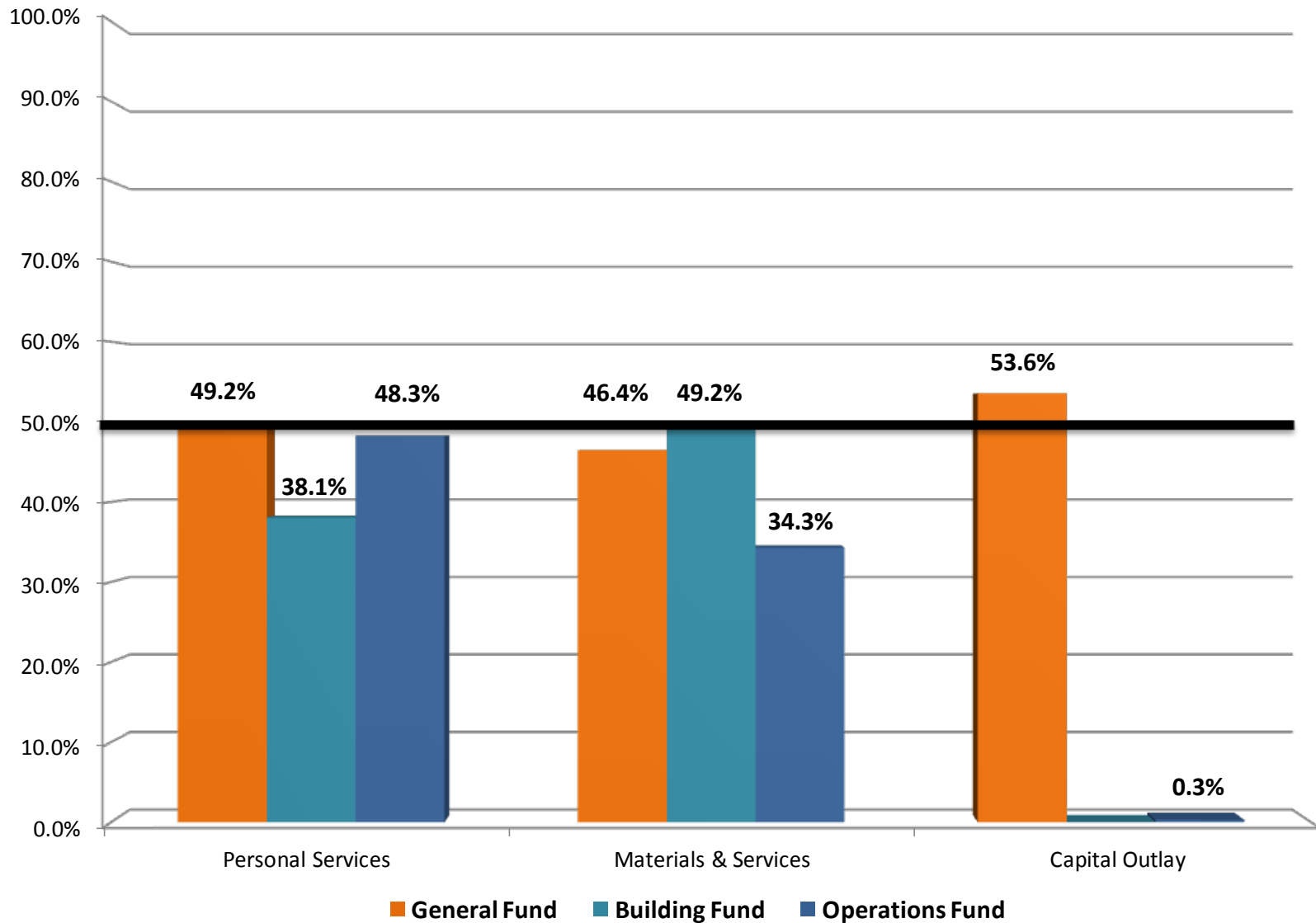
# General Fund Revenue



# Building Fund Revenue



# Operating Expenditures



# Fiscal Year 2014/15 Budget

- ▣ Departments working on budget projections
- ▣ March – Meetings with City Manager and Finance Director
- ▣ April – Council Work Session
- ▣ May 13<sup>th</sup> (6-8pm) – Delivery of Budget Message to Budget Committee and distribution of budget document
- ▣ May 28<sup>th</sup> (6-8pm) – Second Budget Committee Meeting
- ▣ June 23<sup>rd</sup> – Budget Hearing/Budget Adoption

# Fiscal Health Update

- ▣ On-going revenues exceed on-going expenditures for fiscal year 2014/15
- ▣ Fiscal year 2015/16 projects an on-going gap of approximately 0.25% of total General Fund expenditures
- ▣ Revenue and expenditure projections will continue to be monitored



# Questions?



*City of Tualatin*





# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Colin Cortes, Assistant Planner  
Alice Cannon, Assistant City Manager

**DATE:** 02/24/2014

**SUBJECT:** Consideration of a Conditional Use Permit to Allow Rental and Leasing of Autos and Light Trucks in the Light Manufacturing (ML) Planning District for U-Haul at 7100 SW McEwan Road (Tax Map 2S1 13DD, Tax Lots 900, 1000, 1100, 1200, 1600, and 1700, and Tax Map 2S1 24AA, Tax Lot 5500) (CUP-13-05)

---

### ISSUE BEFORE THE COUNCIL:

The issue before the City Council is consideration of a conditional use permit to allow rental and leasing of autos and light trucks in the Light Manufacturing (ML) Planning District for U-Haul at 7100 SW McEwan Road (Tax Map 2S1 13DD, Tax Lots 900, 1000, 1100, 1200, 1600, and 1700, and Tax Map 2S1 24AA, Tax Lot 5500).

This matter is continued from the February 10, 2014 public hearing at which staff had entered the staff report and supporting attachments into the record, the applicant had requested a continuance to February 24, 2014, and the Council had affirmed the continuance. This February 24 staff report has a few revisions: a revised site plan submitted by the applicant February 12, 2014 and integrated with the original application materials (Attachment 101B, p. 17), conditions of approval revised by staff in response to the revised site plan, analysis and findings (Attachment 101C) revised by staff to accommodate the revised conditions of approval, and a revised slide presentation (Attachment 101F).

### RECOMMENDATION:

Staff recommends that the City Council consider the staff report and supporting attachments and direct staff to prepare a resolution consistent with its decision. Based on the application, the proposed conditions of approval, and the Analysis and Findings (Attachment 101C), U-Haul (CUP-13-05), a proposal for rental and leasing of autos and light trucks with incidental sale of vehicles, meets the criteria of TDC [32.030](#).

### EXECUTIVE SUMMARY:

- This matter is a quasi-judicial public hearing.
- This matter is a Conditional Use Permit (CUP) request.
- The subject property is approximately 10.08 acres at 7100 SW McEwan Road (Tax Map 2S1 13DD, Tax Lots 900, 1000, 1100, 1200, 1600, and 1700, and Tax Map 2S1 24AA, Tax Lot 5500) located in the Light Manufacturing Planning District (ML).
- A Vicinity Map is included as Attachment 101A.
- The applicant is U-Haul International / AMERCO Real Estate Co., represented by David Pollock, Development Manager, and the subject property owner is U-Haul.
- "Rental and leasing of autos and light trucks with incidental sale of vehicles" is a conditional use within the ML Planning District pursuant to Tualatin Development Code (TDC) [60.040\(1\)\(p\)](#).
- The applicant proposes to re-use and convert the developed industrial site and existing buildings, vacated by NW Natural [Gas], into a self-storage, warehouse, and truck/equipment rental facility for U-Haul.
- The proposed uses other than truck rental are permitted. Self-service storage, mini storage, or self storage is a permitted use within both the Light and General Manufacturing Planning Districts (ML and MG) through zoning interpretation INT-88-12 dated June 21, 1988. Because it's permitted by interpretation, the use isn't specifically listed among ML or MG permitted uses.
- The applicant conducted a neighborhood/developer meeting on November 20, 2013 to explain the proposal to neighboring property owners and to receive comments. Four attendees besides staff signed in for the meeting. An attendee asked about U-Haul operations in general and those intended for the site. Staff and the applicant had a pre-application meeting on July 18, 2013.
- The applicant submitted a narrative that describes the proposed conditional use and addresses the CUP approval criteria (Attachment 101B).
- Staff has reviewed the application materials and included pertinent excerpts in the Analysis and Findings section of this report (Attachment 101C). An Engineering Division Memo addressing transportation and other public facilities associated with the proposed CUP is included (Attachment 101D).
- The Engineering Division Memo dated January 14, 2014 regarding the transportation analysis reviewed a report from the applicant's transportation consultant and concluded that the use will not increase trips or change traffic operations. Further information is available in the memo (Attachment 101D).
- The applicable Tualatin Community Plan policies and TDC regulations that apply to the proposed conditional use in the ML Planning District include TDC:
  - Chapter 7 "Manufacturing Planning Districts", Section 7.030 "Objectives";
  - Chapter 32 "Conditional Uses", Section 32.030 "Conditional Uses – Siting Criteria";
  - Chapter 38 "Signs";
  - Chapter 60 "Light Manufacturing Planning District (ML)", Sections 60.010 "Purpose" and 60.041 "Restrictions on Conditional Uses";
  - Chapter 63 "Environmental Regulations"; and
  - Chapter 73 "Community Design Standards", Sections

73.040(1), 73.050(4), 73.160(3)(c) and (4)(b), and 73.380(6).

- Clean Water Services (CWS) submitted written comment of no objection to the application (Attachment 101E). As of this writing, no other notified agency, property owner, or member of the public has commented on the application.
  - Oregon Revised Statutes (ORS) [227.178\(2\)](#) requires that the City Council take final action on a land use application, including resolution of all appeals under ORS 227.180, within 120 days after the application is deemed complete. The Council hearing date of February 24, 2014 is the 70th day following completeness, and the 120th day is April 15, 2014.
  - Before granting the proposed CUP, the City Council must find that the use is allowed as a conditional use in the subject planning district and the application submittal meets the five criteria listed in TDC 32.030. The Analysis and Findings (Attachment 101C) examines the application with respect to the criteria for granting a CUP. Conditions of approval are necessary to have the application meet the CUP criteria, satisfy objectives and policies of the TDC, and not impair either the use of surrounding properties or the character of the surrounding area.
  - Based on the application, the proposed conditions of approval, and the Analysis and Findings (Attachment 101C), U-Haul (CUP-13-05), a proposal for rental and leasing of autos and light trucks with incidental sale of vehicles, meets the criteria of TDC [32.030](#).
  - The conditions of approval, which would run with the property, not a tenant or owner, are listed below. (“TDC” refers to the Tualatin Development Code.)
1. Application: The applicant shall operate the use consistent with all application materials submitted to the City on November 27, 2013 and revised December 12, 2013 and February 12, 2014 unless otherwise directed by another condition of approval. Truck rental cannot commence until there is compliance with Conditions 3(a) and (b).
  2. Environmental Regulations: The applicant shall comply with the noise, vibration, air quality, odors, and other manufacturing planning districts environmental standards of TDC [63](#).
  3. Landscaping & Outdoor Storage Screening:
    - (a) Provide site perimeter landscaping by planting trees, shrubs, lawn and live groundcover in yards along SW McEwan Road and the entire adjacent segment of I-5 in compliance with TDC [73.240\(9\)](#). Additionally, the applicant shall provide site perimeter landscaping at least 5 feet in width and adhering to planting specifications in TDC [73.340\(2\)\(a\)\(i-iv\)](#) and in compliance with comply with TDC [73.340\(2\)](#). Prior to issuance of a building permit, provide a landscaping plan. Prior to issuance of a temporary certificate of occupancy or certificate of occupancy, the applicant shall install the landscaping.
    - (b) Screen any outdoor storage with dense evergreen landscaping along the west/northwest boundary of the subject property along I-5 pursuant to TDC [73.160\(4\)\(b\)](#) and [73.260\(1\)\(b\)](#) and (c). Any shrubbery proposed for such screening shall be at least a gallon in size. Prior to issuance of a building permit, provide a landscaping plan. Prior to issuance of a temporary certificate of occupancy or certificate of occupancy, the applicant shall install the landscaping.
  4. Restrictions on Conditional Uses: The applicant shall comply with the retail restrictions on conditional uses in the ML Planning District pursuant to TDC [60.041](#) and indicate

compliance on a site plan submitted prior to issuance of any building permits.

5. Signage: The applicant shall separately from this CUP approval submit sign permit applications for any proposed signage.
6. Approval Period: The approval period shall be pursuant to TDC [32.090](#) Automatic Termination of Conditional Use as follows:

(1) Unless otherwise provided by the Council in the resolution granting approval of the conditional use permit, a conditional use permit shall automatically become null and void two years after the effective date upon which it was granted unless one of the following events occur:

(a) The applicant or his successor in interest has secured a building permit within said two-year period, if a building permit is required, and has actually commenced construction of the building or structure authorized by the permit within said two-year period.

(b) The applicant or his successor in interest has commenced the activity or installation of the facility or structure authorized by the conditional use permit within said two-year period.

(2) The applicant may submit a written request to the City Council for an extension of time on the conditional use permit to avoid the permit becoming null and void. The request for extension must be submitted prior to the expiration of the times established by Subsection (1) above. The City Council may, in the resolution granting such conditional use permit, provide for an extension of time beyond 1 year. [Ord. 743-88, 3/28/88; Ord. 1333-11 §2, 9/12/11]

7. This CUP approval excludes approval of any site improvements as described in TDC [73.040](#)(1). Any such site improvements that the applicant might propose shall be subject to all applicable [TDC](#) policies and regulations.
8. General: The applicant shall comply with all applicable [TDC](#) policies and regulations.

## **OUTCOMES OF DECISION:**

Approval of the Conditional Use Permit (CUP) request will result in the following:

1. Allows the applicant to have on the subject property the use of rental and leasing of autos and light trucks with incidental sale of vehicles as conditioned.
2. The Council directs staff to bring Resolution Number 5177-14 approving the conditional use permit.

Denial of the CUP request will result in the following:

- Prohibits the applicant from having on the subject property the use of rental and leasing of autos and light trucks with incidental sale of vehicles.

## **ALTERNATIVES TO RECOMMENDATION:**

The alternatives to the staff recommendation for the Council are:

1. Approve the proposed Conditional Use Permit (CUP) with modified conditions of approval.
2. Deny the request for the proposed CUP with findings that state which criteria in Tualatin Development Code (TDC) 32.030 the applicant fails to meet.
3. Continue the discussion of the proposed CUP and return to the matter at a later date.

## **FINANCIAL IMPLICATIONS:**

The Fiscal Year 2013/14 budget allocated revenue to process current planning applications, and the applicant submitted payment per the City of Tualatin Fee Schedule to process the application.

---

**Attachments:**    Attachment 101A - Vicinity Map  
                         Attachment 101B - Application Materials  
                         Attachment 101C - Analysis and Findings  
                         Attachment 101D - Engineering Division Memo  
                         Attachment 101E - Agency Comment CWS  
                         Attachment 101F - Slide Presentation



# CUP 13-05: U-Haul

7100 SW McEwan Rd



Attachment 101A  
Vicinity Map



**CONDITIONAL USE  
PERMIT**

**To**

City of Tualatin

**For**

U-Haul International/  
AMERCO Real Estate Co.

**Submitted**

November 27, 2013

**Project Number**

2130364.00

## TABLE OF CONTENTS

I.	Project Summary .....	1
II.	Introduction .....	2
	Site Description .....	2
	Proposal .....	3
	Request .....	4
III.	Approval Criteria/ Requirements .....	5
	Section 32.030 Criteria for Review of Conditional Uses. ....	5
IV.	Conclusion .....	10

## EXHIBITS

- A. Application for Conditional Use
- B. Site Aerial Map
- C. Site Survey
- D. Preliminary Site Plan
- E. Landscape As-Built Drawings
- F. Site Photos
- G. Traffic Study
- H. Legal Description
- I. Assessors Map
- J. Property Owner Names and Addresses: within 1,000'
- K. Neighborhood/Developer Meeting Materials
  - 1. Certification of Sign Posting
  - 2. Affidavit of Mailing
  - 3. Notice Letter
  - 4. Sign-In Sheet



## **I. PROJECT SUMMARY**

**Owner/Applicant:** U-Haul International/AMERCO Real Estate Co.  
Attention: David Pollock, Development Manager

2727 North Central Avenue  
Phoenix, AZ 85004  
(602) 263-6502

**Applicant's Representative/  
Project Contact:**

Mackenzie  
Ryan Schera, Land Use Planner  
rschera@mcknze.com

1515 SE Water Avenue, Suite 100  
Portland, OR 97214  
(503) 224-9560

**Plan District Designation:** ML (Light Manufacturing)

**Site Address:** 7100 SW McEwan Road  
Tualatin, Oregon

**Site Size:** 439,350 SF (10.1 acres)

**Tax Map/Lots:** 2S124AA05500  
2S113DD01700  
2S113DD01600  
2S113DD01200  
2S113DD01100  
2S113DD01000  
2S113DD00900

**Pre-Application Meeting:** Held on July 18, 2013

**Neighborhood Notice:** Mailed on November 3, 2013

**Neighborhood Meeting:** Held on November 20, 2013

**Request:** Conditional Use Permit approval to operate a truck and equipment rental use on-site in the ML zone. The rental use will be accessory to the primary self-service storage facility.

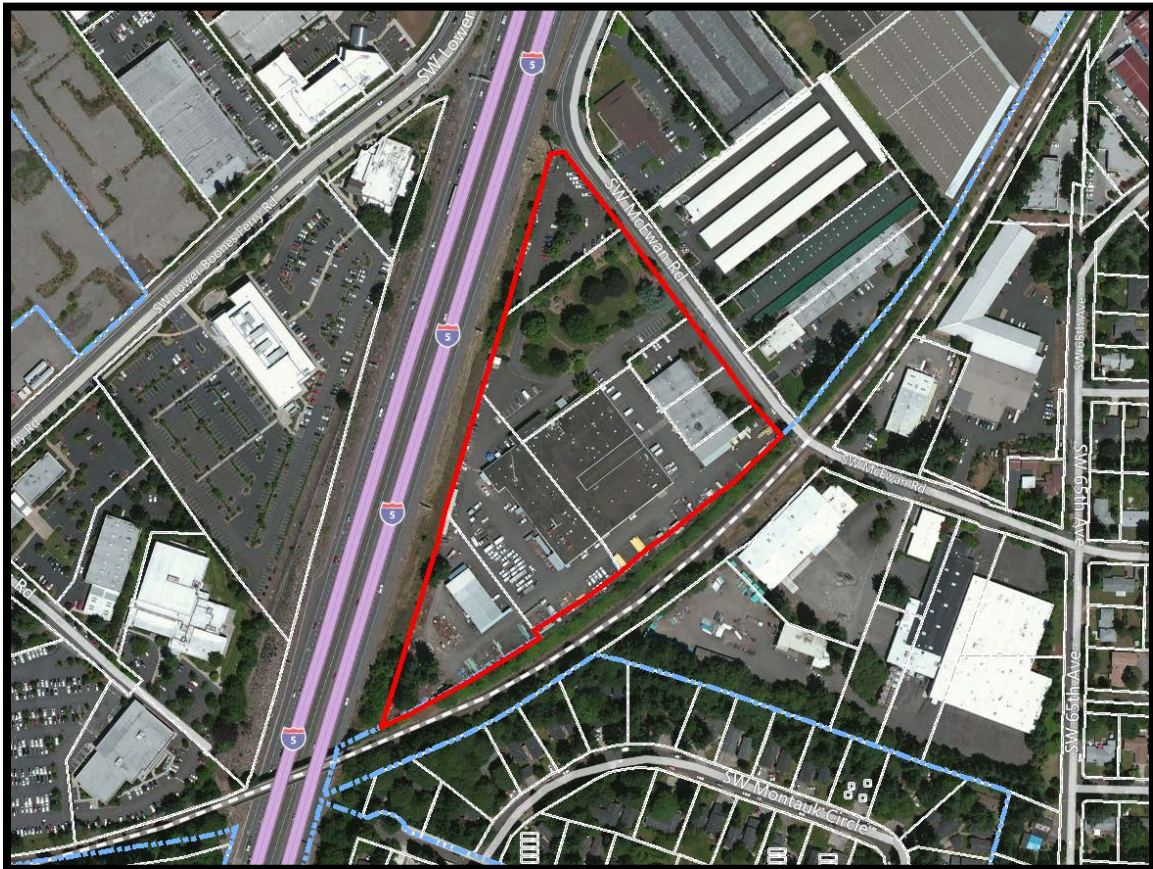
## II. INTRODUCTION

### SITE DESCRIPTION

The subject site is located at 7100 SW McEwan Road in Tualatin. The site is approximately 10.1 acres in size and consists of a private park area and three existing buildings with associated exterior storage and fleet parking. The site is zoned Light Manufacturing (ML) and has been owned and occupied by NW Natural Gas for training and maintenance operations since the 1960s.

Adjacent uses consist of a consulting firm, a medical office, two self-storage facilities (Public Storage and Oswego Storage), and a car service facility across SW McEwan Road. East of the site is the Southern Pacific Railroad line, separating it from the industrial and residential uses to the south and east. Just west of the site is the US Interstate 5 freeway. These areas are shown in the map below.

Figure II.1 Aerial Map



## PROPOSAL

The owner/applicant is proposing to re-use and convert the site and existing buildings into a self-storage, warehouse, and truck/equipment rental facility for U-Haul. U-Haul moving and storage centers characteristically serve the do-it-yourself household customer. On a typical day at the U-Haul, the center will be staffed with a general manager and three to four customer service representatives. Families will generally arrive in their own automobiles, enter the customer service area, and may choose from a variety of products and services offered there. Most families use U-Haul self-storage facilities to store furniture, household goods, sporting equipment, holiday decorations, etc. More specifically, the proposed conversion will consist of:

- Building A: Approximately 20,252 SF of U-Box portable storage. The portable storage consists of U-Box pods/containers which offer both on-site and secure warehouse storage options for short and long term needs. Customers fill the portable pods/containers and store and/or ship them via U-Haul.
- Building B: Approximately 80,618 SF of self-storage, 3,240 SF of customer service area, and 2,640 SF of dispatch and receiving bays. The self-storage area will consist of approximately 850 indoor, climate-controlled self-storage units. Customers will typically rent U-Haul equipment or use their personal vehicle to approach the loading area and enter the building through the singular customer access. All new storage facilities are designed with interior storage room access, giving the customer the added value of increased security, and the community the benefit of a more aesthetically pleasing exterior. Storage customers will typically rent a room for a period of two months to one year. All U-Haul storage customers are issued a card-swipe style identification card which must be used to gain access to their room.
- Building C: Approximately 7,324 SF of shop area. The shop area will be used for very minor maintenance on the rental trucks/equipment (such as repairing broken taillights, etc.) and for installing trailer and towing supplies (such as trailer hitches, hitch balls and mounts, and wiring/lights). Routine/major maintenance of the rental trucks/equipment will be completed at the U-Haul Repair and Maintenance Center in Clackamas County.
- Building D: Approximately 4,433 SF of miscellaneous indoor storage.
- RV Storage Area: The area located in the northeast corner of the site will be utilized for long-term RV Storage.
- Alternate Fuel: An alternative-fuel (propane) dispensing station for vehicles and backyard grills will be located near the RV gate.
- Customer Parking, Truck/Equipment Staging, and Circulation Areas: The site is well situated and provides ample space for customer parking, truck/equipment staging, and vehicular/truck circulation. The customer parking areas will be located near the customer service center and self-storage building for customer convenience. Staging areas for rental trucks and equipment will be at two places: one near the customer service center for easy pick-up and drop-off, and another between Buildings B and C for truck and equipment processing.

As part of the U-Haul Center, the owner/applicant is proposing to provide accessory truck and equipment rental services in conjunction with the primary self-service storage operations. The trucks and equipment proposed to be available for rent are described below.

**Rental Products:** Trucks, vans, cargo trailers, utility trailers, and car trailers/auto-transporters will be available for rent. Approximately 40 trucks in six truck sizes will be available, ranging from 10 feet (3.0 m) to 26 feet (7.9 m), and multiple trailer sizes, in addition to a two-wheeled "Tow Dolly" and a four-wheeled "Auto Transport." U-Haul has two main classifications for equipment: "In-Town" and "One-Way." The "One-Way" equipment is mostly used for one-way trips, meaning pick-up and drop-off at different locations, whereas the "In-Town" equipment is meant to be picked up and dropped off at the same location, and the equipment is meant to be used for a local move.

**Rental Process:** Families will generally arrive in their own automobiles, enter the customer service area, and rent trucks and/or equipment (trailers, dollies, etc.) for household moving, either in-town or across country. The trucks and equipment described above will be staged in two locations on-site: one near the customer service center, for easy pick-up and drop-off, and another located between Buildings B and C for processing. The rental trucks and equipment are never "parked" on-site because they are constantly being rented and used off-site. The only time the trucks or equipment are on-site is for drop-off and processing between rental trips.

**Hours of Operation:**

Monday – Friday	7:00 a.m. to 7:00 p.m.
Saturday	7:00 a.m. to 7:00 p.m.
Sunday	9:00 a.m. to 5:00 p.m.

**REQUEST**

A pre-application meeting for the proposed conversion of the former NW Natural Gas site to the proposed U-Haul Center was held for the project on July 18, 2013. In that meeting, City staff confirmed that the self-storage component of the site is an allowed use, but that the rental of trucks and equipment would be a conditional use and would require a Conditional Use Permit. Therefore, the applicant requests a Conditional Use Permit to allow the "Rental and leasing of autos and light trucks...(and equipment)" use as stated in *Section 60.040 Conditional Uses* (60.040 (1)(p)), as an accessory use to the primary allowed use of "Self-service storage."

### III. APPROVAL CRITERIA/REQUIREMENTS

This application addresses the necessary approval criteria of the Tualatin Development Code relevant to conditional uses. As described in the following narrative, the proposal meets the five conditions of *Section 32.030 Criteria for Review of Conditional Uses*:

#### SECTION 32.030 CRITERIA FOR REVIEW OF CONDITIONAL USES.

*(1) The use is listed as a conditional use in the underlying planning district.*

**Response:** As described in the Tualatin Development Code for ML districts, in *Section 60.040 Conditional Uses*, “Rental and leasing of autos and light trucks with incidental sale of vehicles.” is a conditional use. This standard is met.

*(2) The characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements and natural features.*

**Response:** Since the site was developed in the 1960s, the site has been used for customer service, tool and meter repairs, and fleet parking/maintenance for NW Natural Gas. The site is relatively large (447,314 SF/10.3 acres), triangular in shape, and is generally flat with a gradual slope (15 feet) from the northeast corner of the site to the southwest corner. Four buildings are currently located on the site and are proposed to be converted to storage and shop space for U-Haul as described above. In addition, the site consists of a large open area, large paved areas, which are currently occupied by approximately 206 parking spaces, wide drive aisles, and exterior storage areas.

Due to the sheer size of the site and the amount of paved area that exists, the site provides sufficient area for both the circulation and staging necessary for the proposed truck and equipment rental operations in conjunction with the self-service storage uses. As shown on the preliminary site plan (see Exhibit D), the staging areas for the rental trucks and equipment are proposed in two locations, one near the customer service center and another between Buildings B and C. The staging location near the customer service center allows customers a convenient location to pick up and drop off their rentals. This staging area is accessed via a single existing driveway separate from the existing main driveway. The staging area between Buildings B and C will be primarily for processing the trucks and equipment that come back in and getting them ready to go back out. U-Haul employees will drive returned trucks and equipment to the staging area between Buildings B and C for processing and drive them back to the staging area near the customer service center, ready for rental. The large site area allows for the trucks and equipment to be maneuvered between the staging areas as needed. The U-Haul modifications to the site will essentially convert more than 40 existing fleet parking spaces into staging area.

The site also benefits from having large existing buildings, as well as remarkably lush and mature landscaping both interior to the site and along the perimeter (as shown on Exhibit E, the as-built landscape plans). Locating the truck and equipment staging areas near the customer service area and between Buildings C and D not only provides sufficient circulation and staging, but also naturally buffers and screens the



proposed truck and equipment rental activities from the surrounding properties and I-5.

More specifically, the staging area near the customer service area is buffered and screened from the adjacent properties to the north, south, and west (I-5) by a combination of Building A and significant setbacks and mature landscaping between the staging area and the adjacent properties (as shown in Exhibit F, Site Photos). Similarly, the staging area between Buildings C and D is greatly buffered and screened from the adjacent properties, as well as I-5. The adjacent areas are screened and buffered by a combination of Buildings B, C, and D, as well as significant setbacks and mature landscaping between the staging area and the adjacent properties. In addition to the buffers and screening provided on-site, I-5 is significantly screened from the staging area by the existing depression the freeway is located in along with the berm with new plantings along the I-5 perimeter/frontage. The depression and berm varies between approximately 10 feet to 25 feet in height, making it almost impossible for drivers to look into the site. Due to the combination of the existing screens and buffers, the site and location of the staging areas is suitable for the use, and will actually decrease the visual impacts, because the rental trucks and equipment uses will be further back and within the interior of the site.

This standard is met.

*(3) The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use.*

**Response:** The proposal is to convert the existing NW Natural Gas operations center into a self-service storage facility in conjunction with rental trucks and equipment. The site has been used for NW Natural Gas operations, including customer service, tool and meter repairs, and building and fleet maintenance since the 1960s. The site is conveniently located near I-5 at the Lower Boones Ferry Road exit (290), making it an ideal and convenient location for customers in the area renting trucks and equipment for moving or transporting large items. Primary access to the site is from SW McEwan Road, an established collector road with Tri-Met transit service at several locations. As shown in the traffic study (see Exhibit G), the proposed self-service storage facility and truck and equipment rental use will actually generate fewer trips than the existing NW Natural Gas facility, and therefore will create less intensive uses of the street system. Therefore, the existing transportation system is adequate, and there will be no change in the traffic operation during peak hours.

In addition, as shown on the March 11, 2013, survey (see Exhibit C), the site is currently served by domestic and fire water and sanitary sewer. There is an existing 4" water line and 8" sewer line located along the property frontage in SW McEwan Road. Stormwater is currently disposed of via 13 active and registered drywells/UICs (underground injection control devices) located on the property. These public facilities are anticipated to be adequate and capable of handling the proposed uses.

This standard is met.

*(4) The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying planning district.*

**Response:** The rental component of the proposed U-Haul self-storage will not affect the character of the surrounding area, and is closely related to the permitted uses of the ML district. For example, both storage and sales of autos and light trucks are allowed outright in the ML district, and the rental of U-Haul trucks does not vary widely in nature from these uses. Adjacent properties are used for specialty retail, warehousing, industrial uses, and self-storage. This standard is met.

*(5) The proposal satisfies those objectives and policies of the Tualatin Community Plan that are applicable to the proposed use.<sup>1</sup>*

**Section 7.040 Manufacturing Planning District Objectives.**

**(2) Light Manufacturing Planning District (ML).**

*(a) Suitable for warehousing, wholesaling and light manufacturing processes that are not hazardous and that do not create undue amounts of noise, dust, odor, vibration, or smoke. Also suitable, with appropriate restrictions, are the retail sale of products not allowed for sale in General Commercial areas..., and office commercial uses where any portion of a legally created lot is within 60 feet of a CO Planning District boundary. Also suitable is the retail sale of products manufactured, assembled, packaged or wholesaled on the site provided the retail sale area, including the showroom area, is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet. Also suitable for the retail sale of home improvement materials and supplies provided it is not greater than 60,000 square feet of gross floor area per building or business.... Rail access and screened open storage allowed in these areas will conform to defined architectural, landscape and environmental design standards.*

**Response:** The proposed truck and equipment rental use will be accessory to the primary self-service storage use. Trucks and equipment such as trailers, etc., are common and suitable in warehousing, wholesaling, and light manufacturing type operations. The proposed truck and equipment use is not anticipated to create greater additional noise, dust, odor, vibration, or smoke than is typical for trucks and trailers. NW Natural Gas currently operates and maintains a large fleet of trucks and equipment on the site in addition to performing heavy duty maintenance work. The trucks and light equipment offered for rent by U-Haul are anticipated to have considerably less of an impact than that of the NW Natural Gas operations. As stated above, the shop area (Building C) will be used for very minor maintenance on the rental trucks/equipment (such as repairing broken taillights, etc.) and for installing trailer and towing supplies (such as trailer hitches, hitch balls and mounts and wiring/lights). Routine/major maintenance of the rental trucks/equipment will be completed at the U-Haul Repair and Maintenance Center in Clackamas County, not on-site.

<sup>1</sup> According to October 31, 2013, email with City of Tualatin planner Colin Cortes, code sections 7.040(2) and 60.010 are addressed.

This standard is met.

*(b) The following uses within the Light Manufacturing District shall comply with the following size limits established by Metro. Retail sale, retail service and professional service uses shall be no greater than 5,000 square feet of sales or service area per outlet, or not greater than 20,000 square feet of sales or service area for multiple outlets in a single building or in multiple buildings that are part of the same development project...*

**Response:** As shown in the attached plans, no retail space is proposed. This standard does not apply.

*(c) The purpose of this district is to provide sites for manufacturing uses that are more compatible with adjacent commercial and residential uses and would serve to buffer heavy manufacturing uses. The purpose is also to allow the retail sale of products manufactured, assembled, packaged or wholesaled on the site provided the retail sale area, including the showroom area, is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet. Certain heavier manufacturing uses may be allowed as conditional uses.*

**Response:** No heavy manufacturing or retail is proposed. The proposed use could serve as a buffer from any heavy manufacturing uses.

*(d) In accordance with the Industrial Business Park Overlay District, TDC Chapter 69, selected office and retail uses are allowed to provide services to businesses and employees. The purpose is also to allow certain commercial service uses in the Commercial Services Overlay shown in the specific areas illustrated on Map 9-5 and selected commercial uses subject to distance restrictions from residential areas and subject to the Special Commercial Setback from arterial streets as generally illustrated in Map 9-5 and specifically set forth in TDC 60.035.*

**Response:** The subject site is not located in the Industrial Business Park Overlay District, the Commercial Services Overlay, or the Special Commercial Setback. This standard does not apply.

#### **Section 60.010 Purpose.**

*The purpose of this district is to provide areas of the City that are suitable for industrial uses and compatible with adjacent commercial and residential uses. The district serves to buffer heavy manufacturing uses from commercial and residential areas. The district is suitable for warehousing, wholesaling, and light manufacturing processes that are not hazardous and do not create undue amounts of noise, dust, odor, vibration, or smoke. The district is also suitable for retail sale of products manufactured, assembled, packaged or wholesaled on the site provided the retail sale area, including the showroom area, is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet and, with appropriate restrictions, for retail sale of products not allowed for sale in General Commercial Planning Districts, and office commercial uses where any portion of a legally created lot is within 60 feet of a CO Planning District boundary. Railroad access and screened outdoor storage will be allowed in this district, conforming to defined architectural, landscape, and environmental design standards.*



**Response:** The proposed truck and equipment rental use will be accessory to the primary self-service storage use. Trucks and equipment such as trailers, etc., are common and suitable in warehousing, wholesaling, and light manufacturing type operations. The proposed truck and equipment use is not anticipated to create additional noise, dust, odor vibration or smoke than is typical for trucks and trailers. NW Natural Gas currently operates and maintains a large fleet of trucks and equipment on the site in addition to performing heavy duty maintenance work. The trucks and light equipment offered for rent by U-Haul are anticipated to have considerably less of an impact than that of the NW Natural Gas operations. As stated above, the shop area (Building C) will be used for very minor maintenance on the rental trucks/equipment (such as repairing broken taillights, etc.) and for installing trailer and towing supplies (such as trailer hitches, hitch balls and mounts and wiring/lights). Routine/major maintenance of the rental trucks/equipment will be completed at the U-Haul Repair and Maintenance Center in Clackamas County, not on-site.

This standard is met.

#### **IV. CONCLUSION**

Approval of a Conditional Use Permit to allow the “Rental and leasing of autos and light trucks...(and equipment)” (60.040 (1)(p)) at the site at 7100 SW McEwan Road will allow a complementary use to the allowed self-storage in the ML district. Based upon the information presented and discussed in this narrative and the attached supporting plans and documents, a Conditional Use Permit for the project, as stated in *Section 60.040 Conditional Uses*, merits approval.



# City of Tualatin

www.ci.tualatin.or.us

## APPLICATION FOR CONDITIONAL USE

Community Development Department - Planning Division  
18880 S.W. Martinazzi Avenue  
Tualatin, OR 97062  
503-691-3026

Case No. \_\_\_\_\_  
Fee Rec'd. \_\_\_\_\_  
Receipt No. \_\_\_\_\_  
Date Rec'd. \_\_\_\_\_  
By \_\_\_\_\_

PLEASE PRINT IN INK OR TYPE

Code Section 60.040 (1)(p) Conditional Use to allow "Rental and leasing of autos and light trucks and equipment"

Planning District ML  
Owner's Name Attn: David Pollack, Development Manager  
U-Haul International/AMERCO Real Estate Co. Phone 602-263-6502

Owner's Address 2727 North Central Avenue Phoenix, AZ 85004  
(street) (city) (state) (ZIP)

Owner recognition of application:

David Pollack  
signature of owner(s)

Applicant's Name Ryan Schera, Land Use Planner - Mackenzie Phone 503-224-9560

Applicant's Address 1515 SE Water Avenue, Suite 100 Portland, OR 97214  
(street) (city) (state) (ZIP)

Applicant is: Owner ☐ Contract Purchaser ☐ Developer ☐ Agent ☒ X  
Other ☐

Contact person's name Ryan Schera, Land Use Planner - Mackenzie Phone 503-224-9560

Contact person's address 1515 SE Water Avenue, Suite 100 Portland, OR 97214  
(street) (city) (state) (ZIP)

Assessor's Map Number 2S124AA and 2S113DD Tax Lot Number(s) 05500 and 00900, 01000, 01100, 01200

Address of Property 7100 SW McEwan Road Lot Area 10.1 acres  
01600, 01700

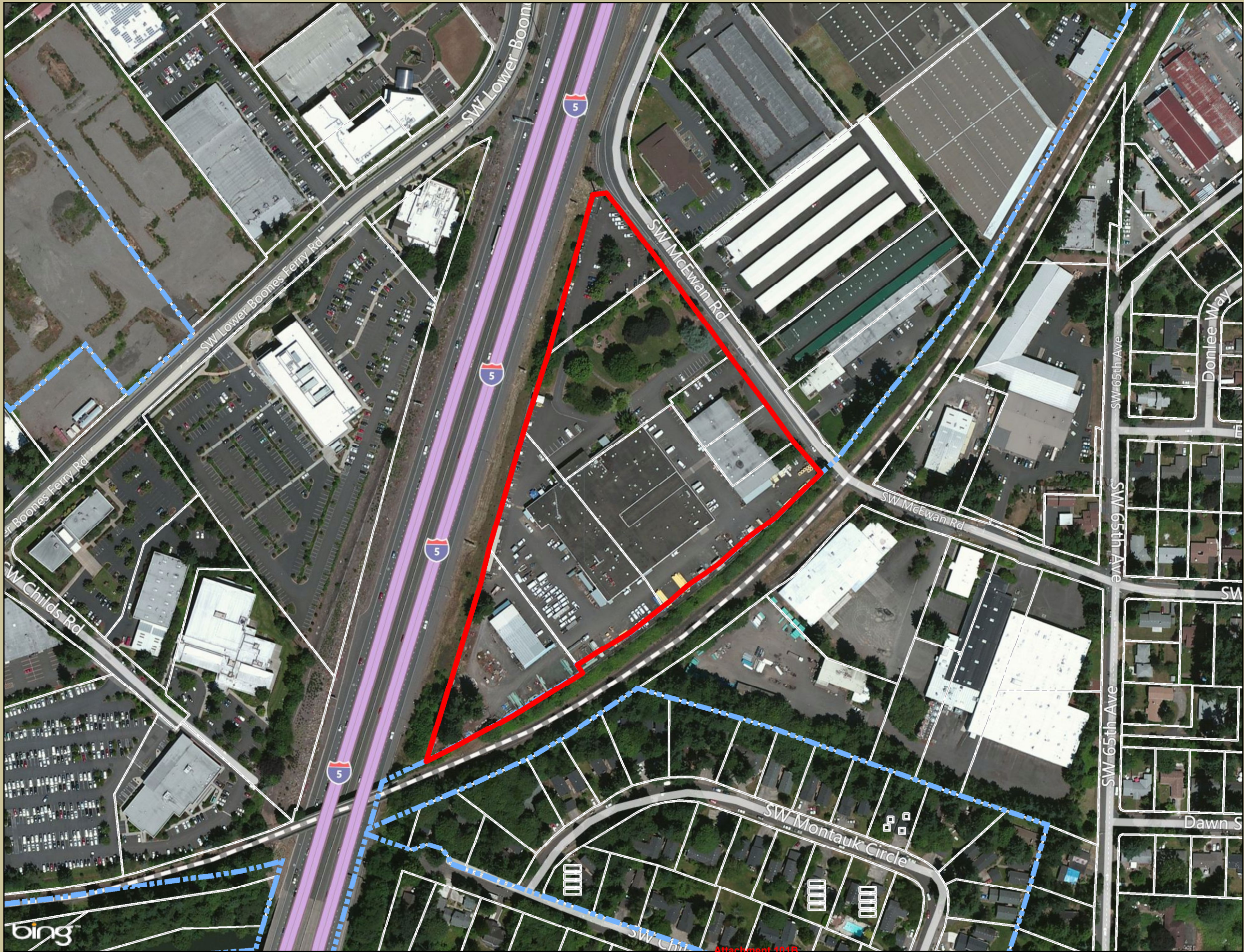
Existing Buildings (Number and Type) Four Buildings - Primarily Storage and Shop Space

Current Use NW Natural Gas operations center. Customer service, tool and meter repairs and fleet parking/maintenance.

As the person responsible for this application, I, the undersigned hereby acknowledge that I have read the above application and its attachments, understand the requirements described herein, and state that the information supplied is as complete and detailed as is currently possible, to the best of my knowledge.

Name Ryan Schera Date 11/27/13 Phone 503-224-9560  
Address 1515 SE Water Avenue, Suite 100 Portland, OR 97214  
(street) (city) (state) (ZIP)






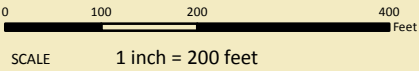


**INTERNATIONAL  
AMERCO**  
REAL ESTATE COMPANY

Tualatin, Oregon

**Legend**

-  Site
-  Tax Lots
-  Tualatin City Boundary

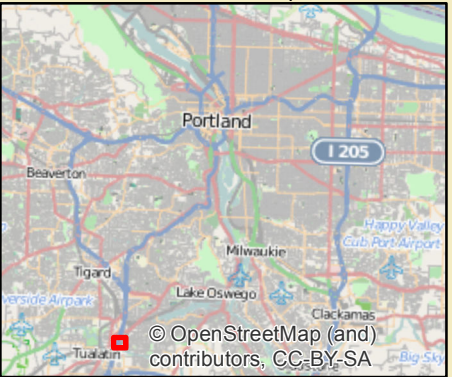


**Source Data**  
Metro RLIS Lite Base Data, November 2013

**Geographic Projection Information**  
NAD 83 HARN, Oregon North  
Lambert Conformal Conic



**Location Map**



**MACKENZIE.**

P 503.224.9560 • F 503.228.1285 • W MCKNZE.COM  
RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

Portland, Oregon • Vancouver, Washington • Seattle, Washington

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Date: 10/31/13  
File: U-HaulTualatin.mxd

Map Created by: SHS  
Project No: 2130364.00



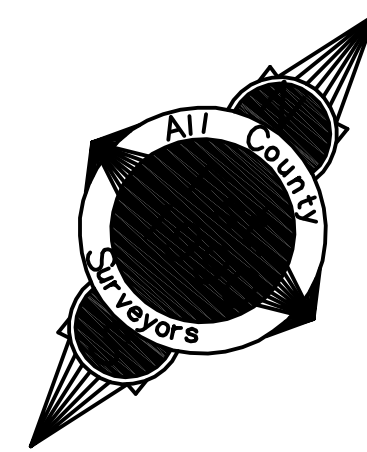


Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd. Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

# ALTA/ACSM LAND TITLE SURVEY

## 7100 SW McEWAN STREET LAKE OSWEGO, OREGON 97035

SCALE : 1" = 50'

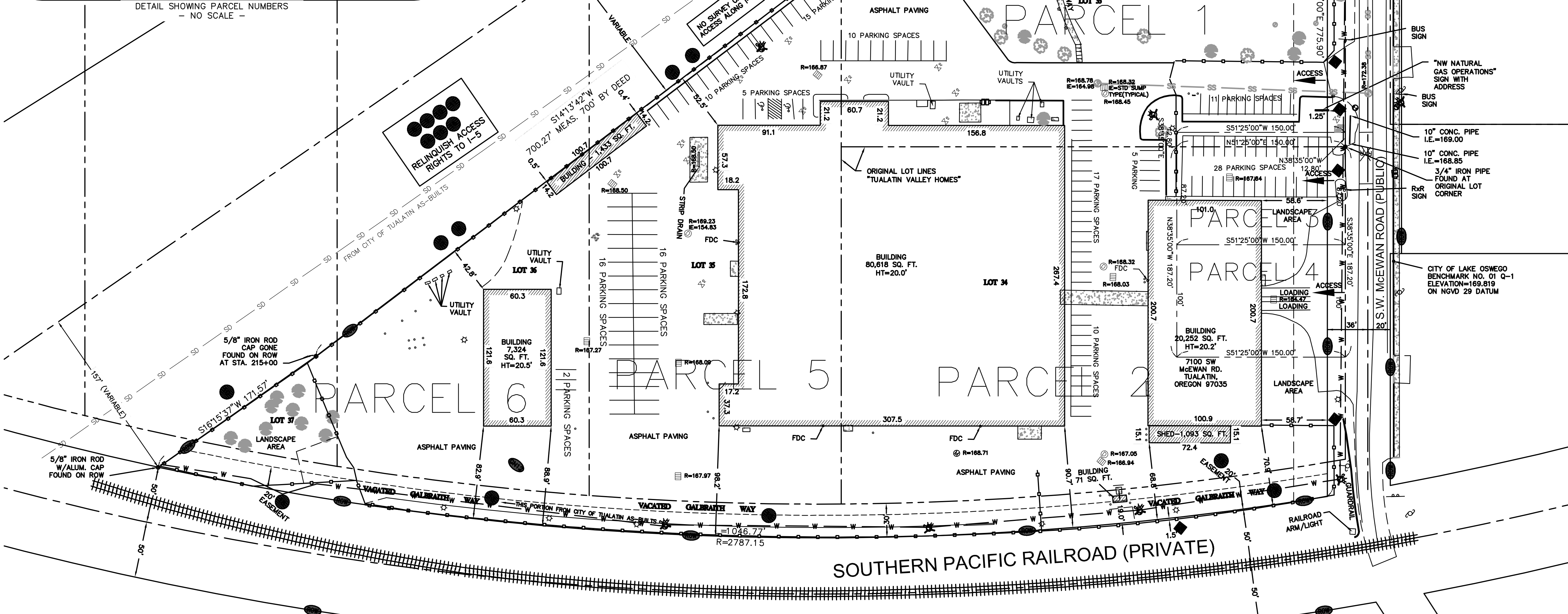
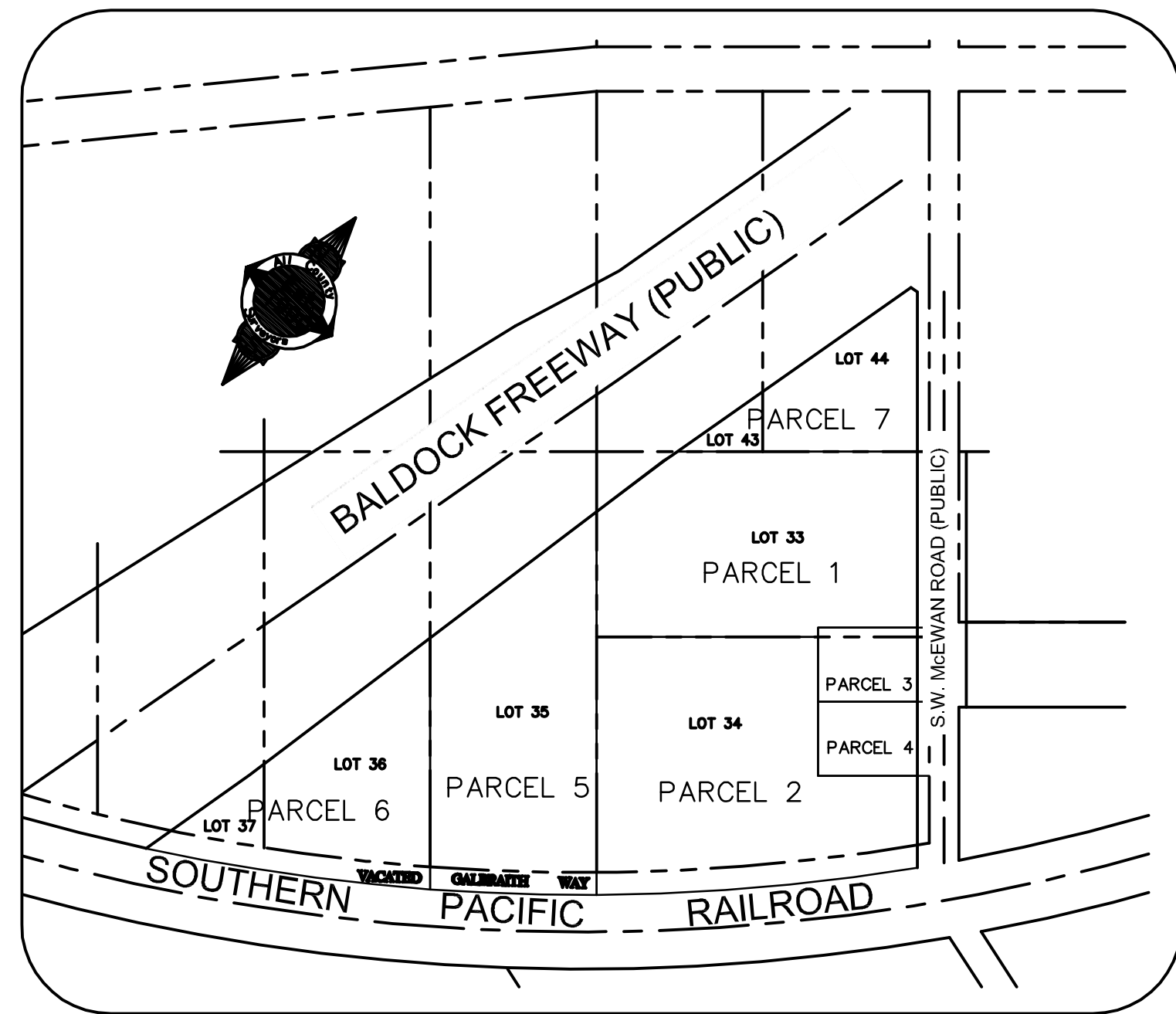


### Legend of Symbols and Abbreviations

	PROPERTY LINE		SPRINKLER SPIGOT
	LOT LINE		MISC. MANHOLE
	EASEMENT		STORM MANHOLE
	BUILDING WALL		CATCH BASIN
	PAVEMENT		SANITARY SEWER MANHOLE
	CL OF RIGHT-OF-WAY		TELEPHONE/CATV MANHOLE
	CONCRETE		WATER METER
	CURB		POWER METER/RISER
	FENCE		TELEPHONE VAULT OR RISER
	SANITARY LINE		CABLE TV RISER
	OVERHEAD WIRE		UTILITY POLE
	1' GROUND CONTOUR		UTILITY POLE W/ LIGHT
	10' GROUND CONTOUR		UTILITY POLE W/ GUY WIRE
	WATER LINE		FOUND MONUMENT
			WATER VALVE
			FIRE HYDRANT
			GAS VALVE
			LIGHT POLE
			SIGN
			MAILBOX
			BOLLARD STYLE LIGHT
			BOLLARD
			EVERGREEN TREE
			DECIDUOUS TREE

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SF  
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SNL  
R=  
FDC

NORTH  
SOUTH  
EAST  
WEST  
DEGREES  
FEET OR MINUTES  
INCHES OR SECONDS  
SQUARE FEET  
RIGHT OF WAY  
PARKING SPACES  
HANDI CAP PARKING SPACE  
TRUCK LOADING  
VARIES  
SURVEY NUMBER, WASHINGTON CO.  
SANITARY/STORM RIM ELEVATION  
FIRE DEPARTMENT CONNECTION



**All County**  
Surveyors & Planners, Inc.  
Surveying, Planning and  
Civil Engineering  
P.O. Box 955 Sandy, OR 97055  
Phone: (503) 668-3151  
Fax: (503) 668-4730

13-028-ALTA.DWG DATE OF PLOT: 3-11-2013





Commercial Real Estate  
Due Diligence Management  
3465 South Arlington Rd Suite E#183  
Akron, OH 44312  
866.290.8121  
www.amnational.net

## ALTA/ACSM Land Title Survey

FOR:  
**MCEWAN ROAD, OREGON**  
PROJECT # 20130101 - SITE # 001  
7100 SW MCEWAN ROAD, TUALATIN, OR 97035  
SURVEYOR'S CERTIFICATION

TO: FIDELITY NATIONAL TITLE INSURANCE COMPANY; AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION;  
U-HAUL COMPANY OF PORTLAND; AND AMERICAN NATIONAL, LLC. THIS IS TO CERTIFY THAT THIS MAP OR PLAT  
AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD  
DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND  
NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 7(A), 7(B), 7(C), 8, 9, 11(B), 13, 14, 16, 17, AND 18 OF  
TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MARCH 5, 2013.

*Dale L. Hult*  
DALE L. HULT, PLS  
REGISTRATION NO. 2427, IN THE STATE OF OREGON  
DATE OF PLAT OR MAP: MARCH 5, 2013  
DATE OF LAST REVISION: MARCH 11, 2013 4:00 PM(08)  
DATE OF THIS PRINTING: MARCH 11, 2013  
NETWORK REFERENCE #20130101-1  
SURVEY PERFORMED BY: ALL COUNTY SURVEYORS & PLANNERS, INC.  
39860 PLEASANT STREET, SANDY, OR 97055  
PHONE: 503-668-3151, EMAIL: DALEH@ALLCOUNTYSURVEYORS.COM

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 23, 1990  
DALE L. HULT  
2427

RENEWES 07/01/11

## Title Commitment Legal

PARCEL 1: LOT 33, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON BY DEED RECORDED FEBRUARY 18, 1941, IN BOOK 198, PAGE 308, DEED RECORDS, ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED APRIL 13, 1973, IN BOOK 919, PAGE 45, DEED RECORDS. ALSO EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT AN IRON PIPE WHICH BEARS NORTH 38° 35' WEST 12.80 FEET FROM THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 33, TUALATIN VALLEY HOMES, SAID IRON PIPE ALSO BEING IN THE SOUTHWESTERLY RIGHT OF WAY OF HAZEL FERN ROAD; THENCE SOUTH 51° 25' WEST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 33, A DISTANCE OF 150.00 FEET TO AN IRON PIPE; THENCE SOUTH 38° 35' EAST 12.80 FEET TO A POINT ON SAID SOUTHEASTERLY LINE; THENCE NORTH 51° 25' EAST ALONG SAID SOUTHEASTERLY LINE 150.00 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 33, A POINT IN SAID RIGHT OF WAY HAZEL FERN ROAD, THENCE NORTH 38° 35' WEST 12.80 FEET ALONG SAID RIGHT OF WAY TO AN IRON PIPE AND THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TUALATIN BY DEDICATION DEED RECORDED MARCH 4, 1994, RECORDING NO. 94-021176.

PARCEL 2: LOT 34, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON. TOGETHER WITH THAT PORTION OF VACATED SW GALBREATH WAY WHICH INURED THERETO BY REASON OF WASHINGTON COUNTY ORDINANCE NO. 65-11, RECORDED JULY 22, 1965, IN BOOK 561, PAGE 466, EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 34; THENCE FROM SAID POINT OF BEGINNING, SOUTHEASTERLY ALONG THE WEST LINE OF MCEWAN ROAD, ALSO KNOWN AS HAZEL FERN ROAD, 187.2 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF LOT 34, A DISTANCE OF 150 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF LOT 34, A DISTANCE OF 150 FEET TO AN IRON PIPE; THENCE NORTHEASTERLY 150 FEET ON THE DIVISION LINE BETWEEN LOTS 33 AND 34 TO THE PLACE OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TUALATIN BY DEDICATION DEED RECORDED MARCH 4, 1994, RECORDING NO. 94-021176.

PARCEL 3: A) A PORTION OF LOT 33, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE WHICH BEARS NORTH 38° 35' WEST 12.80 FEET FROM THE MOST EASTERLY SOUTHEAST CORNER OF LOT 33, TUALATIN VALLEY HOMES, SAID IRON PIPE ALSO BEING IN THE SOUTHWESTERLY RIGHT OF WAY OF HAZEL FERN ROAD; THENCE SOUTH 51° 25' WEST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 33, A DISTANCE OF 150.00 FEET TO AN IRON PIPE; THENCE SOUTH 38° 35' EAST 12.80 FEET TO A POINT ON SAID SOUTHEASTERLY LINE; THENCE NORTH 51° 25' EAST ALONG SAID SOUTHEASTERLY LINE 150.00 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 33 AND A POINT IN SAID RIGHT OF WAY HAZEL FERN ROAD; THENCE NORTH 38° 35' WEST 12.80 FEET ALONG SAID RIGHT OF WAY TO AN IRON PIPE AND THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TUALATIN BY DEDICATION DEED RECORDED MARCH 4, 1994, RECORDING NO. 94-021176. B) A PORTION OF LOT 34, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 34, TUALATIN VALLEY HOMES; RUNNING THENCE FROM SAID POINT OF BEGINNING, SOUTH AND EAST ALONG THE WEST LINE OF HAZEL FERN ROAD 87.20 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF LOT 34, A DISTANCE OF 150 FEET TO AN IRON PIPE; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF LOT 34, 87.20 FEET TO AN IRON PIPE; THENCE NORTHEASTERLY ON DIVISION LINE BETWEEN LOTS 33 AND 34, TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TUALATIN BY DEDICATION DEED RECORDED MARCH 4, 1994, RECORDING NO. 94-021176.

PARCEL 4: A PORTION OF LOT 34, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 34, TUALATIN VALLEY HOMES; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF MCEWAN ROAD, ALSO KNOWN AS HAZEL FERN ROAD, 87.2 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTHEASTERLY ALONG THE WESTERLY LINE OF THE MCEWAN ROAD 100 FEET TO A POINT; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF LOT 34, A DISTANCE OF 150 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF LOT 34, 100 FEET TO A POINT; THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE DIVISION LINE BETWEEN LOTS 33 AND 34, 150 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TUALATIN BY DEDICATION DEED RECORDED MARCH 4, 1994, RECORDING NO. 94-021176.

PARCEL 5: LOT 35, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, TOGETHER WITH THAT PORTION OF VACATED SW GALBREATH WAY WHICH INURED THERETO BY REASON OF WASHINGTON COUNTY ORDINANCE NO. 65-11, RECORDED JULY 22, 1965, IN BOOK 561, PAGE 466, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED DECEMBER 19, 1940 IN BOOK 194, PAGE 690. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED APRIL 13, 1973, IN BOOK 919, PAGE 45, DEED RECORDS.

PARCEL 6: THAT PART OF LOTS 36 AND 37, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, LYING SOUTHEASTERLY OF THE WEST PORTLAND-HUBBARD HIGHWAY. TOGETHER WITH THAT PORTION OF VACATED SW GALBREATH WAY WHICH INURED THERETO BY REASON OF WASHINGTON COUNTY ORDINANCE NO. 65-11, RECORDED JULY 22, 1965, IN BOOK 561, PAGE 466, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED APRIL 13, 1973, IN BOOK 919, PAGE 45, DEED RECORDS.

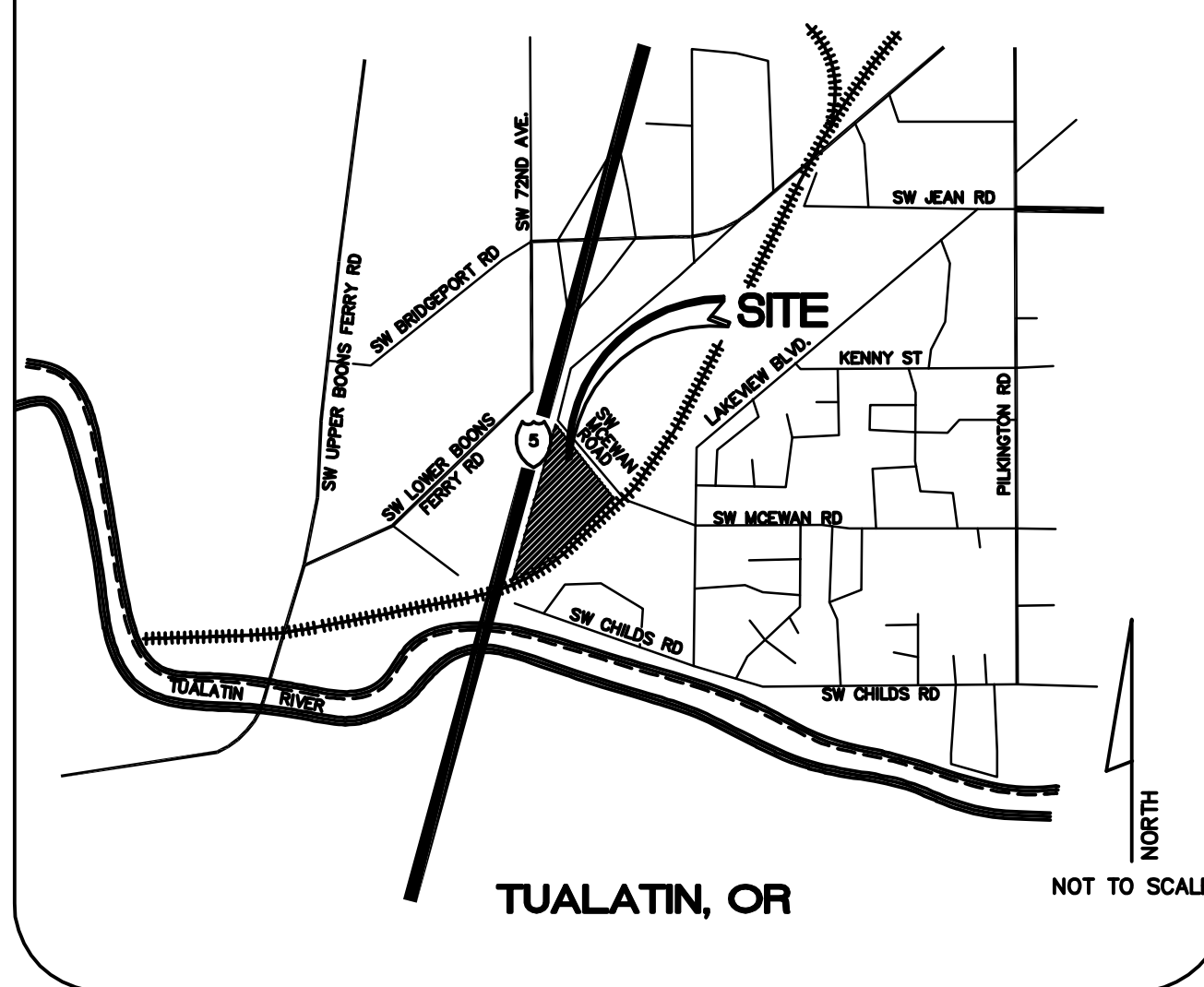
PARCEL 7: A PARCEL OF LAND LYING IN LOTS 43 AND 44, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND 125 FEET SOUTHEASTERLY OF THE CENTER LINE OF THE PACIFIC HIGHWAY (FORMERLY THE WEST PORTLAND-HUBBARD HIGHWAY) WHICH CENTER LINE IS REFERRED TO IN THAT DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED IN BOOK 194, PAGE 446, OF WASHINGTON COUNTY BOOK OF RECORDS. EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN DEED RECORDED FEBRUARY 15, 1973, IN BOOK 909, PAGE 745, OF WASHINGTON COUNTY BOOK OF RECORDS. ALSO EXCEPTING THEREFROM DEDICATED TO THE CITY OF TUALATIN, BY DEED RECORDED MARCH 4, 1994, AS RECORDING NO. 94-021176.

THE ABOVE DESCRIBED PARCEL IS THE SAME PARCEL AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY OF OREGON, COMMITMENT NO. 2013008528-FTPOR01, BEARING AN EFFECTIVE DATE OF FEBRUARY 8, 2013, AT 8:00 AM.

## Legend of Symbols and Abbreviations

PROPERTY LINE	SPRINKLER SPIGOT
LOT LINE	MISC. MANHOLE
EASEMENT	STORM MANHOLE
BUILDING WALL	CATCH BASIN
PAVEMENT	SANITARY SEWER MANHOLE
CL. OF RIGHT-OF-WAY	TELEPHONE/CATV MANHOLE
CONCRETE	WATER METER
CURB	POWER METER/RISER
FENCE	TELEPHONE VAULT OR RISER
SANITARY LINE	CABLE TV RISER
OVERHEAD WIRE	UTILITY POLE
1' GROUND CONTOUR	UTILITY POLE W/ LIGHT
10' GROUND CONTOUR	UTILITY POLE W/ GUY WIRE
WATER LINE	FOUND MONUMENT
	WATER VALVE
	FIRE HYDRANT
	GAS VALVE
	LIGHT POLE
	SIGN
	MAILBOX
	BOLLARD STYLE LIGHT
	BOLLARD
	EVERGREEN TREE
	DECIDUOUS TREE

## Vicinity Map



## Notes Corresponding to Schedule B

8. RELINQUISHMENT OF ACCESS AS CONTAINED IN DEED: GRANTOR: MILDRED CHAPIN O'NEIL, FORMERLY MILDRED CHAPIN GRANTEE: STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDING DATE: FEBRUARY 18, 1941, RECORDING NO.: BOOK 198, PAGE 308. AFFECTS: PARCEL 1 - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE.
9. RELINQUISHMENT OF ACCESS AS CONTAINED IN DEED: GRANTOR: JOHN SCHECKLA AND ANNA SCHECKLA, HUSBAND AND WIFE, AND FRANCIS GREEN HOOT AND BESSIE M. GREENHOOT, HUSBAND AND WIFE GRANTEE: STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDING DATE: DECEMBER 29, 1948, RECORDING NO.: BOOK 291, PAGE 681. AFFECTS: PARCEL 6 - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE.
10. RELINQUISHMENT OF ACCESS AS RESERVED IN DOCUMENT: RESERVED BY: STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION AS FOLLOWS: "RESERVING HOWEVER, TO GRANTOR, STATE OF OREGON ITS SUCCESSOR AND ASSIGNS, ALL EASEMENT OF ACCESS AND ALL RIGHT OF INGRESS AND EGRESS TO AND FROM SAID PROPERTY AND THE RELOCATED WEST PORTLAND-HUBBARD HIGHWAY" RECORDING DATE: MARCH 8, 1951 RECORDING NO.: BOOK 318, PAGE 162. AFFECTS: LOT 37 OF PARCEL 6 - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE.
11. RELINQUISHMENT OF ACCESS AS CONTAINED IN DOCUMENT: GRANTOR: ELGIN B. LICHTENWALTER AND RUBY R. LICHTENWALTER, HUSBAND AND WIFE GRANTEE: STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDING DATE: FEBRUARY 5, 1952, RECORDING NO: BOOK 329, PAGE 87. AFFECTS: PARCEL 5 - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE.
12. WATER SUPPLY AGREEMENT, INCLUDING THE TERMS AND PROVISIONS THEREOF, RECORDING DATE: JANUARY 8, 1960, RECORDING NO.: BOOK 426, PAGE 152. AFFECTS: PARCELS 1 & 3. REFERENCE MADE SAID DOCUMENT - FULL PARTICULARS - AFFECTS PROPERTY, NOT PLOTTED, NO DEFINED LOCATION.
13. ANY EASEMENTS OR RIGHTS OF WAY FOR EXISTING UTILITIES OR OTHER RIGHTS OF WAY OVER THOSE PORTIONS OF SAID LAND LYING WITHIN THE PUBLIC RIGHT OF WAY VACATED BY RESOLUTION OR ORDINANCE RECORDING DATE: JULY 22, 1965, RECORDING NO: BOOK 561, PAGE 466. AFFECTS: VACATED PORTION OF SW GALBREATH WAY - AFFECTS PROPERTY, PLOTTED.
14. RELINQUISHMENT OF ACCESS AS CONTAINED IN DEED: GRANTOR: ARMOND G. HORTON AND MELVA K. HORTON, HUSBAND AND WIFE GRANTEE: STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDING DATE: FEBRUARY 15, 1973, RECORDING NO.: BOOK 909, PAGE 745. AFFECTS: PARCEL 7 - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE.
15. RELINQUISHMENT OF ACCESS AS CONTAINED IN DEED: GRANTOR: NORTHWEST NATURAL GAS COMPANY, AN OREGON CORPORATION GRANTEE: STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION RECORDING DATE: APRIL 13, 1973, RECORDING NO.: BOOK 919, PAGE 45. AFFECTS: PARCELS 1, 5 & 6 - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE.
16. RELINQUISHMENT OF ACCESS AS CONTAINED IN DEED: GRANTOR: STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION GRANTEE: NORTHWEST NATURAL GAS COMPANY, AN OREGON CORPORATION RECORDING DATE: APRIL 24, 1973, RECORDING NO.: BOOK 920, PAGE 985. AFFECTS: PARCEL 7 - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE.
17. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: APRIL 24, 1973, RECORDING NO.: BOOK 920, PAGE 985. AFFECTS: PARCEL 7 - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE.
18. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS SET FORTH IN A DOCUMENT: ENTITLED: EASEMENT, AS ATTACHED TO AND RECORDED WITH CITY OF TUALATIN RESOLUTION NO. 483-78 IN FAVOR OF: CITY OF TUALATIN PURPOSE: CONSTRUCT AND MAINTAIN WATER PIPELINE AND APPURTENANCES, RECORDING DATE: DECEMBER 7, 1978 RECORDING NO: 78-053550. AFFECTS: VACATED PORTION OF SW GALBREATH WAY - AFFECTS PROPERTY, PLOTTED.
19. STREET IMPROVEMENT AGREEMENT BETWEEN: CITY OF TUALATIN AND: NW NATURAL GAS, INC. RECORDING DATE: MARCH 23, 1994. RECORDING NUMBER: 94-027888. - AFFECTS PROPERTY, NOT PLOTTED, BLANKET IN NATURE.
20. AN UNRECORDED LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN AS DISCLOSED BY THIS DOCUMENT.

ENTITLED: MEMORANDUM OF SITE LEASE AGREEMENT  
LESSOR: NORTHWEST NATURAL GAS COMPANY  
LESSEE: INTERSTATE MOBILEPHONE COMPANY, A WASHINGTON GENERAL PARTNERSHIP, DBA AT&T WIRELESS SERVICES  
RECORDING DATE: AUGUST 14, 1998  
RECORDING NO: 98-072572  
REFERENCE MADE SAID DOCUMENT - FULL PARTICULARS  
- AFFECTS PROPERTY, PLOTTED, SEE ENCROACHMENT NOTE

## Flood Zone

BY GRAPHIC PLOTTING ONLY, THE SITE IS SHOWN AS BEING IN ZONE C, (AREAS OF MINIMAL FLOODING). THE PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD ZONE. THE INFORMATION WAS FOUND ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 410277 0002 D, WHICH BEARS AN EFFECTIVE DATE OF: FEBRUARY 19, 1987.

## Encroachment Statement

- DOCUMENT NO. 94-021176 IS A DEDICATION OF 16 ADDITIONAL FEET ALONG THE WESTERLY RIGHT OF WAY OF S.W. MCEWAN ROAD, IMPROVEMENTS SUCH AS FENCE AND EXTRUDED CURB PRE-DATE THIS DEDICATION, AND ENCRDACH INTO THE RIGHT OF WAY.
- ALONG THE SOUTHERLY PROPERTY LINE, ABUTTING THE SOUTHERN PACIFIC RAILWAY RIGHT OF WAY, THE NORTHEASTERLY 317 FEET OF THE EXISTING FENCE FALLS INTO THE RAILWAY RIGHT OF WAY VARYABLE DISTANCES, WITH A MAXIMUM ENCROACHMENT OF 1.5 FEET.
- THE AREA OCCUPIED BY THE CELLULAR TOWER AND APPURTENANCES FALLS OUTSIDE OF THE LEASE EASEMENT AREA BY 12.5 FEET, THIS APPEARS TO BE CAUSED BY AN ERROR IN THE BEGINNING POINT OF THE DESCRIPTION. THE BUILDING IN THIS AREA ALSO ENCRDACHES INTO THE 30 FOOT FRONT SETBACK.
- THE "NW NATURAL GAS OPERATIONS" SIGN ENCRDACHES INTO THE MCEWAN ROAD RIGHT OF WAY 1.25 FEET.

## Utility Notes

- THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN USES.

## General Notes

- SOME FEATURES ON THIS MAP MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- SETBACK, HEIGHT, AND FLOOR SPACE AREA RESTRICTIONS DISCLOSED BY APPLICABLE ZONING OR BUILDING CODES AS FOUND ONLINE.
- THERE ARE FIVE DIRECT ACCESS POINTS TO THIS SITE AS SHOWN, FROM SW MCEWAN
- ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT (3) MONTHS.\*
- ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF RECENT (3 MONTHS) STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.\*
- ON THE DATE OF THE FIELD SURVEY THERE WAS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.\*
- THE POSTED ADDRESS ON SITE IS 7100 SW MCEWAN ROAD.
- SOME FENCES SHOWN ARE NOT ON THE PROPERTY LINES. SEE MAP FOR DIMENSIONS.
- SEE ZONING INFORMATION FOR EXISTING PARKING INFORMATION.
- BASIS OF BEARINGS IS THE PLAT OF "TUALATIN VALLEY HOMES", FROM RECORD MONUMENTS FOUND AT THE EASTERLY CORNERS OF LOT 33.
- ELEVATIONS ARE BASED ON CITY OF LAKE OSWEGO BENCHMARK NO. 01 Q-1, WITH AN ELEVATION OF 169.819. DATUM IS NGVD. THE BENCHMARK IS LOCATED ON THE TOP OF THE CURB ON THE EASTERLY SIDE OF SW MCEWAN ROAD, 198 FEET NORTH OF THE RAILROAD.
- IN THE SOUTHEASTERLY PORTION OF THE SITE, NW NATURAL GAS COMPANY AS-BUILT MAPS NOTE A RAILROAD SPUR AND "R.R. EASE. #219 (SPUR TRACK AGREEMENT) ON THEIR PLAT I.D. 1-049-022
- ALL FIELD MEASUREMENTS MATCHED RECORD DIMENSIONS WITHIN THE PRECISION REQUIREMENTS OF ALTA/ACSM SPECIFICATIONS UNLESS OTHERWISE SHOWN.
- ALL PARCELS ARE CONTIGUOUS WITHOUT EVIDENCE OF GAPS, GORES, OR OVERLAPS.

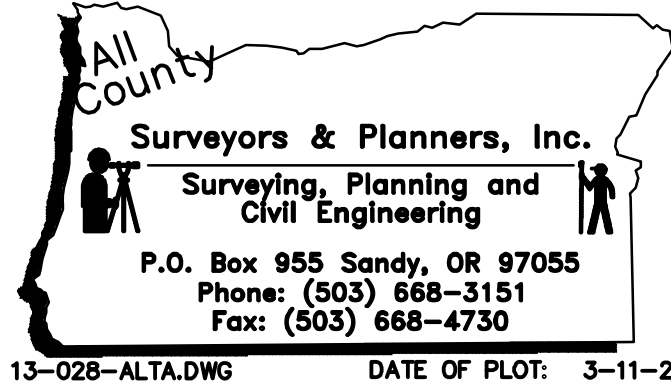
\*NOTE: NO SUBSURFACE EXPLORATION WAS DONE BY THIS SURVEY IN REGARDS TO FILL OR DUMPING. SOME JURISDICTIONS REQUIRE ACCESS PERMITS WHICH WERE NOT RESEARCHED BY THIS SURVEY. LAND USE PLANNING ISSUES VARY FROM YEAR TO YEAR AND THE CLIENT WOULD BE ADVISED TO REMAIN INFORMED OF THESE CHANGES. ACCESS PERMITS ARE ISSUED BY THE PLANNING JURISDICTION AND SHOULD BE VERIFIED BY THE CLIENT.

## Zoning Information

STATUS	ZONING CLASSIFICATION: LIGHT MANUFACTURING (ML)	STATUS
ITEM	REQUIRED	OBSERVED
MIN. LOT AREA	20,000 SF	447,314 SF
MIN. FRONTAGE	100'	775.90'
MAX. BLDG COVERAGE	SEE NOTE 7	24.8%
MIN. SETBACKS FRONT	30'	58.8' (11.8' CELL BLDG.)
MIN. SETBACKS SIDE	SEE NOTE 1	68.6'
MIN. SETBACKS REAR	SEE NOTE 2	N/A
MAX BUILDING HEIGHT	50' SEE NOTE 6	20.5'
PARKING REGULAR	SEE NOTE 7	204
PARKING HANDICAP	SEE NOTE 7	2
PARKING TOTAL	SEE NOTE 7	206

NOTES:

- SIDE YARD SETBACK. THE MINIMUM SETBACK IS 0 TO 50 FEET, AS DETERMINED IN THE ARCHITECTURAL REVIEW PROCESS.
- REAR YARD SETBACK. THE MINIMUM SETBACK IS 0 TO 50 FEET, AS DETERMINED IN THE ARCHITECTURAL REVIEW PROCESS.
- CORNER LOT YARDS. THE MINIMUM SETBACK IS THE MAXIMUM SETBACK PRESCRIBED FOR EACH YARD FOR A SUFFICIENT DISTANCE FROM THE STREET INTERSECTIONS AND DRIVEWAYS TO PROVIDE ADEQUATE SIGHT DISTANCE FOR VEHICULAR AND PEDESTRIAN TRAFFIC AT INTERSECTIONS AND DRIVEWAYS, AS DETERMINED IN THE ARCHITECTURAL REVIEW PROCESS.
- THE MINIMUM PARKING AND CIRCULATION AREA SETBACK IS 5 FEET
- NO SETBACKS ARE REQUIRED AT POINTS WHERE SIDE OR REAR PROPERTY LINES ABUT A RAIL-ROAD RIGHT-OF-WAY OR SPUR TRACK.
- NO FENCE SHALL BE CONSTRUCTED WITHIN 10 FEET OF A PUBLIC RIGHT-OF-WAY.
- NO STRUCTURE SHALL EXCEED A HEIGHT OF 50 FEET AND FLAGPOLES WHICH DISPLAY THE FLAG OF THE UNITED STATES OF AMERICA EITHER ALONE OR WITH THE STATE OF OREGON FLAG SHALL NOT EXCEED 100 FEET.
- THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES. WE REFER YOU TO THE CITY OF TUALATIN FOR ALL APPLICABLE ZONING CODES.
- THE CLIENT MUST ALWAYS CHECK WITH THE LOCAL JURISDICTION WHEN CHANGING OR MODIFYING THE SITE, INCLUDING BUT NOT LIMITED TO USE. SOME STATE AND FEDERAL LAWS MAY APPLY TO THE SITES WHICH WERE NOT REVIEWED BY THIS SURVEY. THE CLIENT IS ADVISED TO RESEARCH BOTH STATE AND FEDERAL LAW PRIOR TO PURCHASE.







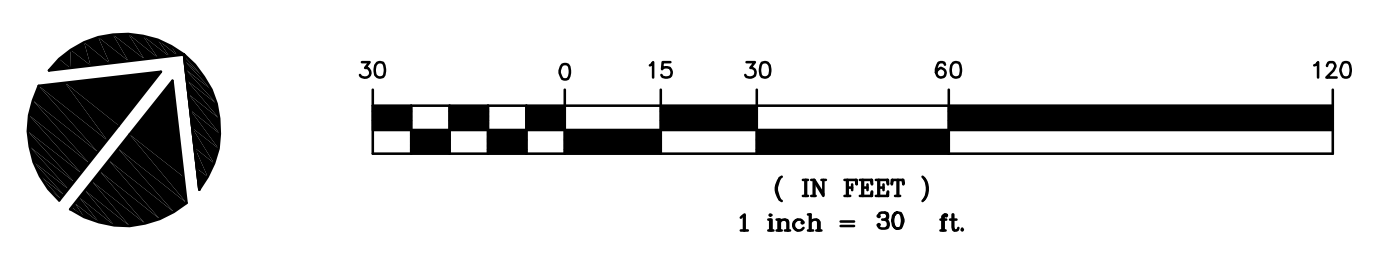
City of Tualatin  
 Planning Division  
 Rec'd 2/12/2014

**EXISTING  
 CONDITIONS +  
 CONDITIONAL  
 USE PLAN**

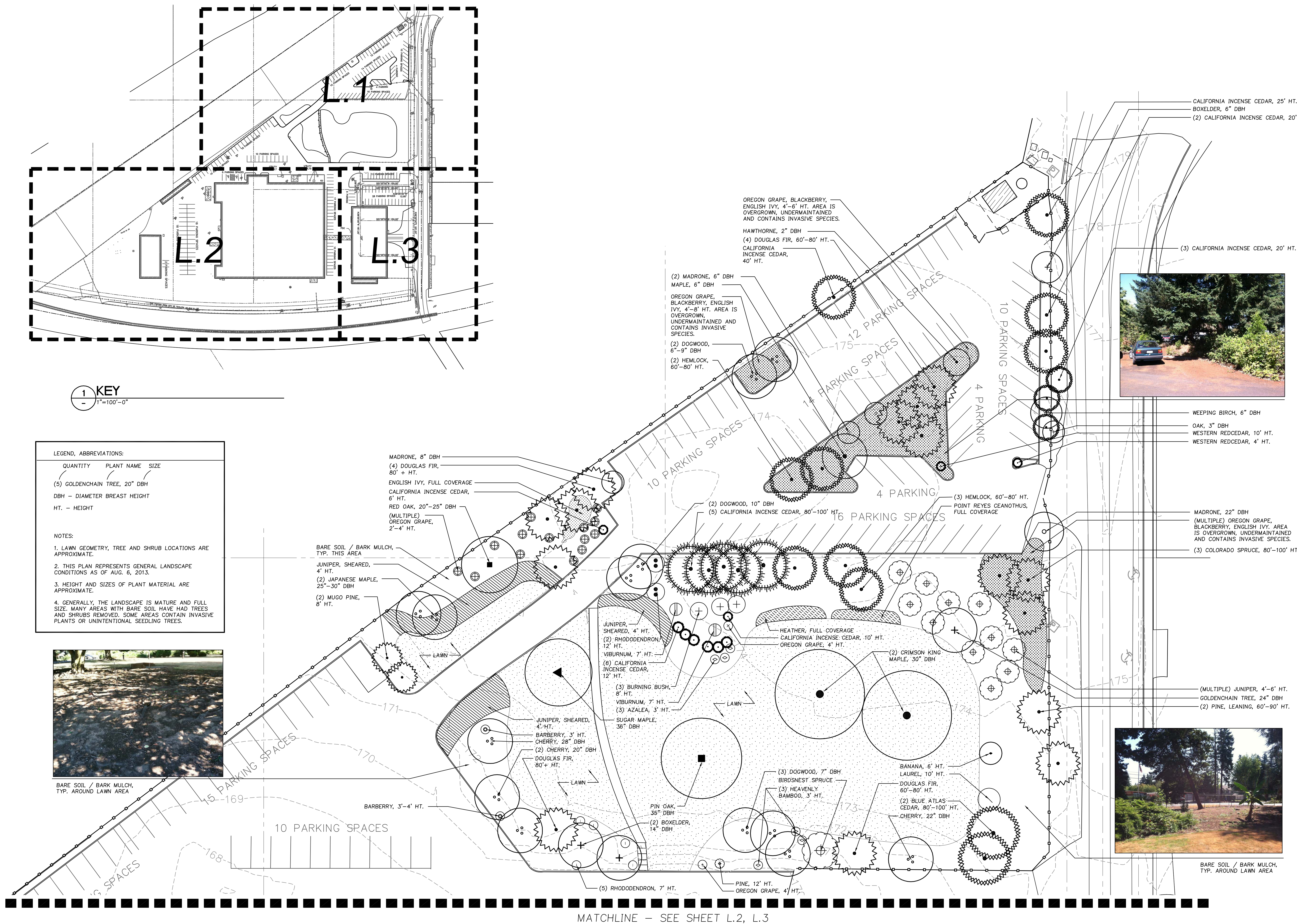
TUALATIN, OR

Attachment 101B  
 Application Materials  
 p. 17 of 70

FEBRUARY 12, 2014  
 JOB #: 2130364.00







1 KEY  
1"=100'-0"

LEGEND, ABBREVIATIONS:

QUANTITY PLANT NAME SIZE

(5) GOLDENCHAIN TREE, 20" DBH

DBH - DIAMETER BREST HEIGHT

HT. - HEIGHT

NOTES:

1. LAWN GEOMETRY, TREE AND SHRUB LOCATIONS ARE APPROXIMATE.

2. THIS PLAN REPRESENTS GENERAL LANDSCAPE CONDITIONS AS OF AUG. 6, 2013.

3. HEIGHT AND SIZES OF PLANT MATERIAL ARE APPROXIMATE.

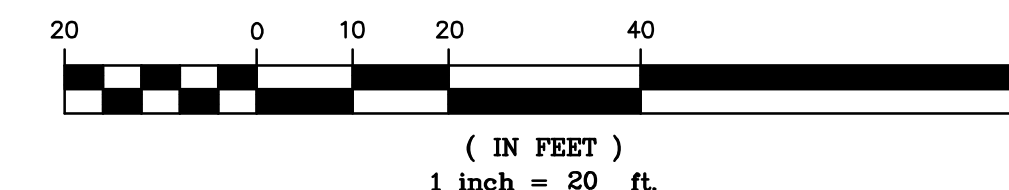
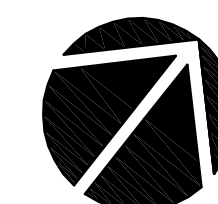
4. GENERALLY, THE LANDSCAPE IS MATURE AND FULL SIZE. MANY AREAS WITH BARE SOIL HAVE HAD TREES AND SHRUBS REMOVED. SOME AREAS CONTAIN INVASIVE PLANTS OR UNINTENTIONAL SEEDLING TREES.



BARE SOIL / BARK MULCH, TYP. AROUND LAWN AREA

2 EXISTING SITE VEGETATION - PLAN  
1"=20'-0"

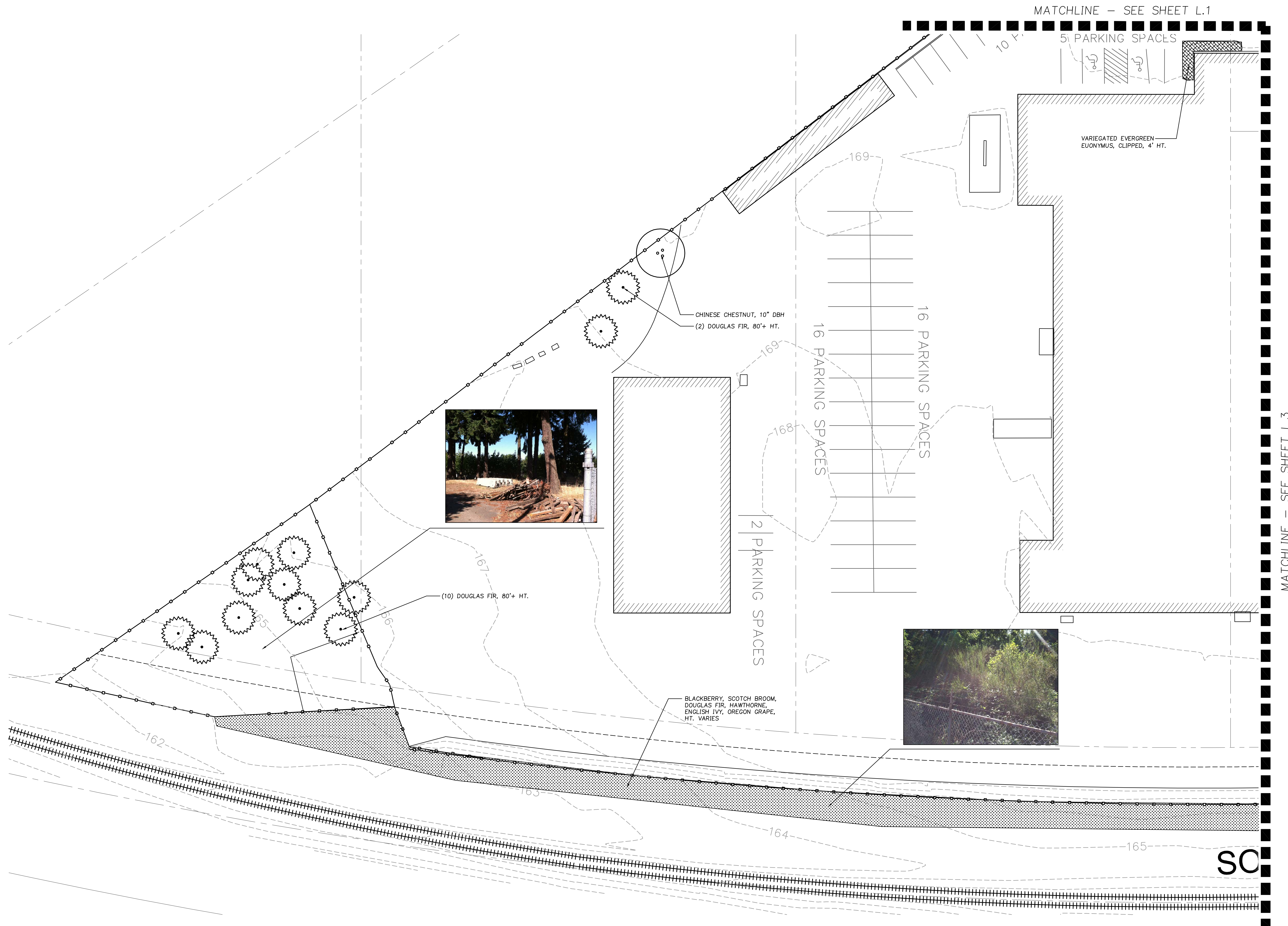
MATCHLINE - SEE SHEET L.2, L.3



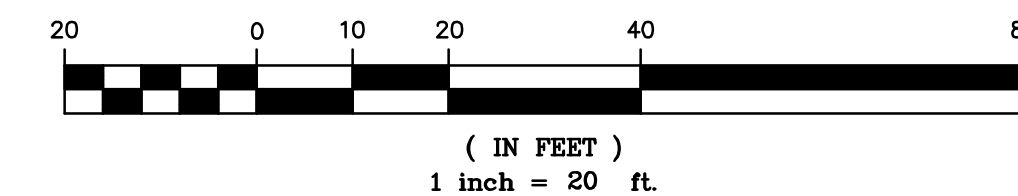
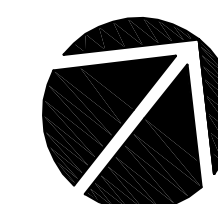
L.1



REVISION NO.	DATE	REVISION DESCRIPTION



**1** EXISTING SITE VEGETATION - PLAN  
1"=20'-0"

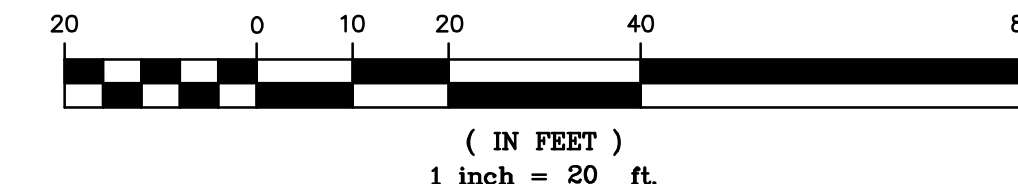
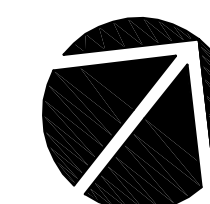
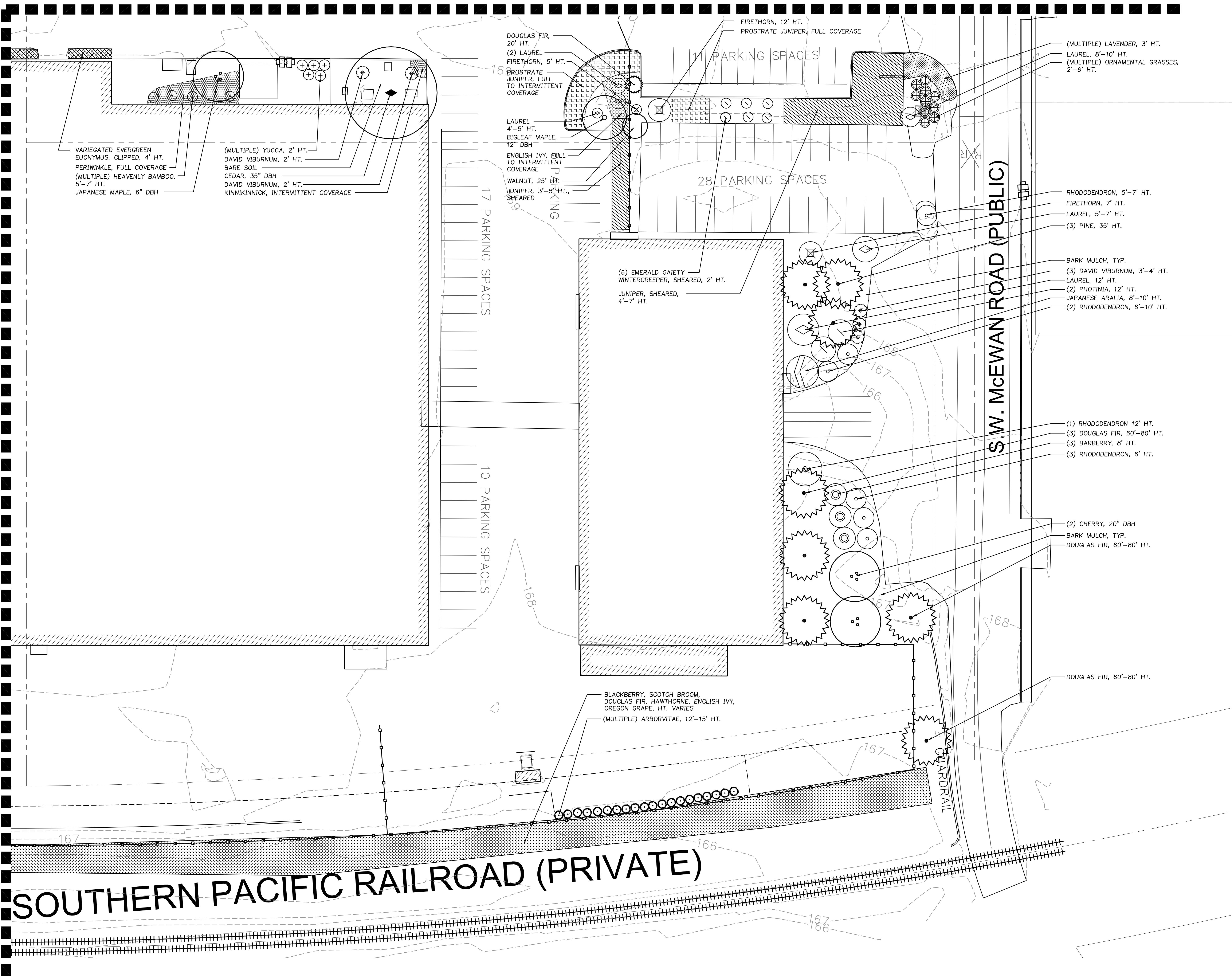




REVISION	DATE	REVISION DESCRIPTION

MATCHLINE - SEE SHEET L.1

MATCHLINE - SEE SHEET L.2







**SITE PHOTO LEGEND**  
TUALATIN, OR



**View A**



**View B**





**View C**



**View D**





**View E**



**View F**





**View G**



**View H**





**View I**



## Colin Cortes

---

**From:** Ryan Schera [RSchera@mcknze.com]  
**Sent:** Tuesday, December 10, 2013 6:52 AM  
**To:** TONY DORAN  
**Cc:** Colin Cortes; Brent Ahrend  
**Subject:** U-Haul Tualatin - Traffic Report Update  
**Attachments:** LTR-U-Haul-TIA-131111 REV.pdf

Tony,

Per your discussion with our traffic engineer (Brent Ahrend) attached is the updated traffic report for U-Haul.

Ryan Schera, LEED AP  
Land Use Planner : Project Manager



Architecture · Interiors · Engineering · Planning

P 503.224.9560 W [mcknze.com](http://mcknze.com) C [vcard](#)

RiverEast Center  
1515 SE Water Ave, Suite 100  
Portland OR 97214

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November 11, 2013 (*Revised December 12, 2013*)

City of Tualatin  
Attention: Tony Doran  
18880 SW Martinazzi Avenue  
Tualatin, OR 97062

Re: **Tualatin U-Haul**  
*Traffic Information Report*  
Project Number 2130364.00

Dear Mr. Doran:

This letter has been prepared to address the traffic impacts of the proposed redevelopment of the NW Natural facility at 7100 SW McEwan Road in Tualatin, Oregon. U-Haul International plans to convert the site into a self-storage warehouse, truck rental facility, and retail front for their services.

The 10.27-acre site includes seven tax lots and several existing buildings and is located east of Interstate 5, west and north of the Southern Pacific Railroad track, and south of McEwan Road.

## EXISTING CONDITIONS

### Site Development

The site is currently occupied by NW Natural and serves as an operations center for various utility activities and functions including, but not limited to, fleet maintenance, equipment storage, employee training, and administrative offices. Figure 1 (attached) presents a vicinity map of the surrounding area.

### Trip Generation

Typically, trip generation estimates would be based on rates in the current ITE *Trip Generation Manual*, but there are no specific ITE land uses which fit the existing use description.

Instead, traffic volumes were counted at the site accesses for the PM peak and midday peak hours.

The resulting site trips are summarized in the following table.





TABLE 1 – OBSERVED NW NATURAL TRIP GENERATION								
Time Period	Weekday Midday Peak Hour Trips				Weekday PM Peak Hour Trips			
	Entering	Exiting	Total	Hour	Entering	Exiting	Total	Hour
Peak Hour of Adjacent Roadway System	19	22	41	12:00-1:00 PM	10	21	31	4:30-5:30 PM
Peak Hour of Generator	19	22	41	12:00-1:00 PM	11	24	35	4:20-5:20 PM

## PROPOSED CONDITIONS

### Site Development

The applicant proposes to redevelop the existing site, making use of the existing structures. The uses will include:

- Building A (20,252 SF) – Long-term storage (U-Box portable storage, only accessed with employee assistance)
- Building B (80,618 SF) – up to 850 self-storage lockers and 3,240 SF of U-Haul retail frontage
- Building C (7,324 SF) – U-Haul truck maintenance and trailer hitch installation
- On-site truck and trailer rental and long-term RV storage

### Trip Generation

Due to the unique characteristics and combination of uses at the site, there are no similar use trip rates in the ITE Trip Generation Manual. Instead, a survey of a similar site was used to estimate overall trips.

Data was collected at a U-Haul site in Auburn, Washington. The study, conducted by Heath & Associates, Inc., is attached for reference.

The Auburn site shares characteristics with the Tualatin site including:

- Suburban location approximately 10-20 miles to urban city center
- Visibility from freeway and close proximity to interchange
- Similar size – 10.72 acres
- Same company with similar uses:
  - 22,000 SF of U-Box portable container storage
  - 114,898 SF of self-storage
  - 8,795 SF of U-Haul retail frontage and offices
  - 25,126 SF of U-Haul truck maintenance and trailer hitch installation
  - Truck and trailer rental

It should be noted that the Auburn site is slightly larger than the Tualatin site in all respects.

Existing traffic was counted at the site access for 7 days starting on May 12, 2011. Notable characteristics include:

- Peak trip generation (44 vehicles/hour) occurred on a Tuesday during the PM peak.
- Tuesday yielded a weekday off-peak generation of 38 vehicles/hour starting at 11:45 AM. This off-peak was higher than most peaks on the other 6 days.
- The highest non-Tuesday trip generation (40 vehicles/hour) occurred at 2:45 PM on Monday. Other typical peak periods yielded fewer vehicles.
- Average PM peak hour trip generation across a typical weekday (Tuesday through Thursday) was 31 vehicles/hour.
- Average midday peak hour trip generation across the same weekdays was 33 vehicles/hour at 11:30 AM.

The resulting site trip characteristics are summarized in the following table.

TABLE 2 –U-HAUL TRIP GENERATION CHARACTERISTICS				
Time Period	Weekday (Tues-Thurs)		Weekend	
	Peak Hour	ADT	Peak Hour	ADT
Peak	44 (16% in/84% out)	365	39 (54% in/46% out)	327
Average	33 (50% in/50% out)	332	28 (60% in/40% out)	218

As noted above, weekdays yielded higher overall peak trip generation and average peaking characteristics than the two weekend days (Saturday and Sunday) surveyed. Even Monday's peak of 40 vehicles per hour surpassed Saturday's highest peak hour, and the daily total on Friday, 342 ADT, surpassed Saturday's total, 327 ADT.

For the purposes of this analysis, the following trip generation is proposed, assuming the smaller Tualatin site has the same number of trips as the surveyed site in Auburn.

TABLE 3 – OBSERVED U-HAUL TRIP GENERATION								
Time Period	Weekday Midday Peak Hour Trips				Weekday PM Peak Hour Trips			
	Entering	Exiting	Total	Hour	Entering	Exiting	Total	Hour
Peak Hour of Generator	17	16	33	11:45 AM-12:45 PM	10	21	31	4:00-5:00 PM

## NET TRIP IMPACTS

The net difference in trips represents the estimated impact of the proposed development over the existing weekday conditions. The following table presents a summary of the anticipated net trip difference.

TABLE 4 – NET SITE TRIP GENERATION						
Time Period	Weekday Midday Peak Hour Trips			Weekday PM Peak Hour Trips		
	Entering	Exiting	Total	Entering	Exiting	Total
Proposed Site	17	16	33	10	21	31
Existing Site	19	22	41	10	21	31
<b>Net Trip Impact</b>	<b>-2</b>	<b>-6</b>	<b>-8</b>	<b>0</b>	<b>0</b>	<b>0</b>

## CONCLUSION

As shown from Table 4, the U-Haul development will not increase trips on the adjacent street system, and there will be no change in traffic operation during peak hours.

If you have any questions regarding this information, please contact us directly.

Sincerely,

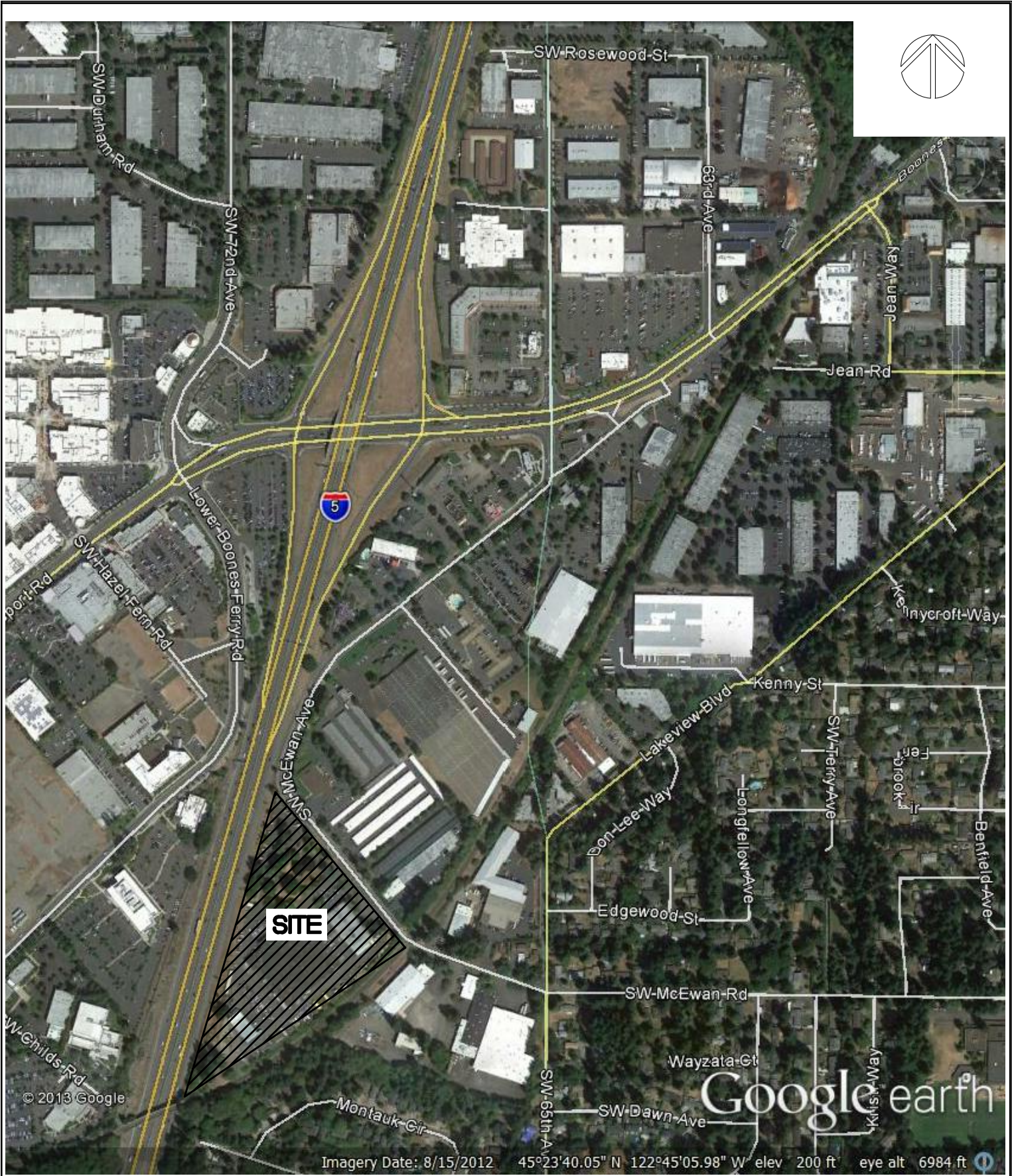


Brent Ahrend, P.E.  
Senior Associate | Transportation Engineer

Enclosures:      Site Vicinity  
                         Trip Generation for U-Haul – Heath & Associate, Inc.  
                         Traffic Count Summaries

c:      David Pollock, David Scheafer – U-Haul International  
         Ryan Schera, Justin Belk – Mackenzie





M

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**Planning - Engineering**

DATE: 09.30.13

DRAWN BY: KLA

CHECKED BY: BTA

JOB NO:

213036400

## VICINITY MAP

**U-HAUL INTERNATIONAL**  
**TUALATIN, OREGON**

**FIGURE**

**1**

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Attachment 101B  
Application Materials  
Page 32 of 70





May 20, 2011

Mr. David Pollock  
 Amerco Real Estate Company  
 2727 N Central Avenue  
 Phoenix, AZ 85004

Subject: Trip Generation for U-Haul

Mr. Pollock:

**Project Description**

This letter addresses trip generation information for U-Haul rental yards. An existing U-Haul site located at 5110 Frontage Rd NW in Auburn, WA was selected to collect field data. This U-Haul rental yard houses a number of different uses. A breakdown of the separate uses is as follows:

<u>Tenant Use</u>	<u>Square Footage</u>	<u># of Employees</u>
Business Retail	8,795	5
Business Offices	8,795	10
U-Haul Self Storage	114,898 (2 Floors)	-
Container Storage	22,000	2
U-Haul Maintenance Shop	25,126	27

**Data Collection**

The request was made to separate out trips associated with the maintenance shop from the rest of the uses. Two kinds of field data were collected. 24-hour tube counts were performed over 7 days at the access driveway to the site to capture inbound and outbound trips for all vehicles accessing the site. A single 12-hour manual count from 6 AM to 6 PM was performed on site that recorded inbound and outbound trips associated with the U-Haul maintenance shop only. This time period was targeted given the maintenance shop's hours of operation from 6 AM to 5:30 PM.

Subtracting the maintenance shop trips from the total trips on the site would then yield trip generation numbers for a typical U-Haul site with no maintenance shop. A summary of the data collected is given below. Data collection is shown in the appendix. Each number represents the associated trips for the studied 12-hour time period from 6 AM to 6 PM, Monday May 16, 2011.

<u>Total Site Trips</u>		<u>Maintenance Shop Trips</u>		<u>Net Difference</u>	
<u>Inbound</u>	<u>Outbound</u>	<u>Inbound</u>	<u>Outbound</u>	<u>Inbound</u>	<u>Outbound</u>
135	111	81	66	54	45

Please call if further information is required.

Sincerely,

Gregory B. Heath, P.E.



5/20/11

## APPENDIX A

DATA COLLECTION 24 HOUR COUNT 7 DAY PERIOD

5/11/11 TO 5/18/11



# TRAFFIC COUNT CONSULTANTS, INC.

Team@tc2inc.com  
(425) 861-8866

Page 1

Site Code: 01  
Station ID:

KENT, WASHINGTON  
U-HAUL DRIVEWAY E/O  
FRONTAGE RD  
LOC# 01 V

Latitude: -999' 0.000 South

Start Time	09-May-11		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB
12:00 AM	*	*	*	*	*	*	0	0	2	1	0	0	1	1	1	0
01:00	*	*	*	*	*	*	0	0	0	1	0	0	0	0	0	0
02:00	*	*	*	*	*	*	0	1	1	0	0	0	0	0	0	0
03:00	*	*	*	*	*	*	0	1	0	1	0	0	0	0	0	0
04:00	*	*	*	*	*	*	1	1	2	2	1	1	0	0	1	1
05:00	*	*	*	*	*	*	0	8	0	4	2	0	0	0	0	3
06:00	*	*	*	*	*	*	0	20	3	23	0	3	0	0	1	12
07:00	*	*	*	*	*	*	10	9	6	7	4	8	1	3	5	7
08:00	*	*	*	*	*	*	2	7	6	9	9	10	1	4	4	8
09:00	*	*	*	*	*	*	6	9	10	13	9	15	4	8	7	11
10:00	*	*	*	*	*	*	11	9	12	13	10	14	2	1	9	9
11:00	*	*	*	*	*	*	15	14	13	11	23	9	11	6	16	10
12:00 PM	*	*	*	*	*	*	15	12	14	16	16	20	6	13	13	15
01:00	*	*	*	*	*	*	12	16	18	16	9	16	2	6	10	14
02:00	*	*	*	*	*	*	14	11	12	14	17	18	6	5	12	12
03:00	*	*	*	*	*	*	19	15	15	11	18	5	3	3	14	8
04:00	*	*	*	*	*	*	26	12	21	3	4	13	5	2	14	8
05:00	*	*	*	*	*	*	9	5	17	6	23	13	2	4	13	7
06:00	*	*	*	*	*	*	7	7	10	4	9	9	3	0	7	5
07:00	*	*	*	*	*	*	4	4	9	6	10	4	1	0	6	4
08:00	*	*	*	*	*	*	1	0	2	0	3	0	1	1	2	0
09:00	*	*	*	*	*	*	0	0	4	4	1	0	0	0	1	1
10:00	*	*	*	*	*	*	0	0	0	0	0	0	1	1	0	0
11:00	*	*	*	*	*	*	0	0	0	0	0	1	0	0	0	0
Lane Day	0	0	0	0	0	0	152	161	177	165	168	159	50	58	136	135
AM Peak	0		0		0		313		342		327		108		271	
Volume							15	20	13	23	23	15	11	8	16	12
PM Peak							16:00	13:00	16:00	12:00	17:00	12:00	12:00	12:00	15:00	12:00
Volume							26	16	21	16	23	20	6	13	14	15

# TRAFFIC COUNT CONSULTANTS, INC.

Team@tc2inc.com  
(425) 861-8866

Page 2

Site Code: 01  
Station ID:

KENT, WASHINGTON  
U-HAUL DRIVEWAY E/O  
FRONTAGE RD  
LOC# 01 V

Latitude: -999' 0.000 South

Start Time	16-May-11		Tue		Wed		Thu		Fri		Sat		Sun		Week Average	
	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB	WB	EB
12:00 AM	0	1	0	0	0	0	*	*	*	*	*	*	*	*	0	0
01:00	1	0	0	0	0	0	*	*	*	*	*	*	*	*	0	0
02:00	0	0	0	0	0	0	*	*	*	*	*	*	*	*	0	0
03:00	0	0	0	1	0	1	*	*	*	*	*	*	*	*	0	1
04:00	1	2	0	1	0	0	*	*	*	*	*	*	*	*	0	1
05:00	0	0	1	8	0	7	*	*	*	*	*	*	*	*	0	5
06:00	0	22	1	28	1	23	*	*	*	*	*	*	*	*	1	24
07:00	4	6	9	13	5	10	*	*	*	*	*	*	*	*	6	10
08:00	4	9	3	24	6	14	*	*	*	*	*	*	*	*	4	16
09:00	6	10	7	9	12	11	*	*	*	*	*	*	*	*	8	10
10:00	5	11	10	8	12	14	*	*	*	*	*	*	*	*	9	11
11:00	8	14	12	13	6	13	*	*	*	*	*	*	*	*	9	13
12:00 PM	8	15	17	17	18	13	*	*	*	*	*	*	*	*	14	15
01:00	12	11	18	19	11	10	*	*	*	*	*	*	*	*	14	13
02:00	18	14	11	9	13	11	*	*	*	*	*	*	*	*	14	11
03:00	22	11	14	11	20	13	*	*	*	*	*	*	*	*	19	12
04:00	9	5	22	12	15	7	*	*	*	*	*	*	*	*	15	8
05:00	12	5	35	7	25	10	*	*	*	*	*	*	*	*	24	7
06:00	3	2	12	3	2	1	*	*	*	*	*	*	*	*	6	2
07:00	4	2	5	2	7	6	*	*	*	*	*	*	*	*	5	3
08:00	0	0	1	1	0	0	*	*	*	*	*	*	*	*	0	0
09:00	0	1	1	0	1	1	*	*	*	*	*	*	*	*	1	1
10:00	0	0	0	0	0	0	*	*	*	*	*	*	*	*	0	0
11:00	0	0	0	0	0	0	*	*	*	*	*	*	*	*	0	0
Lane Day	117	141	179	186	154	165	0	0	0	0	0	0	0	0	149	163
AM Peak	11:00	06:00	11:00	06:00	09:00	06:00									10:00	06:00
Volume	8	22	12	28	12	23									9	24
PM Peak	15:00	12:00	17:00	13:00	17:00	12:00									17:00	12:00
Volume	22	15	35	19	25	13									24	15

Comb. Total      258                      365                      319                      313                      342                      327                      108                      583

ADT      Not Calculated

# TRAFFIC COUNT CONSULTANTS, INC.

Team@tc2inc.com  
(425) 861-8866

Page 1

Site Code: 01  
Station ID:

KENT, WASHINGTON  
U-HAUL DRIVEWAY E/O  
FRONTAGE RD  
LOC# 01 V

Latitude: -999' 0.000 South

Start Time	12-May-1 Thu	WB		Hour Totals		EB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	6			0	6				
12:15		0	1			0	0				
12:30		0	3			0	5				
12:45		0	5	0	15	0	1	0	12	0	27
01:00		0	1			0	1				
01:15		0	5			0	7				
01:30		0	4			0	6				
01:45		0	2	0	12	0	2	0	16	0	28
02:00		0	4			0	4				
02:15		0	3			1	4				
02:30		0	3			0	1				
02:45		0	4	0	14	0	2	1	11	1	25
03:00		0	4			0	3				
03:15		0	3			0	6				
03:30		0	9			1	3				
03:45		0	3	0	19	0	3	1	15	1	34
04:00		0	4			0	1				
04:15		0	4			0	3				
04:30		1	11			0	4				
04:45		0	7	1	26	1	4	1	12	2	38
05:00		0	3			0	0				
05:15		0	3			2	0				
05:30		0	3			2	0				
05:45		0	0	0	9	4	5	8	5	8	14
06:00		0	1			1	3				
06:15		0	1			1	2				
06:30		0	3			5	1				
06:45		0	2	0	7	13	1	20	7	20	14
07:00		2	2			2	2				
07:15		2	0			0	1				
07:30		3	2			4	1				
07:45		3	0	10	4	3	0	9	4	19	8
08:00		1	0			2	0				
08:15		0	1			4	0				
08:30		1	0			0	0				
08:45		0	0	2	1	1	0	7	0	9	1
09:00		2	0			0	0				
09:15		2	0			4	0				
09:30		2	0			2	0				
09:45		0	0	6	0	3	0	9	0	15	0
10:00		3	0			3	0				
10:15		4	0			3	0				
10:30		2	0			2	0				
10:45		2	0	11	0	1	0	9	0	20	0
11:00		4	0			4	0				
11:15		3	0			5	0				
11:30		4	0			3	0				
11:45		4	0	15	0	2	0	14	0	29	0
Total		45	107			79	82			124	189
Percent		29.6%	70.4%			49.1%	50.9%			39.6%	60.4%

# TRAFFIC COUNT CONSULTANTS, INC.

Team@tc2inc.com  
(425) 861-8866

Page 2

KENT, WASHINGTON  
U-HAUL DRIVEWAY E/O  
FRONTAGE RD  
LOC# 01 V

Site Code: 01  
Station ID:

Latitude: -999' 0.000 South

Start Time	13-May-1 Fri	WB		Hour Totals		EB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	7			0	6				
12:15		2	3			0	2				
12:30		0	3			1	4				
12:45		0	1	2	14	0	4	1	16	3	30
01:00		0	4			0	5				
01:15		0	4			0	7				
01:30		0	4			0	1				
01:45		0	6	0	18	1	3	1	16	1	34
02:00		1	1			0	3				
02:15		0	1			0	5				
02:30		0	5			0	5				
02:45		0	5	1	12	0	1	0	14	1	26
03:00		0	3			0	3				
03:15		0	3			0	3				
03:30		0	5			0	3				
03:45		0	4	0	15	1	2	1	11	1	26
04:00		2	1			0	1				
04:15		0	4			0	0				
04:30		0	6			1	0				
04:45		0	10	2	21	1	2	2	3	4	24
05:00		0	6			0	2				
05:15		0	4			0	2				
05:30		0	7			3	0				
05:45		0	0	0	17	1	2	4	6	4	23
06:00		0	0			3	1				
06:15		0	1			2	0				
06:30		2	6			5	0				
06:45		1	3	3	10	13	3	23	4	26	14
07:00		1	3			2	3				
07:15		3	2			3	0				
07:30		0	2			2	1				
07:45		2	2	6	9	0	2	7	6	13	15
08:00		1	0			4	0				
08:15		4	0			4	0				
08:30		1	1			0	0				
08:45		0	1	6	2	1	0	9	0	15	2
09:00		2	0			3	0				
09:15		2	2			5	4				
09:30		6	2			4	0				
09:45		0	0	10	4	1	0	13	4	23	8
10:00		2	0			4	0				
10:15		6	0			5	0				
10:30		2	0			3	0				
10:45		2	0	12	0	1	0	13	0	25	0
11:00		2	0			2	0				
11:15		5	0			3	0				
11:30		5	0			5	0				
11:45		1	0	13	0	1	0	11	0	24	0
Total		55	122			85	80			140	202
Percent		31.1%	68.9%			51.5%	48.5%			40.9%	59.1%



# TRAFFIC COUNT CONSULTANTS, INC.

Team@tc2inc.com  
(425) 861-8866

Page 3

Site Code: 01  
Station ID:

KENT, WASHINGTON  
U-HAUL DRIVEWAY E/O  
FRONTAGE RD  
LOC# 01 V

Latitude: -999' 0.000 South

Start Time	14-May-1 Sat	WB		Hour Totals		EB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	4			0	5				
12:15		0	5			0	6				
12:30		0	3			0	5				
12:45		0	4	0	16	0	4	0	20	0	36
01:00		0	2			0	2				
01:15		0	4			0	6				
01:30		0	2			0	3				
01:45		0	1	0	9	0	5	0	16	0	25
02:00		0	2			0	5				
02:15		0	6			0	6				
02:30		0	4			0	2				
02:45		0	5	0	17	0	5	0	18	0	35
03:00		0	8			0	1				
03:15		0	4			0	1				
03:30		0	4			0	2				
03:45		0	2	0	18	0	1	0	5	0	23
04:00		1	2			0	2				
04:15		0	0			0	1				
04:30		0	0			1	2				
04:45		0	2	1	4	0	8	1	13	2	17
05:00		1	5			0	2				
05:15		0	6			0	4				
05:30		0	5			0	7				
05:45		1	7	2	23	0	0	0	13	2	36
06:00		0	2			0	4				
06:15		0	1			0	1				
06:30		0	2			2	3				
06:45		0	4	0	9	1	1	3	9	3	18
07:00		1	6			5	2				
07:15		3	0			0	2				
07:30		0	4			1	0				
07:45		0	0	4	10	2	0	8	4	12	14
08:00		1	2			2	0				
08:15		2	0			3	0				
08:30		2	0			1	0				
08:45		4	1	9	3	4	0	10	0	19	3
09:00		0	0			7	0				
09:15		1	0			4	0				
09:30		3	0			3	0				
09:45		5	1	9	1	1	0	15	0	24	1
10:00		3	0			2	0				
10:15		1	0			3	0				
10:30		0	0			6	0				
10:45		6	0	10	0	3	0	14	0	24	0
11:00		8	0			3	0				
11:15		8	0			3	1				
11:30		3	0			2	0				
11:45		4	0	23	0	1	0	9	1	32	1
Total		58	110			60	99			118	209
Percent		34.5%	65.5%			37.7%	62.3%			36.1%	63.9%

# TRAFFIC COUNT CONSULTANTS, INC.

Team@tc2inc.com  
(425) 861-8866

Page 4

Site Code: 01  
Station ID:

KENT, WASHINGTON  
U-HAUL DRIVEWAY E/O  
FRONTAGE RD  
LOC# 01 V

Latitude: -999' 0.000 South

Start Time	15-May-1 Sun	WB		Hour Totals		EB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	0			0	3				
12:15		0	1			0	3				
12:30		0	3			0	5				
12:45		1	2	1	6	1	2	1	13	2	19
01:00		0	0			0	2				
01:15		0	2			0	0				
01:30		0	0			0	0				
01:45		0	0	0	2	0	4	0	6	0	8
02:00		0	0			0	0				
02:15		0	2			0	0				
02:30		0	1			0	0				
02:45		0	3	0	6	0	5	0	5	0	11
03:00		0	1			0	0				
03:15		0	0			0	1				
03:30		0	2			0	2				
03:45		0	0	0	3	0	0	0	3	0	6
04:00		0	0			0	1				
04:15		0	2			0	0				
04:30		0	2			0	1				
04:45		0	1	0	5	0	0	0	2	0	7
05:00		0	1			0	1				
05:15		0	0			0	1				
05:30		0	1			0	1				
05:45		0	0	0	2	0	1	0	4	0	6
06:00		0	0			0	0				
06:15		0	0			0	0				
06:30		0	1			0	0				
06:45		0	2	0	3	0	0	0	0	0	3
07:00		0	1			1	0				
07:15		0	0			1	0				
07:30		1	0			1	0				
07:45		0	0	1	1	0	0	3	0	4	1
08:00		0	0			0	0				
08:15		0	1			0	1				
08:30		1	0			3	0				
08:45		0	0	1	1	1	0	4	1	5	2
09:00		0	0			4	0				
09:15		0	0			2	0				
09:30		1	0			2	0				
09:45		3	0	4	0	0	0	8	0	12	0
10:00		0	1			0	1				
10:15		1	0			1	0				
10:30		0	0			0	0				
10:45		1	0	2	1	0	0	1	1	3	2
11:00		2	0			0	0				
11:15		3	0			1	0				
11:30		5	0			2	0				
11:45		1	0	11	0	3	0	6	0	17	0
Total		20	30			23	35			43	65
Percent		40.0%	60.0%			39.7%	60.3%			39.8%	60.2%

# TRAFFIC COUNT CONSULTANTS, INC.

Team@tc2inc.com  
(425) 861-8866

Page 5

Site Code: 01  
Station ID:

KENT, WASHINGTON  
U-HAUL DRIVEWAY E/O  
FRONTAGE RD  
LOC# 01 V

Latitude: -999' 0.000 South

Start Time	16-May-1 Mon	WB		Hour Totals		EB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	0			0	2				
12:15		0	5			1	8				
12:30		0	3			0	3				
12:45		0	0	0	8	0	2	1	15	1	23
01:00		0	2			0	2				
01:15		0	2			0	2				
01:30		0	5			0	2				
01:45		1	3	1	12	0	5	0	11	1	23
02:00		0	6			0	4				
02:15		0	5			0	0				
02:30		0	2			0	4				
02:45		0	5	0	18	0	6	0	14	0	32
03:00		0	2			0	4				
03:15		0	7			0	3				
03:30		0	12			0	1				
03:45		0	1	0	22	0	3	0	11	0	33
04:00		0	1			0	0				
04:15		0	2			0	1				
04:30		0	2			2	3				
04:45		1	4	1	9	0	1	2	5	3	14
05:00		0	3			0	1				
05:15		0	3			0	3				
05:30		0	3			0	0				
05:45		0	3	0	12	0	1	0	5	0	17
06:00		0	0			1	0				
06:15		0	2			5	1				
06:30		0	0			7	0				
06:45		0	1	0	3	9	1	22	2	22	5
07:00		0	0			1	0				
07:15		3	2			1	0				
07:30		0	1			2	2				
07:45		1	1	4	4	2	0	6	2	10	6
08:00		0	0			1	0				
08:15		0	0			1	0				
08:30		2	0			2	0				
08:45		2	0	4	0	5	0	9	0	13	0
09:00		0	0			3	0				
09:15		4	0			3	0				
09:30		1	0			4	0				
09:45		1	0	6	0	0	1	10	1	16	1
10:00		0	0			2	0				
10:15		1	0			2	0				
10:30		2	0			2	0				
10:45		2	0	5	0	5	0	11	0	16	0
11:00		3	0			6	0				
11:15		1	0			4	0				
11:30		1	0			1	0				
11:45		3	0	8	0	3	0	14	0	22	0
Total		29	88			75	66			104	154
Percent		24.8%	75.2%			53.2%	46.8%			40.3%	59.7%



# TRAFFIC COUNT CONSULTANTS, INC.

Team@tc2inc.com  
(425) 861-8866

Page 6

Site Code: 01  
Station ID:

KENT, WASHINGTON  
U-HAUL DRIVEWAY E/O  
FRONTAGE RD  
LOC# 01 V

Latitude: -999' 0.000 South

Start Time	17-May-1 Tue	WB		Hour Totals		EB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	3			0	5				
12:15		0	5			0	4				
12:30		0	4			0	4				
12:45		0	5	0	17	0	4	0	17	0	34
01:00		0	4			0	3				
01:15		0	4			0	6				
01:30		0	5			0	3				
01:45		0	5	0	18	0	7	0	19	0	37
02:00		0	4			0	3				
02:15		0	2			0	3				
02:30		0	5			0	3				
02:45		0	0	0	11	0	0	0	9	0	20
03:00		0	2			0	1				
03:15		0	2			0	3				
03:30		0	6			1	4				
03:45		0	4	0	14	0	3	1	11	1	25
04:00		0	3			0	5				
04:15		0	9			0	3				
04:30		0	8			1	0				
04:45		0	2	0	22	0	4	1	12	1	34
05:00		0	3			0	1				
05:15		0	6			1	1				
05:30		0	18			3	0				
05:45		1	8	1	35	4	5	8	7	9	42
06:00		0	5			0	1				
06:15		0	3			3	1				
06:30		1	3			12	1				
06:45		0	1	1	12	13	0	28	3	29	15
07:00		1	2			1	2				
07:15		4	3			7	0				
07:30		0	0			2	0				
07:45		4	0	9	5	3	0	13	2	22	7
08:00		0	1			9	0				
08:15		2	0			8	1				
08:30		1	0			4	0				
08:45		0	0	3	1	3	0	24	1	27	2
09:00		0	0			0	0				
09:15		3	1			2	0				
09:30		3	0			2	0				
09:45		1	0	7	1	5	0	9	0	16	1
10:00		2	0			3	0				
10:15		6	0			1	0				
10:30		1	0			3	0				
10:45		1	0	10	0	1	0	8	0	18	0
11:00		2	0			2	0				
11:15		1	0			3	0				
11:30		1	0			3	0				
11:45		8	0	12	0	5	0	13	0	25	0
Total		43	136			105	81			148	217
Percent		24.0%	76.0%			56.5%	43.5%			40.5%	59.5%

# TRAFFIC COUNT CONSULTANTS, INC.

Team@tc2inc.com  
(425) 861-8866

Page 7

Site Code: 01  
Station ID:

KENT, WASHINGTON  
U-HAUL DRIVEWAY E/O  
FRONTAGE RD  
LOC# 01 V

Latitude: -999' 0.000 South

Start Time	18-May-1 Wed	WB		Hour Totals		EB		Hour Totals		Combined Totals	
		Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon	Morning	Afternoon
12:00		0	6			0	6				
12:15		0	5			0	4				
12:30		0	3			0	1				
12:45		0	4	0	18	0	2	0	13	0	31
01:00		0	1			0	1				
01:15		0	1			0	0				
01:30		0	6			0	4				
01:45		0	3	0	11	0	5	0	10	0	21
02:00		0	4			0	2				
02:15		0	2			0	3				
02:30		0	2			0	2				
02:45		0	5	0	13	0	4	0	11	0	24
03:00		0	4			0	6				
03:15		0	7			0	3				
03:30		0	6			0	2				
03:45		0	3	0	20	1	2	1	13	1	33
04:00		0	2			0	3				
04:15		0	4			0	1				
04:30		0	7			0	1				
04:45		0	2	0	15	0	2	0	7	0	22
05:00		0	4			2	3				
05:15		0	8			1	4				
05:30		0	8			2	2				
05:45		0	5	0	25	2	1	7	10	7	35
06:00		0	1			2	1				
06:15		0	1			2	0				
06:30		0	0			8	0				
06:45		1	0	1	2	11	0	23	1	24	3
07:00		0	1			5	2				
07:15		1	1			1	1				
07:30		1	2			0	2				
07:45		3	3	5	7	4	1	10	6	15	13
08:00		2	0			2	0				
08:15		0	0			8	0				
08:30		2	0			1	0				
08:45		2	0	6	0	3	0	14	0	20	0
09:00		3	1			0	1				
09:15		4	0			6	0				
09:30		2	0			4	0				
09:45		3	0	12	1	1	0	11	1	23	2
10:00		1	0			6	0				
10:15		4	0			0	0				
10:30		6	0			4	0				
10:45		1	0	12	0	4	0	14	0	26	0
11:00		2	0			2	0				
11:15		1	0			3	0				
11:30		2	0			1	0				
11:45		1	0	6	0	7	0	13	0	19	0
Total		42	112			93	72			135	184
Percent		27.3%	72.7%			56.4%	43.6%			42.3%	57.7%
Grand Total		292	705			520	515			812	1220
Percent		29.3%	70.7%			50.2%	49.8%			40.0%	60.0%

ADT Not Calculated

APPENDIX B

DATA COLLECTION MAINTENANCE YARD COUNT

5/16/11 6AM TO 6PM

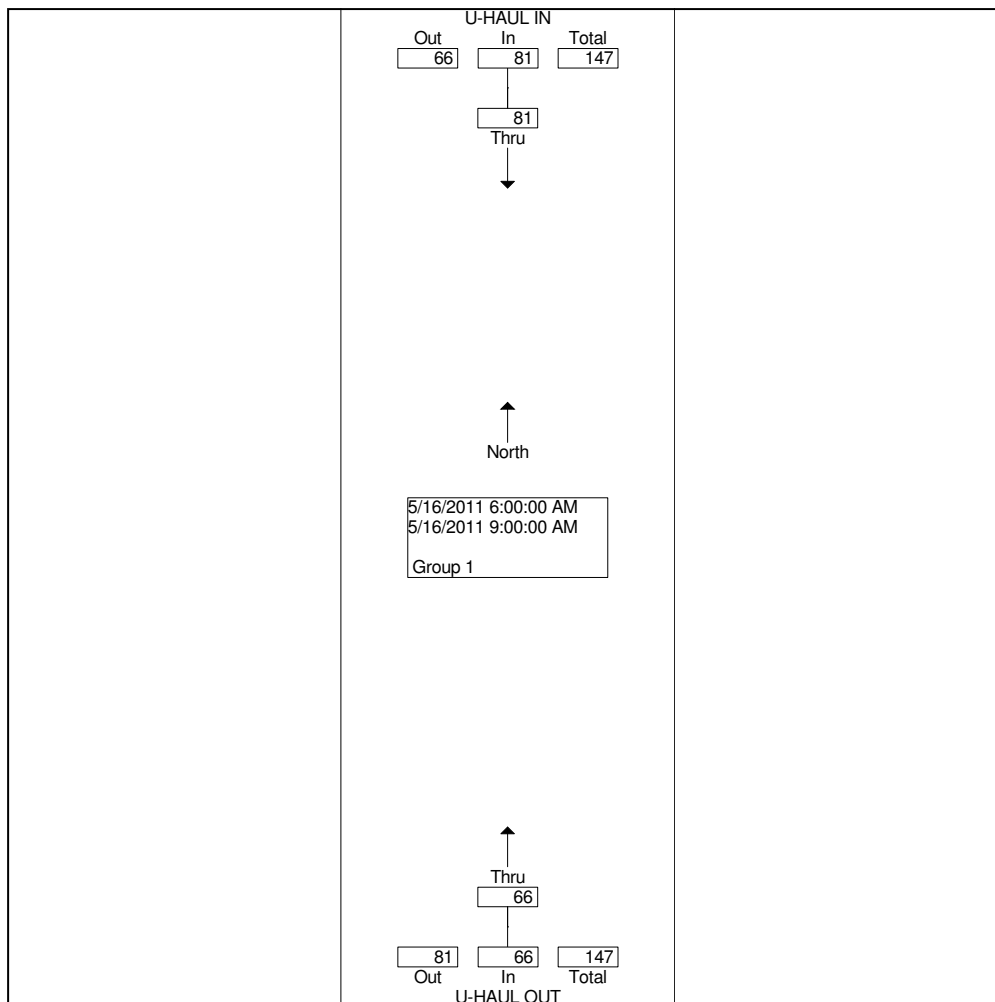


Heath & Associates, Inc.  
2214 Tacoma Road  
Puyallup, WA 98371

File Name : 3259a  
Site Code : 00003259  
Start Date : 05/16/2011  
Page No : 1

Groups Printed- Group 1

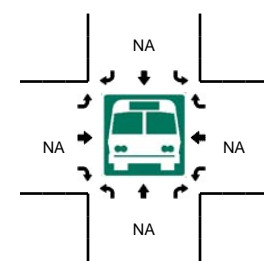
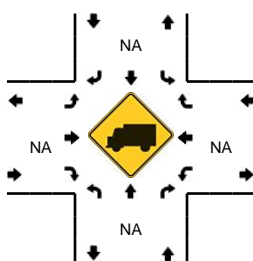
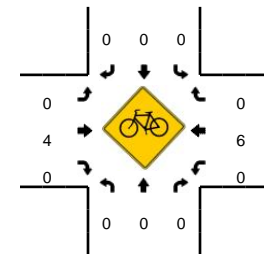
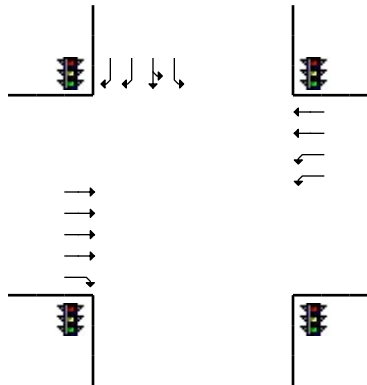
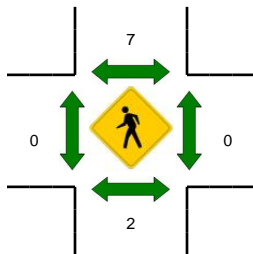
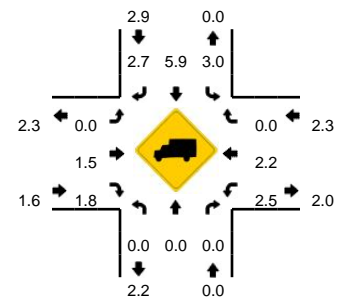
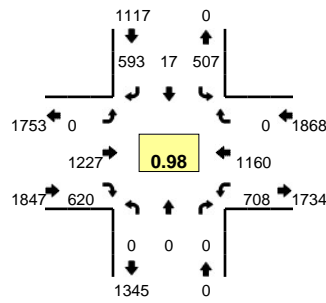
Start Time	U-HAUL IN Southbound			U-HAUL OUT Northbound			Int. Total
	Right	Thru	Left	Right	Thru	Left	
Factor	1.0	1.0	1.0	1.0	1.0	1.0	
06:00 AM	0	15	0	0	0	0	15
07:00 AM	0	2	0	0	2	0	4
08:00 AM	0	3	0	0	2	0	5
09:00 AM	0	5	0	0	4	0	9
10:00 AM	0	3	0	0	2	0	5
11:00 AM	0	13	0	0	8	0	21
12:00 PM	0	11	0	0	5	0	16
01:00 PM	0	7	0	0	7	0	14
02:00 PM	0	8	0	0	7	0	15
03:00 PM	0	7	0	0	12	0	19
04:00 PM	0	3	0	0	8	0	11
05:00 PM	0	3	0	0	8	0	11
06:00 PM	0	1	0	0	1	0	2
Grand Total	0	81	0	0	66	0	147
Apprch %	0.0	100.0	0.0	0.0	100.0	0.0	
Total %	0.0	55.1	0.0	0.0	44.9	0.0	



**LOCATION:** I-5 SB Ramps -- Lower Boones Ferry Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218003  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 4:30 PM -- 5:30 PM**  
**Peak 15-Min: 5:05 PM -- 5:20 PM**

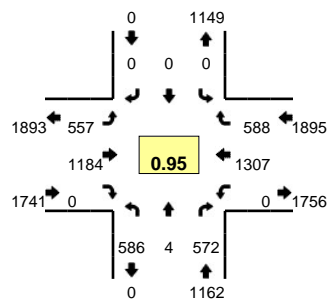


5-Min Count Period Beginning At	I-5 SB Ramps (Northbound)				I-5 SB Ramps (Southbound)				Lower Boones Ferry Rd (Eastbound)				Lower Boones Ferry Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	41	2	51	0	0	117	47	0	51	86	0	0	395	
4:05 PM	0	0	0	0	36	0	37	0	0	127	53	0	61	81	0	0	395	
4:10 PM	0	0	0	0	47	0	51	0	0	96	53	0	62	86	0	0	395	
4:15 PM	0	0	0	0	32	0	50	0	0	93	45	0	46	102	0	0	368	
4:20 PM	0	0	0	0	46	0	44	0	0	81	54	0	61	101	0	0	387	
4:25 PM	0	0	0	0	45	1	52	0	0	81	42	0	56	95	0	0	372	
4:30 PM	0	0	0	0	38	2	38	0	0	88	57	0	49	95	0	0	367	
4:35 PM	0	0	0	0	48	1	38	0	0	108	58	0	59	98	0	0	410	
4:40 PM	0	0	0	0	29	0	43	0	0	113	49	0	58	102	0	0	394	
4:45 PM	0	0	0	0	39	2	45	0	0	105	47	0	52	102	0	0	392	
4:50 PM	0	0	0	0	39	0	62	0	0	89	49	0	55	113	0	0	407	
4:55 PM	0	0	0	0	41	2	64	0	0	103	49	0	56	99	0	0	414	4696
5:00 PM	0	0	0	0	38	1	49	0	0	83	48	0	65	84	0	0	368	4669
5:05 PM	0	0	0	0	46	1	47	0	0	124	51	0	61	98	0	0	428	4702
5:10 PM	0	0	0	0	53	1	67	0	0	96	49	0	62	74	0	0	402	4709
5:15 PM	0	0	0	0	39	2	44	0	0	108	50	0	67	94	0	0	404	4745
5:20 PM	0	0	0	0	47	3	48	0	0	107	52	0	54	111	0	0	422	4780
5:25 PM	0	0	0	0	50	2	48	0	0	103	61	0	70	90	0	0	424	4832
5:30 PM	0	0	0	0	34	0	39	0	0	94	43	0	69	92	0	0	371	4836
5:35 PM	0	0	0	0	44	0	49	0	0	103	55	0	62	93	0	0	406	4832
5:40 PM	0	0	0	0	46	1	53	0	0	94	52	0	53	91	0	0	390	4828
5:45 PM	0	0	0	0	47	0	66	0	0	81	41	0	56	91	0	0	382	4818
5:50 PM	0	0	0	0	48	0	36	0	0	86	30	0	55	67	0	0	322	4733
5:55 PM	0	0	0	0	44	0	38	0	0	77	34	0	44	77	0	0	314	4633
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
	All Vehicles	0	0	0	0	552	16	632	0	0	1312	600	0	760	1064	0	0	4936
	Heavy Trucks	0	0	0	0	0	0	16	0	0	12	4	0	28	24	0	0	84
	Pedestrians	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	8
	Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	4	0	0	4
Stopped Buses																		

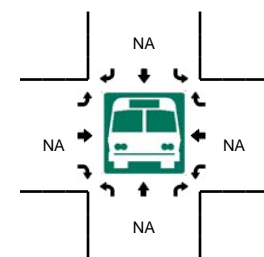
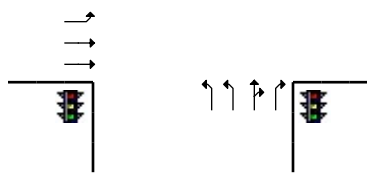
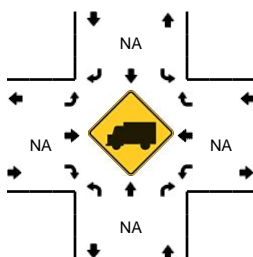
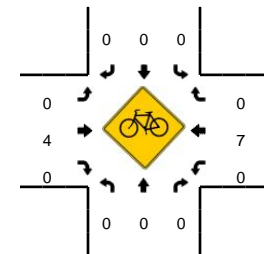
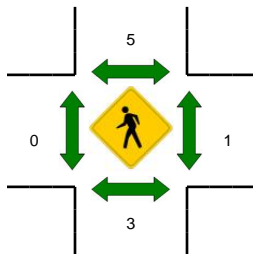
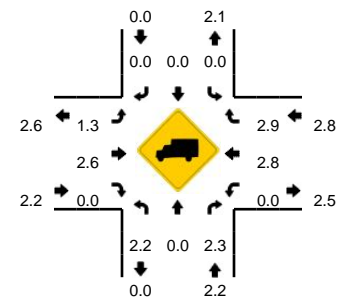
Comments:

**LOCATION:** I-5 NB Ramps -- Lower Boones Ferry Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218005  
**DATE:** Tue, Sep 17 2013



**Peak-Hour: 4:30 PM -- 5:30 PM**  
**Peak 15-Min: 5:05 PM -- 5:20 PM**



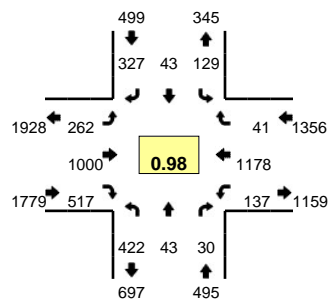
5-Min Count Period Beginning At	I-5 NB Ramps (Northbound)				I-5 NB Ramps (Southbound)				Lower Boones Ferry Rd (Eastbound)				Lower Boones Ferry Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	47	0	32	0	0	0	0	0	49	99	0	0	0	92	47	0	366	
4:05 PM	36	0	37	0	0	0	0	0	65	102	0	0	0	102	59	0	401	
4:10 PM	39	1	37	0	0	0	0	0	39	100	0	0	0	112	37	0	365	
4:15 PM	45	1	46	0	0	0	0	0	35	86	0	0	0	123	45	0	381	
4:20 PM	47	0	42	0	0	0	0	0	35	97	0	0	0	122	40	0	383	
4:25 PM	45	0	59	0	0	0	0	0	35	90	0	0	0	87	44	0	360	
4:30 PM	52	0	32	0	0	0	0	0	30	94	0	0	0	90	49	0	347	
4:35 PM	49	0	52	0	0	0	0	0	58	105	0	0	0	107	56	0	427	
4:40 PM	55	3	52	0	0	0	0	0	50	95	0	0	0	113	62	0	430	
4:45 PM	55	1	34	0	0	0	0	0	45	104	0	0	0	114	37	0	390	
4:50 PM	59	0	53	0	0	0	0	0	33	93	0	0	0	118	40	0	396	
4:55 PM	55	0	63	0	0	0	0	0	46	94	0	0	0	87	44	0	389	4635
5:00 PM	41	0	50	0	0	0	0	0	34	82	0	0	0	113	52	0	372	4641
5:05 PM	43	0	47	0	0	0	0	0	66	98	0	0	0	106	54	0	414	4654
5:10 PM	31	0	51	0	0	0	0	0	51	111	0	0	0	105	57	0	406	4695
5:15 PM	54	0	60	0	0	0	0	0	52	91	0	0	0	134	58	0	449	4763
5:20 PM	46	0	41	0	0	0	0	0	46	108	0	0	0	114	31	0	386	4766
5:25 PM	46	0	37	0	0	0	0	0	46	109	0	0	0	106	48	0	392	4798
5:30 PM	41	0	51	0	0	0	0	0	37	85	0	0	0	108	46	0	368	4819
5:35 PM	52	0	48	0	0	0	0	0	42	102	0	0	0	96	54	0	394	4786
5:40 PM	44	1	49	0	0	0	0	0	54	94	0	0	0	99	42	0	383	4739
5:45 PM	42	0	49	0	0	0	0	0	43	82	0	0	0	103	44	0	363	4712
5:50 PM	31	0	38	0	0	0	0	0	36	104	0	0	0	82	42	0	333	4649
5:55 PM	47	0	39	0	0	0	0	0	38	84	0	0	0	82	50	0	340	4600
<b>Peak 15-Min Flowrates</b>	<b>Northbound</b>				<b>Southbound</b>				<b>Eastbound</b>				<b>Westbound</b>				<b>Total</b>	
All Vehicles	512	0	632	0	0	0	0	0	676	1200	0	0	0	1380	676	0	5076	
Heavy Trucks	12	0	16	0	0	0	0	0	4	12	0	0	0	48	12	0	104	
Pedestrians	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	6	0	0	6	
Railroad																		
Stopped Buses																		

**Comments:**

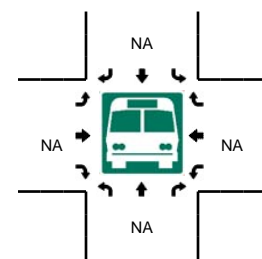
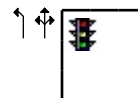
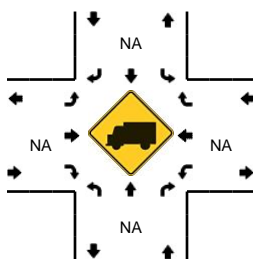
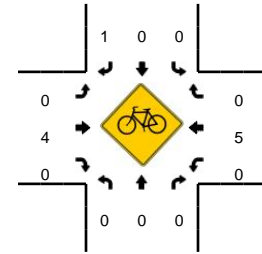
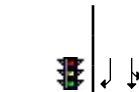
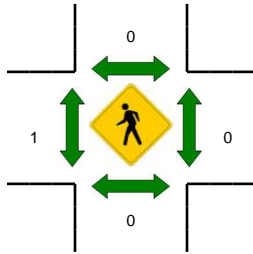
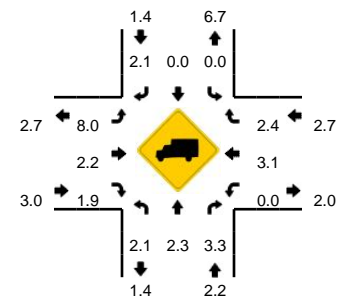


**LOCATION:** SW 65th Ave -- Lower Boones Ferry Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218007  
**DATE:** Tue, Sep 17 2013



**Peak-Hour: 4:30 PM -- 5:30 PM**  
**Peak 15-Min: 5:05 PM -- 5:20 PM**

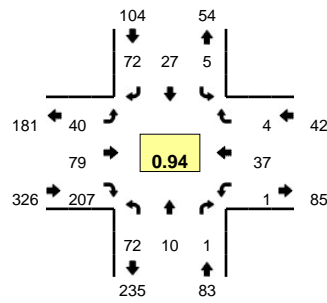


5-Min Count Period Beginning At	SW 65th Ave (Northbound)				SW 65th Ave (Southbound)				Lower Boones Ferry Rd (Eastbound)				Lower Boones Ferry Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	40	2	3	0	14	4	22	0	25	55	41	0	11	79	5	0	301	
4:05 PM	30	5	2	0	8	3	20	0	27	91	33	0	16	133	2	0	370	
4:10 PM	29	4	6	0	13	4	28	0	20	63	45	0	13	92	0	0	317	
4:15 PM	29	2	2	0	17	5	20	0	11	86	37	0	6	104	3	0	322	
4:20 PM	41	3	2	0	6	1	32	0	30	86	40	0	7	95	3	0	346	
4:25 PM	38	1	0	0	4	4	19	0	31	77	43	0	8	71	2	0	298	
4:30 PM	37	2	1	0	13	1	24	0	29	70	32	0	11	103	6	0	329	
4:35 PM	34	2	3	0	9	3	30	0	23	81	42	0	8	94	4	0	333	
4:40 PM	58	4	2	0	4	4	38	0	38	78	30	0	19	69	3	0	347	
4:45 PM	24	12	1	0	17	3	23	0	21	94	41	0	6	105	4	0	351	
4:50 PM	29	4	2	0	7	1	33	0	28	92	37	0	14	102	6	0	355	
4:55 PM	39	2	7	0	5	2	23	0	21	68	42	0	14	64	6	0	293	3962
5:00 PM	25	2	0	0	16	10	34	0	14	95	53	0	5	116	2	0	372	4033
5:05 PM	50	8	5	0	11	5	29	0	12	56	42	0	13	82	2	0	315	3978
5:10 PM	29	0	5	0	14	6	29	0	19	103	53	0	11	148	2	0	419	4080
5:15 PM	35	5	2	0	4	2	18	0	18	81	52	0	13	93	1	0	324	4082
5:20 PM	31	2	2	0	18	4	25	0	23	75	48	1	11	93	2	0	335	4071
5:25 PM	31	0	0	0	11	2	21	0	15	107	45	0	12	109	3	0	356	4129
5:30 PM	59	4	1	0	9	1	12	0	14	55	47	0	11	64	2	0	279	4079
5:35 PM	31	0	1	0	10	5	19	0	16	105	44	0	14	119	13	0	377	4123
5:40 PM	38	1	5	0	11	2	15	0	12	75	48	0	7	77	5	0	296	4072
5:45 PM	39	4	3	0	11	1	26	0	13	77	41	0	3	67	3	1	289	4010
5:50 PM	25	7	2	0	3	2	17	0	29	91	39	0	14	71	7	0	307	3962
5:55 PM	30	5	3	0	8	7	15	0	10	82	37	0	8	73	4	0	282	3951
<b>Peak 15-Min Flowrates</b>	<b>Northbound</b>				<b>Southbound</b>				<b>Eastbound</b>				<b>Westbound</b>				<b>Total</b>	
All Vehicles	456	52	48	0	116	52	304	0	196	960	588	0	148	1292	20	0	4232	
Heavy Trucks	12	4	0	0	0	0	8	0	12	12	12	0	0	40	0	0	100	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	1	0	0	0	0	0	0	3	0	0	4	
Railroad																		
Stopped Buses																		

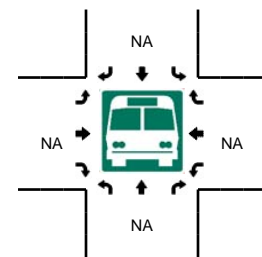
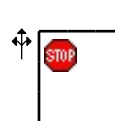
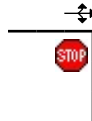
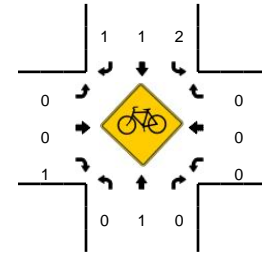
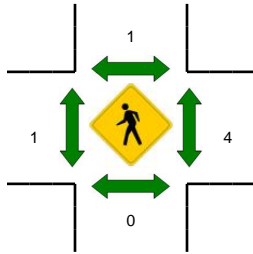
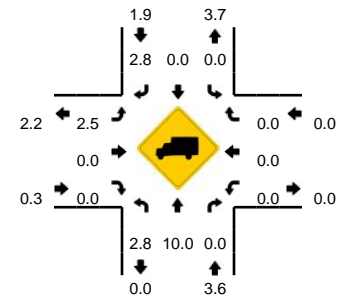
**Comments:**

**LOCATION:** SW 65th Ave -- SW McEwan Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218001  
**DATE:** Tue, Sep 17 2013



**Peak-Hour: 4:30 PM -- 5:30 PM**  
**Peak 15-Min: 5:05 PM -- 5:20 PM**



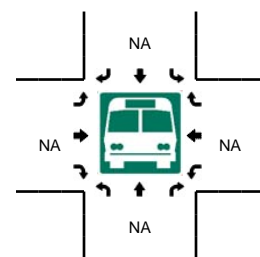
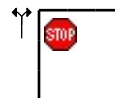
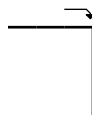
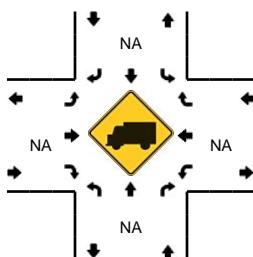
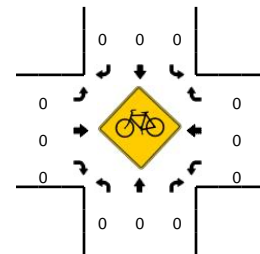
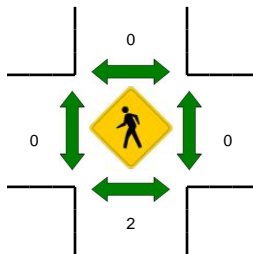
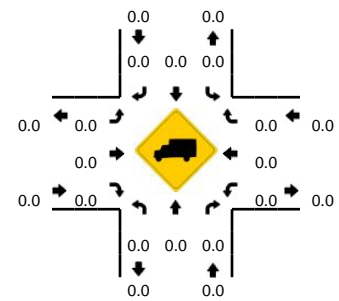
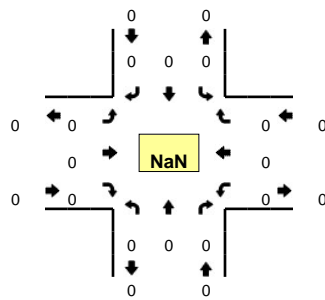
5-Min Count Period Beginning At	SW 65th Ave (Northbound)				SW 65th Ave (Southbound)				SW McEwan Rd (Eastbound)				SW McEwan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	8	1	0	0	0	0	6	0	3	5	7	0	0	2	0	0	32	
4:05 PM	9	2	0	0	0	1	5	0	4	5	20	0	0	8	0	0	54	
4:10 PM	5	2	1	0	0	2	4	0	3	7	8	0	0	3	0	0	35	
4:15 PM	8	1	0	0	0	0	1	0	4	7	12	0	0	6	1	0	40	
4:20 PM	6	0	0	0	0	0	7	0	3	8	8	0	0	5	0	0	37	
4:25 PM	10	0	0	0	0	2	5	0	4	6	14	0	0	3	1	0	45	
4:30 PM	2	0	0	0	1	3	7	0	2	5	16	0	0	2	0	0	38	
4:35 PM	7	1	0	0	0	1	6	0	5	5	9	0	1	1	0	0	36	
4:40 PM	5	0	0	0	1	0	5	0	3	5	16	0	0	5	0	0	40	
4:45 PM	8	0	0	0	0	2	4	0	4	5	19	0	0	4	0	0	46	
4:50 PM	8	3	0	0	0	0	1	0	1	3	11	0	0	3	1	0	31	
4:55 PM	8	2	0	0	0	2	5	0	4	9	17	0	0	6	2	0	55	489
5:00 PM	4	0	0	0	1	1	13	0	5	11	21	0	0	5	0	0	61	518
5:05 PM	7	2	0	0	0	9	5	0	2	11	18	0	0	0	0	0	54	518
5:10 PM	8	0	0	0	1	1	2	0	3	9	18	0	0	1	1	0	44	527
5:15 PM	3	0	0	0	1	1	8	0	7	3	24	0	0	2	0	0	49	536
5:20 PM	7	1	0	0	0	3	10	0	1	7	19	0	0	4	0	0	52	551
5:25 PM	5	1	1	0	0	4	6	0	3	6	19	0	0	4	0	0	49	555
5:30 PM	3	2	0	0	1	0	4	0	3	8	11	0	0	4	0	0	36	553
5:35 PM	6	0	0	0	2	1	8	0	3	8	13	0	0	5	0	0	46	563
5:40 PM	10	2	0	0	0	1	3	0	3	7	12	0	0	3	1	0	42	565
5:45 PM	7	2	0	0	0	2	3	0	1	8	10	0	0	2	0	0	35	554
5:50 PM	6	2	0	0	0	0	2	0	4	11	8	0	0	6	0	0	39	562
5:55 PM	9	1	1	0	0	0	7	0	3	9	12	0	0	1	0	0	43	550
<b>Peak 15-Min Flowrates</b>	<b>Northbound</b>				<b>Southbound</b>				<b>Eastbound</b>				<b>Westbound</b>				<b>Total</b>	
All Vehicles	72	8	0	0	8	44	60	0	48	92	240	0	0	12	4	0	588	
Heavy Trucks	8	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	16	
Pedestrians	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	
Railroad																		
Stopped Buses																		

**Comments:**

**LOCATION:** NW Natural Loading Area -- SW McEwan Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218015  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 4:30 PM -- 5:30 PM**  
**Peak 15-Min: 4:30 PM -- 4:45 PM**



5-Min Count Period Beginning At	NW Natural Loading Area (Northbound)				NW Natural Loading Area (Southbound)				SW McEwan Rd (Eastbound)				SW McEwan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	
4:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:15 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2	
4:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	2
5:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
5:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2
<b>Peak 15-Min Flowrates</b>	<b>Northbound</b>				<b>Southbound</b>				<b>Eastbound</b>				<b>Westbound</b>				<b>Total</b>	
All Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																		
Stopped Buses																		

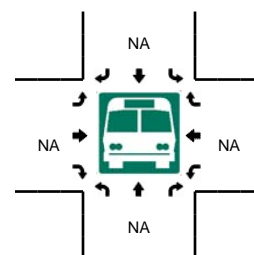
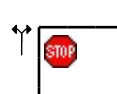
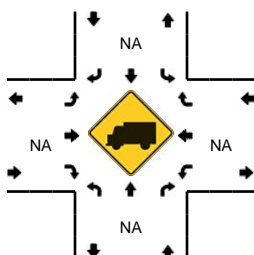
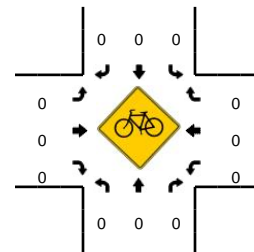
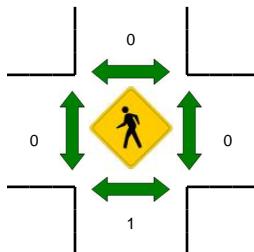
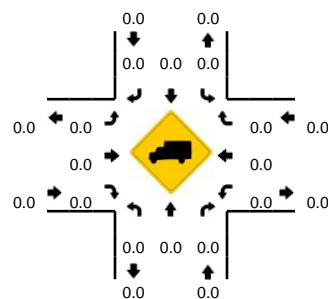
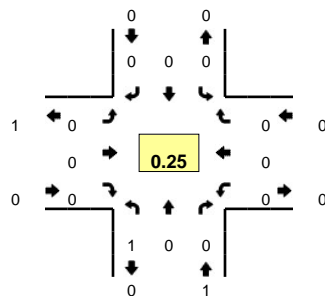
**Comments:**



**LOCATION:** E NW Natural Dwy -- SW McEwan Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218009  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 4:30 PM -- 5:30 PM**  
**Peak 15-Min: 4:45 PM -- 5:00 PM**



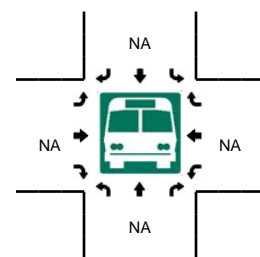
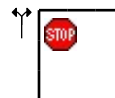
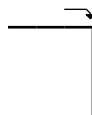
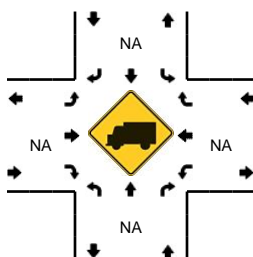
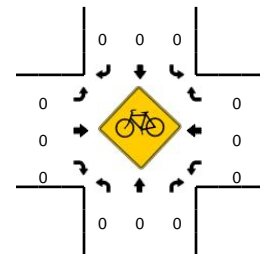
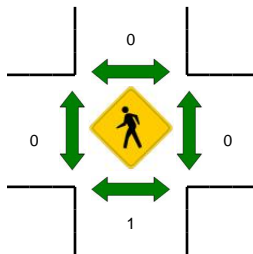
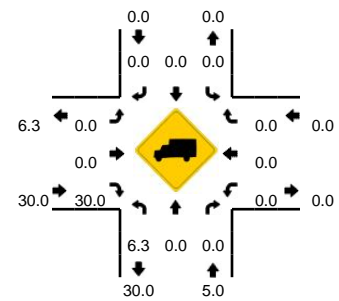
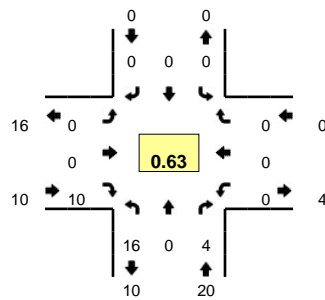
5-Min Count Period Beginning At	E NW Natural Dwy (Northbound)				E NW Natural Dwy (Southbound)				SW McEwan Rd (Eastbound)				SW McEwan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:55 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	1
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
5:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																		
Stopped Buses																		

**Comments:**

**LOCATION:** Mid NW Natural Dwy -- SW McEwan Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218011  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 4:30 PM -- 5:30 PM**  
**Peak 15-Min: 4:35 PM -- 4:50 PM**



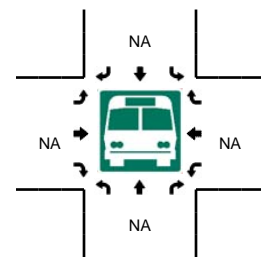
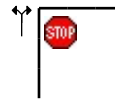
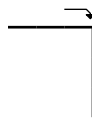
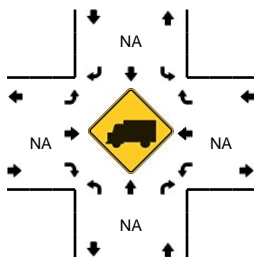
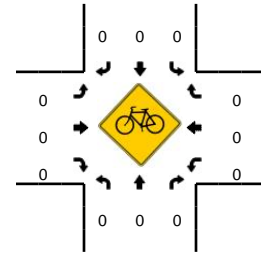
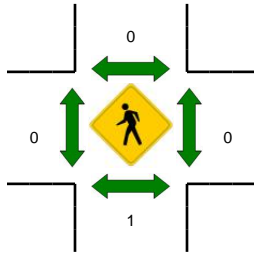
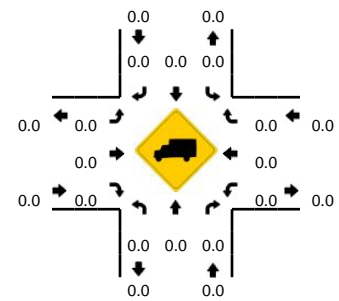
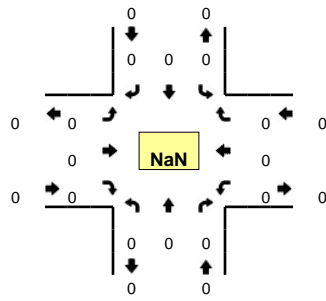
5-Min Count Period Beginning At	Mid NW Natural Dwy (Northbound)				Mid NW Natural Dwy (Southbound)				SW McEwan Rd (Eastbound)				SW McEwan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
4:05 PM	2	0	0	0	0	0	0	0	0	0	2	0	1	0	0	0	5	
4:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:20 PM	1	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	3	
4:25 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
4:30 PM	0	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	2	
4:35 PM	1	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	4	
4:40 PM	3	0	1	0	0	0	0	0	0	0	1	0	0	0	0	0	5	
4:45 PM	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
4:50 PM	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
4:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29
5:00 PM	3	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	4	30
5:05 PM	3	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	5	30
5:10 PM	0	0	1	0	0	0	0	0	0	0	2	0	0	0	0	0	3	32
5:15 PM	1	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	2	34
5:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31
5:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30
5:30 PM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1	29
5:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
5:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20
5:45 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	18
5:50 PM	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	2	18
5:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	28	0	4	0	0	0	0	0	0	0	16	0	0	0	0	0	48	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	8	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																		
Stopped Buses																		

**Comments:**

**LOCATION:** W NW Natural Dwy -- SW McEwan Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218013  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 4:30 PM -- 5:30 PM**  
**Peak 15-Min: 4:30 PM -- 4:45 PM**



5-Min Count Period Beginning At	W NW Natural Dwy (Northbound)				W NW Natural Dwy (Southbound)				SW McEwan Rd (Eastbound)				SW McEwan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
4:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																		
Stopped Buses																		

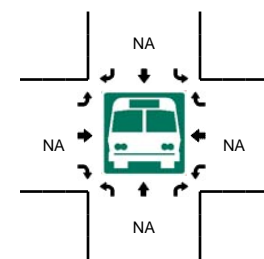
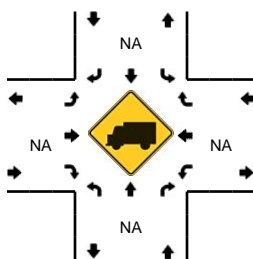
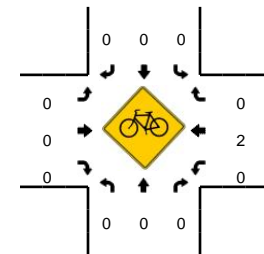
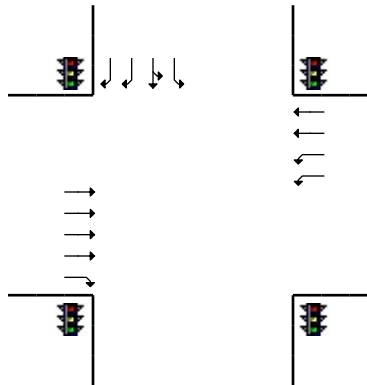
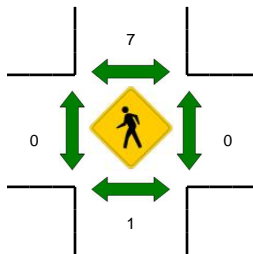
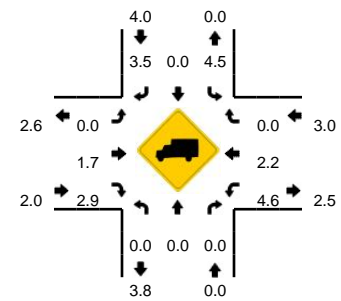
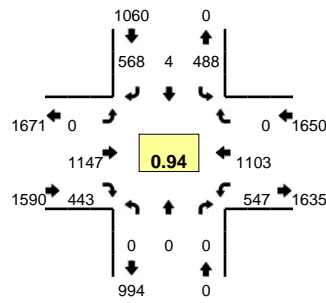
Comments:



**LOCATION:** I-5 SB Ramps -- Lower Boones Ferry Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218004  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 12:00 PM -- 1:00 PM**  
**Peak 15-Min: 12:00 PM -- 12:15 PM**



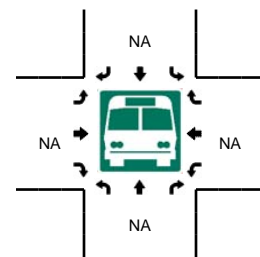
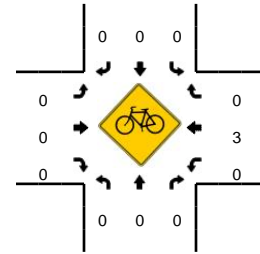
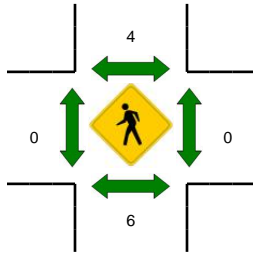
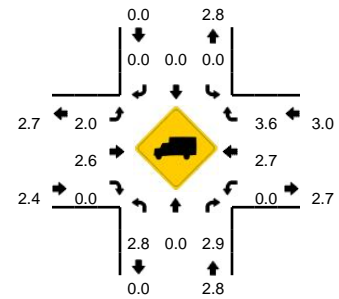
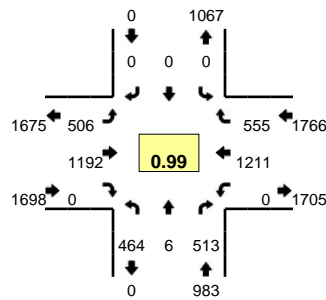
5-Min Count Period Beginning At	I-5 SB Ramps (Northbound)				I-5 SB Ramps (Southbound)				Lower Boones Ferry Rd (Eastbound)				Lower Boones Ferry Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	0	0	0	0	32	0	34	0	0	90	36	0	34	60	0	0	286	
11:05 AM	0	0	0	0	27	2	40	0	0	72	33	0	32	78	0	0	284	
11:10 AM	0	0	0	0	44	0	53	0	0	66	39	0	44	82	0	0	328	
11:15 AM	0	0	0	0	42	1	47	0	0	70	42	0	41	79	0	0	322	
11:20 AM	0	0	0	0	41	0	40	0	0	67	33	0	51	92	0	0	324	
11:25 AM	0	0	0	0	37	0	49	0	0	65	37	0	39	82	0	0	309	
11:30 AM	0	0	0	0	33	0	51	0	0	66	33	0	36	88	0	0	307	
11:35 AM	0	0	0	0	46	0	49	0	0	84	38	0	40	72	0	0	329	
11:40 AM	0	0	0	0	49	0	47	0	0	87	39	0	40	99	0	0	361	
11:45 AM	0	0	0	0	43	0	78	0	0	75	35	0	51	96	0	0	378	
11:50 AM	0	0	0	0	41	0	58	0	0	87	39	0	34	92	0	0	351	
11:55 AM	0	0	0	0	32	0	58	0	0	67	34	0	57	103	0	0	351	3930
12:00 PM	0	0	0	0	31	0	47	0	0	96	30	0	50	106	0	0	360	4004
12:05 PM	0	0	0	0	43	2	47	0	0	123	40	0	50	84	0	0	389	4109
12:10 PM	0	0	0	0	28	0	46	0	0	119	52	0	51	93	0	0	389	4170
12:15 PM	0	0	0	0	55	0	47	0	0	91	37	0	45	88	0	0	363	4211
12:20 PM	0	0	0	0	46	0	41	0	0	108	33	0	35	84	0	0	347	4234
12:25 PM	0	0	0	0	38	1	40	0	0	87	33	0	36	93	0	0	328	4253
12:30 PM	0	0	0	0	38	1	39	0	0	85	41	0	48	89	0	0	341	4287
12:35 PM	0	0	0	0	41	0	47	0	0	78	29	0	44	96	0	0	335	4293
12:40 PM	0	0	0	0	52	0	64	0	0	88	34	0	43	101	0	0	382	4314
12:45 PM	0	0	0	0	44	0	57	0	0	93	34	0	37	94	0	0	359	4295
12:50 PM	0	0	0	0	35	0	51	0	0	88	38	0	53	81	0	0	346	4290
12:55 PM	0	0	0	0	37	0	42	0	0	91	42	0	55	94	0	0	361	4300
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	408	8	560	0	0	1352	488	0	604	1132	0	0	4552	
Heavy Trucks	0	0	0	0	16	0	20	0	0	20	16	0	16	16	0	0	104	
Pedestrians	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
Railroad																		
Stopped Buses																		

Comments:

**LOCATION:** I-5 NB Ramps -- Lower Boones Ferry Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218006  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 12:00 PM -- 1:00 PM**  
**Peak 15-Min: 12:00 PM -- 12:15 PM**



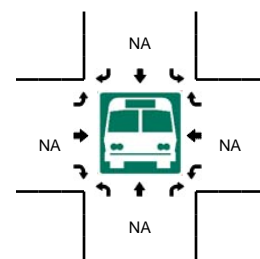
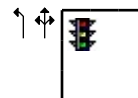
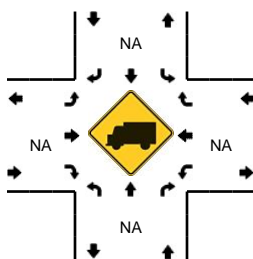
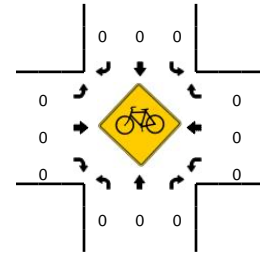
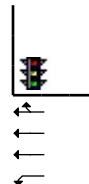
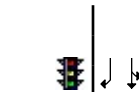
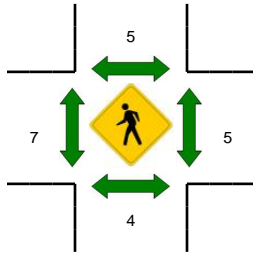
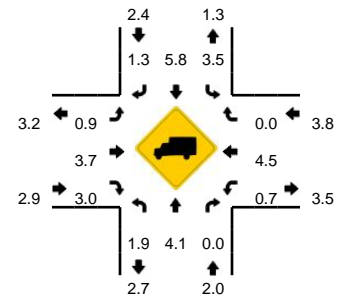
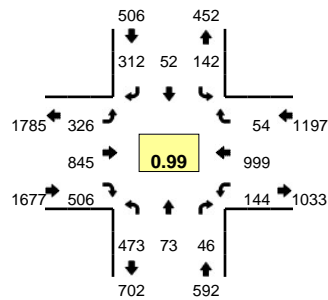
5-Min Count Period Beginning At	I-5 NB Ramps (Northbound)				I-5 NB Ramps (Southbound)				Lower Boones Ferry Rd (Eastbound)				Lower Boones Ferry Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	33	2	29	0	0	0	0	0	37	79	0	0	0	59	38	0	277	
11:05 AM	33	0	47	0	0	0	0	0	37	72	0	0	0	78	27	0	294	
11:10 AM	38	0	42	0	0	0	0	0	33	93	0	0	0	86	48	0	340	
11:15 AM	42	0	42	0	0	0	0	0	34	82	0	0	0	96	42	0	338	
11:20 AM	39	0	32	0	0	0	0	0	26	92	0	0	0	101	36	0	326	
11:25 AM	47	0	47	0	0	0	0	0	28	75	0	0	0	57	42	0	296	
11:30 AM	37	0	46	0	0	0	0	0	30	59	0	0	0	84	51	0	307	
11:35 AM	31	0	42	0	0	0	0	0	46	82	0	0	0	79	54	0	334	
11:40 AM	52	0	49	0	0	0	0	0	46	106	0	0	0	82	37	0	372	
11:45 AM	52	0	52	0	0	0	0	0	35	87	0	0	0	106	39	0	371	
11:50 AM	41	0	37	0	0	0	0	0	40	90	0	0	0	98	52	0	358	
11:55 AM	44	2	55	0	0	0	0	0	34	67	0	0	0	97	40	0	339	3952
12:00 PM	41	1	53	0	0	0	0	0	36	85	0	0	0	107	55	0	378	4053
12:05 PM	41	1	31	0	0	0	0	0	44	114	0	0	0	95	45	0	371	4130
12:10 PM	40	0	38	0	0	0	0	0	45	108	0	0	0	104	40	0	375	4165
12:15 PM	32	1	44	0	0	0	0	0	41	105	0	0	0	113	30	0	366	4193
12:20 PM	40	0	32	0	0	0	0	0	54	104	0	0	0	78	46	0	354	4221
12:25 PM	44	0	46	0	0	0	0	0	38	102	0	0	0	89	52	0	371	4296
12:30 PM	34	1	49	0	0	0	0	0	37	89	0	0	0	103	40	0	353	4342
12:35 PM	46	0	45	0	0	0	0	0	33	91	0	0	0	101	48	0	364	4372
12:40 PM	36	1	46	0	0	0	0	0	48	107	0	0	0	100	47	0	385	4385
12:45 PM	38	0	38	0	0	0	0	0	37	107	0	0	0	114	47	0	381	4395
12:50 PM	31	1	43	0	0	0	0	0	46	97	0	0	0	103	53	0	374	4411
12:55 PM	41	0	48	0	0	0	0	0	47	83	0	0	0	104	52	0	375	4447
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	488	8	488	0	0	0	0	0	500	1228	0	0	0	1224	560	0	4496	
Heavy Trucks	16	0	20	0	0	0	0	0	8	28	0	0	0	16	20	0	108	
Pedestrians	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	4	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	1	
Railroad																		
Stopped Buses																		

Comments:

**LOCATION:** SW 65th Ave -- Lower Boones Ferry Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218008  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 12:00 PM -- 1:00 PM**  
**Peak 15-Min: 12:00 PM -- 12:15 PM**



5-Min Count Period Beginning At	SW 65th Ave (Northbound)				SW 65th Ave (Southbound)				Lower Boones Ferry Rd (Eastbound)				Lower Boones Ferry Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	25	5	3	0	2	2	12	0	17	52	39	1	11	62	2	0	233	
11:05 AM	32	3	4	0	1	2	11	0	23	68	24	0	8	64	0	0	240	
11:10 AM	37	2	5	0	3	2	30	0	19	80	31	0	7	72	5	0	293	
11:15 AM	27	3	3	0	9	2	8	0	24	78	26	0	4	92	2	0	278	
11:20 AM	40	5	3	0	4	2	15	0	18	73	34	0	9	79	8	0	290	
11:25 AM	19	8	6	0	5	4	17	0	25	59	39	1	13	77	4	0	277	
11:30 AM	41	2	3	0	12	1	22	0	16	64	31	0	14	69	4	0	279	
11:35 AM	39	7	3	0	9	3	21	0	9	49	25	0	9	69	4	0	247	
11:40 AM	31	1	5	0	6	4	16	0	39	98	40	1	9	88	6	0	344	
11:45 AM	40	8	5	0	9	3	21	0	21	51	42	1	16	51	1	0	269	
11:50 AM	24	9	3	0	4	5	30	0	29	72	40	1	11	100	7	0	335	
11:55 AM	53	3	5	0	8	3	21	0	24	52	39	0	13	67	5	0	293	3378
12:00 PM	49	5	1	0	7	4	31	0	34	63	35	0	20	76	4	0	329	3474
12:05 PM	28	5	3	0	10	3	24	0	31	78	47	0	15	110	9	0	363	3597
12:10 PM	49	10	4	0	12	2	28	0	21	58	43	0	7	70	5	0	309	3613
12:15 PM	22	5	4	0	12	7	23	0	40	77	56	1	13	73	6	0	339	3674
12:20 PM	33	5	2	0	20	6	25	0	15	65	33	0	7	66	1	0	278	3662
12:25 PM	62	4	7	0	13	4	18	0	24	76	42	0	9	78	3	0	340	3725
12:30 PM	36	4	5	0	9	2	25	0	33	53	43	0	14	67	3	0	294	3740
12:35 PM	27	2	3	0	7	4	37	0	29	100	33	0	13	113	3	0	371	3864
12:40 PM	39	8	4	0	14	1	26	0	21	66	46	0	7	80	4	0	316	3836
12:45 PM	41	7	4	0	11	7	28	0	36	75	40	0	13	81	6	0	349	3916
12:50 PM	30	6	5	0	13	6	24	0	22	84	39	0	13	105	7	0	354	3935
12:55 PM	57	12	4	0	14	6	23	0	19	50	49	0	13	80	3	0	330	3972
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	504	80	32	0	116	36	332	0	344	796	500	0	168	1024	72	0	4004	
Heavy Trucks	16	12	0		12	4	4		4	24	16		4	28	0		124	
Pedestrians		0				8				4				4			16	
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0	
Railroad																		
Stopped Buses																		

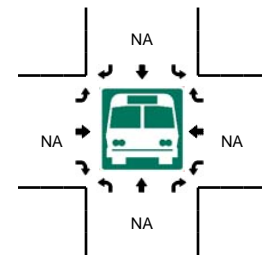
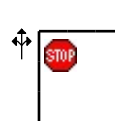
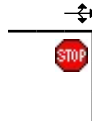
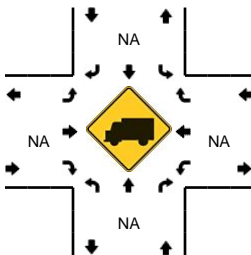
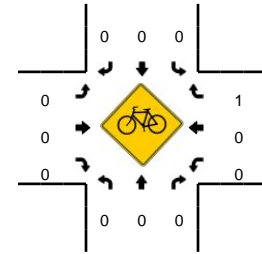
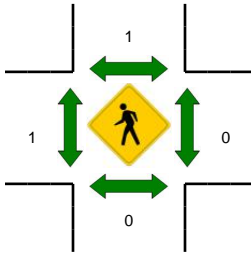
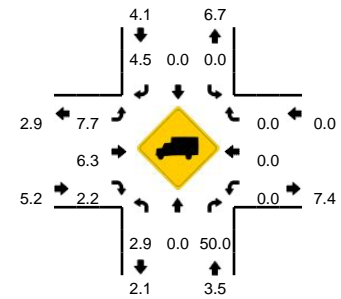
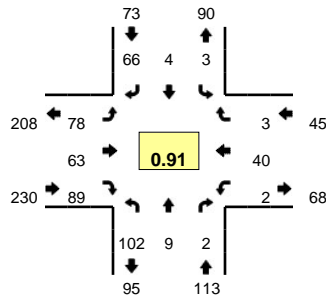
Comments:



**LOCATION:** SW 65th Ave -- SW McEwan Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218002  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 12:00 PM -- 1:00 PM**  
**Peak 15-Min: 12:00 PM -- 12:15 PM**

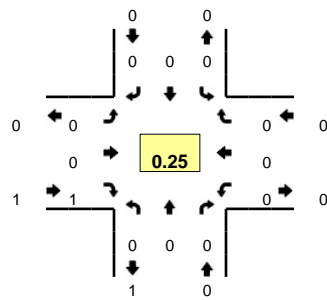


5-Min Count Period Beginning At	SW 65th Ave (Northbound)				SW 65th Ave (Southbound)				SW McEwan Rd (Eastbound)				SW McEwan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	7	0	0	0	0	1	2	0	3	6	4	0	0	1	0	0	24	
11:05 AM	9	1	0	0	0	2	4	0	3	6	7	0	0	5	1	0	38	
11:10 AM	3	1	0	0	1	0	4	0	2	3	7	0	0	7	0	0	28	
11:15 AM	11	2	0	0	0	0	4	0	3	1	5	0	0	0	0	0	26	
11:20 AM	6	0	0	0	0	0	6	0	1	4	11	0	0	4	0	0	32	
11:25 AM	7	2	0	0	1	1	5	0	2	3	5	0	0	6	0	0	32	
11:30 AM	9	0	1	0	0	2	4	0	2	3	6	0	0	4	0	0	31	
11:35 AM	11	1	0	0	1	3	8	0	6	2	7	0	0	7	1	0	47	
11:40 AM	8	0	0	0	1	1	8	0	5	5	10	0	0	3	0	0	41	
11:45 AM	14	1	0	0	0	0	9	0	7	3	7	0	0	5	0	0	46	
11:50 AM	6	3	0	0	0	1	6	0	9	7	6	0	0	5	0	0	43	
11:55 AM	8	2	0	0	0	2	5	0	6	3	11	0	0	7	0	0	44	432
12:00 PM	7	0	0	0	1	0	11	0	6	6	9	0	0	3	0	0	43	451
12:05 PM	9	1	1	0	0	1	9	0	9	2	6	0	0	1	0	0	39	452
12:10 PM	8	1	0	0	0	0	9	0	4	6	11	0	2	3	1	0	45	469
12:15 PM	7	2	0	0	1	0	2	0	6	3	5	0	0	3	0	0	29	472
12:20 PM	12	0	1	0	0	1	4	0	4	8	11	0	0	3	0	0	44	484
12:25 PM	8	2	0	0	0	0	9	0	10	2	3	0	0	4	0	0	38	490
12:30 PM	7	1	0	0	1	0	4	0	12	5	6	0	0	3	1	0	40	499
12:35 PM	10	0	0	0	0	1	0	0	5	7	6	0	0	3	0	0	32	484
12:40 PM	5	0	0	0	0	0	3	0	5	2	5	0	0	3	0	0	23	466
12:45 PM	6	0	0	0	0	1	3	0	3	6	10	0	0	6	0	0	35	455
12:50 PM	13	2	0	0	0	0	3	0	9	6	7	0	0	5	1	0	46	458
12:55 PM	10	0	0	0	0	0	9	0	5	10	10	0	0	3	0	0	47	461
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	96	8	4	0	4	4	116	0	76	56	104	0	8	28	4	0	508	
Heavy Trucks	4	0	0	0	0	0	4	0	8	4	4	0	0	0	0	0	24	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																		
Stopped Buses																		

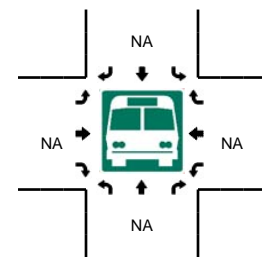
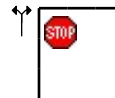
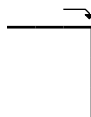
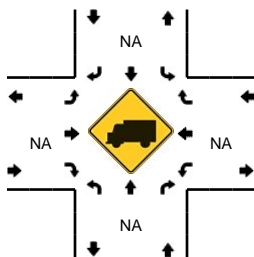
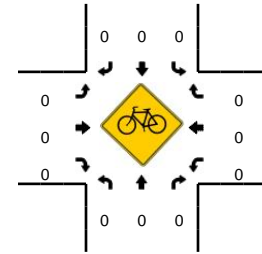
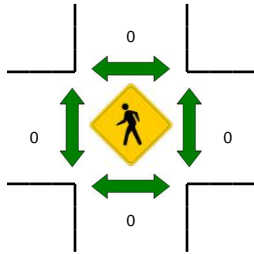
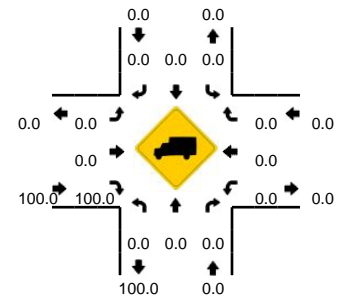
Comments:

**LOCATION:** NW Natural Loading Area -- SW McEwan Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218016  
**DATE:** Tue, Sep 17 2013



**Peak-Hour: 12:00 PM -- 1:00 PM**  
**Peak 15-Min: 12:45 PM -- 1:00 PM**

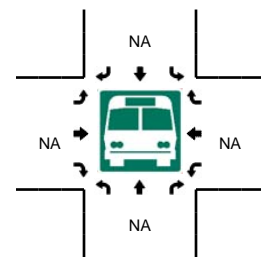
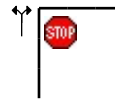
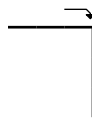
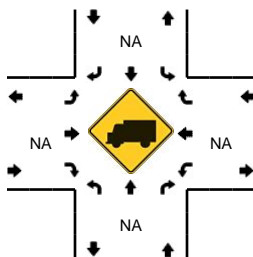
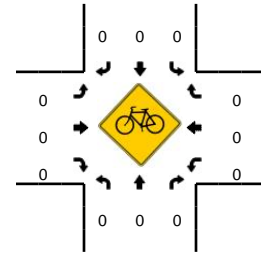
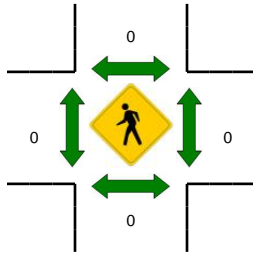
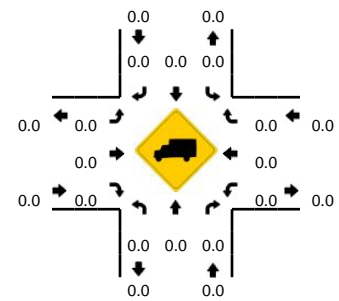
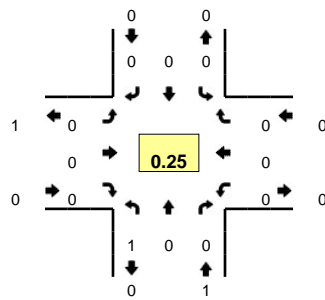
[illegible]

Comments:

**LOCATION:** E NW Natural Dwy -- SW McEwan Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218010  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 12:00 PM -- 1:00 PM**  
**Peak 15-Min: 12:10 PM -- 12:25 PM**



5-Min Count Period Beginning At	E NW Natural Dwy (Northbound)				E NW Natural Dwy (Southbound)				SW McEwan Rd (Eastbound)				SW McEwan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:05 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:10 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:20 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:25 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:30 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	
11:35 AM	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	
11:40 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:50 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:55 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:20 PM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	4
12:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
12:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																		
Stopped Buses																		

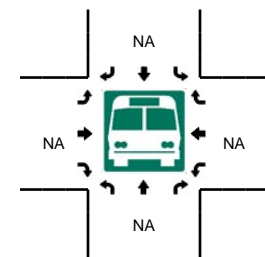
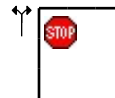
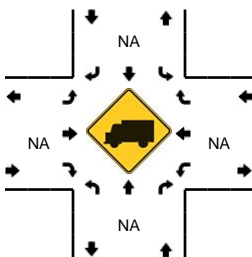
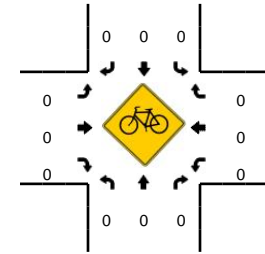
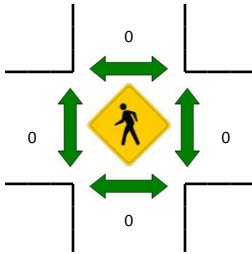
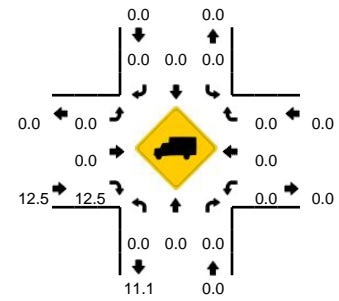
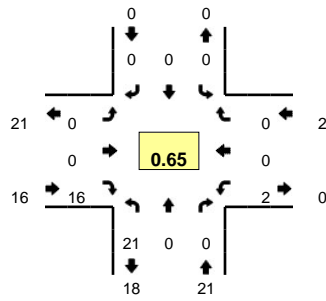
**Comments:**



**LOCATION:** Mid NW Natural Dwy -- SW McEwan Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218012  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 12:00 PM -- 1:00 PM**  
**Peak 15-Min: 12:15 PM -- 12:30 PM**



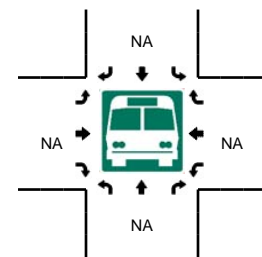
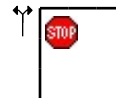
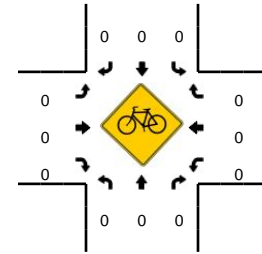
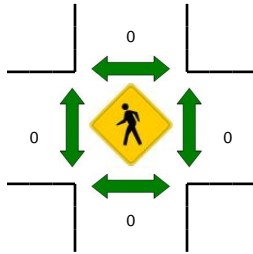
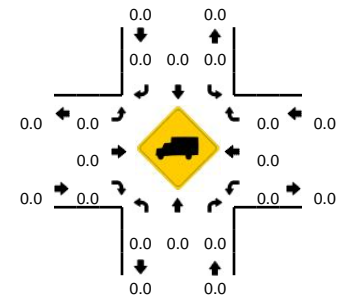
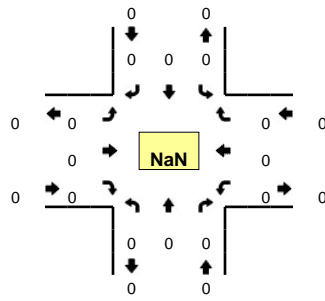
5-Min Count Period Beginning At	Mid NW Natural Dwy (Northbound)				Mid NW Natural Dwy (Southbound)				SW McEwan Rd (Eastbound)				SW McEwan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	3	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	4	
11:05 AM	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	
11:10 AM	2	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	3	
11:15 AM	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
11:20 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:25 AM	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	3	
11:30 AM	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
11:35 AM	2	0	0	0	0	0	0	0	0	0	3	0	1	0	0	0	6	
11:40 AM	2	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	3	
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:50 AM	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2	
11:55 AM	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	29
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25
12:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	1	24
12:10 PM	4	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	6	27
12:15 PM	2	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	5	29
12:20 PM	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	2	31
12:25 PM	6	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	8	36
12:30 PM	2	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	3	37
12:35 PM	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	1	32
12:40 PM	5	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	7	36
12:45 PM	1	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	38
12:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36
12:55 PM	1	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	4	39
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	32	0	0	0	0	0	0	0	0	0	24	0	4	0	0	0	60	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																		
Stopped Buses																		

Comments:

**LOCATION:** W NW Natural Dwy -- SW McEwan Rd  
**CITY/STATE:** Tualatin, OR

**QC JOB #:** 11218014  
**DATE:** Tue, Sep 17 2013

**Peak-Hour: 12:00 PM -- 1:00 PM**  
**Peak 15-Min: 12:00 PM -- 12:15 PM**

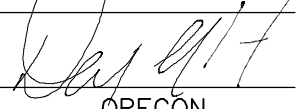


5-Min Count Period Beginning At	W NW Natural Dwy (Northbound)				W NW Natural Dwy (Southbound)				SW McEwan Rd (Eastbound)				SW McEwan Rd (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
11:00 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:05 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:10 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:15 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:20 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:25 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:35 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:40 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:45 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:50 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
11:55 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:05 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:10 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:20 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:25 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:35 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:40 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:50 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:55 PM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total	
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
All Vehicles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Heavy Trucks	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Pedestrians	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Bicycles	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
Railroad																		
Stopped Buses																		

Comments:

## Title Commitment Legal

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR



OREGON  
JANUARY 23, 1990  
DALE L. HULT  
2427

RENEWS 07/01/11

PARCEL 1: LOT 33, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON BY DEED RECORDED FEBRUARY 18, 1941, IN BOOK 196, PAGE 309, DEED RECORDS. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED APRIL 13, 1973, IN BOOK 919, PAGE 45, DEED RECORDS. ALSO EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT AN IRON PIPE WHICH BEARS NORTH 38° 35' WEST 12.80 FEET FROM THE MOST EASTERLY SOUTHEAST CORNER OF LOT 33, TUALATIN VALLEY HOMES, SAID IRON PIPE ALSO BEING IN THE SOUTHWESTERLY RIGHT OF WAY OF HAZEL FERN ROAD; THENCE SOUTH 51° 25' WEST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 33, A DISTANCE OF 150.00 FEET TO AN IRON PIPE; THENCE SOUTH 38° 35' EAST 12.80 FEET TO A POINT ON SAID SOUTHEASTERLY LINE; THENCE NORTH 51° 25' EAST ALONG SAID SOUTHEASTERLY LINE 150.00 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 33 AND A POINT IN SAID RIGHT OF WAY HAZEL FERN ROAD, THENCE NORTH 38° 35' WEST 12.80 FEET ALONG SAID RIGHT OF WAY TO AN IRON PIPE AND THE POINT OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TUALATIN BY DEDICATION DEED RECORDED MARCH 4, 1994, RECORDING NO. 94-021176.

PARCEL 2: LOT 34, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON. TOGETHER WITH THAT PORTION OF VACATED SW GAILBREATH WAY WHICH INURED THERETO BY REASON OF WASHINGTON COUNTY ORDINANCE NO. 65-11, RECORDED JULY 22, 1965, IN BOOK 561, PAGE 466. EXCEPTING THEREFROM THE FOLLOWING: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 34; THENCE FROM SAID POINT OF BEGINNING, SOUTHEASTERLY ALONG THE WEST LINE OF MCEWAN ROAD, ALSO KNOWN AS HAZEL FERN ROAD, 187.2 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF LOT 34, A DISTANCE OF 150 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF LOT 34, 187.2 FEET TO AN IRON PIPE; THENCE NORTHEASTERLY 150 FEET ON THE DIVISION LINE BETWEEN LOTS 33 AND 34 TO THE PLACE OF BEGINNING. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TUALATIN BY DEDICATION DEED RECORDED MARCH 4, 1994, RECORDING NO. 94-021176.

PARCEL 3: A) A PORTION OF LOT 33, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT AN IRON PIPE WHICH BEARS NORTH 38° 35' WEST 12.80 FEET FROM THE MOST EASTERLY SOUTHEAST CORNER OF LOT 33, TUALATIN VALLEY HOMES, SAID IRON PIPE ALSO BEING IN THE SOUTHWESTERLY RIGHT OF WAY OF HAZEL FERN ROAD; THENCE SOUTH 51° 25' WEST, PARALLEL WITH THE SOUTHEASTERLY LINE OF SAID LOT 33, A DISTANCE OF 150.00 FEET TO AN IRON PIPE; THENCE SOUTH 38° 35' EAST 12.80 FEET TO A POINT ON SAID SOUTHEASTERLY LINE; THENCE NORTH 51° 25' EAST ALONG SAID SOUTHEASTERLY LINE 150.00 FEET TO THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 33 AND A POINT IN SAID RIGHT OF WAY HAZEL FERN ROAD; THENCE NORTH 38° 35' WEST 12.80 FEET ALONG SAID RIGHT OF WAY TO AN IRON PIPE AND THE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TUALATIN BY DEDICATION DEED RECORDED MARCH 4, 1994, RECORDING NO. 94-021176. B) A PORTION OF LOT 34, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 34, TUALATIN VALLEY HOMES; RUNNING THENCE FROM SAID POINT OF BEGINNING, SOUTH AND EAST ALONG THE WEST LINE OF HAZEL FERN ROAD 87.20 FEET; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF LOT 34, A DISTANCE OF 150 FEET TO AN IRON PIPE; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF LOT 34, 87.20 FEET TO AN IRON PIPE; THENCE NORTHEASTERLY ON DIVISION LINE BETWEEN LOTS 33 AND 34, TO THE PLACE OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TUALATIN BY DEDICATION DEED RECORDED MARCH 4, 1994, RECORDING NO. 94-021176.

PARCEL 4: A PORTION OF LOT 34, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 34, TUALATIN VALLEY HOMES; THENCE SOUTHEASTERLY ALONG THE WESTERLY LINE OF MCEWAN ROAD, ALSO KNOWN AS HAZEL FERN ROAD, 87.2 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; THENCE CONTINUING SOUTHEASTERLY ALONG THE WESTERLY LINE OF THE MCEWAN ROAD 100 FEET TO A POINT; THENCE SOUTHWESTERLY PARALLEL TO THE NORTHWESTERLY LINE OF LOT 34, A DISTANCE OF 150 FEET TO A POINT; THENCE NORTHWESTERLY PARALLEL TO THE NORTHEASTERLY LINE OF LOT 34, 100 FEET TO A POINT; THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE DIVISION LINE BETWEEN LOTS 33 AND 34, 150 FEET TO THE TRUE POINT OF BEGINNING. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF TUALATIN BY DEDICATION DEED RECORDED MARCH 4, 1994, RECORDING NO. 94-021176.

PARCEL 5: LOT 35, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON. TOGETHER WITH THAT PORTION OF VACATED SW GAILBREATH WAY WHICH INURED THERETO BY REASON OF WASHINGTON COUNTY ORDINANCE NO. 65-11, RECORDED JULY 22, 1965, IN BOOK 561, PAGE 466. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED DECEMBER 19, 1940 IN BOOK 194, PAGE 690. ALSO EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED APRIL 13, 1973, IN BOOK 919, PAGE 45, DEED RECORDS.

PARCEL 6: THAT PART OF LOTS 36 AND 37, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, LYING SOUTHEASTERLY OF THE WEST PORTLAND-HUBBARD HIGHWAY. TOGETHER WITH THAT PORTION OF VACATED SW GAILBREATH WAY WHICH INURED THERETO BY REASON OF WASHINGTON COUNTY ORDINANCE NO. 65-11, RECORDED JULY 22, 1965, IN BOOK 561, PAGE 466. EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION BY DEED RECORDED APRIL 13, 1973, IN BOOK 919, PAGE 45, DEED RECORDS.

PARCEL 7: A PARCEL OF LAND LYING IN LOTS 43 AND 44, TUALATIN VALLEY HOMES, IN THE CITY OF TUALATIN, COUNTY OF WASHINGTON AND STATE OF OREGON, LYING SOUTHEASTERLY OF A LINE PARALLEL WITH AND 125 FEET SOUTHEASTERLY OF THE CENTER LINE OF THE PACIFIC HIGHWAY (FORMERLY THE WEST PORTLAND-HUBBARD HIGHWAY) WHICH CENTER LINE IS REFERRED TO IN THAT DEED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION, RECORDED IN BOOK 194, PAGE 446, OF WASHINGTON COUNTY BOOK OF RECORDS. EXCEPTING THEREFROM THAT PORTION DEEDED TO THE STATE OF OREGON, BY AND THROUGH ITS STATE HIGHWAY COMMISSION IN DEED RECORDED FEBRUARY 15, 1973, IN BOOK 909, PAGE 745, OF WASHINGTON COUNTY BOOK OF RECORDS. ALSO EXCEPTING THEREFROM DEDICATED TO THE CITY OF TUALATIN, BY DEED RECORDED MARCH 4, 1994, AS RECORDING NO. 94-021176.

THE ABOVE DESCRIBED PARCEL IS THE SAME PARCEL AS DESCRIBED IN FIDELITY NATIONAL TITLE COMPANY OF OREGON, COMMITMENT NO. 20130068528-FTPOR01, BEARING AN EFFECTIVE DATE OF FEBRUARY 8, 2013, AT 8:00 AM.

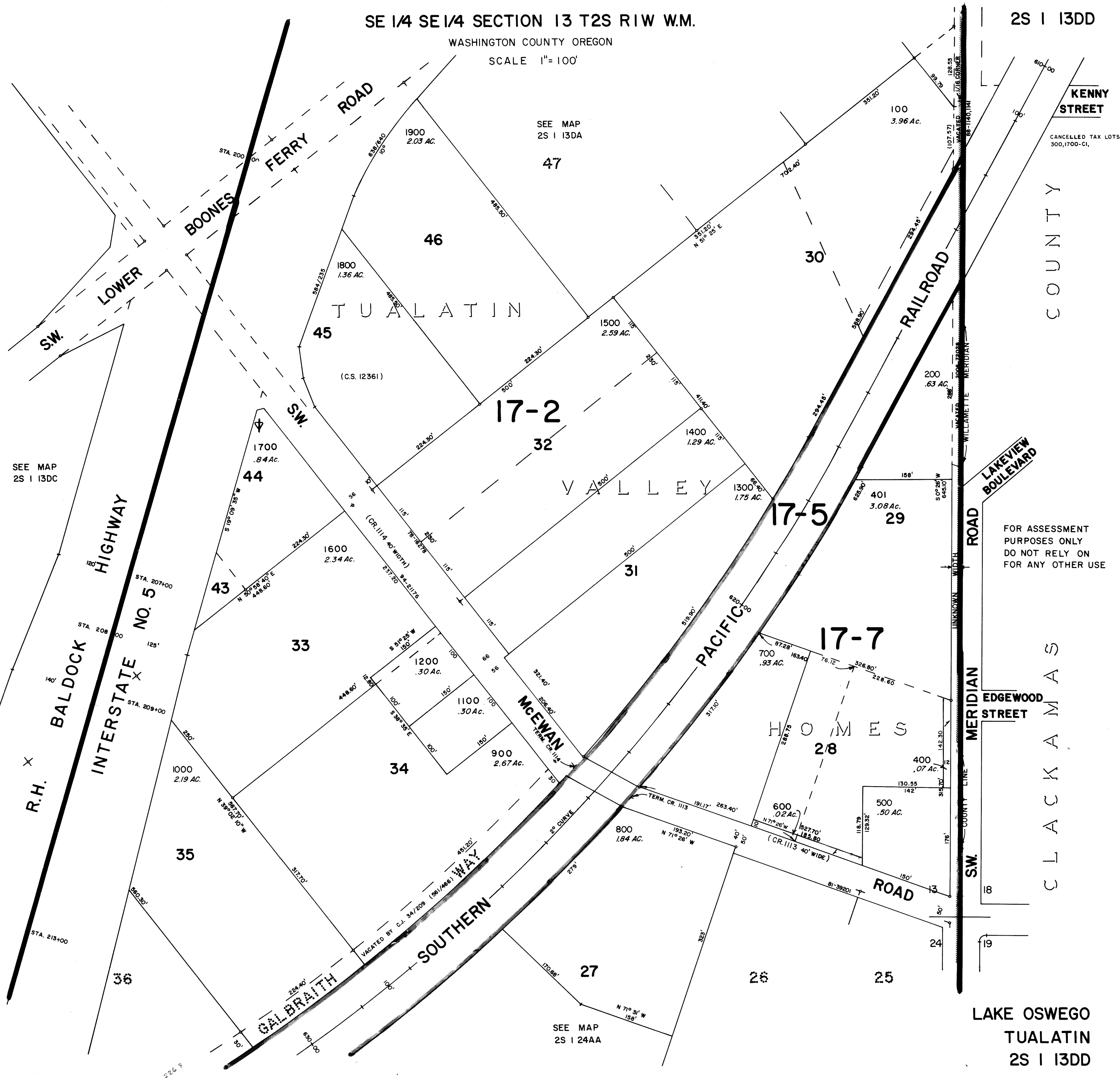


SE 1/4 SE 1/4 SECTION 13 T2S R1W W.M.

2S 1 13DD

WASHINGTON COUNTY OREGON

SCALE 1"=100'



## CUP-13-05

To lessen the bulk of the notice of app and to address the worries of some Tualatin residents about online land use application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.

## NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

<div>NOTICE</div> <div>NEIGHBORHOOD / DEVELOPER MEETING</div> <div>___/___/2010 __:__.m.</div> <div>___ SW ___</div> <div>503-___-___</div>	18"
24"	

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < [www.tualatinoregon.gov/planning/land-use-application-sign-templates](http://www.tualatinoregon.gov/planning/land-use-application-sign-templates) >.

As the applicant for the

U-Haul Self-Service Storage project, I

hereby certify that on this day, one sign(s) was/were posted on the

subject property in accordance with the requirements of the Tualatin Development Code

and the Community Development Department - Planning Division.

Applicant's Name: Ryan Schera  
(PLEASE PRINT)

Applicant's Signature: [Signature]

Date: 11/6/13




# NEIGHBORHOOD/DEVELOPER MEETING AFFIDAVIT OF MAILING

STATE OF OREGON                     )  
  ) SS  
COUNTY OF WASHINGTON        )

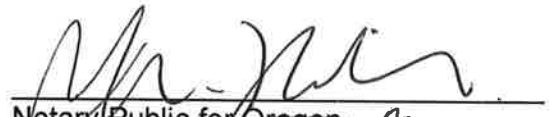
I, DAVID Pollock, being first duly sworn, depose and say:

That on the 3<sup>RD</sup> day of NOVEMBER, 2013 I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

  
Signature

SUBSCRIBED AND SWORN to before me this 3<sup>RD</sup> day of NOVEMBER, 2013.



  
Notary Public for ~~Oregon~~ ARIZONA  
My commission expires: 12/11/2016

RE: \_\_\_\_\_

November 3, 2013

Project Name & Location:

**U-Haul Moving & Storage of Tualatin**

7100 SW McEwan Rd., TUALATIN, Oregon 97035

Dear Property Owner;

You are cordially invited to attend a meeting on November 20, 2013 at 6:30 pm at 7100 SW McEwan Road, Tualatin, OR 97035. This meeting shall be held to discuss a proposed project located at 7100 SW McEwan Rd., Tualatin, OR.

The proposal is to;

R-Use Development and Tenant Improvements converting the existing Natural Gas Company center into a U-Haul Center. This location shall offer Interior Climate Controlled Self-Storage, Open Warehouse storage, Retail/Showroom, Dispatch & Receiving Bays, U-Haul Equipment and Vehicle rental, Equipment Repair Shop, RV Storage and Alternate Fuel Dispensing area.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss the proposal and identify any issues regarding this proposal.

Regards

David Pollock, Development Manager  
U-Haul International/AMERCO Real Estate Co.  
David\_Pollock@uhaul.com  
(602) 263-6502

David Schaefer, U-Haul President of Portland  
8816 SE Foster Rd. Portland, OR 97266  
david\_schaefer@uhaul.com  
(503) 777-5924

As the applicant for the U-Haul Moving & Storage of Tualatin project, I hereby certify that on this day, November 3, 2013 notice of the Neighborhood / Developer meeting was mailed in accordance with the requirements of the Tualatin Development Code and the Community Development Department-Planning Division

Applicant's Name: David Pollock

Applicant's Signature; \_\_\_\_\_

Date 11/3/13

# SIGN-IN SHEET

503.224.9560 • 503.228.1285 • [MCKNZE.COM](http://MCKNZE.COM)

RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214

Portland, Oregon • Vancouver, Washington • Seattle, Washington

PROJECT NUMBER: 2130364.00

PROJECT NAME: U-Haul Tualatin

FACILITATOR: David Pollack, U-Haul  
Ryan Schera, Mackenzie

MEETING DATE: November 20, 2013  
MEETING TIME: 6:30 PM

Name (and Organization)	Address	Phone	Email
-------------------------	---------	-------	-------

Ted Dorsey 6545 Childs Rd 503-639-7960 TDorsey@Juno.  
Linda Moholt ~~1879~~ 18791 SW-Mantua Rd 503-692-0786 Linda@thalatin  
Colin Cortes City of Tualatin Chamber. Com  
Scott Cassiday Thalatin OR



Welcome Please Sign in:

NAME

ADDRESS

STEVE WALT

220 NW 2<sup>ND</sup> AVE PORTLAND OR 97209



# City of Tualatin

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## CONDITIONAL USE PERMIT CERTIFICATION OF SIGN POSTING

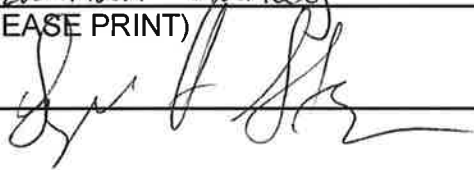
	<b>NOTICE</b>
<b>CONDITIONAL USE PERMIT __-__</b>	
For more information: 503-691-3026 or <a href="http://www.ci.tualatin.or.us">www.ci.tualatin.or.us</a>	

24"      18"

The applicant shall provide and post a sign pursuant to Tualatin Development Code (TDC) 31.064(2). Additionally, the 18" x 24" sign must contain the application number, and the block around the word "NOTICE" must remain **lime green** composed of the **RGB color values Red 146, Green 208, and Blue 80**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < [www.tualatinoregon.gov/planning/land-use-application-sign-templates](http://www.tualatinoregon.gov/planning/land-use-application-sign-templates)>.

As the applicant for the U-Haul conditional use (CUP 13-05) project, I hereby certify that on this day, 12/16/13 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: Suzannah Stanley  
(PLEASE PRINT)

Applicant's Signature: 

Date: 12/16/13

## **CUP-13-05 ATTACHMENT 101C:**

### **ANALYSIS AND FINDINGS**

The issue before the City Council is consideration of a conditional use permit to allow rental and leasing of autos and light trucks with incidental sale of vehicles for U-Haul.

In order to grant the proposed Conditional Use Permit, the request must meet the approval criteria of [Tualatin Development Code \(TDC\) Section 32.030](#). The applicant prepared a narrative that addresses the criteria, which is within the application materials (Attachment 101B), and staff has reviewed this and other application materials and included pertinent excerpts below:

#### **1. The use is listed as a conditional use in the underlying planning district.**

The subject property, which comprises Tax Map 2S1 13DD, Tax Lots 900, 1000, 1100, 1200, 1600, and 1700, and Tax Map 2S1 24AA, Tax Lot 5500, is within the Light Manufacturing (ML) Planning District. "Rental and leasing of autos and light trucks, except not allowed in the Special Commercial Setback, TDC 60.035(1-3)" is a conditional use within the ML Planning District pursuant to TDC [60.040](#)(1)(p), and the subject property is not subject to the Special Commercial Setback pursuant to TDC [Map 9-5](#).

The criterion is met.

#### **2. The characteristics of the site are suitable for the proposed use, considering size, shape, location, topography, existence of improvements and natural features.**

**Size:** The minimum lot size within the ML Planning District is 20,000 square feet (s.f.), approximately 0.46 acres. The site is approximately 10.08 acres and is developed with four industrial buildings vacated by NW Natural [Gas]. The tax lot exceeds the minimum lot size requirement.

The site size is suitable for the proposed use.

**Shape:** The site is a triangular composition of lots with access from and frontage along SW McEwan Road. The site abuts I-5 to the west/northwest and the Portland & Western Railroad (PNWR) to the south/southeast.

The lot shape is suitable for the proposed use.

**Location:** The site is located within the ML Planning District with access from SW McEwan Road.



The location is suitable.

Topography: According to City Geographic Information System ([GIS](#)) contour data, the developed site has negligible slope. The site generally slopes downward from north/northeast to south/southwest.

The topography would not interfere with the proposed use.

Improvements: The site is developed with four industrial buildings vacated by NW Natural [Gas]. The applicant proposes to re-use and convert the site and existing buildings into a self-storage, warehouse, and truck/equipment rental facility for U-Haul.

Of the adjacent public street, the Engineering Division Memorandum (Attachment 101D) identifies no needed improvements.

Asbuilts show existing sanitary sewer and water laterals to City systems. The existing water meter is in need of replacement. A replacement water meter is scheduled to have been completed by January 17, 2014. The sanitary sewer and water needs are met.

Natural Features: Staff visited the site on January 10 and 24, 2014. The developed site has several mature trees, with many in a park-like area in the northerly middle of the site, between the buildings and the northernmost parking. The applicant stated during the neighborhood/developer meeting on November 20, 2013 that there was no intention to redevelop this area.

The criterion is met.

**3. The proposed development is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.**

The following information is reproduced from the Engineering Division Memorandum (Attachment 101D):

*Transportation:* The site is east of I-5 and southwest of SW McEwan Road. The applicant has submitted a Traffic Information Report from Mackenzie dated December 12, 2013. As the Institute of Transportation Engineers (ITE) Trip Generation Manual does not have a use similar to U-Haul, a survey of a larger active U-Haul site was counted for comparison.

TABLE 2 –U-HAUL TRIP GENERATION CHARACTERISTICS				
Time Period	Weekday (Tues-Thurs)		Weekend	
	Peak Hour	ADT	Peak Hour	ADT
Peak	44 (16% in/84% out)	365	39 (54% in/46% out)	327
Average	33 (50% in/50% out)	332	28 (60% in/40% out)	218

Weekdays yielded higher overall peak trip generation and average peaking characteristics than the weekend days. Weekday peak and Average Daily Traffic (ADT) surpassed weekend peak and ADT, therefore weekday trip rates were evaluated to determine potential trip increases that might result in higher level of service (LOS).

TABLE 4 – NET SITE TRIP GENERATION						
Time Period	Weekday Midday Peak Hour Trips			Weekday PM Peak Hour Trips		
	Entering	Exiting	Total	Entering	Exiting	Total
Proposed Site	17	16	33	10	21	31
Existing Site	19	22	41	10	21	31
<b>Net Trip Impact</b>	<b>-2</b>	<b>-6</b>	<b>-8</b>	<b>0</b>	<b>0</b>	<b>0</b>

Based on Table 4, the U-Haul development will not increase trips on the adjacent street system, and there will be no change in traffic operation during peak hours and a decrease during midday, therefore no impact to LOS at nearby intersections.

*Sanitary Sewer, Stormwater, & Water:* Asbuilts show existing sanitary sewer and water laterals to City systems. The existing water meter is in need of replacement. A replacement water meter is scheduled to be completed by January 17, 2014. The sanitary sewer and water needs are met.

No stormwater lines are available. Stormwater from this site will need to be addressed during redevelopment through infiltration or construction of new public stormwater lines.

Criterion 3 is met.

**4. The proposed use will not alter the character of the surrounding area in any manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying planning district.**

The subject property is in the ML Planning District. Surrounding land uses by cardinal direction and planning district include:

N:	CG	SW McEwan Road, Legacy Medical Group
E:	ML	SW McEwan Road, North to south: Public Storage, Oswego Storage, and Puremist Corp.
S:	n/a	Portland & Western Railroad (PNWR); outside city limits, in Lake Oswego: industrial businesses
	RMH	Portland & Western Railroad (PNWR), Piper's Run Subdivision (residential, mostly duplexes)
W:	CG	I-5, Providence Bridgeport medical facility, Claim Jumper restaurant

The proposed use can be conditioned to be compatible with surrounding uses including a rail line and mostly industrial businesses. The site lacks screening of outdoor storage and the west/northwest yard does not currently meet perimeter landscape standards, and a condition addresses this. Piper's Run Subdivision, across the PNWR, had co-existed with the developed industrial site, vacated by NW Natural [Gas], and can co-exist with the proposed use provided that the applicant complies with the conditions of approval. With applicant compliance with the conditions of approval, staff finds that the proposed use would not alter the character of the surrounding area in any manner which substantially limits, impairs or precludes the surrounding properties for the primary uses listed in the underlying planning districts.

The following are conditions of approval to meet Criterion 4:

*3. Condition 3: Landscaping & Outdoor Storage Screening*

*(a) Provide site perimeter landscaping by planting trees, shrubs, lawn and live groundcover in yards along SW McEwan Road and the entire adjacent segment of I-5 in compliance with TDC [73.240](#)(9). Additionally, the applicant shall provide site perimeter landscaping at least 5 feet in width and adhering to planting specifications in TDC [73.340](#)(2)(a)(i-iv) and in compliance with comply with TDC [73.340](#)(2). Prior to issuance of a building permit, provide a landscaping plan. Prior to issuance of a temporary certificate of occupancy or certificate of occupancy, the applicant shall install the landscaping.*

This condition keeps from harming surrounding properties the subject property that is subject to these landscaping standards. This condition is necessary because the site currently lacks perimeter landscaping.

*(b) Screen any outdoor storage with dense evergreen landscaping along the west/northwest boundary of the subject property along I-5 pursuant to TDC [73.160](#)(4)(b) and [73.260](#)(1)(b) and (c). Any shrubbery proposed for such screening shall be at least a gallon in size. Prior to issuance of a building permit, provide a landscaping plan. Prior to issuance of a temporary certificate of occupancy or certificate of occupancy, the applicant shall install the landscaping.*



This condition keeps from harming surrounding properties the subject property that is subject to the screening standard. The condition is necessary because the site currently lacks adequate screening from public right-of-way (ROW).

## **5. The proposal is consistent with plan policies.**

The applicable Tualatin Community Plan policies and TDC regulations that apply to the proposed conditional use in the ML Planning District include TDC:

- Chapter 7 “Manufacturing Planning Districts”, Section 7.030 “Objectives”;
- Chapter 32 “Conditional Uses”, Section 32.030 “Conditional Uses – Siting Criteria”;
- Chapter 38 “Signs”;
- Chapter 60 “Light Manufacturing Planning District (ML)”, Sections 60.010 “Purpose” and 60.041 “Restrictions on Conditional Uses”;
- Chapter 63 “Environmental Regulations”; and
- Chapter 73 “Community Design Standards”, Sections 73.040(1), 73.050(4), 73.160(3)(c) and (4)(b), and 73.380(6).

TDC [7.030](#) states that “the following are general objectives used to guide the development of the Plan and that should guide implementation of the Plan's recommendations: ... (2) Provide increased local employment opportunity.”

The proposal is for truck rental use by U-Haul, a business new to Tualatin and new to the developed site that was vacated by NW Natural [Gas], and would allow for a number of jobs greater than the zero that presently exist on site, mitigating erosion of employment opportunity.

This Analysis & Findings (Attachment 101C) examines the five conditional use siting criteria within TDC 32.030, and this section addresses Criterion 5.

TDC [60.010](#) states that “The purpose of this district is to provide areas of the City that are suitable for industrial uses and compatible with adjacent commercial and residential uses. ... The district is suitable for warehousing, wholesaling, and light manufacturing processes that are not hazardous and do not create undue amounts of noise, dust, odor, vibration, or smoke.”

The proposal is for truck rental use by U-Haul, a use that, having both commercial and industrial character, fits well with the ML Planning District meant as a buffer or transitional district adjacent to commercial and residential districts. As examined above for Criterion 4, surrounding land uses including the commercial Legacy Medical Group site to the north and the residential Piper’s Run Subdivision of mostly duplexes to the south across the Portland & Western Railroad (PNWR). The proposal threatens no inherent, imminent, or great hazard or conflict with surrounding uses, particularly none of the nuisance kind that the general public might associate with industry such as undue

amounts of noise, dust, odor, vibration, or smoke. As listed in Criterion 4, surrounding uses include a mini storage use similar to the U-Haul proposal.

TDC [60.041](#) establishes retail restrictions on conditional uses:

The following restrictions shall apply to those uses listed as conditional uses in TDC 60.040:

(1) The retail sale of products manufactured, assembled, packaged or wholesaled on the site is allowed provided the retail sale area, including the showroom area, is no more than 5% of the gross floor area of the building not to exceed 1,500 square feet.

(2) For other retail uses, excluding retail sales of products manufactured, assembled, packaged or wholesaled on the site, the following restrictions shall apply:

(a) Retail uses on land designated Employment Area or Corridor on [Map 9-4](#) shall not be greater than 60,000 square feet of gross floor area per building or business.

(b) Retail commercial, retail service and professional service uses on land designated Industrial Area on [Map 9-4](#) shall not be greater than 5,000 square feet of sales or service area in a single outlet, or not greater than 20,000 square feet of sales or service area for multiple outlets in a single building or in multiple buildings that are part of the same development project, with the following two exceptions, which shall not be subject to the size limitations stated in this sub-section:

(i) Commercial uses within the Special Setbacks for Commercial Uses Area, shown on [Map 9-5](#), and as specified in TDC [60.035](#).

(ii) Development approved through the application of the Industrial Business Park Overlay District, as specified in TDC Chapter [69](#).  
[Ord. 1212-06, 06/26/06]

The application materials don't suggest an inherent conflict with or inability to comply with the restrictions, but because it's unclear if the applicant is aware of and would comply with the restrictions and for other reasons examined below, the staff report lists a condition of approval referencing these restrictions, which is reproduced and examined below.

The following are conditions of approval to meet Criterion 5.

1. *Condition 1: Application: The applicant shall operate the use consistent with all application materials submitted to the City on November 27, 2013 and revised*

*December 12, 2013 and February 12, 2014 unless otherwise directed by another condition of approval. Truck rental cannot commence until there is compliance with Conditions 3(a) and (b).*

This condition ensures compliance with the TDC.

2. *Condition 2: Environmental Regulations: The applicant shall comply with the noise, vibration, air quality, odors, and other manufacturing planning districts environmental standards of TDC [63](#).*

This condition ensures compliance with the TDC by the subject property, which is subject to these standards, and draws the applicant's attention to them.

4. *Condition 4: Restrictions on Conditional Uses: The applicant shall comply with the retail restrictions on conditional uses in the ML Planning District pursuant to TDC [60.041](#) and indicate compliance on a site plan submitted prior to issuance of any building permits.*

The proposed use is by a business of commercial character selling goods and service related to the uses of mini storage and truck rental, meaning that there will be retail with U-Haul and its land uses. Notation on the preliminary site plan also indicates square footage allocations for retail. This condition confirms that the subject property is subject to the retail restrictions and draws the applicant's attention to them in order to comply with them and indicate compliance on a revised site plan to be submitted.

5. *Condition 5: Signage: The applicant shall separately from this CUP approval submit sign permit applications for any proposed signage.*

The condition is necessary to make explicit that approval of a CUP does not automatically approve any related signage.

6. *Condition 6: Approval Period: The approval period shall be pursuant to TDC [32.090](#) Automatic Termination of Conditional Use as reproduced:*

*(1) Unless otherwise provided by the Council in the resolution granting approval of the conditional use permit, a conditional use permit shall automatically become null and void two years after the effective date upon which it was granted unless one of the following events occur:*

*(a) The applicant or his successor in interest has secured a building permit within said two-year period, if a building permit is required, and has actually commenced construction of the building or structure authorized by the permit within said two-year period.*



*(b) The applicant or his successor in interest has commenced the activity or installation of the facility or structure authorized by the conditional use permit within said two-year period.*

*(2) The applicant may submit a written request to the City Council for an extension of time on the conditional use permit to avoid the permit's becoming null and void. The request for extension must be submitted prior to the expiration of the times established by Subsection (1) above. The City Council may, in the resolution granting such conditional use permit, provide for an extension of time beyond 1 year. [Ord. 743-88, 3/28/88; Ord. 1333-11 §2, 9/12/11]*

This confirms an implicit assumption for the subject property that is subject to the approval period restrictions and draws the applicant's attention to them. It would also be useful if the City later revised TDC 32.090 because it would be clear what approval period regulations applied at the time of approval of the conditional use.

7. *Condition 7: Site Improvements: This CUP approval excludes approval of any site improvements as described in TDC [73.040](#)(1). Any such site improvements that the applicant might propose shall be subject to all applicable TDC policies and regulations.*

The condition is necessary to make explicit that approval of a CUP does not automatically approve any related site improvements.

8. *Condition 8: General: The applicant shall comply with all applicable [TDC](#) policies and regulations.*

This condition ensures compliance with the TDC.

The proposal including conditions of approval satisfies those objectives and policies of the TDC that are applicable to the proposed use.

The proposal including conditions of approval is consistent with plan policies.

Based on the application, the conditions of approval, and the above analysis and findings, U-Haul (CUP-13-05) meets the criteria of TDC [32.030](#).

For administrative reference, the conditions of approval are reproduced below in numerical order:

1. Application: The applicant shall operate the use consistent with all application materials submitted to the City on November 27, 2013 and revised December 12, 2013 and February 12, 2014 unless otherwise directed by another condition of approval. Truck rental cannot commence until there is compliance with Conditions 3(a) and (b).

2. Environmental Regulations: The applicant shall comply with the noise, vibration, air quality, odors, and other manufacturing planning districts environmental standards of TDC [63](#).
3. Landscaping & Outdoor Storage Screening:
  - (a) Provide site perimeter landscaping by planting trees, shrubs, lawn and live groundcover in yards along SW McEwan Road and the entire adjacent segment of I-5 in compliance with TDC [73.240](#)(9). Additionally, the applicant shall provide site perimeter landscaping at least 5 feet in width and adhering to planting specifications in TDC [73.340](#)(2)(a)(i-iv) and in compliance with comply with TDC [73.340](#)(2). Prior to issuance of a building permit, provide a landscaping plan. Prior to issuance of a temporary certificate of occupancy or certificate of occupancy, the applicant shall install the landscaping.
  - (b) Screen any outdoor storage with dense evergreen landscaping along the west/northwest boundary of the subject property along I-5 pursuant to TDC [73.160](#)(4)(b) and [73.260](#)(1)(b) and (c). Any shrubbery proposed for such screening shall be at least a gallon in size. Prior to issuance of a building permit, provide a landscaping plan. Prior to issuance of a temporary certificate of occupancy or certificate of occupancy, the applicant shall install the landscaping.
4. Restrictions on Conditional Uses: The applicant shall comply with the retail restrictions on conditional uses in the ML Planning District pursuant to TDC [60.041](#) and indicate compliance on a site plan submitted prior to issuance of any building permits.
5. Signage: The applicant shall separately from this CUP approval submit sign permit applications for any proposed signage.
6. Approval Period: The approval period shall be pursuant to TDC [32.090](#) Automatic Termination of Conditional Use as reproduced:
  - (1) Unless otherwise provided by the Council in the resolution granting approval of the conditional use permit, a conditional use permit shall automatically become null and void two years after the effective date upon which it was granted unless one of the following events occur:
    - (a) The applicant or his successor in interest has secured a building permit within said two-year period, if a building permit is required, and has actually commenced construction of the building or structure authorized by the permit within said two-year period.
    - (b) The applicant or his successor in interest has commenced the activity or installation of the facility or structure authorized by the conditional use permit within said two-year period.

(2) The applicant may submit a written request to the City Council for an extension of time on the conditional use permit to avoid the permit's becoming null and void.

The request for extension must be submitted prior to the expiration of the times established by Subsection (1) above. The City Council may, in the resolution granting such conditional use permit, provide for an extension of time beyond 1 year. [Ord. 743-88, 3/28/88; Ord. 1333-11 §2, 9/12/11]

7. Site Improvements: This CUP approval excludes approval of any site improvements as described in TDC [73.040](#)(1). Any such site improvements that the applicant might propose shall be subject to all applicable [TDC](#) policies and regulations.
8. General: The applicant shall comply with all applicable [TDC](#) policies and regulations.





# City of Tualatin

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## MEMORANDUM

DATE: January 14, 2014

TO: Colin Cortes, AICP, CNU-A  
Assistant Planner

FROM: Tony Doran  
Engineering Associate

SUBJECT: CUP 13-05, U-Haul - "Rental and Leasing of Autos and Light Trucks with Incidental Sale of Vehicles" at 7100 SW McEwan Rd (Tax Lot 2S1 13DD 01600)

Colin,

**TDC 32.030 (3) The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use.**

*Transportation:* The site is east of I-5 and southwest of SW McEwan Road. The applicant has submitted a Traffic Information Report from Mackenzie dated December 12, 2013. As the Institute of Transportation Engineers (ITE) Trip Generation Manual does not have a use similar to U-Haul, a survey of a larger active U-Haul site was counted for comparison.

TABLE 2 –U-HAUL TRIP GENERATION CHARACTERISTICS				
Time Period	Weekday (Tues-Thurs)		Weekend	
	Peak Hour	ADT	Peak Hour	ADT
Peak	44 (16% in/84% out)	365	39 (54% in/46% out)	327
Average	33 (50% in/50% out)	332	28 (60% in/40% out)	218

Weekdays yielded higher overall peak trip generation and average peaking characteristics than the weekend days. Weekday peak and Average Daily Traffic (ADT) surpassed weekend peak and ADT, therefore weekday trip rates were evaluated to determine potential trip increases that might result in higher level of service (LOS).

Attachment 101D  
Engineering Division Memo  
Page 1 of 2



# City of Tualatin

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**TABLE 4 – NET SITE TRIP GENERATION**

Time Period	Weekday Midday Peak Hour Trips			Weekday PM Peak Hour Trips		
	Entering	Exiting	Total	Entering	Exiting	Total
Proposed Site	17	16	33	10	21	31
Existing Site	19	22	41	10	21	31
<b>Net Trip Impact</b>	<b>-2</b>	<b>-6</b>	<b>-8</b>	<b>0</b>	<b>0</b>	<b>0</b>

Based on Table 4, the U-Haul development will not increase trips on the adjacent street system, and there will be no change in traffic operation during peak hours and a decrease during midday, therefore no impact to LOS at nearby intersections.

*Sanitary Sewer, Stormwater, & Water:* Asbuilts show existing sanitary sewer and water laterals to City systems. The existing water meter is in need of replacement. A replacement water meter is scheduled to be completed by January 17, 2014. The sanitary sewer and water needs are met.

No stormwater lines are available. Stormwater from this site will need to be addressed during redevelopment through infiltration or construction of new public stormwater lines.

Please let me know if you have questions, ext 3035.

Attachment 101D  
Engineering Division Memo  
Page 2 of 2

**MEMORANDUM**

**Date:** January 9, 2014

**To:** Colin Cortes, Assistant Planner, City of Tualatin

**From:** Jackie Sue Humphreys, Clean Water Services (the District)

**Subject:** U-Haul Tualatin, CUP-13-05, 2S113DD00900, 01000, 01100, 01200, 01600, 01700, 2S124AA05500

Please include the following comments when writing your conditions of approval:

**PRIOR TO ANY WORK ON THE SITE**

A Clean Water Services (the District) Storm Water Connection Permit Authorization must be obtained. Application for the District's Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 07-20, (or current R&O in effect at time of Engineering plan submittal), and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.2.b-1.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans. If site area and any offsite improvements required for this development exceed one-acre of disturbance, project will require a 1200-CN Erosion Control Permit. If site area and any offsite improvements required for this development exceed five-acres of disturbance, project will require a 1200-C Erosion Control Permit.
- c. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, Section 4.02.4.



- e. If use of an existing, offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.
- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Application may require additional permitting and plan review from the District's Source Control Program. For any questions or additional information, please contact Source Control at (503) 681-5175.
- i. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

## CONCLUSION

This Land Use Review does not constitute the District's approval of storm or sanitary sewer compliance to the NPDES permit held by the District. The District, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.

# Conditional Use Permit: CUP-13-05



## Truck Rental February 24, 2014





## CUP 13-05: U-Haul

7100 SW McEwan Rd







# Oblique View

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# Applicant Request

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- Light Manufacturing (ML) Planning District
- Proposed truck rental on the subject property
- “Truck rental” is a conditional use
- Applicant to have on site permitted uses including mini or self-storage



# CUP Criteria

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Tualatin Development Code (TDC) CUP criteria are:

1. The use is listed as a conditional use in the underlying planning district.
2. The characteristics of the site are **suitable for the proposed use, considering size, shape, location, topography, existence of improvements and natural features.**
3. The proposed development is timely, considering the adequacy of transportation systems, public facilities, and services existing or planned for the area affected by the use.
4. The proposed use will not alter the character of the **surrounding area** in any **manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying planning district.**
5. The proposal satisfies those objectives and policies of the Tualatin Community Plan that are applicable to the proposed use.





# Conditions of Approval

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Conditions address:

- Application Consistency
- Environmental Nuisances
- Landscaping
- Outdoor Storage Screening
- General Restrictions on Conditional Uses
- Approval Period
- General Compliance

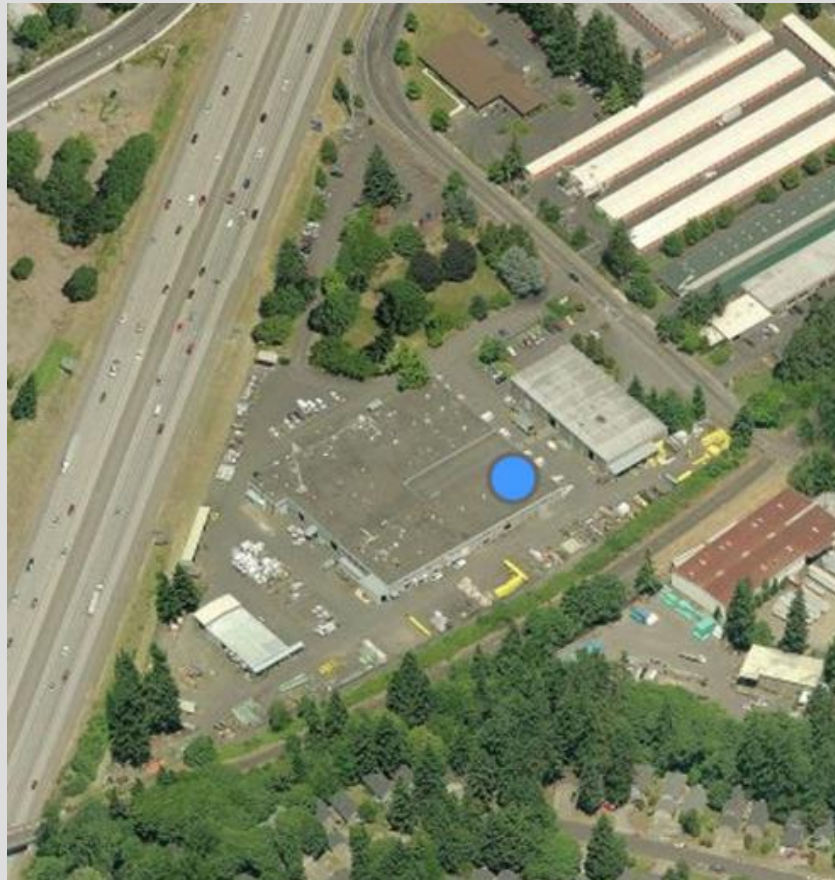


# Conclusion

Analysis and findings show U-Haul with proposed conditions of approval meets CUP criteria.

At the same time, there are code compliance issues

...





# Code Compliance Issues

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Code Compliance issues include:

- Outdoor storage without screening
- Repainting shed along I-5 white with orange “doors” to mimic branding or signage
- Signage (since corrected)
- Tree Removal





# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Sara Singer, Deputy City Manager

**DATE:** 02/24/2014

**SUBJECT:** Consideration of **Resolution 5185-14** Adopting the Tualatin Tomorrow Vision Plan

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### **ISSUE BEFORE THE COUNCIL:**

Tualatin Tomorrow is the community-driven Vision for the future of the City. It was first developed in 2007, and in 2013 it had its first major update after months of gathering ideas and public input. The Tualatin Tomorrow Advisory Committee (TTAC) in partnership with the community, City staff and the City's Vision Advisor have prepared a draft Tualatin Tomorrow Vision Action Plan for City Council review.

### **RECOMMENDATION:**

Staff respectfully recommends City Council consider Resolution 5185-14 Adopting the Tualatin Tomorrow Vision Plan.

### **EXECUTIVE SUMMARY:**

Tualatin Tomorrow is a community-driven Vision for the future of the City. It was first developed in 2007 and modified in 2009, and it describes the way citizens want their community to look, feel and function over a twenty-year horizon. The Vision "action plan" outlines specific programs and projects designed to help achieve these community goals. In 2013, Tualatin completed the first major update of the Action Plan through a comprehensive community engagement process. The TTAC and Vision Partners employed multiple tools to engage the community in the Vision update. Over 1,000 ideas were submitted for review. Theme Teams were created to help craft effective, implementable actions for the future. The draft action plan includes eight focus areas with 100 action items.

### **The Action Plan Update**

The Tualatin Tomorrow Vision is a living document. While the Vision Statements describe long-range community goals, the Action Plan provides a flexible, near-term road map for making them happen. The community provided many ideas for the update of the vision. Periodic updates of the plan improve community visioning outcomes by:

- Ensuring the long-range plan reflects current community aspirations
- Incorporating new approaches and technologies to achieve evolving community goals
- Restocking the Action Plan as earlier community priorities are completed

The TTAC and Vision Partners established several goals for the Vision update process. These included:

1. Conducting a broad and inclusive public engagement program
2. Assessing and reporting to the community all progress made to date
3. Incorporating and building on goals and priorities from other recent community plans
4. Fostering partnerships with citizen groups and peer organizations
5. Generating a focused list of new projects and programs that get implemented

### **The Update Process**

The update process took place in three phases which included gathering community ideas, developing actions, and preparing the final plan for council review. The TTAC employed multiple venues and tools to engage the community in the Vision update, including:

- Inviting people to submit idea cards at drop boxes located at community gathering spots
- Interviewing residents at community events, festivals and open houses
- Using crowd sourcing technology to allow community members to submit and rank ideas online
- Conducting targeted outreach to businesses, non-English speakers and other community interests
- Incorporating and building on goals and priorities from other recent community plans
- Creating “Theme Teams” to help craft effective, implementable actions for the future

The attached report includes eight goals and 100 actions. The goals are divided into two Vision Components which include: 1) Physical and Social Connectivity, and 2) Community Health and Wealth. The eight goals include:

1. Fostering a Shared Sense of Place and Community Identity
2. Creating Activities and Attractions for All Ages
3. Sustaining Quality Community Services
4. Enhancing Mobility
5. Promoting Environmental Sustainability
6. Ensuring Community Health and Safety
7. Facilitating Economic Opportunity
8. Advancing Education and Learning Opportunities

### **Tualatin Tomorrow Implementation**

The Vision implementation support will be provided by the TTAC with staff support from the City. Over the next several months, staff and members of the Tualatin Tomorrow team will focus on recruiting community partners for the updated Vision Plan to help implement the proposed actions. Lead partners will be responsible for advancing the implementation of specific action(s). The TTAC and staff will present annual reports to the Council regarding the progress of the Vision. The City will continue to plan for major updates to the plan every five years to ensure it remains relevant and in tune with current community values and priorities.

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**Attachments:**    Tualatin Tomorrow Vision Action Plan  
                          Resolution 5185-14  
                          PowerPoint

**Tualatin Tomorrow Vision and Action Plan**  
**Five-Year Update: February 24, 2014**



**TUALATIN**  
**TOMORROW**

DRAFT



## About Tualatin Tomorrow

Tualatin Tomorrow is a community-driven Vision for the future of our city. First developed in 2007 and modified in 2009, Tualatin Tomorrow describes the way citizens want their community to look, feel and function over a twenty-year horizon. The Vision “action plan” outlines specific programs and projects designed to help achieve these community goals.

Tualatin Tomorrow is considered a living document. While the *Focus Areas Vision Statements* describe fixed long-range community goals, the *Action Plan* provides a flexible, nearer-term road map for making them happen. Periodic updates improve Community Visioning outcomes by:

- Ensuring the long-range plan reflects current community aspirations
- Incorporating new approaches and technologies to achieve evolving community goals
- Restocking the Action Plan as earlier community priorities are completed

### The Update Process

The Tualatin Tomorrow Advisory Committee (TTAC) employed multiple venues and tools to engage the community in the Vision update, including:

- Inviting people to submit idea cards at drop boxes located at community gathering spots
- Interviewing residents at community events, festivals and open houses
- Using crowd sourcing technology to allow community members to submit and rank ideas online
- Conducting targeted outreach to businesses, non-English speakers and other community interests
- Incorporating and building on goals and priorities from other recent community plans
- Creating “Theme Teams” to help craft effective, implementable actions for the future

The update process took place over three phases as depicted in the graphic below.



## Overall Vision Statement

The original Tualatin Tomorrow vision statement was adopted in 2007 and continues to set the overall aspirational goal for the community's future.

*In Tualatin Tomorrow, we envision a community that proudly maintains its small-town feel and distinct identity. While our city has grown as a vital part of the region and its economy, we have retained our sense of place, affordability and family-friendly atmosphere.*

- *Arts and culture, education and community activities include the entire community and provide opportunities for youth.*
- *We have revitalized our town center and increased housing choices by carefully planning for new growth and development.*
- *Our parks, protected open spaces, waterways and wetlands, and beautiful canopy of trees have enhanced our environment and increased recreational opportunities.*
- *Residents are safe and healthy, and supported by strong law enforcement, comprehensive social services and accessible health care.*
- *We have promoted greater mobility by improving traffic flow, increasing transit choices, and providing for pedestrian- and bicycle-friendly walkways and streets.*
- *Governance is guided by a shared vision, proactive leadership and engaged citizens.*

*Tualatin Tomorrow is a complete community – a place where children thrive and people connect, neighbors know and care for one another, and community members are proud of their city and a quality of life that is second to none.*

# Vision Component: Physical and Social Connectivity

## Vision Focus Area: Fostering Shared Sense of Place and Community Identity

### *Where we're headed*

*Over the past several years, Tualatin has taken proactive steps to establish and promote its unique identity. Residents want to see this trend continue with additional focus on enhancing city gateways, and by establishing a recognized city center and other physical improvements that create an inviting presence and enhance the city's connectivity. People value opportunities to connect and interact, and there is strong support for preserving Tualatin's "small town" feel by expanding neighborhood gathering spaces, community events and engagement of diverse populations.*

### *Community Goals*

**Goal 1: Establish a stronger sense of place through improvements to our built environment**

**Goal 2: Increase sense of belonging by enhancing community connections and amenities**

**Goal 3: Make it easier for people to gather and connect**

**Goal 4: Proactively engage diverse community groups in local events and decision-making**

### *How we'll get there – targeted actions*

- ☐ Create and implement a **city center plan**
- ☐ Continue landscaping and development of **City gateways**
- ☐ Extend **community landscaping** to maintain City's identity
- ☐ Strengthen guidelines to **preserve open space / natural areas**
- ☐ Enhance the winter **seasonal light display** in the city center
- ☐ Complete and periodically update the **Parks Master Plan**
- ☐ Facilitate local **access to fresh foods**
- ☐ Continue to create **distinct retail activity centers**
- ☐ Continue to **preserve historic buildings**
- ☐ Facilitate personal **connections for neighborhoods**
- ☐ Create a **meeting facility** that can host large gatherings
- ☐ Develop **gathering locations** where people can meet socially
- ☐ Facilitate **integration of diverse cultures** in schools
- ☐ Establish a Task Force to develop a **Latino outreach program**
- ☐ **Engage and empower youth** to get involved
- ☐ Continue to **promote volunteer opportunities**
- ☐ Unite community groups to **work on common causes**

*\* For complete action descriptions, please see action plan matrix at end of report.*

## Vision Focus Area: Creating Activities and Attractions for All Ages

### *Where we're headed*

*People in Tualatin like to have fun, and they prefer to do it close to home. There is strong support for new activities, whether sports facilities, family venues like water parks, performing arts venues, or “after-work” destinations for young adults and people who work in Tualatin.*

### *Community Goals*

**Goal 5: Develop and facilitate access to activities for residents of all ages**

**Goal 6: Establish and promote the city as a destination for unique activities**

### *How we'll get there – targeted actions*

- ☐ **Expand the Farmers Market** season and offerings
- ☐ Create more **sports and recreational activities**
- ☐ Expand **sports and recreational venues**
- ☐ Host **sports tournaments**
- ☐ Create a formal **multi-purpose community center**
- ☐ Establish a **teen center**
- ☐ Expand **after school programs** and access
- ☐ Build an **aquatics recreation center**
- ☐ Expand **retail, dining and nightlife** places
- ☐ Maintain existing and add new **community events**
- ☐ Serve as a hub for the upcoming **Ice Age Tonquin Discovery Trail**
- ☐ Facilitate **outdoor theatre performances**
- ☐ Maximize use and **access to river**

*\* For complete action descriptions, please see action plan matrix at end of report.*



## Vision Focus Area: Sustaining Quality Community Services

### *Where we're headed*

*The public expects and deserves high-quality public services at a reasonable cost. To meet these expectations in the years ahead, service providers will need to establish stable funding sources, economize delivery systems and expand two-way communications with customers to maintain support. Citizens also want city services to be centrally-located, easy to navigate and responsive.*

### *Community Goals*

**Goal 7: Make municipal services more accessible**

**Goal 8: Sustain community services through collaborative efforts and stable funding**

### *How we'll get there – targeted actions*

- ☐ Establish a **civic center** to unify services/create gathering place
- ☐ Enhance use of **social media/ technology** to share information
- ☐ **Inventory service organizations**, after-school activities/locations
- ☐ Create **e-newsletter/calendar** with updates on activities/events
- ☐ Provide a **one-stop city information line**
- ☐ **Rebrand City departments** to make access more intuitive
- ☐ Increase presence of **minorities in labor force**
- ☐ Increase the **Library's role as a community center**
- ☐ Enhance City **customer service training**
- ☐ Provide **transportation updates** via newsletter, e-blast, forums
- ☐ Conduct **forums and campaigns** about service/funding needs
- ☐ Establish **dedicated funds** for infrastructure/capital facilities
- ☐ Promote **community participation** in leadership roles

*\* For complete action descriptions, please see action plan matrix at end of report.*

## Vision Focus Area: Enhancing Mobility

### *Where we're headed*

*Mobility is a major topic of discussion in Tualatin. People want it to be easier to get into, out of and around the City, and they want a variety of options to do so. Future transportation emphasis areas will include local transit, regional transit, road sizes and configurations, and pedestrian and bicycle safety for visitors, employees and residents alike.*

### *Community Goals*

**Goal 9: Make it easier to get around town and to and from employment centers**

**Goal 10: Make it safer to drive, walk and bike**

### *How we'll get there – targeted actions*

- ☐ Create a **Pedestrian Network Master Plan**
- ☐ Implement the **Trail and Bike Master Plan**
- ☐ Develop a **local transit/circulation plan**
- ☐ Improve **regional transit access and route options**
- ☐ **Reduce traffic volumes** and flow issues in key locations
- ☐ Install **smart metering** along major thoroughfares
- ☐ Complete and implement **mid-block crossing policy**
- ☐ Implement best practice **street crossing enhancements**
- ☐ Continue to extend the **sidewalk network**
- ☐ Complete **neighborhood traffic safety** improvements

*\* For complete action descriptions, please see action plan matrix at end of report.*

# Vision Component: Community Health and Wealth

## Vision Focus Area: Promoting Environmental Sustainability

### *Where we're headed*

*The Tualatin community values its extensive network of trees, wetlands, waterways and other unique habitats. Residents are committed to preserving these assets and making them easier to access and enjoy. In the future, Tualatin will continue to create a sustainable community that can be appreciated by future generations to come.*

### *Community Goals*

**Goal 11: Facilitate environmentally-friendly practices, programs and policies**

**Goal 12: Protect and enhance our environmental resources and assets**

### *How we'll get there – targeted actions*

- ☐ Expand network of **electric vehicle charging stations**
- ☐ Enhance waste **recycling and reuse programs**
- ☐ Promote the use of **non-invasive trees and plants**
- ☐ Encourage **energy-efficiency** in new construction and remodels
- ☐ Protect/enhance river, wetland, other **natural area resources**
- ☐ Expand **volunteer habitat restoration programs**
- ☐ Expand natural area access and **educational programming**
- ☐ Strengthen policies and practices to **reduce stormwater runoff**
- ☐ Participate in Clean Water Services **Tree for All Program**
- ☐ Create **river and wetland cleanup projects**
- ☐ Use **Adopt a Park program** to help maintain natural resources

*\* For complete action descriptions, please see action plan matrix at end of report.*

## Vision Focus Area: Ensuring Community Health and Safety

### *Where we're headed*

*Tualatin is a safe and healthy community by almost any measure and residents want to keep it that way. Public health and safety priorities include gang resistance, drug and alcohol abuse prevention and the elimination of homelessness. People appreciate the City's proactive community policing approach and want to maintain resource officer presence in the schools.*

### *Community Goals*

**Goal 13: Promote and facilitate community health and wellness**

**Goal 14: Expand the community public safety network**

### *How we'll get there – targeted actions*

- ☐ Conduct a community **health needs assessment**
- ☐ Promote **211-Info** phone and online links to health resources
- ☐ Conduct **patient follow-up** to reduce readmission, health costs
- ☐ Encourage participation in **wellness education/training**
- ☐ Organize **health clinics** to facilitate access to services
- ☐ Execute **health awareness campaigns**
- ☐ Promote **drug and alcohol awareness** and addiction prevention
- ☐ Expand and increase access to **community gardens**
- ☐ Fund **drug / gang enforcement**, K-9 patrols and safety training
- ☐ Continue and expand **School Resource Officer Program**
- ☐ **Increase trail safety** by adding lighting and patrols
- ☐ Extend **homeless and mental health services** to Tualatin

*\* For complete action descriptions, please see action plan matrix at end of report.*



## Vision Focus Area: Facilitating Economic Opportunity

### *Where we're headed*

*In Tualatin, people understand the value of a diverse and thriving economic base. In addition to supplying local jobs, a strong economy generates revenue for essential services, expands retail shopping opportunities and – in the case of redevelopment projects – can physically improve the City's appearance. In the future, citizens are interested in facilitating new business start ups, ensuring Tualatin's workforce can afford to live here and extending employment and training opportunities for youth.*

### *Community Goals*

**Goal 15: Identify and accelerate business development within targeted industry clusters**

**Goal 16: Prioritize economic development that catalyzes community benefits**

### *How we'll get there – targeted actions*

- ☐ Conduct an **industry cluster analysis** to identify opportunities
- ☐ **Target business recruitment** to grow jobs/community wealth
- ☐ Ensure **infrastructure capacity** meets growth projections
- ☐ Facilitate **housing options** that meet employee preferences
- ☐ Incubate and facilitate the creation of **local businesses**
- ☐ Establish a **single point-of-entry** for investors and developers
- ☐ Create **marketing materials** that communicate unified City
- ☐ Create a city-business **economic development partnership**
- ☐ Recruit businesses that provide **family-wage jobs**
- ☐ Identify businesses to enhance **downtown retail opportunities**
- ☐ Provide guidance/incentives for **small/family-owned business**
- ☐ Connect residents to job **training and employment resources**

*\* For complete action descriptions, please see action plan matrix at end of report.*

## Vision Focus Area: Advancing Education and Learning Opportunities

### *Where we're headed*

*Even in challenging economic times, Tualatin residents want to secure stable funding for schools and facilitate their ability to continue offering a wide variety of educational programming. There is increasing interest in expanding training in science, technology, engineering, arts and math to ensure Tualatin residents are equipped to fill the jobs of tomorrow. There is also support for increasing learning opportunities for all ages, whether expanding literacy among children, or offering personal-enrichment classes and programming for adults.*

### *Community Goals*

**Goal 17: Maintain and perfect existing education and training programs**

**Goal 18: Strengthen learning options that align with future employment opportunities**

### *How we'll get there – targeted actions*

- ☐ Involve community in **education structure/funding** decisions
- ☐ Coordinate efforts to expand and maximize **literacy campaigns**
- ☐ Take steps to **reduce class size/increase** student attention
- ☐ Grow **mentorship programs** for underserved populations
- ☐ Increase **after-school programs** for productive learning options
- ☐ Expand personal growth classes/**education for post K-12 adults**
- ☐ Promote **business education** for youth/entrepreneurs
- ☐ **Facilitate access to technology** for all income groups
- ☐ Increase **Science/Technology/Engineering/Arts/Math** learning
- ☐ Expand **skills training** to match local employers/jobs
- ☐ **Connect colleges/high schools** to increase post K-12 awareness
- ☐ Create **entrepreneurial training programs** for youth

*\* For complete action descriptions, please see action plan matrix at end of report.*

# Implementation Structure and Approach

## ***Tualatin Tomorrow Advisory Committee***

Vision implementation support will be provided by the Tualatin Tomorrow Advisory Committee (TTAC), with staff support provided by the City of Tualatin. The TTAC is comprised of volunteer community members and representatives of “lead partner” agencies. TTAC responsibilities include:

- Convening at regular intervals to ensure implementation remains on-track
- Conducting an annual lead partner survey to track progress
- Contacting lead partners to facilitate solutions to any future implementation challenges
- Developing an annual progress report for distribution to the City council and interested public
- Hosting an annual Vision celebration to report progress to the broader community
- Developing materials and other information to promote implementation and visibility

The number of TTAC members and meeting frequency will be determined by committee members and reviewed annually.

## ***Lead and Support Partner Organizations***

Lead and support partners have voluntarily adopted responsibility for implementing one or more actions. Lead partners are responsible for advancing implementation of their action(s), with input and assistance from TTAC-identified support partners where appropriate. Key partner tasks include:

- Responding to the annual lead partner status questionnaire
- Participating in the annual celebration
- Providing additional information to help produce annual progress reports to the community
- Participate in periodic Vision meetings or workshops to coordinate overall implementation

A list of past and current partners is listed on page 13.

## ***Plan Updates***

Major revisions to the plan will be conducted every five years to ensure it remains relevant and in tune with contemporary community values and priorities. Five-year updates will be limited to Vision goals and actions. The vision statement and eight focus areas will be revisited at the 15 or 20 year mark.

Minor adjustments may be made annually by the TTAC, as necessary to modify language, revise implementation timing or otherwise facilitate implementation in line with the original community intent.

## Partners

Tualatin Tomorrow is grateful to the following community partners for their continued leadership in and support of Vision implementation activities.

- City of Tualatin
- Clackamas County
- Clean Water Services
- CLIMB Center for Advancement
- Community Action Organization
- Core Area Parking Board
- Legacy Meridian Park Hospital
- Lumiere Players
- Mask & Mirror Community Theatre
- Metro
- Oregon Institute of Technology
- Portland Community College
- Tigard-Tualatin School District
- TriMet
- Tualatin Arts Advisory Committee
- Tualatin Chamber of Commerce
- Tualatin Citizen Involvement Organizations
- Tualatin Food Pantry
- Tualatin Historical Society
- Tualatin Library Foundation/ Friends of the Library
- Tualatin Library Advisory Committee
- Tualatin Parks Advisory Committee
- Tualatin Planning Commission
- Tualatin River National Wildlife Refuge
- Tualatin Together
- Tualatin Valley Fire and Rescue
- Vision Action Network
- Washington County
- Willowbrook
- Winona Grange
- Worksystems Inc.

## Acknowledgements

Many groups and individuals contributed their time, resources and brilliant ideas to the Tualatin Tomorrow visioning effort. The Tualatin Tomorrow Advisory Committee would hate to leave anyone out, and we would like to express our gratitude to each person and organization that helped make this effort a success. Our partners include:

### City Council

- Mayor Lou Ogden
- Council President Monique Beikman
- Councilor Wade Brooksby
- Councilor Frank Bubenik
- Councilor Joelle Davis
- Councilor Nancy Grimes
- Councilor Ed Truax

### City of Tualatin Staff Leadership

- Sara Singer, Project Manager



### **Lead Consultant**

- Jason Robertson, J Robertson and Company

### **Former Visioning Advisory Committee Members**

- Robert Kellogg
- Dave Solomon
- Dana Terhune

### **City Staff Assistance**

- Sherilyn Lombos, City Manager
- Alice Cannon, Assistant City Manager
- Paul Hennon, Community Services Director
- Janet Newport, Human Resources Manager
- Jerry Postema, Public Works Director
- Kent Barker, Police Chief
- Jerianne Thompson, Library Public Services Manager
- Suzy Coleman, Library Support Services Manager
- Aquilla Hurd-Ravich, Planning Manager
- Ben Bryant, Management Analyst
- Carl Switzer, Parks and Recreation Manager
- Becky Savino, Community Services Program Coordinator
- Matt Saviello, Pohl Center Supervisor
- Kaaren Hofmann, Engineering Manager
- Larry Braaksma, Police Captain
- Mark Gardner, Police Captain

### **Theme Team Participants**

- Libby Banse-Fay
- Kent Barker
- June Bennett
- Larry Braaksma
- Frank Bubenik
- Chris Burchill
- Adam Butts
- Ed Casey
- Marge Congress
- Carol Dersham
- Victoria Eggleston
- Ashley Evenson
- Kevin Ferrasci-O'Malley
- Clare Fuchs
- Mark Gardner
- Angela Handran
- Paul Hennon

- Aquilla Hurd-Ravich
- Tyler Inberg
- Robert Kellogg
- Candice Kelly
- Annie Lewis
- Joe Lipscomb
- Sherilyn Lombos
- Julie Ludemann
- Larry McClure
- Linda Moholt
- Tim Nokes
- Trevor Owens
- Joe Phillips
- Piseth Pich
- Jim Ruiz
- Matt Saviello
- Becky Savino
- Ann Smith
- Ashley Stanford Cone
- Tom Steiger
- Carl Switzer
- Jerianne Thompson
- Sheri Wantland
- Dennis Wells
- Grant Yoakum
- Jill Zurschmeide

**Tualatin Tomorrow Advisory Committee**

Chair Candice Kelly · Vice-Chair Adam Butts · Councilor Frank Bubenik · John Bartholomew · Ed Casey ·  
Diana Emami · Larry McClure · Linda Moholt · Bethany Wurtz · Jill Zurschmeide

## Vision Hall of Fame

From the time Tualatin Tomorrow was adopted in 2007 to present, the City of Tualatin and over a dozen community partner organizations have been working to make community priorities a reality. More than 60% (129 actions) of the original Vision Action Plan is now complete or underway. Remaining actions have been transferred to the new Action Plan as part of the 2013 update. Prior implementation successes are outlined below.

### How We Plan and Grow: Growth, Housing and Town Center

- Neighborhood Organizations
- Regional Government Forum
- City Action Plan Implementation
- Sustainable Development Practices
- Community Issues Forums
- Balanced-Use Expansion
- Neighboring Development Coordination
- Infrastructure Funding Options
- Construction Impact Mitigation
- Town Center Awareness
- Town Center Parking
- Bicycle Safety Program
- Design Standards
- Freight Transportation Alternatives
- 124th Avenue Development
- Environmentally Sound Development Practices
- Water Quality Retrofitting
- Mixed-Use and Commercial Development Siting
- Neighborhood Commercial Center Viability
- South Tualatin Conceptual Plan
- Development Incentives
- Street Tree Program and Standards
- Design Citizen Advisory Committee
- Identity Support - City Entrances
- Noise Abatement
- Train Quiet Zones
- Developer Outreach
- Targeted Industry Outreach
- Business Engagement
- Community Involvement Recognition
- Living Wage Job Enhancement

### How We Decide: Governance, Leadership and Community Engagement

- Regional Policy Discussion
- Bi-County Service Delivery
- Collaborating with Surrounding Cities
- City Budget/Finance Community Awareness
- Employment Enhancement Strategies
- Proactive Hiring and Retention Plan
- Youth Leadership Recruitment
- City and School Interactions
- Annual Council Report
- Quality of Family-life
- Family and Youth Programs
- Community Amenities
- Campaign for Civic Engagement
- Neighborhood Associations Network
- Neighborhood Night Out
- Community Participation
- Cultural Groups Outreach
- Website Enhancement
- City Open House
- Council Action Notices
- City Operations and Communications
- Targeted Outreach
- Support Non-English Speaking Residents
- Non-English Speaking Support Groups

### How We Care for One Another: Health, Safety and Social Services

- Social Services Master Plan
- Homeless Taskforce Expansion
- Tualatin Emergency Shelter
- Food Pantry Business Development
- Support working Food Pantry for Tualatin Citizens
- Essential Health Care Clinic Expanded Hours
- Healthcare for Low-Income
- Tualatin Police Department Enhancements
- Reduction of Gang-Related Affiliations and Crime
- Graffiti Clean-up Program Support
- Municipal Court
- Tualatin Police Department Funding

- Emergency Response Services Enhancements
- Drug Education Expansion
- YAC Program Development Support
- Fund Raising Coalition
- Senior Center Program Expansion
- YAC/Older Adult Partnerships

### **How We Connect With Nature: Parks, Recreation and Natural Areas**

- Location and Resource Assessment
- Regional Waterways Protection
- Stormwater System Inventory
- Tualatin River Canoe Trail
- Open Spaces Inventory
- Acquisition and Open Spaces Expansion
- Governmental Agency Coordination
- Restoration Volunteerism
- Funding Continuation and Expansion
- Pervious Surfaces
- Natural Buffer Expansion
- Tualatin River National Wildlife Refuge Expansion
- Tree Guidelines
- Trail Safety Evaluation
- Existing Plan Implementation
- Bicycle Path Connectivity Assessment
- Off-Leash Area Siting
- Off-Leash Area
- Management Guidelines
- Collaborate with Providers

### **How We Get Around: Traffic, Transportation and Connectivity**

- Community Bus/Shuttle System
- Tualatin River Bike/Pedestrian Path
- Transit Expansion
- Parking/Funding Adequacy
- Heavy-freight Management
- Traffic Flow Management
- Technology Support in Enforcement
- Regional Goal Setting
- Roadside Landscape
- Pedestrian Paths

### **How We Live and Learn: Arts, Culture, Education, Youth and Family Activities**

- School Inventory and Gap Analysis
- Community Educational Challenge Group
- ESL Classes
- Community Information Sharing
- Scholarship Opportunities Clearinghouse
- Student Spanish Language Opportunities
- Community School Models
- Funding Support
- Mural Project
- Participation Barriers
- Community Theater/Public-Private Partnership
- Arts Outreach
- Performance Sponsorship
- Community Arts
- Summer Arts Festival
- Program Expansion
- Volunteer Learning Opportunities
- Volunteermatch.org
- Diversify Volunteer Pool
- Communications Outreach Assessment
- Cultural Competency
- Multi-Cultural Events
- Indoor Activities Programs
- Facilities Partnering
- Art Walk Expansion



## Tualatin Tomorrow Vision Action Plan: Preliminary Framework **(DRAFT)**

### Vision Component: Physical and Social Connectivity

#### Focus Area: Fostering Shared Sense of Place and Community Identity

#### Goal 1: Establish a stronger sense of place through improvements to our built environment

#	Action	Action Notes
1.1	Create and implement an actionable <b>city center plan</b>	Establish boundaries (possibly within former Urban Renewal Area); address integration with surrounding area, parking, accessibility and visibility with help from property owners, Citizen Involvement Organizations (CIOs) and other interested community members
1.2	Continue award-winning landscaping and development of key <b>City gateways</b>	Use similar materials; consider Arts Plan if developed
1.3	Extend <b>community landscaping</b> to maintain City's identity as a clean, welcoming place to live and invest	Extend City Reverse Frontage program to private property as feasible; replace dying/damaged street trees where needed
1.4	Strengthen guidelines that <b>preserve open space and natural areas</b> as the City grows and expands	Maintain vegetative buffers between cities and planning subareas; promote mixed use that offers amenities rather than housing-only
1.5	Enhance the winter <b>seasonal light display</b> in the city center	Become a local and regional wintertime destination; light the oak tree at gateway

#### Goal 2: Increase sense of belonging by enhancing community connections and amenities

#	Action	Action Notes
2.1	Complete and periodically update a <b>Parks Master Plan</b> with clear priorities based on public input	
2.2	Facilitate local <b>access to fresh foods</b> through zoning and regulatory code amendments	Develop food cart policy, regulations that allow local food to be sold in public areas
2.3	Continue to create <b>distinct retail activity centers</b> throughout the City	Look to Metro preference survey to ID future priorities; expand Industrial/Business Park overlays to residential areas where appropriate
2.4	Continue to <b>preserve historic buildings</b> to ensure our proud past remains part of our future	Consider establishing a "Historic District"

#### Goal 3: Make it easier for people to gather and connect

#	Action	Action Notes
3.1	Facilitate <b>connections within and between neighborhoods</b> , including apartment residents	Host City events to connect with citizens and build trust; Consider new block party program; expand National Night Out program to more neighborhoods (partner with CIOs); outreach to multi-family housing
3.2	Take steps to create a <b>community meeting facility</b> that can accommodate large gatherings	To accommodate over 100 people
3.3	Facilitate the <b>creation of gathering locations</b> where people can meet outside of home and work	In pursuit of a "village feel"

#### Goal 4: Proactively engage diverse community groups in local events and decision-making

#	Action	Action Notes
4.1	Facilitate <b>connections between diverse cultures</b> and interests in Tualatin schools	E.g. Day of the Dead/Dia de los Muertos at Tualatin Schools; partner with Family Literacy
4.2	Establish a Task Force to develop a formal, sustained <b>Latino outreach program</b>	
4.3	<b>Engage and empower youth</b> to get involved in and shape community decisions	Track interests through Youth Survey
4.4	Continue to <b>promote volunteer opportunities</b> and encourage participation from new residents	Publicize volunteer opportunities in multiple languages
4.5	Unite churches, social service organizations, schools, seniors and youth to <b>work on common causes</b>	E.g. Food Bank/Rolling Hills Church; consider transportation support for older adults, youth in need; partner with Family Resource Center, Tualatin Together, Tualatin Fit City, etc.

## Focus Area: Creating Activities and Attractions for All Ages

### Goal 5: Develop and facilitate access to activities for residents of all ages

#	Action	Action Notes
5.1	<b>Expand the Farmers Market</b> season and offerings as financially feasible	Look at other Market models for best practice ideas
5.2	Create more <b>sports and recreational activities</b> for youth and adults	As determined through Parks Master Plan update and by expanding special events
5.3	Expand <b>sports and recreational venues</b>	Demand for: baseball, PickleBall, basketball, soccer (with artificial turf, multi-use OK)
5.4	Host <b>sports tournaments</b> as facilities are added	
5.5	Create a formal <b>multi-purpose community center</b> based on market demand and financial feasibility	Also described as a new cultural, arts and events center; interest in multi-generational center to serve and connect people of all ages
5.6	Establish a <b>teen center</b> with 18-hour activities and services	Coordinate through Parks and Recreation
5.7	Expand <b>after school programs</b> and transportation access	Especially on Fridays and holidays; partner with schools, library, City parks
5.8	Build a water park and/or <b>aquatics recreation center</b>	Focus on local market; consider special district formation for financing mechanism or look to private sector partners if focus is local <i>and</i> external markets

### Goal 6: Establish and promote the city as a destination for unique activities

#	Action	Action Notes
6.1	Expand <b>retail, dining and nightlife</b> places	Includes recommendation to “re-imagine the vision for The Commons” (parking, access, boutique shops, events)
6.2	Maintain existing and add new <b>community events</b> to bring people together	e.g. “Bite of Tualatin” ( City and Chamber); facilitate process to secure event permits
6.3	Capitalize on the opportunity to serve as a hub for the upcoming <b>Ice Age Tonquin Discovery Trail</b>	Strengthening tourism activities will also result in more venues for local residents to visit; partner with National Park Service
6.4	Facilitate <b>outdoor theatre performances</b> in summer and fall	Also interest in a formal Performing Arts Center and/or Children’s Museum
6.5	Maximize use and <b>access to river</b>	Could be part of “Trails Master Plan”

## Focus Area: Sustaining Quality Community Services

### Goal 7: Make municipal services more accessible

#	Action	Action Notes
7.1	Establish a <b>civic center</b> that unifies city services in one location and serves as a central gathering place	Start by inventorying and documenting space needs (present and twenty-year build-out)
7.2	Enhance the City’s use of <b>social media</b> and technology to share critical information	
7.3	Post an <b>inventory of service organizations</b> , after-school locations and other activities on the web	Expand on and promote the existing resource guide
7.4	Create and promote an <b>electronic newsletter and calendar</b> that provides updates on activities, events and services	People can sign-up online at City website
7.5	Provide a <b>one-stop city information line</b> so residents can immediately connect to the right contact	Train reception staff so they know how to direct inquiries
7.6	<b>Rebrand City departments</b> to make access more intuitive for customers	For example, separate Parks and Recreation from Community Services umbrella
7.7	Increase the presence of <b>minorities in the municipal labor force</b>	Use internships/other methods to engage minorities in public service, advisory boards
7.8	Increase the <b>Library’s role as a community center</b> and central information point	Consider moving adjacent city services to new central location, expanding library into those facilities; secure additional parking

### Goal 8: Sustain community services through collaborative efforts and stable funding

#	Action	Action Notes
8.1	Enhance the customer experience and support for services by improving <b>customer service training</b>	
8.2	Provide <b>traffic and mobility updates</b> via newsletter, e-blast and public forums	

	so people see progress	
8.3	Conduct <b>forums and campaigns</b> to educate the public about service needs and funding requirements	
8.4	Establish <b>dedicated funds</b> for priority City infrastructure and capital facilities needs	Prioritize transportation; prepare for expansion to new/underdeveloped portions of City
8.5	Promote <b>community participation</b> in Council, Advisory Boards and other leadership roles	

### Focus Area: Enhancing Mobility

### Goal 9: Make it easier to get around town and to and from employment centers

#	Action	Action Notes
9.1	Create a <b>Pedestrian Network Master Plan</b>	Adopt policies that make it easier to walk in Tualatin; Add walking paths connecting neighborhoods
9.2	Implement the <b>Trail and Bike Master Plan</b>	Connect ped/bicycle pathway to regional segments; Connect the trail from Brown's Ferry to Community Park
9.3	Develop a <b>local transit plan</b> including adopted design guidelines and best practices	Establish Dial-A-Ride or similar shuttle service for mobility-limited populations, and/or other local transit that extends to neighborhoods
9.4	Improve regional <b>transit access and route options</b> for service through Metro area	e.g. TriMet station addition or relocation, commuter rail service expansion; partnership with other transit providers to ensure more efficient flow of workforce; longer hours and more frequent stops(e.g. PCC shuttle, bus, etc.)
9.5	<b>Reduce traffic volumes</b> and flow issues in key locations	Prioritize flow improvements at Fred Meyer and Cabela's, Stafford Triangle, Tualatin-Sherwood Rd., Boones Ferry, etc.
9.6	Install <b>smart metering</b> along major state and local thoroughfares	

### Goal 10: Make it safer to drive, walk and bike

#	Action	Action Notes
10.1	Complete and implement the City's new <b>mid-block crossing policy</b>	Become known as a "pedestrian-friendly" city
10.2	Implement best practice <b>street crossing enhancements</b> at critical intersections city-wide	Use pedestrian-activated signals, more visible crossing marks, longer lights, audible crossings for the impaired, sidewalks, and other best practices
10.3	Continue to extend the <b>sidewalk network</b>	
10.4	Complete critical <b>neighborhood traffic safety</b> improvements	e.g. Garden Corner curves on SW 108 <sup>th</sup> Ave.

## Vision Component: Community Health and Wealth

### Focus Area: Promoting Environmental Sustainability

### Goal 11: Facilitate environmentally-friendly practices, programs and policies

#	Action	Action Notes
11.1	Add <b>electric vehicle charging stations</b> and pursue other alternative fuel options as proven viable	Partner with local providers such as POWIN; Promote use of transit, other transportation alternatives that reduce our carbon footprint
11.2	Enhance waste <b>recycling and reuse programs</b> , education and drop off options	Continue City bulk waste and yard debris collection programs; Find new partnership opportunities with Republic Services/Allied Waste
11.3	Promote the use of <b>non-invasive trees and plants</b> in community and home landscaping projects	Promote "Plant with a Purpose" education; educate about dangers of blackberry, reed canary grass and other invasive species
11.4	Encourage environmentally-friendly products and <b>energy-efficiency</b> in new construction and remodels	Promote participation in PGE, other provider retrofit and rebate programs; update codes to make it easy to incorporate pervious pavement, green roofs, solar energy, water conservation

### Goal 12: Protect and enhance our environmental resources and assets

#	Action	Action Notes
12.1	Pursue policies and actions that protect and enhance river, wetland and other <b>natural area resources</b>	Expand use of integrated pest management (IPM) on public and private lands to reduce toxic seepage into waterways
12.2	Expand <b>volunteer corps programs</b> which help restore and maintain riparian	Partner with SOLVE, Clean Water Services and Hands-On

	and other natural areas	Greater Portland
12.3	Increase appreciation for natural areas by expanding access and increasing <b>educational programming</b>	Partner with Wetlands Conservancy, Clean Water Services and schools
12.4	Strengthen policies and model practices that <b>reduce stormwater runoff</b> to local water bodies	Partner with River Keepers, Wetlands Conservancy and Clean Water Services; Consider increasing local improvement district (LID) requirements
12.5	Actively support and participate in Clean Water Services' <b>Tree for All Program</b>	Find ways to expand tree planting to private property with support from willing owners
12.6	Create river and <b>wetland cleanup projects</b> that teach sustainability through fun events	Partner with Wetlands Conservancy, Clean Water Services and schools
12.7	Expand the City's " <b>Adopt a Park</b> " program so citizens can help maintain resources	Involve the community in inventorying "special spaces and places"

### Focus Area: Ensuring Community Health and Safety

#### Goal 13: Promote and facilitate community health and wellness

#	Action	Action Notes
13.1	Conduct a community <b>health needs assessment</b> to determine priority areas	Legacy, Providence, Kaiser and other entities can provide data, help close gaps
13.2	Promote <b>211-Info</b> telephone and online tools that link to physical and mental health resources	Partner with Community Action Organization, Police, TVF&R and others
13.3	Track and implement TVF&R Patient <b>Follow-Up Program</b> and other practices that reduce health costs	Ask partners to host in easily-accessible, central locations
13.4	Encourage participation in community health partners' <b>wellness education and training programs</b>	Host at centrally-located public facilities (e.g. library)
13.5	Organize <b>community health clinics</b> that facilitate affordable, convenient access to services	Facilitate access to wellness services for seniors –areas of need: transportation, clinics at Juanita Pohl, fitness center at Juanita Pohl and/or future senior centers
13.6	Partner with the state, Metro, TVF&R and other entities to execute <b>health awareness campaigns</b>	Consider adopting Healthy Eating, Active Living (HEAL) City principles, following Healthy Cities model
13.7	Promote <b>drug and alcohol awareness</b> and addiction prevention	Emphasize education in schools
13.8	Expand <b>community gardens</b> , increase access and promote the value of healthy meals	Emphasize healthy eating education in schools; donate portion of garden production to local food banks; build on existing movement to convert underutilized open spaces for gardens

#### Goal 14: Expand the community public safety network

#	Action	Action Notes
14.1	Expand funding for <b>drug and gang enforcement</b> , community policing, K-9 patrols and safety training	Hold periodic public safety forums to engage and inform community. This could eventually lead to support for a police training facility.
14.2	Continue and expand as feasible Tualatin Police's <b>School Resource Officer program</b>	
14.3	<b>Increase trail safety</b> by adding lighting and periodic patrols at strategic locations	Maintain and expand existing Park Ranger Program
14.4	Partner with churches and other entities to extend <b>homeless and mental health services</b> to Tualatin	Participate in Washington County's plan to eradicate homelessness and facilitate rapid re-housing for people in need

### Focus Area: Facilitating Economic Opportunity

#### Goal 15: Identify and accelerate business development within targeted industry clusters

#	Action	Action Notes
15.1	Conduct an <b>industry cluster analysis</b> to identify advantages, growth opportunities and workforce needs	May need to extrapolate Tualatin data from Washington County or Metro sources
15.2	<b>Target business recruitment</b> to attract firms that grow employment and build community wealth	Emphasize traded-sector businesses that import dollars into the community and generate tax revenue to support essential services
15.3	Ensure <b>infrastructure capacity</b> and facility planning is aligned with future employer growth projections	
15.4	Facilitate <b>housing options</b> that meet wage projections and employee	See Metro Preferences Survey for direction on preferred



	preferences	housing type
15.5	Incubate and facilitate the creation of <b>local businesses</b>	Consider establishing incubator downtown to cultivate innovation and vitality; use or repurpose existing structures
15.6	Establish a <b>single point-of-entry</b> for business investors and developers	Direct to other resources as appropriate; make business tool-kit more broadly available
15.7	Create <b>marketing materials</b> that communicate a unified City brand	Collateral materials for employers and employees; in partnership with the Chamber

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## Goal 16: Prioritize economic development that catalyzes community benefits

#	Action	Action Notes
16.1	Create a city-businesses <b>economic development partnership</b> to track and coordinate opportunities	Partner with Chamber, Greater Portland Inc.
16.2	Prioritize businesses that provide <b>family-wage jobs</b> (defined as \$40k + by US Census 2010)	Incentivize and recruit “clean and green” business to locate in Tualatin
16.3	Identify and facilitate development of business that enhances <b>downtown retail opportunities</b>	Full development of Commons desired
16.4	Provide guidance and incentives for <b>small and family-owned businesses</b>	Boutique retail, dining are priorities
16.5	Host and post informational forums that connect residents to job <b>training and employment resources</b>	Goal is to reduce the need for “outside” hires; consider job fairs and city-hosted links to local job openings in partnership with employers

## Focus Area: Advancing Education and Learning Opportunities

## Goal 17: Maintain and perfect existing education and training programs

#	Action	Action Notes
17.1	Involve the community in forums and decisions about our <b>educational structure and funding</b> priorities	Goal is earned-support for future bonds, levies and private sector support; find ways to involve parents/guardians in middle and high schools during critical transition period for children
17.2	Coordinate efforts to expand and maximize <b>literacy campaigns</b>	Partners: Library, schools, City, regional advocacy groups; include “information” and “math” advocacy in addition to reading
17.3	Take steps to <b>reduce class size</b> and increase individual student attention	Goal is to maintain reputation as one of highest-quality school districts in Metro
17.4	Grow and sustain participation in education <b>mentorship programs</b> that help underserved populations	Partner with Intercambio, Dual Language Immersion and other existing programs
17.5	Increase <b>after-school programming</b> to ensure safe, productive learning options for youth	Partner with City Parks and Recreation, Boys and Girls Club, Early Learning Center and others
17.6	Expand and promote availability of personal growth classes and <b>education for post K-12 adults</b>	Formalize and expand opportunities through PCC, Library, Juanita Pohl Center and School District Adult Education Program; long-term goal is to add local community college offerings

## Goal 18: Strengthen learning options that align with future employment opportunities

#	Action	Action Notes
18.1	Grow and promote <b>business education resources</b> for youth and entrepreneurs	Partner with schools, Small Business Administration (SBA), DECA (program for young entrepreneurs), Junior Achievement, Intercambio, etc. to build network; prioritize job preparedness for youth, business start-up for emerging entrepreneurs
18.2	<b>Facilitate access to technology</b> for all income groups	Expand Online Academy offerings; partner with Maker Space Labs and private sector orgs
18.3	Increase access to <b>STEAM learning</b> (STEAM = Science, Technology, Engineering, Arts and Math)	Partner with private sector orgs; long-term goal to establish Magnet School
18.4	Expand <b>skills training</b> to connect students with local employers and part-time jobs	Increase access for minorities; increase private sector participation; generate internships and apprenticeships (e.g. via pipefitters, colleges)
18.5	Continue to <b>connect colleges and high schools</b> to jump-start post K-12 opportunities and awareness	Goal is to help prepare students for the next step; increase access to and participation in distance learning as “head start”
18.6	Create <b>entrepreneurial training programs</b> or classes for young professionals and students	Build on Future Business Leaders of America and High School Business programs



RESOLUTION NO. 5185-14

A RESOLUTION ADOPTING THE TUALATIN TOMORROW VISION PLAN

WHEREAS; the Tualatin Tomorrow Vision is a community-driven vision first adopted in 2007 to describe the way citizens want their community to look, feel and function over a twenty year period and

WHEREAS; the Vision Plan was established to include a major update every five years through a comprehensive community outreach process and

WHEREAS; the Tualatin community submitted over 1,000 ideas for the 2013 update of the Tualatin Tomorrow Vision and

WHEREAS; the Tualatin Tomorrow Advisory Committee and other community stakeholders reviewed the community input and summarized the vision into eight goals and 100 actions and

WHEREAS; the Tualatin Tomorrow Vision Plan is reflective of current community aspirations and goals.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The Tualatin Tomorrow Vision Plan is the community's vision and is adopted for implementation.

Section 2. The Resolution is effective upon adoption.

Adopted by the City Council this 24 Day of February, 2014.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder





**TUALATIN**  
**TOMORROW**

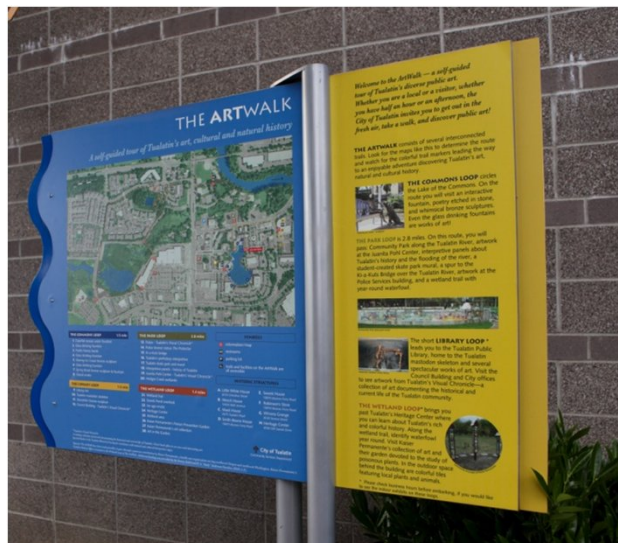
# TUALATIN TOMORROW VISION + ACTION PLAN

## YEAR 5 UPDATE

City Council Presentation – February 24, 2014

# Tualatin Tomorrow: 2007-Present

- 100+ actions implemented
  - ▣ City entrance enhancements
  - ▣ Older Adults Center expansion
  - ▣ Arts Festival / Arts Walk



# Update Phase 1: Community Ideas



# Community Participation

- 1,000 Community Ideas
  - ▣ Idea Boxes
  - ▣ Community Events
  - ▣ Business Interviews
  - ▣ Online Forum
  - ▣ Latino Outreach
  - ▣ Priorities Survey





# Update Phase 2: Action Planning

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2



Public Forums  
Surveys  
Theme Team Meetings  
Community Review & Prioritization

Thank You  
Theme Teams!

# Shared Sense of Place and Community Identity

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- ❑ Establish a stronger sense of place through improvements to our built environment
- ❑ Increase sense of belonging by enhancing community connections and amenities
- ❑ Make it easier for people to gather and connect
- ❑ Proactively engage diverse community groups in local events and decision-making
  - 17 proposed actions

# Proposed Actions

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- ❑ Engage and empower youth to get involved
- ❑ Complete and periodically update a Parks Master Plan
- ❑ Create a community facility that can host large gatherings
- ❑ Create and implement a city center plan
- ❑ Develop gathering locations where people can meet socially
- ❑ Continue to promote volunteer opportunities
- ❑ Facilitate local access to fresh foods
- ❑ Strengthen guidelines to preserve open space/natural areas

# Proposed Actions

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- Continue to create distinct retail activity centers
- Continue landscaping and development of City gateways
- Extend community landscaping to maintain City's identity
- Unite community groups to work on common causes
- Continue to preserve historic buildings
- Enhance the winter seasonal light display in the city center
- Facilitate integration of diverse cultures in schools
- Facilitate personal connections for neighborhoods
- Establish a Task Force to develop a Latino outreach program



# Activities and Attractions for All Ages

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- Develop and facilitate access to activities for residents of all ages
  - Establish and promote the city as a destination for unique activities
- 13 proposed actions

# Proposed Actions

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- ❑ Expand sports and recreational venues
- ❑ Create more sports and recreational activities
- ❑ Expand the Farmers Market season and offerings
- ❑ Expand retail, dining and nightlife places
- ❑ Create a formal multi-purpose community center
- ❑ Maximize use and access to river
- ❑ Host sports tournaments

# Proposed Actions

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- ❑ Maintain existing and add new community events
- ❑ Expand after school programs and access
- ❑ Establish a teen center
- ❑ Facilitate outdoor theatre performances
- ❑ Build an aquatics recreation center
- ❑ Serve as a hub for Ice Age Tonquin Discovery Trail

# Quality Community Services

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- Make municipal services more accessible
- Sustain community services through collaborative efforts and stable funding
  - 13 proposed actions



# Proposed Actions

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- ❑ Increase the Library's role as a community center
- ❑ Establish a civic center to unify services/create gathering place
- ❑ Enhance social media and technology to share information
- ❑ Establish dedicated funds for infrastructure/capital facilities
- ❑ Create e-newsletter and calendar for activities/events
- ❑ Promote community participation in leadership roles
- ❑ Inventory service organizations, after-school activities/locations

# Proposed Actions

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- Provide a one-stop city information line
- Rebrand City departments to make access more intuitive
- Provide transportation updates by newsletter, e-blast, forums
- Conduct forums/campaigns about service funding needs
- Increase presence of minorities in labor force
- Enhance City customer service training

# Enhanced Mobility

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- Make it easier to get around town and to and from employment centers
- Make it safer to drive, walk and bike
  - 10 proposed actions

# Proposed Actions

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- ❑ Implement the Trail and Bike Master Plan
- ❑ Reduce traffic volumes and flow issues in key locations
- ❑ Continue to extend the sidewalk network
- ❑ Improve regional transit access and route options
- ❑ Complete neighborhood traffic safety improvements



# Proposed Actions

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- Create a Pedestrian Network Master Plan
- Develop a local transit/circulation plan
- Implement best practice street crossing enhancements
- Install smart metering along major thoroughfares
- Complete and implement mid-block crossing policy

# Environmental Sustainability

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- Facilitate environmentally-friendly practices, programs and policies
- Protect and enhance our environmental resources and assets
  - 11 proposed actions

# Proposed Actions

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- Protect/enhance river, wetland, other natural area resources
- Enhance waste recycling and reuse programs
- Create river and wetland cleanup projects
- Encourage energy-efficiency in new construction and remodels
- Promote the use of non-invasive trees and plants
- Expand natural area access and educational programming

# Proposed Actions

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- ❑ Expand volunteer habitat restoration programs
- ❑ Use Adopt a Park program to help maintain natural resources
- ❑ Strengthen policies and practices to reduce stormwater runoff
- ❑ Participate in Clean Water Services Tree for All Program
- ❑ Expand network of electric vehicle charging stations



# Community Health and Safety

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- Promote and facilitate community health and wellness
- Expand the community public safety network
  - 12 proposed actions

# Proposed Actions

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- ❑ Fund drug/gang enforcement, K-9 patrols and safety training
- ❑ Continue and expand School Resource Officer Program
- ❑ Increase trail safety by adding lighting and patrols
- ❑ Promote drug and alcohol awareness and addiction prevention
- ❑ Extend homeless and mental health services to Tualatin
- ❑ Continue TVF&R follow-up to reduce readmission, health costs
- ❑ Expand and increase access to community gardens

# Proposed Actions

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- ❑ Encourage participation in wellness education/training
- ❑ Organize health clinics to facilitate access to services
- ❑ Conduct a community health needs assessment
- ❑ Promote 211-info phone and online links to health resources
- ❑ Execute health awareness campaigns

# Economic Opportunity

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- Identify and accelerate business development within targeted industry clusters
  - Prioritize economic development that catalyzes community benefits
- 12 proposed actions



# Proposed Actions



- ❑ Recruit businesses that provide family-wage jobs
- ❑ Target business recruitment to grow jobs/community wealth
- ❑ Provide guidance/incentives for small/family-owned business
- ❑ Incubate and facilitate the creation of local businesses
- ❑ Ensure infrastructure capacity meets growth projections
- ❑ Identify businesses to enhance downtown retail opportunities

# Proposed Actions



- ❑ Connect residents to job training and employment resources
- ❑ Create a city-business economic development partnership
- ❑ Conduct an industry cluster analysis to identify opportunities
- ❑ Establish a single point of entry for investors and developers
- ❑ Facilitate housing options that meet employee preferences
- ❑ Create marketing materials that communicate unified City

# Education and Learning Opportunities

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- Maintain and perfect existing education and training programs
- Strengthen learning options that align with future employment opportunities
  - 12 proposed actions

# Proposed Actions

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- Take steps to reduce class size/increase student attention
- Increase Science/Technology/Engineering/Arts/Math learning
- Connect colleges/high schools to increase post K-12 awareness
- Increase after-school programs for productive learning options
- Promote business education for youth/entrepreneurs
- Create entrepreneurial training programs for youth



# Proposed Actions

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- ❑ Facilitate access to technology for all income groups
- ❑ Expand skills training to match local employers/jobs
- ❑ Expand personal growth classes/education for adults
- ❑ Grow mentorship programs for underserved populations
- ❑ Involve community in education structure/funding decisions
- ❑ Coordinate efforts to expand literacy campaigns

# Plan in Summary

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- 8 Focus Areas
- 18 Community Goals
- 100 Proposed Actions



**TUALATIN**  
**TOMORROW**

# Update Phase 3: Final Action Plan

3



Recruit Partners  
Complete Plan  
City Council Review

- Partner Recruitment
- Partner Kickoff Event
- Annual Progress Reports
  - ▣ Partner Updates
  - ▣ Highlights
  - ▣ Follow Up Items



# The End

Council Questions and Comments





# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Becky Savino, Program Coordinator  
Paul Hennon, Community Services Director

**DATE:** 02/24/2014

**SUBJECT:** Consideration of **Ordinance 1366-14** Relating to the Annual Report of the Arts Advisory Committee; and Amending the Tualatin Municipal Code (TMC) 11-05

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### ISSUE BEFORE THE COUNCIL:

Council will consider Ordinance 1366-14 relating to changing the Annual Report of the Arts Advisory Committee's reporting schedule for the Tualatin Arts Advisory Committee (TAAC) Annual Report from a calendar year to a fiscal year reporting cycle.

### RECOMMENDATION:

The TAAC recommends that City Council adopt the change in the Tualatin Arts Advisory Committee Annual Report Filing Date.

### EXECUTIVE SUMMARY:

Tualatin Municipal Code Section 11-05-080 requires the Tualatin Arts Advisory Committee (TAAC) annual report be filed with the City Council in December each year.

TAAC requests a change in the reporting period from December to August each year to allow the annual report to coincide with the City's fiscal year budget. Ordinance 1366-14 would facilitate this change.

### FINANCIAL IMPLICATIONS:

There is no fiscal impact associated with this ordinance change.

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**Attachments:** Ordinance 1366-14

ORDINANCE NO. 1366-14

AN ORDINANCE RELATING TO THE ANNUAL REPORT OF THE ARTS  
ADVISORY COMMITTEE; AND AMENDING TUALATIN MUNICIPAL CODE  
(TMC) 11-05

WHEREAS, the Arts Advisory Committee files an Annual Report with the City Council that includes a survey and report on information and activities the Committee deems appropriate; and

WHEREAS, the Arts Advisory Committee would like to change from a calendar year to a fiscal year for their Annual Report; and

WHEREAS, the City Council wishes to amend the Annual Report produced by the Arts Advisory Committee to a fiscal year reporting calendar; and

NOW THEREFORE, THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

**Section 1.** Tualatin Municipal Code 11-5-080 is amended to read as follows:

**11-5-080 Annual Report of Committee.**

No later than ~~December~~ August of each year, the Committee shall file its annual report with the City Council. The annual report shall include a survey and report of the Committee's activities during the preceding fiscal year and other matters and recommendations the Committee deems appropriate for the City Council.

**Section 2. Severability.** Each section of this ordinance, and any part thereof, is severable. If any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

Adopted by the City Council this \_\_\_\_ Day of \_\_\_\_\_, 2014.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder



# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Linda Odermott, Paralegal  
Sean Brady, City Attorney

**DATE:** 02/24/2014

**SUBJECT:** Consideration of **Ordinance No. 1368-14** Relating to Medical Marijuana Facilities; Establishing New Tualatin Municipal Code Chapter 9-08; and Declaring an Emergency

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### ISSUE BEFORE THE COUNCIL:

Council will consider for second reading and adoption Ordinance No. 1368-14 to prohibit, as a temporary measure, medical marijuana facilities licensed by the State of Oregon from operating within the City of Tualatin. The Ordinance contains a sunset clause providing for automatic repeal of the Ordinance on December 31, 2014. On January 13, 2014, the City Council directed staff to draft this ordinance in order to allow the City Council additional time to gather input from the community, analyze how the final rules related to House Bill 3460 will impact the City of Tualatin, and consider zoning regulations.

### RECOMMENDATION:

Staff recommends Council consider Ordinance No. 1368-14.

### EXECUTIVE SUMMARY:

At the February 10, 2014 Council Meeting, Council conducted first reading of Ordinance No. 1368-14 relating to Medical Marijuana Facilities. The ordinance is now presented to Council for second reading and consideration for adoption.

At the December 9, 2013 City Council Work Session, staff briefed Council on the activity regarding House Bill (HB) 3460, which authorized the Oregon Health Authority (OHA) to establish procedures to license and regulate medical marijuana facilities. The OHA appointed a Rules Advisory Committee to advise the agency as the rules for medical marijuana facilities are drafted. The final rules governing medical marijuana facilities in Oregon have now been posted by the OHA and are attached to this report as Attachment A. These are the rules that will be in place when the program begins accepting applications on March 3, 2014. The Council directed staff to provide additional information on adopting an ordinance which would prohibit medical marijuana facilities in Tualatin as an interim measure to provide Council additional time to determine: the impacts of the rules adopted by the State of Oregon; gather public input; gauge the impact on the community; and consider policy options for implementation of a final policy

decision.

On January 13, 2014, staff presented three options for the Council to consider as interim measures:

1. A zoning ordinance that does not allow medical marijuana dispensaries to operate;
2. A business license ordinance that does not allow medical marijuana dispensaries to operate; and
3. A municipal code ordinance that does not allow medical marijuana dispensaries to operate by:
  - a. Defining medical marijuana dispensaries and not allowing them to operate as a business
  - b. Recognizing that the City's zoning code does not define marijuana dispensaries as a permitted use; and
  - c. Prohibiting City employees from interpreting the zoning code in a manner that allows marijuana dispensaries as a use.

After discussing each option, the Council directed staff to prepare an ordinance according to option three stated above which would not allow medical marijuana facilities to operate. Council also directed staff to include a sunset clause to provide that the ordinance automatically expire on December 31, 2014. This ordinance would serve as a short-term measure to regulate medical marijuana facilities.

For the long-term, the Council expressed an interest in considering regulating medical marijuana facilities through the City's zoning regulations and prohibiting retail sales of recreational marijuana. Following the Council's action on the ordinance presented at the February 10 Council Meeting, staff will return at a future Council Work Session to discuss the next steps for developing a long-term solution for regulating medical marijuana facilities, information regarding regulating retail sales of recreational marijuana, and a public outreach strategy.

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**Attachments:**    Ordinance No. 1368-14



## ORDINANCE NO. 1368-14

### AN ORDINANCE RELATING TO MEDICAL MARIJUANA FACILITIES; ESTABLISHING NEW TUALATIN MUNICIPAL CODE CHAPTER 9-08; AND DECLARING AN EMERGENCY

WHEREAS, during the 2013 Special Session, the Oregon Legislature passed HB 3460, which allows for the establishment and licensing of medical marijuana facilities; and

WHEREAS, the Oregon Health Authority is charged with formulating administrative rules governing the licensing of medical marijuana facilities; and

WHEREAS, pursuant to Article XI, section 2 of the Oregon Constitution, the City of Tualatin has "home rule" authority over the civil affairs of its City; and

WHEREAS, the Tualatin Municipal and Development Codes do not recognize medical marijuana facilities as a permitted use in any zoning district; and

WHEREAS, the City Council believes that the operation of medical marijuana facilities without proper zoning regulations endangers the health, safety, and welfare of its citizens; and

WHEREAS, City Council is interested in preventing medical marijuana facilities from operating in Tualatin until such time as City Council can review and enact adequate zoning regulations;

### NOW THEREFORE, THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

**Section 1.** Tualatin Municipal Code Section 9-08 is added to Chapter 9 to read as follows:

TMC 9-08-010. Purpose and Intent. The purpose of this Section is to prohibit medical marijuana facilities licensed by the State of Oregon from operating within the City of Tualatin as a temporary measure in order to allow the City Council time to consider and adopt proper zoning regulations for medical marijuana facilities. The State of Oregon is set to grant licenses to medical marijuana facilities in March 2014. The City Council finds that March, 2014, is too soon to provide adequate time to consider the issues related to medical marijuana facilities, seek public input, and adopt proper regulations. Therefore, the City Council is implementing this prohibition to provide time to review the State of Oregon's medical marijuana facilities licensing rules and consider the zoning issues related to the impacts of medical marijuana facilities in the City of Tualatin.

TMC 9-08-020. Definitions. Except where the context specifically requires otherwise, as used in this Chapter, the following words and phrases mean:

(1) "Building" means any structure having a roof supported by columns or walls, for the housing, shelter or enclosure of persons, animals, chattels, or property of any kind.

(2) "Location" means any parcel of land, whether vacant or occupied by a building, group of buildings, or accessory buildings, and includes the buildings, structures, yards, open spaces, lot width, and lot area.

(3) "Medical marijuana facility" means a medical marijuana facility licensed by the State of Oregon under HB 3460 and/or ORS 475.300-475.346.

(4) "Structure" means anything constructed or erected which is supported directly or indirectly on the earth.

TMC 9-08-030. Prohibited Activities. It is unlawful to establish, operate, use, or to cause or permit the establishment, operation, or use of a medical marijuana facility.

TMC 9-08-040. City Employees Have No Authority to Permit Medical Marijuana Facilities. The use of any building, structure, location, premises, or land for a medical marijuana facility is not currently enumerated in the City of Tualatin Municipal or Development Codes as a permitted use in any zoning district. The City Manager and all city employees do not have authority to determine or permit the use of any building, structure, location, premises, or land as a medical marijuana facility in any zoning district.

TMC 9-08-050. Violations.

(1) A person who violates this Chapter commits a civil infraction and shall be subject to a fine of up to \$500. Each violation, and each day that a violation continues, constitutes a separate civil infraction.

(2) The civil infraction procedures in TMC 7-1 apply to the prosecution of any violation of this Chapter.

**Section 2.** Severability. Each section of this ordinance, and any part thereof, is severable. If any part of this ordinance is held invalid by a court of competent jurisdiction, the remainder of this ordinance shall remain in full force and effect.

**Section 3.** Emergency. This ordinance is necessary for the immediate protection

of the public peace, health, safety and welfare and shall take effect immediately upon adoption.

**Section 4.** Ordinance Automatically Expires. This ordinance automatically expires and is to be deemed repealed at 11:59:59 p.m. on December 31, 2014, unless sooner repealed or extended by City Council ordinance.

Adopted by the City Council this \_\_\_\_ Day of \_\_\_\_\_, 2014.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder



# STAFF REPORT

## CITY OF TUALATIN

**TO:** Honorable Mayor and Members of the City Council

**THROUGH:** Sherilyn Lombos

**FROM:** Linda Odermott, Paralegal  
Sean Brady, City Attorney

**DATE:** 02/24/2014

**SUBJECT:** Consideration of **Ordinance No. 1367-14** An Ordinance Relating to the Transportation System Plan; Amending the Tualatin Development Code (TDC) 11.650 and the 2012 Tualatin Transportation System Plan Adopted February 25, 2013

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### ISSUE BEFORE THE COUNCIL:

Council will consider for second reading and adoption Ordinance No. 1367-14 relating to the Transportation System Plan and amending the Tualatin Development Code (TDC) 11.650 and the 2012 Tualatin Transportation System Plan Adopted February 25, 2013, on remand from the Land Use Board of Appeals (LUBA).

### RECOMMENDATION:

Staff recommends that Council adopt Ordinance No. 1367-14.

### EXECUTIVE SUMMARY:

At the February 10, 2014 meeting, Council conducted the first reading of Ordinance No. 1367-14 relating to the Transportation System Plan amendment to comply with the Land Use Board of Appeals (LUBA) Opinion and Order of Remand. The ordinance is now presented to Council for second reading and consideration for adoption.

The City of Tualatin Transportation System Plan was adopted on February 25, 2013. The Tonquin Industrial Group subsequently appealed the decision to LUBA. LUBA found the Ice Age Tonquin Trail, as a whole, to be a "park" and held that "parks" are not allowed in Regionally Significant Industrial Areas (RSIAs) under Metro and the City's code. As such, LUBA found the City erred in locating the Tonquin Trail within the Tonquin Industrial Group RSIA. LUBA remanded the decision to the City Council for it to consider and comply with LUBA's Remand Order. Adopting Ordinance No. 1367-14 amends the Transportation System Plan to completely remove the Tonquin Trail from the Transportation System Plan, including that portion within the Tonquin Industrial Group RSIA, and complies with LUBA's Remand Order.

At the February 10, 2014 Council Meeting, staff presented its recommendation to adopt the ordinance to remove references to the Tonquin Trail from the Transportation System Plan. The



Tonquin Industrial Group also appeared at the February 10, 2014 meeting and advocated for Council to not adopt the ordinance and to instead immediately proceed with the public process to find a new route for the Tonquin Trail around the Tonquin Industrial Group RSIA property.

A question arose at the Council Meeting regarding whether Council must act on LUBA's Remand Order within a specific period of time. Because this is a legislative decision, the City Council may take as much time as it wants to act on LUBA 's Remand Order. There are no time constraints.

As a result, the City Council can:

1. Vote against the ordinance and direct staff to seek public input and recommendations on rerouting the Tonquin Trail, as requested by the Tonquin Industrial Group; or
2. Proceed to adopt the ordinance, which will eliminate the Tonquin Trail from the Transportation System Plan.

Staff recommendation is option 2.

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**Attachments:**    Ordinance 1367-14

ORDINANCE NO. 1367-14

AN ORDINANCE RELATING TO THE TRANSPORTATION SYSTEM PLAN;  
AMENDING THE TUALATIN DEVELOPMENT CODE (TDC) 11.650 AND THE  
2012 TUALATIN TRANSPORTATION SYSTEM PLAN ADOPTED FEBRUARY  
25, 2013

WHEREAS, the Transportation System Plan was adopted by the City Council in Ordinance No. 1354-13 on February 25, 2013; and

WHEREAS, the Transportation System Plan was subsequently appealed to the Land Use Board of Appeals on eight separate grounds; and

WHEREAS, the Land Use Board of Appeals issued a decision on November 1, 2013, and affirmed one of the eight grounds for appeal finding the Ice Age Tonquin Trail, as a whole, constitutes a “park” within the meaning of Metro Code 3.07.420(D) and Tualatin Development Code 64.040(8); and therefore, the City erred in locating the Ice Age Tonquin Trail alignment within the Tonquin Industrial Group Regionally Significant Industrial Area; and

WHEREAS, the Land Use Board of Appeals remanded the issue to the Tualatin City Council for further review; and

WHEREAS, to comply with the Land Use Board of Appeals’ opinion and order, the City Council finds it necessary to remove references to the Ice Age Tonquin Trail from the Tualatin Development Code (TDC) 11.650 and the Transportation System Plan.

NOW THEREFORE, THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

**Section 1.** TDC 11.650 is amended to read as follows:

(1) This modal plan describes pedestrian and bicycle improvements to comfortably and safely accommodate bicyclists and pedestrians within the City. These include multi-use paths, specific bicycle and pedestrian improvements, and street upgrades. Figure 11-4 presents the updated bicycle and pedestrian system for the City of Tualatin.

(2) Summary of Limitations and Needs for Bicycle and Pedestrian Facilities. This section summarizes limitations and needs for bicycle and pedestrian facilities, and multi-use paths. A full description of existing conditions and deficiencies for the bicycle, pedestrian, and pathway system can be found in Appendix B of the Transportation System Plan Technical Memorandum (December 2012).

(a) Bicycle Facility Needs. Existing bicycle facilities in Tualatin have a few gaps and challenging connections:

- (i) Difficult left-turn maneuvers;
- (ii) Difficult areas with low bike visibility;
- (iii) Bike lanes outside of turn lanes;
- (iv) Obstacles within the bike lanes;
- (v) Gaps in the network; and
- (vi) In addition to these needs, there are a number of high-crash locations.

Most crashes result in an injury to the bicyclist, and most occur on a dry roadway surface in daylight conditions. High-crash locations include SW Boones Ferry Road and SW Tualatin-Sherwood Road; as well as, the SW Nyberg Road interchange ramps at I-5.

(b) Pedestrian Facility Needs. Pedestrian facility needs include:

- (i) Fill sidewalk gaps on arterials and collector streets at:
  - (a) Sections of SW Herman Road;
  - (b) Sections of SW Grahams Ferry Road;
  - (c) Sections of SW Boones Ferry Road;
  - (d) SW Blake Street between SW 105th and SW 108th Avenues;
  - (e) SW Sagert Street overpass over I-5; and
  - (f) SW 105th Avenue between SW Paulina Drive and SW Blake Street.

- (ii) Narrow or obstructed sidewalks.
- (iii) Wide or angled crosswalks at intersections.
- (iv) Difficult crossing on major roadways (SW Boones Ferry Road, SW Tualatin-Sherwood Road, and roadways in the downtown core).
- (v) Most of the pedestrian crashes reported in the 5-year crash study timeframe occurred on SW Boones Ferry Road, generally when a vehicle failed to yield for pedestrians. Most crashes occurred when a vehicle was turning.

(c) Multi-use Path Needs. Additional bicycle and pedestrian connections over the Tualatin River are needed to connect with existing regional paths; as well as, to provide alternate routes to the one existing Ki-a-Kuts bridge that is exclusively for bicycles and pedestrians (from Tualatin Community Park to Durham City Park in Durham). Additionally, many of the existing

multi-use paths are fragmented and do not connect; ~~ss~~ Signs and other wayfinding guides are needed to inform bicyclists or pedestrians how to move among the various pathways, and from the pathways to on-street facilities. The planned multi-use path network is only half constructed, once the system is complete, the multi-use path network will be more comprehensive.

(3) Bicycle and Pedestrian Policies. The City of Tualatin's policies on bicycle and pedestrian facilities are as follows:

- (a) Bicycle and Pedestrian Policy 1: Support Safe Routes to Schools (SRTS) for all Tualatin schools.
- (b) Bicycle and Pedestrian Policy 2: Work with partner agencies to support and build ~~the Ice Age Tongue Trail~~ trails.
- (c) Bicycle and Pedestrian Policy 3: Allow wider sidewalks downtown for strolling and outdoor cafes.
- (d) Bicycle and Pedestrian Policy 4: Add benches along multi-use paths for pedestrians throughout the City (especially in the downtown core).
- (e) Bicycle and Pedestrian Policy 5: Develop and implement a toolbox, consistent with Washington County, for mid-block pedestrian crossings.
- (f) Bicycle and Pedestrian Policy 6: Implement bicycle and pedestrian projects to help the City achieve the regional non-single-occupancy vehicle modal targets in Table 11-1.
- (g) Bicycle and Pedestrian Policy 7: Implement bicycle and pedestrian projects to provide pedestrian and bicycle access to transit and essential destinations for all mobility levels, including direct, comfortable, and safe pedestrian and bicycle routes.
- (h) Bicycle and Pedestrian Policy 8: Ensure that there are bicycle and pedestrian facilities at transit stations.
- (i) Bicycle and Pedestrian Policy 9: Create on- and off-street bicycle and pedestrian facilities connecting residential, commercial, industrial, and public facilities such as parks, the library, and schools.
- (j) Bicycle and Pedestrian Policy 10: Create obvious and easy to use connections between on- and off-street bicycle and pedestrian facilities, and integrate off-street paths with on-street facilities.

(4) Bicycle Boulevards. Currently, there are no existing bicycle boulevards in Tualatin, though Washington County has bicycle boulevard policies and design standards.

Bicycle boulevards are roadways that use a variety of design treatments to reduce vehicle speeds so that motorists and bicyclists generally travel at the same speed, to create a safer and more comfortable environment for all users. Bicycle boulevards may include a variety of applications ranging from minor street signing

enhancements (such as shared lane markings) to larger scale projects (for example, bike-only access at intersections, traffic diverters). Boulevards also incorporate treatments to facilitate safe and convenient crossings where bicyclists must traverse major streets. Traffic controls along a boulevard may assign priority to through cyclists while encouraging through vehicle traffic to use alternate parallel routes.

Bicycle boulevards work best in well-connected street grids, where riders can follow intuitive and reasonably direct routes. Boulevards also work best when higher-order parallel streets exist to serve through vehicle traffic. Bicycle boulevards are generally located on streets with lower traffic volumes and vehicle speeds, such as minor collectors or local streets passing through residential neighborhoods. Typically a bicycle boulevard would be located on a street where vehicles travel less than 30 miles per hour and average daily traffic volume is less than 3,000 vehicles (in both directions).

Proposed bicycle boulevards in Tualatin are shown on Figure 11-4. These are all low volume, low speed streets that connect neighborhoods with roadways and trails where bicycle infrastructure investments have been made. As a short-term action, the City should consider signing these roadways as bicycle routes, and monitor usage on an annual basis. As bicycle usage increases, and bicyclists and drivers become more used to sharing travel lanes, further investments could be considered to enhance safety for bicyclists.

**Section 2.** The Pages, Tables, and Figures of the Transportation System Plan Technical Memorandum are amended as follows:

(1) Title Page is deleted and replaced by “Exhibit 1,” which is incorporated herein.

(2) Street System Modal Plan – Regional Street Urban Upgrades (page 29) is deleted and replaced by “Exhibit 2,” which is incorporated herein.

(3) Transit Modal Plan – Regional Coordination (page 50) is deleted and replaced by “Exhibit 3,” which is incorporated herein.

(4) Pedestrian, Bicycle, and Multi-Use Path Modal Plan – Bicycle and Pedestrian Policies (page 59) is deleted and replaced by “Exhibit 4,” which is incorporated herein.

(5) Pedestrian, Bicycle, and Multi-Use Path Modal Plan – Multi-Use Path Projects, Table 13 and Regional Coordination (page 62) is deleted and replaced by “Exhibit 5,” which is incorporated herein.

(6) Pedestrian, Bicycle, and Multi-Use Path Modal Plan – Regional Multi-Use Path Projects, Table 15 (page 64) is deleted and replaced by “Exhibit 6,” which is incorporated herein.

(7) Pedestrian, Bicycle, and Multi-Use Path Modal Plan – Figure 7 Bicycle and Pedestrian Element (page 65) is deleted and replaced by “Exhibit 7,” which is incorporated herein.

(8) Implementation – Policy & Code Language, Bicycle and Pedestrian (page 99) is deleted and replaced by “Exhibit 8,” which is incorporated herein.



**Section 3.** The amendments to the TSP set forth in Section 1 and 2 of this ordinance remove the Tonquin Trail from being located in a Regionally Significant Industrial Area. As such, the TSP complies with Metro's Urban Growth Management Function Plan, Metro Code 3.07.420(D), Tualatin Development Code 64.040, and LUBA's Opinion and Order.

**Section 4.** Except to the extent modified by this ordinance, TDC 11.650 and the Transportation System Plan adopted by the Tualatin City Council by Ordinance 1354-13 on February 25, 2013, remains in full force and effect.

**Section 5.** Each section of this ordinance, and any part thereof, is severable. If any part of this ordinance is held invalid by a court of competition jurisdiction, the remainder of this ordinance shall remain in full force and effect.

Adopted by the City Council this \_\_\_\_ Day of \_\_\_\_\_, 2014.

CITY OF TUALATIN, OREGON

BY \_\_\_\_\_  
Mayor

APPROVED AS TO FORM

ATTEST:

BY \_\_\_\_\_  
City Attorney

BY \_\_\_\_\_  
City Recorder