



TUALATIN CITY COUNCIL

Tuesday, MAY 29, 2018

JUANITA POHL CENTER

8513 SW Tualatin Road

Tualatin, OR 97062

WORK SESSION begins at 6:00 p.m.
BUSINESS MEETING begins at 7:00 p.m.

Mayor Lou Ogden

Council President Joelle Davis

Councilor Robert Kellogg
Councilor Paul Morrison

Councilor Frank Bubenik
Councilor Nancy Grimes

Councilor Jeff DeHaan

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 your comments on its agenda, following Announcements, at which time citizens may address the Council concerning any item not on the agenda or to request to have an item removed from the consent agenda. If you wish to speak on a item already on the agenda, comment will be taken during that item. Please fill out a Speaker Request Form and submit it to the Recording Secretary. You will be called forward during the appropriate time; each speaker will be 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, 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. Council meetings can also be viewed by live *streaming video* on the day of the meeting at 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 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.



OFFICIAL AGENDA OF THE TUALATIN CITY COUNCIL MEETING FOR MAY 29, 2018

A. CALL TO ORDER

Pledge of Allegiance

B. ANNOUNCEMENTS

1. Proclamation Declaring the Week of May 20-26, 2018 as Emergency Medical Services Week in the City of Tualatin
2. Recognition of Paul Hennon on the Occassion of His Retirement

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent 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 ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, 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 Regular Meeting of May 14, 2018
2. Consideration of Approval of 2018 Liquor License Renewals-Late Submittals
3. Consideration of Approval of a New Liquor License Application for Lakeside Bistro
4. Consideration of **Resolution No. 5366-18** Authorizing the City Manager to Accept Major Streets Transportation Improvement Program (MSTIP) Funds to Complete Project Design and Construction for the Sagert Street Pedestrian Connectivity and Enhancement Project
5. Consideration of **Resolution No. 5370-18** Authorizing the City Manager to Acquire Property for Parkland Purposes

E. GENERAL BUSINESS

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. 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.

1. Consideration of **Ordinance No. 1409-18** establishing a Core Area Parking District (CAPD) Tax Rate of \$170.88 for Fiscal Year 2018/19
2. Consideration of **Resolution No. 5367-18** Granting a Minor Architectural Review to Tualatin Professional Center (TPC) Parking Lot Improvement Located at 6464 Sw Borland Road (MAR17-0041)
3. Consideration of **Resolution No. 5369-18** Granting a Variance to the Separation Requirements of Wireless Communication Facilities (VAR17-00001)

F. 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.

G. COMMUNICATIONS FROM COUNCILORS

H. ADJOURNMENT

City Council Meeting

Meeting Date: 05/29/2018

ANNOUNCEMENTS: Proclamation Declaring the Week of May 20-26, 2018 as Emergency Medical Services Week in the City of Tualatin

ANNOUNCEMENTS

Proclamation Declaring the Week of May 20-26, 2018 as Emergency Medical Services Week in the City of Tualatin

Proclamation

Proclamation

*Declaring the Week of May 20-26, 2018 as
Emergency Medical Services Week
in the City of Tualatin*

WHEREAS emergency medical services are a vital public service; and

WHEREAS the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS the emergency medical services system consists of emergency physicians, emergency nurses, emergency medical technicians, paramedics, firefighters, educators, administrators and others; and

WHEREAS the members of emergency medical services teams, whether career or volunteer, engage in thousands of hours of specialized training and continuing education to enhance their lifesaving skills; and

WHEREAS it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week;

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

The week of May 20-26, 2018 is designated as Emergency Medical Services Week in the City of Tualatin to call attention to Emergency Medical Services providers for the outstanding service they provide to the community. The City Council also calls upon the community to express their thanks to these the men and women for their outstanding dedication to their field.

INTRODUCED AND ADOPTED this 29th day of May, 2018.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY _____

City Council Meeting

Meeting Date: 05/29/2018

ANNOUNCEMENTS: Recognition of Paul Hennon on the Occassion of His Retirement

ANNOUNCEMENTS

Recognition of Paul Hennon on the Occassion of His Retirement

Proclamation

Proclamation

Recognizing Paul Hennon on the Occasion of His Retirement

WHEREAS, Paul Hennon was hired on September 1, 1987 as Tualatin's Parks & Recreation Director; in 1999 the department was reorganized and Paul's title was changed to Community Services Director, the title he has held since that time; and

WHEREAS, Paul came to Tualatin at a time when the community was growing and the City Council was supportive of growing the public amenities along with that; Paul Hennon was the perfect person to implement the Parks & Recreation Master Plan and guide the community through tremendous change and growth; and

WHEREAS, acquisition and development of parks and natural areas has flourished under Paul's guidance including the development of four of Tualatin's neighborhood parks, renovation of the north end of Community Park, the skate park and dog park, partnering with the School District on a joint use agreement to construct the synthetic turf field at Tualatin High School and the cross country running trail, and ensuring the community had access to the Tualatin River via floating docks at Brown's Ferry and Jurgens Parks as well as a canoe and kayak launch under Highway 99 at Hazelbrook Road.; and

WHEREAS, Paul oversaw acquisition and development of major segments of the Tualatin River Greenway and Tualatin's Creekside Greenways including the Chieftain Dakota Greenway, Hedges Creek Greenway, and Saum Creek Greenway; as well as master planning and land acquisitions along the new Ice Age Tonquin Trail in partnership with Metro; and

WHEREAS, Paul was in charge of planning and construction of buildings including the Library, building additions to the Juanita Pohl Center, relocation and renovation of the old Methodist Church into the Tualatin Heritage Center, and various picnic shelters and restrooms in parks and the Tualatin Commons; and

WHEREAS, Paul managed Tualatin's Urban and Community Forestry Program, cultivated Tualatin's Public Art Program, installed the first bike lanes throughout Tualatin's streets, and initiated and supported Tualatin's vibrant volunteer program; and

WHEREAS, Paul knew and understood the value of programs, events, and activities in making Tualatin the community we know and love; from the library programs and events, to all of the myriad recreation activities, to the special events that attract thousands of residents and people from all over the world, Paul has greatly influenced Tualatin's unique identity and in the process gladdened our hearts.

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

In recognition of his retirement from an exceptional career, Thursday, May 31, 2018 is "Paul Hennon Day" in the City of Tualatin.

INTRODUCED AND ADOPTED this 29th day of May, 2018.

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, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 05/29/2018

SUBJECT: Consideration of Approval of the Minutes for the Regular Meeting of May 14, 2018

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve the minutes for the Regular Meeting of May 14, 2018.

RECOMMENDATION:

Staff respectfully recommends that the Council adopt the attached minutes.

Attachments: City Council Regular Meeting Minutes of May 14, 2018



OFFICIAL MINUTES OF THE TUALATIN CITY COUNCIL MEETING FOR MAY 14, 2018

Present: Mayor Lou Ogden; Councilor Frank Bubenik; Council President Joelle Davis; Councilor Paul Morrison; Councilor Jeff DeHaan; Councilor Robert Kellogg

Absent: Councilor Nancy Grimes

Staff City Manager Sherilyn Lombos; City Attorney Sean Brady; Police Chief Bill Steele;

Present: Community Services Director Paul Hennon; Finance Director Don Hudson; Planning Manager Aquilla Hurd-Ravich; Deputy City Recorder Nicole Morris; Teen Program Specialist Julie Ludemann; Maintenance Services Division Manager Clayton Reynolds; Library Manager Jerianne Thompson; Parks and Recreation Manager Rich Mueller; Associate Planner Erin Engman; City Engineer Jeff Fuchs; IS Director Bates Russell

A. CALL TO ORDER

Pledge of Allegiance

Council President Davis called the meeting to order at 7:09 p.m.

B. ANNOUNCEMENTS

1. Tualatin Youth Advisory Council Update for May 2018

Members of the Youth Advisory Committee (YAC) presented a PowerPoint on their latest activities and upcoming events. YAC is preparing for Project FRIENDS to be held on April 20. They are expecting 300 5th graders from Byrom, Bridgeport, Deer Creek and Tualatin Elementary. On Monday 21 YAC will be holding a Youth Summit with the City Council and other youth to discuss important topics affecting the community. YAC will hold their annual Blender Dash on June 2 for kids ages 6-15 at Tualatin Community Park. The YAC will be participating in the Movies on the Commons events this summer. Movies are shown every Saturday starting in July through the end of the summer.

2. Proclamation Declaring May 13-19, 2018 as National Police Week in the City of Tualatin

Councilor Bubenik read the proclamation declaring May 13-19, 2018 as National Police Week in the City of Tualatin.

3. New Employee Introduction - Taylor Nopson, Police Officer

Police Chief Bill Steel introduced Police Officer Taylor Nopson. The Council welcomed her.

4. New Employee Introduction- Onnie Neumann, Permit Technician

Community Development Director Aquilla Hurd-Ravich introduced Permit Technician Onnie Neumann. The Council welcomed her.

C. CITIZEN COMMENTS

This section of the agenda allows anyone to address the Council regarding any issue not on the agenda, or to request to have an item removed from the consent 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.

M.E.Ch.A.De Tualatin High School Students announced they have partnered with Unite Oregon on an Immigrant Support Project. They asked the Council to support the project through promotion, waived fees, table space at special events, and allowing the group to make quarterly City Council reports. The group's fundraising goal is \$6,000 and to date they have raised \$3,800 for the fund.

Dale Potts announced the Memorial Day Observance and Community Picnic to be held at Winona Cemetery on May 28, 10:45 a.m.

Judy Nix and Carol Difono from Family Promise of Tualatin Valley asked the Council for support of their program through the upcoming grant funding process. They also announce their "Drive-In, Sleep Out" fundraiser.

Amanda Guile-Hinman spoke in opposition of the proposed parking permit zone behind the high school.

Cathy Holland, Warren Harnew, and Charles Blatt requested a portion of Jurgen's Park be committed to an off leash dog facility during the Parks and Recreation Master Plan process.

D. CONSENT AGENDA

The Consent Agenda will be enacted with one vote. The Mayor will ask Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. If you wish to request an item to be removed from the consent agenda you should do so during the Citizen Comment section of the agenda. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under, 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 Councilor Frank Bubenik, SECONDED by Councilor Jeff DeHaan to adopt the consent agenda.

Aye: Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

Other: Mayor Lou Ogden (Absent), Councilor Nancy Grimes (Absent)

MOTION CARRIED

1. Consideration of Approval of the Minutes for the Special Work Session of April 12, 2018 and Regular Meeting of April 23, 2018
2. Consideration of Approval of a New Liquor License Application for Wine and Design

3. Consideration of **Resolution 5364-18** Awarding the Bid for the Construction of the 2018 Pavement Maintenance Program

E. GENERAL BUSINESS

If you wish to speak on a general business item please fill out a Speaker Request Form and you will be called forward during the appropriate item. 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.

1. Tualatin Interceptor and Syphon Improvement Project Update

Community Development Director Paul Hennon introduced Wade Denny from Clean Water Services. Mr. Denny presented information on the upper Tualatin interceptor and syphon improvement project. The existing sanitary sewer infrastructure for the planned area was reviewed. A study was done in 2016 with the goal to optimize existing infrastructure capacity and effectively transport flows while meeting the future needs. One of those projects that came from the study was the Tualatin Interceptor Project. Design for the project started in October 2017. The first phase of the project will start June 2018. The project is estimated to cost \$30 million to complete and will be the largest project the district has completed. Project impacts will include truck traffic into and out of the area. Construction will be happening in Cook and Jurgen's Park. Outreach has included attending citizen advisory group meetings, outreach to city leadership, and localized mailers. After the project is completed their will be enhancements and restoration of all disturbed wetlands.

Councilor Bubenik asked about construction location in phase 2A. Mr. Denny stated it will be along the south side of the river.

Councilor Bubenik asked about the construction impacts during school hours. Mr. Denny stated construction will be during the summer so there will be minimal impact.

Council President Davis asked how deep they would be digging. Mr. Denny stated they will dig between 14-28 feet. Council President Davis asked if there is an archeologist attached to the project. Mr. Denny stated there has been surveys done and they have an archeologist on standby if issues arise.

Councilor Bubenik asked where construction vehicles will be staged. Mr. Denny stated they will be staged onsite. They have acquired the appropriate temporary construction easements to do so.

Councilor Bubenik asked about the wild life protections that have been put in place. Mr. Denny stated bird surveys are being conducted and other necessary precautions are being taken.

2. Consideration of **Resolution No. 5365-18** to adopt Solid Waste and Recycling Rate Adjustment and Interim Surcharge

Information Services Director Bates Russell introduced staff from Republic Services who presented proposed solid waste and recycling rate adjustments. Republic Services Municipal Manager Therese McClain gave a brief national overview of Republic Services. Republic Services Operations Manager Frank Lonergan spoke to services in Tualatin noting there are 14 drivers that service Tualatin, they pick up 130,000 containers every year which amounts to 36,162 tons of materials. He spoke to their community involvement, noting the company has donated close to \$20,000 in 2017.

Republic Services General Manager Jason Jordan spoke to the proposed 2018 rate adjustments. He stated the franchise agreement states that Republic will come to council bi-annually to address rate adjustments. Mr. Jordan spoke to contributing factors in price including disposal costs, different types of materials that are processed, labor, and maintenance costs. He noted Tualatin's rates compare to other surrounding cities.

Councilor Bubenik asked how much of Republic's fees go to Metro. Mr. Jordan stated 30% of their fee's go directly to Metro.

Councilor Kellogg asked why labor and medical costs went up 30%. Mr. Jordan stated they went through labor negotiations this year and the increases are due to the new contract.

Mr. Jordan spoke to the recycling market and the new regulations that are impacting the local recycling market. He stated due to these changes Republic is proposing an interim recycling charge to match what Washington County has implemented.

Councilor Bubenik asked if paper or plastic are the issues with recycling. Mr. Jordan stated both are the issues. Councilor Bubenik asked what the surcharge would cover. Mr. Jordan stated it recovers the direct cost to Republic of the market commodity value.

Council President Davis about public education regarding recycling. Ms. McClain stated they are working on some new handouts in conjunction with the City and County.

Councilor Morrison asked how the base rate will be affected by the recycling surcharge. Mr. Jordan stated the surcharge will be separated so that it can be better analyzed. He noted it is a \$2.00 surcharge for residential homes and a 4% charge on commercial rates.

Councilor Bubenik asked about customer outreach regarding the surcharge. Mr. Jordan stated they have conducted some outreach but were waiting to solidify the rate before moving forward.

Councilor Kellogg asked what would make the surcharge go away in the future. Mr. Jordan stated the recycling market would need to take a turn by finding an alternative market to mitigate the cost. He noted Republic will do a semi-annual review of the surcharge.

Councilor DeHaan asked when the last time this franchise contract has went to bid.

Manager Russell stated every five years the contract comes up for renewal.

MOTION by Councilor Robert Kellogg, SECONDED by Councilor Paul Morrison to adopt Resolution No. 5365-18 to adopt Solid Waste and Recycling Rate Adjustment and adding an interim recycling surcharge with an effective date of June 1, 2018, while rescinding Resolution No. 5273-16.

DELIBERATION ON THE MOTION

Councilor DeHaan stated he has concerns with the overall cost of the service.

Councilor Morrison stated he is impressed with the service they provide.

Aye: Councilor Frank Bubenik, Council President Joelle Davis, Councilor Paul Morrison, Councilor Robert Kellogg

Nay: Councilor Jeff DeHaan

Other: Mayor Lou Ogden (Abstain), Councilor Nancy Grimes (Absent)

MOTION CARRIED

3. Parks and Recreation Master Plan Project Update

Community Development Director Paul Hennon, Parks and Recreation Manager Rich Mueller, and Consultant Cindy Mendoza, MIG presented an update on the Parks and Recreation Master Plan. Manager Mueller reviewed the project phases and noted they are currently in phase four and five. It was noted community outreach themes have been based on public involvement and engagement and include trail connections, trail activities, improved facilities and expanded capacity for sports, inclusive communications, and a greater variety of activities and programs.

Consultant Mendoza spoke to the elements of the framework for the core values, vision, and mission. The framework for all the elements was based on the Council vision, the Tualatin Tomorrow vision, Community Outreach, and the project advisory committee. She spoke to the core values including health and wellness, conservation and stewardship, inclusiveness and equity, diversity, economic vitality, accessibility and connectivity, community engagement, social cohesion, community vibrancy and livability, and family-friendliness. The vision and mission for the project were reviewed. Seven goals and objectives have been established. Consultant Mendoza reviewed each goal and identified objectives for each.

Manager Mueller stated next steps included reviewing recommendations and capital project lists in the spring and summer. Plan adoption is proposed for this upcoming winter.

Councilor DeHaan asked about the Hispanic communities use of facilities. Manager Mueller stated they specifically reached out to the Hispanic community during outreach and received great feedback.

Mayor Ogden asked about how projects will be prioritized. Consultant Mendoza stated the next step is to begin the prioritization process. Director Hennon stated projects will get vetted through the project advisory committee and then come

before the Council.

F. PUBLIC HEARINGS – Quasi-Judicial

1. Continued Hearing for Request for Review of MAR17-0041, Tualatin Professional Center Parking Lot Improvement Land Use Decision located at 6464 SW Borland Road

The Council took a break from 9:34 p.m. to 9:45 p.m.

Mayor Ogden reopened the hearing from the April 23, 2018 Council meeting.

Associate Planner Erin Engman entered the staff report and attachments into the record. Planner Engman stated the staff report contains new evidence from the variance hearing held before the Tualatin Planning Commission. She stated the applicant has requested the Council modify conditions five and six in relation to the drive aisle length. The applicant has submitted a revised proposal that includes revised site plans and project scope. Planner Engman reviewed the staff recommendations for the conditions of approval. Modification to conditions five and six were made per the granted variance.

APPLICANT

Dorothy Cofield, Attorney for the Tualatin Professional Center, stated they are in agreement with the staff. They accept the conditions and the modifications as proposed.

PUBLIC COMMENT

None.

COUNCIL QUESTION/DELIBERATIONS

None.

MOTION by Council President Joelle Davis, **SECONDED** by Councilor Frank Bubenik to approve MAR17-0041, Tualatin Professional Center Parking Lot Improvement Land Use Decision located at 6464 SW Borland Road.

Aye: Mayor Lou Ogden, Councilor Frank Bubenik, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison, Councilor Robert Kellogg

Other: Councilor Nancy Grimes (Absent)

MOTION CARRIED

2. Continued Hearing for the Request for Review (Appeal) of a Planning Commission Decision Approving a Variance (VAR17-0001) to the Separation Requirements of Wireless Communication Facilities

Community Development Director Aquilla Hurd-Ravich stated the applicant applied for a variance that was approved by the Tualatin Planning Commission and then appealed and forwarded to the Council. The Council held a hearing where the appellant requested the record be kept open for seven days. The record has been closed and this is a continuation from that hearing.

Council President Davis asked if there was any new materials submitted that changed staff recommendations. Director Hurd-Ravich stated staff's recommendation has remained the same.

COUNCIL DELIBERATIONS

None.

MOTION by Councilor Paul Morrison, SECONDED by Councilor Jeff DeHaan to approve Variance (VAR17-0001) to locate a Wireless Communication Facility (WCF) at 10290 SW Tualatin Road.

Aye: Mayor Lou Ogden, Council President Joelle Davis, Councilor Jeff DeHaan, Councilor Paul Morrison

Nay: Councilor Frank Bubenik, Councilor Robert Kellogg

Other: Councilor Nancy Grimes (Absent)

MOTION CARRIED

G. COMMUNICATIONS FROM COUNCILORS

Councilor Kellogg would like to have the Council review the language associated with the monopole language in the development code. City Attorney Brady stated the entire code is being reviewed and updated at this time.

Councilor Bubenik reminded all citizens to vote at the May 15 election.

Councilor Bubenik attended the opening of the Borland Free Clinic. He stated transportation to the clinic is available for those in need.

Councilor Morrison stated PGE made a contribution to the transportation measure. He noted PGE would like to work with the City to bury the electrical lines located at the garden corner curves.

H. ADJOURNMENT

Mayor Ogden adjourned the meeting at 10:06 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, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 05/29/2018

SUBJECT: Consideration of Approval of 2018 Liquor License Renewals-Late Submittals

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve liquor license renewal applications for 2018. The business listed below submitted their 2018 renewal application too late to be included in the renewals approved at the March 26, 2018 Council meeting. Copies have not been included with this staff report but are available at the City Offices for review.

RECOMMENDATION:

Staff respectfully recommends the Council approve endorsement of the following liquor license application renewal for 2018:

Jo's Bar and Grill

EXECUTIVE SUMMARY:

Annually the Oregon Liquor Control Commission (OLCC) requires all liquor licenses be renewed. According to the provisions of City Ordinance No. 680-85, 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 Section 6 of 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 the 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 the applicant.

Attachments:



STAFF REPORT

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Nicole Morris, Deputy City Recorder

DATE: 05/29/2018

SUBJECT: Consideration of Approval of a New Liquor License Application for Lakeside Bistro

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve a new liquor license application for Lakeside Bistro.

RECOMMENDATION:

Staff respectfully recommends that the Council approve endorsement of the liquor license application for Lakeside Bistro.

EXECUTIVE SUMMARY:

Lakeside Bistro has submitted a new liquor license application under the category of limited on-premises and off premises sales. This would permit them to sell factory-sealed malt beverages, wine, and cider at retail to individuals in Oregon for consumption on and off the licensed premises. They would also be eligible to provide sample tastings of malt beverages, wine, and cider for consumption on the premises. The business is located at 8294 SW Nyberg Road. The application is in accordance with provisions of Ordinance No.680-85 which established a procedure for review of liquor licenses by the Council. 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 Section 6 of the ordinance. The Police Department has reviewed the new liquor license application and recommended approval. According to the provisions of Section 5 of Ordinance No. 680-85 a member of the Council or the public may request a public hearing on any of the liquor license 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 fee has been paid by the applicant.

Attachments: [Attachment A - Vicinity Map](#)
[Attachment B- License Types](#)

Attachment C- Application



OREGON LIQUOR CONTROL COMMISSION LICENSE TYPES

FULL ON-PREMISES SALES

- **Commercial Establishment**
Sell and serve distilled spirits, malt beverages, wine, and cider for consumption at that location (*this is the license that most “full-service” restaurants obtain*). Sell malt beverages for off-site consumption in securely covered containers provided by the customer. Food service required. Must purchase distilled liquor **only** from an Oregon liquor store, or from another Full On- Premises Sales licensee who has purchased the distilled liquor from an Oregon liquor store.
- **Caterer**
Allows the sale of distilled spirits, malt beverages, wine, and cider by the drink to individuals at off-site catered events. Food service required.
- **Passenger Carrier**
An airline, railroad, or tour boat may sell and serve distilled spirits, malt beverages, wine, and cider for consumption on the licensed premises. Food service required.
- **Other Public Location**
Sell and serve distilled spirits, malt beverages, wine, and cider for consumption at that location, where the predominant activity is not eating or drinking (for example an auditorium; music, dance, or performing arts facility; banquet or special event facility; lodging fairground; sports stadium; art gallery; or a convention, exhibition, or community center). Food service required.
- **Private Club**
Sell and serve distilled spirits, malt beverages, wine, and cider for consumption at that location, but only for members and guests. Food service required.

LIMITED ON-PREMISES SALES

Sell and serve malt beverages, wine, and cider for onsite consumption. Allows the sale of malt beverages in containers (kegs) for off-site consumption. Sell malt beverages for off-site consumption in securely covered containers provided by the customer.

OFF-PREMISES SALES

Sell factory-sealed containers of malt beverages, wine, and cider at retail to individuals in Oregon for consumption off the licensed premises. Eligible to provide sample tastings of malt beverages, wine, and cider for consumption on the premises. Eligible to ship manufacturer-sealed containers of malt beverages, wine, or cider directly to an Oregon resident.

BREWERY PUBLIC HOUSE

Make and sell malt beverages. Import malt beverages into and export from Oregon. Distribute malt beverages directly to retail and wholesale licensees in Oregon. Sell malt beverages made at the business to individuals for consumption on or off-site.

WINERY

Must principally produce wine or cider in Oregon. Manufacture, store, and export wine and cider. Import wine or cider *If bottled, the brand of wine or cider must be owned by the licensee*. Sell wine and cider to wholesale and retail licensees in Oregon. Sell malt beverages, wine, and cider to individuals in Oregon for consumption on or off-site.



CITY OF TUALATIN
LIQUOR LICENSE APPLICATION

Return Completed form to:
City of Tualatin
Attn: Deputy City Recorder
18880 SW Martinazzi Ave
Tualatin, OR 97062

Date 5/7/2018

This is a three-page form.

If a question does not apply, please indicate N/A. Please include full names (last, first middle) and full dates of birth (month/day/year). Incomplete forms shall receive an unfavorable recommendation.

Thank you for your assistance and cooperation.

SECTION 1: TYPE OF APPLICATION

- Original (New) Application - \$100.00 Application Fee.
Change in Previous Application - \$75.00 Application Fee.
Renewal of Previous License - \$35.00 Application Fee. Applicant must possess current business license. License #
Temporary License - \$35.00 Application Fee.

SECTION 2: DESCRIPTION OF BUSINESS

Name of business (dba): LAKESIDE BISTRO

Business address 892A SW NYBERG City TUALATIN State OR Zip Code 97062

Mailing address City State Zip Code

Telephone # 503-998-4054 Fax #

Email CLEDIAVELLA@GMAIL.COM

Name(s) of business manager(s) First CHANH Middle TRUNG Last LE

Date of birth Social Security # ODL#

Home address (attach additional pages if necessary)

Type of business BEER & WINE BISTRO / CAFE

Type of food served LUNCH, DINNER WITH AMERICAN & ORIENTAL FOOD PLATES

Type of entertainment (dancing, live music, exotic dancers, etc.) OCCASIONAL SMALL LIVE BAND

Days and hours of operation 10 AM TO 10 PM, TUESDAY TO SUNDAY

Food service hours: Breakfast Lunch Dinner

Restaurant seating capacity 25 Outside or patio seating capacity 30

How late will you have outside seating? 9 PM (MAY TO NOV) ONLY How late will you sell alcohol? 10 PM

How many full-time employees do you have? 1 Part-time employees? 3

SECTION 3: DESCRIPTION OF LIQUOR LICENSE

Name of Individual, Partnership, Corporation, LLC, or Other applicants _____

VINA REAL ESTATE INV. LLC

Type of liquor license (refer to OLCC form) LIMITED ON PREMISE, OFF PREMISE

Form of entity holding license (check one and answer all related applicable questions):

INDIVIDUAL: If this box is checked, provide full name, date of birth, and residence address.
Full name _____ Date of birth _____
Residence address _____

PARTNERSHIP: If this box is checked, provide full name, date of birth and residence address for each partner. If more than two partners exist, use additional pages. If partners are not individuals, also provide for each partner a description of the partner's legal form and the information required by the section corresponding to the partner's form.
Full name _____ Date of birth _____
Residence address _____
Full name _____ Date of birth _____
Residence address _____

CORPORATION: If this box is checked, complete (a) through (c).
(a) Name and business address of registered agent.
Full name _____
Business address _____

(b) Does any shareholder own more than 50% of the outstanding shares of the corporation? If yes, provide the shareholder's full name, date of birth, and residence address.
Full name _____ Date of birth _____
Residence address _____

(c) Are there more than 35 shareholders of this corporation? Yes No. If 35 or fewer shareholders, identify the corporation's president, treasurer, and secretary by full name, date of birth, and residence address.
Full name of president: _____ Date of birth: _____
Residence address: _____
Full name of treasurer: _____ Date of birth: _____
Residence address: _____
Full name of secretary: _____ Date of birth: _____
Residence address: _____

LIMITED LIABILITY COMPANY: If this box is checked, provide full name, date of birth, and residence address of each member. If there are more than two members, use additional pages to complete this question. If members are not individuals, also provide for each member a description of the member's legal form and the information required by the section corresponding to the member's form.

Full name: CHANH LE Date of birth: [REDACTED]
Residence address: [REDACTED]

Full name: BILL TON

Date of birth: [REDACTED]

Residence address: [REDACTED]

OTHER: If this box is checked, use a separate page to describe the entity, and identify with reasonable particularity every entity with an interest in the liquor license.

SECTION 4: APPLICANT SIGNATURE

A false answer or omission of any requested information on any page of this form shall result in an unfavorable recommendation.

Signature of Applicant: [REDACTED]

Date: 5/7/2018

Sources Checked:

DMV by [Signature]

LEADS by [Signature]

TuPD Records by [Signature]

Public Records by _____

Number of alcohol-related incidents during past year for location.

Number of Tualatin arrest/suspect contacts for CHANH LE

It is recommended that this application be:

Granted

Denied

Cause of unfavorable recommendation: _____

Signature: [REDACTED]

Date: 5-14-18

Bill Steele
Chief of Police
Tualatin Police Department



STAFF REPORT

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Kelsey Lewis, Management Analyst II

DATE: 05/29/2018

SUBJECT: Consideration of **Resolution No. 5366-18** Authorizing the City Manager to Accept Major Streets Transportation Improvement Program (MSTIP) Funds to Complete Project Design and Construction for the Sagert Street Pedestrian Connectivity and Enhancement Project

ISSUE BEFORE THE COUNCIL:

Consider authorizing the City Manager to accept \$50,000 in Major Streets Transportation Improvement Program (MSTIP) Grant funds from Washington County to fund a portion of design and construction for the Sagert Street Pedestrian Connectivity and Enhancement Project.

RECOMMENDATION:

Authorize the City Manager to accept \$50,000 in Major Streets Transportation Improvement Program (MSTIP) Grant funds from Washington County to serve as matching funds for the Sagert Street Pedestrian Connectivity and Enhancement Project, which is also funded by a Community Development Block Grant (CDBG).

EXECUTIVE SUMMARY:

Washington County awarded the City with a \$50,000 distribution from the MSTIP Opportunity Fund as matching funds for the Sagert Street Pedestrian Connection and Enhancement Community Development Block Grant (CDBG) project that was awarded earlier this year. The MSTIP Opportunity funds and the Community Development Block Grant (CDBG) will be used to fund design and construction of the Sagert Street Pedestrian Connection and Enhancement Project.

This resolution will allow the City to execute the remaining agreement with Washington County to accept the MSTIP grant funding and begin the project.

This project will greatly improve pedestrian access from 72nd Avenue to Wampanoag Drive by removing and replacing curb ramps and sidewalks to improve walkability and meet current accessibility standards. The project will also improve pedestrian safety by adding a crosswalk to connect low income neighborhoods with improved facilities. A new crosswalk will be added across Sagert Street at 68th Avenue and will include a pedestrian activated signal.

The City Council approved a similar resolution to accept CDBG funds for this project in September 2017.

Attachments: [Resolution 5366-18](#)

RESOLUTION NO. 5366-18

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACCEPT MAJOR STREETS TRANSPORTATION IMPROVEMENT PROGRAM (MSTIP) FUNDS TO COMPLETE PROJECT DESIGN AND CONSTRUCTION FOR THE SAGERT STREET PEDESTRIAN CONNECTIVITY AND ENHANCEMENT PROJECT.

WHEREAS, the City of Tualatin requested a \$50,000 distribution from the MSTIP Opportunity Fund as match for the Sagert Street Pedestrian Connection and Enhancement Community Development Block Grant (CDBG) project; and

WHEREAS, Washington County approved the request in September 2017, contingent upon award of the CDBG funding; and

WHEREAS, the City received notification from the Washington County Community Development Office of the award of CDBG funding for the project in February 2018; and

WHEREAS, receiving the MSTIP funds will provide funding for project development and construction of the Sagert Street Pedestrian Connectivity and Enhancement Project.

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

Section 1. The City Manager is authorized to accept MSTIP Grant funding from Washington County for project development of the Sagert Street Pedestrian Connectivity and Enhancement Project.

Section 2. The City Manager is authorized to execute any and all documents related to the grant application and to effectuate the award.

Section 3. This Resolution is effective upon adoption.

INTRODUCED AND ADOPTED this 29th day of May, 2018.

CITY OF TUALATIN OREGON

BY _____
Mayor

APPROVED AS TO LEGAL FORM

BY _____
City Attorney

ATTEST

BY _____
City Recorder



STAFF REPORT

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Paul Hennon, Community Services Director

DATE: 05/29/2018

SUBJECT: Consideration of **Resolution No. 5370-18** Authorizing the City Manager to Acquire Property for Parkland Purposes

ISSUE BEFORE THE COUNCIL:

The Council will consider adopting a resolution authorizing the City Manager to acquire property located at 10325 SW Jurgens Lane to expand Jurgens Park and the Tualatin River Greenway.

RECOMMENDATION:

The staff respectfully recommends the Council adopt the attached resolution authorizing the City Manager to acquire property located at 10325 SW Jurgens Lane to expand Jurgens Park and the Tualatin River Greenway.

EXECUTIVE SUMMARY:

The attached resolution authorizes the City Manager to acquire property located at 10325 SW Jurgens Lane to expand Jurgens Park and the Tualatin River Greenway (see Exhibit A, Property Description/Locator Map, to the attached resolution).

The property consists of 5.28 acres with approximately 405 feet of Tualatin River frontage. It would expand Jurgens Park from 15.59 to 20.87 acres, an increase of 34 percent, and expand frontage along the Tualatin River from 593 feet to 998 feet, an increase of 68 percent.

The property will be purchased from a willing seller with funding from an interfund loan to be paid back with Park System Development Charge revenues, subject to City Council authorization under a separate Council authorization.

A goal of the Tualatin City Council is to have accessible and vibrant parks, recreational facilities and programs, and protected natural spaces. This acquisition helps accomplish this goal in the northwestern area of Tualatin.

The Tualatin Parks and Recreation Master Plan is part of the Tualatin Community Plan and it guides the City in meeting community recreational needs through a system of parks, preservation of the scenic value of the Tualatin River, enhancement of water quality,

preservation of fish and wildlife habitat, and provision of public pedestrian and bicycle access within the Tualatin River Greenway. The Parks and Recreation Master Plan is currently being updated and the community has continued to express goals for an increase in active park facilities and conservation and restoration of natural resources. This acquisition is consistent with both the current Tualatin Parks and Recreation Master Plan and public involvement to-date in the master plan update project.

This acquisition is consistent with the Bicycle and Pedestrian Plans within the Tualatin Development Code and the Transportation System Plan by providing for implementation of an interconnected system of on and off street bicycle and pedestrian facilities linking neighborhoods, public facilities, commercial, and other employment areas.

Closing is anticipated by September, 2018. After closing, the City will undertake land stabilization actions to ensure the site is safe and then hold it without public use until a public involvement process can be conducted to determine how to incorporate the property into the Jurgens Park Master Plan and funding becomes available to make desired improvements.

The property is within Tualatin's Urban Growth Boundary, but not within Tualatin's city limits. Staff will forward a request for annexation in the future after a neighborhood meeting is held.

FINANCIAL IMPLICATIONS:

The City and Property Owner entered into a purchase and sale agreement to acquire the property for a purchase price of \$290,000 with funding from an interfund loan to be paid back with Park System Development Charge revenues, subject to City Council authorization.

Attachments: [Resolution 5370-18](#)

RESOLUTION NO. 5370-18

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ACQUIRE PROPERTY FOR PARKLAND PURPOSES

WHEREAS, a goal of the Tualatin City Council is to have accessible and vibrant parks, recreational facilities and programs, and protected natural spaces; and

WHEREAS, the City of Tualatin has adopted the Tualatin Parks and Recreation Master Plan as part of the Tualatin Community Plan, to guide the City in meeting community recreational needs through a system of parks, and to preserve the scenic value of the Tualatin River, enhance water quality, preserve fish and wildlife habitat, and to provide public pedestrian and bicycle access within the Tualatin River Greenway; and

WHEREAS, the City desires to acquire certain property located at 10325 SW Jurgens Lane for parkland purposes, by incorporating the property into Jurgens Park and by including the property within the Tualatin River Greenway, to meet public demand for additional park and natural area spaces. The property includes 5.28 acres and contains 405 feet of Tualatin River frontage; and

WHEREAS, the City and Property Owner entered into a purchase and sale agreement to acquire the property for a purchase price of \$290,000 with funding from an interfund loan to be paid back with Park System Development Charge revenues, subject to City Council authorization.

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

Section 1. The City Manager is hereby authorized to execute any and all documents necessary to acquire property located 10325 SW Jurgens Lane for parkland purposes as described in Exhibit A.

Section 2. This resolution is effective upon date of adoption.

ADOPTED this 29th day of May, 2018.

CITY OF TUALATIN, TUALATIN, OREGON

BY: _____
Mayor

ATTEST:

BY: _____
City Recorder

Approved as to legal form:

City Attorney

EXHIBIT A

PROPERTY DESCRIPTION / LOCATOR MAP

Washington County

Tax Account Number: Map 2S 1 14CB, Tax lots 1900 and 1901

Acreage: 5.28

Street Address: 10325 SW Jurgens Lane, Tualatin

LOCATOR MAP



PROPERTY LEGAL DESCRIPTION

A tract of land in Section 14, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, more particularly described as follows:

BEGINNING at an iron pipe which bears South 88°00' East 251.0 feet from the quarter section corner common to Sections 14 and 15, Township 2 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon, running thence North 0°09' West 395.0 feet to an iron pipe; thence North 84°02' East 107.56 feet to an iron pipe; thence North 0°09' West 123.0 feet, more or less, to the low water mark of the Tualatin River; thence Northeasterly following the meanders of said low water line of the Tualatin River, a distance of 405.00 feet, more or less, to a point; thence South 6°55' West 580.0 feet, more or less, to an iron pipe; thence West 199.0 feet to an iron pipe in the main ditch and in angle of same, said iron pipe also marking the Northeast corner of Lot 25, HAZELBROOK FARM ON TUALATIN RIVER; thence North 88°00' West 238.0 feet to the point of beginning.



STAFF REPORT

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Kathy Kaatz, Program Coordinator

DATE: 05/29/2018

SUBJECT: Consideration of **Ordinance No. 1409-18** establishing a Core Area Parking District (CAPD) Tax Rate of \$170.88 for Fiscal Year 2018/19

ISSUE BEFORE THE COUNCIL:

Should Council approve the establishment of a new tax rate of \$170.88 for the upcoming fiscal year 2018/19?

RECOMMENDATION:

Staff recommends that the City Council consider approval of Ordinance No 1409-18.establishing a Core Area Parking District (CAPD) tax rate of \$170.88 for Fiscal Year 2018/19.

EXECUTIVE SUMMARY:

The Core Area Parking District Board and staff are recommending that the tax rate increases by 10% with the new rate being \$170.88 for the upcoming Fiscal Year (2018/19). The increased tax rate is due to the updates needed for parking areas due to new ADA requirements. This rate is multiplied by the number of parking spaces each tenant is estimated to need within the district. Credits are granted for private spaces provided by each tenant.

OUTCOMES OF DECISION:

Approval of the CAPD Tax Rate will result in the following:

- Retain current CAPD tax rate while maintaining current services.

Denial of the CAPD tax rate will result in the following:

- A tax rate will not be established by the beginning of the fiscal year.
- Require the Board to revisit an increase or decrease in the tax rate for the fiscal year 2018/19.
- Parking lot ADA Requirements will not be able to be met without the increased tax rate.

FINANCIAL IMPLICATIONS:

Tax revenue support operation and maintenance of the Core Area Parking District. With the requested tax rate, the total estimated revenue for the District is \$60,000.00

Attachments: Ordinance 1409-18

ORDINANCE NO. 1409-18

AN ORDINANCE ADOPTING THE CORE AREA PARKING DISTRICT TAX RATE AND CREDIT FOR FISCAL YEAR 2018/19

WHEREAS, Tualatin Municipal Code (TMC) 11-3-060 requires Council to establish an annual tax rate and credit by ordinance for the Core Area Parking District;

WHEREAS, the Core Area Parking District Board recommends to Council that the tax rate be \$170.88 and that the credit remain unchanged; and

WHEREAS, Council finds the tax rate and credit to be appropriate.

THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. "Schedule A" of the TMC Chapter 11-3 is amended to read as follows:

The annual Core Area Parking District tax rate for Fiscal Year 2018/19 is hereby established as \$170.88.

The formula for the credit is as follows:

$$A = \frac{\text{(Number of on-site parking spaces provided)}}{\text{(Gross Leasable Area) x (Space Factor)}}$$

If "A": is greater than or equal to 1.0, the credit is 50%.

If "A": is less than 1.0, the credit is ("A" x 50%).

INTRODUCED AND ADOPTED by the City Council this 29th day of May, 2018.

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, City Manager

FROM: Tanya Williams, Assistant to the City Manager
Sean Brady, City Attorney

DATE: 05/29/2018

SUBJECT: Consideration of **Resolution No. 5367-18** Granting a Minor Architectural Review to Tualatin Professional Center (TPC) Parking Lot Improvement Located at 6464 Sw Borland Road (MAR17-0041)

ISSUE BEFORE THE COUNCIL:

Consideration of Resolution No. 5367-18 approving a Minor Architectural Review Application Filed by the Tualatin Professional Center for Parking Lot Improvement Located at 6464 SW Borland Road (MAR17-0041).

RECOMMENDATION:

Staff recommends Council adopt Resolution No. 5367-18.

EXECUTIVE SUMMARY:

Resolution No. 5367-18 approves, with conditions, a Minor Architectural Review application filed by the Tualatin Professional Center (TPC) for parking lot improvements located at 6464 SW Borland Road (MAR17-0041).

On October 12, 2017, City staff approved a Minor Architectural Review application, with conditions, for the TPC parking lot improvements. On October 26, 2017, Tualatin Professional Center (TPC) submitted a request for review (appeal) of the staff decision. As a result, on December 11, 2017, Council conducted a quasi-judicial public hearing and de novo review of the Minor Architectural Review application. The hearing was continued to January 8, 2018. At the January 8, 2018 hearing, TPC requested the record be left open to provide additional evidence. The hearing was continued to a date certain of April 23, 2018, and continued again to a date certain of May 14, 2018. While the hearing was pending, TPC separately sought a variance from the Planning Commission for certain criteria involving the parking lot improvements. The Planning Commission granted the variance on April 19, 2018. The Council subsequently recommenced the Minor Architectural Review hearing on May 14, 2018. At the hearing, TPC submitted new evidence, including evidence of the variance, in support of its Minor Architectural Review application. At the conclusion of the May 14, 2018 hearing, the Council entered into deliberation and voted to approve the application with conditions.

Attachments: [Resolution 5367-18](#)
[Attachment A](#)

RESOLUTION NO. 5367-18

A RESOLUTION APPROVING A MINOR ARCHITECTURAL REVIEW APPLICATION FILED BY THE TUALATIN PROFESSIONAL CENTER FOR PARKING LOT IMPROVEMENTS LOCATED AT 6464 SW BORLAND ROAD (MAR17-0041).

WHEREAS, Tualatin Professional Center (TPC) submitted an application with the City for a Minor Architectural Review (MAR), for property located at 6464 SW Borland Road, Tualatin, Oregon, 98062;

WHEREAS, MAR17-0041 was approved with conditions by staff on October 12, 2017;

WHEREAS, on October 26, 2017, TPC submitted a request for review;

WHEREAS, Council conducted a quasi-judicial public hearing and de novo review on December 11, 2017, which hearing was continued to January 8, 2018;

WHEREAS, at the January 8, 2018 hearing, the applicant requested the record be left open to provide additional evidence and the hearing was continued to a date certain of April 23, 2018, and continued again to a date certain of May 14, 2018;

WHEREAS, while the hearing was pending, the applicant separately sought a variance from certain criteria from the Planning Commission, which was granted on April 19, 2018 (VAR 18-0001);

WHEREAS, the applicant submitted new evidence, including evidence of the variance, at the May 14, 2018 hearing; and

WHEREAS, at the conclusion of the May 14, 2018 hearing the Council entered into deliberation and voted to approve the application (with conditions).

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

Section 1. Findings. The Council adopts the findings which are attached as Exhibit A, and incorporated by reference.

Section 2. Conditions. The Minor Architectural Review (MAR17-0041) for Tualatin Professional Center (TPC), which consists of Attachments 101 to 104 of the staff report dated May 14, 2018 and which is incorporated by reference, is approved with the following conditions:

1. Prior to applying for permits on the subject site, the applicant must submit one revised paper plan set—24 x 36, a paper narrative, and electronically in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative must explain how and on what page each condition of approval has been met. The submittal must contain page

numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in two (2) weeks.

2. The applicant must submit plans that illustrates a six foot wide ADA compliant walkway between the main entrance of the southern building of the Tualatin Professional Center complex (Building D) and SW Sagert Street and install to approved plan set pursuant to TDC 73.160(1)(a)(i).
3. The applicant must submit a landscape plan that illustrates areas within the defined project area that are not occupied by buildings, parking spaces, driveways, drive aisles, and pedestrian areas are landscaped and install to approved plan set pursuant to TDC 73.310(3).
4. The applicant must submit a revised landscape plan that notes a clear zone will be provided at the proposed access drive entrances vertically between a maximum of thirty inches and a minimum of eight feet as measured from the ground level pursuant to TDC 73.340(1).
5. The applicant must install landscape areas not less than five feet in width on each side of the southern two access drives located off of SW Sagert Street that extend for a distance of at least twenty-five feet from the back of public sidewalk pursuant to the applicant's revised plan set illustrated in Attachment 104- Sheet C300 dated May 2, 2018 and pursuant to Resolution No. 6-18TPC.
6. The applicant must install two on-site access drives that are thirty-two feet wide for the first twenty-five feet from the back of public sidewalk pursuant to the applicant's revised plan set illustrated in Attachment 104 - C300 dated May 2, 2018 and pursuant to Resolution No. 6-18TPC.
7. The applicant must apply for and obtain a Public Works Permit for all work within public right-of-way and an Erosion Control Permit for all disturbed area.
 - a. Provide an engineered plan that shows plan and profile of the proposed driveway connections and proposed pedestrian connections. All improvements must match back of sidewalk grades currently being constructed by Lennar Homes as part of public works permit number PW16-0211. Plan must meet requirements of Engineering Division for review and approval pursuant to the Tualatin Public Works Construction Code and must be approved by the Engineering Division.
 - b. Show back of sidewalk grades that match the elevations of SW Sagert Street right-of-way improvements currently being constructed by Lennar Homes as approved in Public Works Permit No. PW16-0211.

- c. If proposed pedestrian connection to the Sagert Street sidewalk is the ADA accessible route to the public right-of-way, then improvements in the right-of-way must meet ADA criteria set forth in the 2010 Public Rights of Way Design Guidelines (PROWAG), including running slope, cross slope, and all other relevant requirements.
8. The applicant must label both of the southern-most parking stalls (one to the west and one to the east) of the western access drive subcompact stalls, pursuant to TDC 73.380(1).

Section 3. This resolution is effective upon adoption.

ADOPTED by the City Council this 29th day of May, 2018.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM:

BY _____
City Attorney

ATTEST:

BY _____
City Recorder

Res. No. 5367-18 / MAR 17-0041 – Attachment A
ANALYSIS AND FINDINGS

Proposal

KPFF Consulting Engineers, on behalf of the Tualatin Professional Center (TPC) submitted a Minor Architectural Review (MAR) application 17-0041 on August 21, 2017 to adjust the southern two access drives previously approved through AR83-06, LP83-01, and Development Agreement 84-16657. Modifications and improvements to the southern parking lot, landscaping, and pedestrian network were also included in the proposal.

Staff approved the MAR 17-0041 proposal with conditions on October 12, 2017. The applicant submitted the subject Request for Review on October 26, 2017. This item was first heard by the City Council on December 11, 2017. The applicant requested that the record be left open to provide new evidence at the January 8, 2018 hearing and the hearing was continued to a date certain of April 23, 2018, then continued to a date certain of May 14, 2018. VAR18-0001 was approved by the Planning Commission Resolution 6-18TPC (Attachment 103) on April 19, 2018. New evidence, including evidence of the variance was presented at the May 14, 2018, and MAR 17-0041 was approved with the following conditions:

1. Prior to applying for permits on the subject site, the applicant must submit one revised paper plan set—24 x 36, a paper narrative, and electronically in Adobe PDF file format—for review and approval to the Planning Division that meet the conditions of approval below. The narrative must explain how and on what page each condition of approval has been met. The submittal must contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in two (2) weeks.

This condition requires the applicant to submit a revised plan set to address the conditions of approval. The applicant has satisfied this condition through new evidence contained in Attachment 104.

2. The applicant must submit plans that illustrates a six foot wide ADA compliant walkway between the main entrance of the southern building of the Tualatin Professional Center complex (Building D) and SW Sagert Street and install to approved plan set pursuant to TDC73.160(1)(a)(i).

The applicant has satisfied this condition in Attachment 104 - Sheet C300, dated 5/2/2018, Keynote 4.

3. The applicant must submit a landscape plan that illustrates areas within the defined project area that are not occupied by buildings, parking spaces, driveways, drive aisles, and pedestrian areas are landscaped and install to approved plan set pursuant to TDC 73.310(3).

The applicant has satisfied this condition in Attachment 104 - Sheet L200, dated 4/23/2018.

4. The applicant must submit a revised landscape plan that notes a clear zone will be provided at the proposed access drive entrances vertically between a maximum of thirty inches and a minimum of eight feet as measured from the ground level pursuant to TDC 73.340(1).

The applicant has satisfied this condition in Attachment 104 - Sheet L200, dated 4/23/2018.

5. The applicant must install landscape areas not less than five feet in width on each side of the southern two access drives located off of SW Sagert Street that extend for a distance of at least

twenty-five feet from the back of public sidewalk pursuant to the applicants revised plan set as seen in Attachment 104- Sheet C300 dated May 2, 2018 and pursuant to Resolution No. 6-18TPC.

The applicant has satisfied this modified condition in Attachment 104 - Sheet C300, dated 5/2/2018.

6. The applicant must install two on-site access drives that are thirty-two feet wide for the first twenty-five feet from back of sidewalk pursuant to the applicants revised plan set as seen in Attachment 104 - C300 dated May 2, 2018 and pursuant to Resolution No. 6-18TPC.

The applicant has satisfied this modified condition in Attachment 104 - Sheet C300, dated 5/2/2018.

7. The applicant must apply for and obtain a Public Works Permit for all work within public right-of-way and an Erosion Control Permit for all disturbed area.
 - a. Provide an engineered plan that shows plan and profile of the proposed driveway connections and proposed pedestrian connections. All improvements must match back of sidewalk grades currently being constructed by Lennar Homes as part of public works permit number PW16-0211. Plan must meet requirements of Engineering Division for review and approval pursuant to the Tualatin Public Works Construction Code and must be approved by the Engineering Division.
 - b. Show back of sidewalk grades that match the elevations of SW Sagert Street right-of-way improvements currently being constructed by Lennar Homes as approved in Public Works Permit No. PW16-0211.
 - c. If proposed pedestrian connection to the Sagert Street sidewalk is the ADA accessible route to the public right-of-way, then improvements in the right-of-way must meet ADA criteria set forth in the 2010 Public Rights of Way Design Guidelines (PROWAG), including running slope, cross slope, and all other relevant requirements.

The applicant has satisfied this condition in Attachment 104 - Sheet C200, dated 5/2/2018; Sheet C300, dated 5/2/2018; Sheet C400, dated 5/2/2018; and Sheet C501, dated 5/2/2018.

8. The applicant must label both of the southern-most parking stalls (one to the west and one to the east) of the western access drive subcompact stalls, pursuant to TDC 73.380(1).

The applicant has agreed to this condition and will label the appropriate stalls.

SAGERT ROAD ENTRANCES ACCESS RESTORATION TUALATIN, OREGON

GENERAL NOTES

- SURVEY PROVIDED BY KPFF, DATED JUNE 23, 2017. ELEVATIONS ARE BASED ON NAVD 88 (GEOID 12A) VERTICAL DATUM ESTABLISHED THROUGH A 3 MINUTE GPS OBSERVATION ON CONTROL POINT NO.1 USING THE OREGON REAL-TIME GPS NETWORK (ORGN).
- CONSTRUCTION LAYOUT (ALL ACTUAL LINES AND GRADES) SHALL BE STAKED BY A PROFESSIONAL SURVEYOR, REGISTERED IN THE STATE OF OREGON, BASED ON COORDINATES, DIMENSIONS, BEARINGS, AND ELEVATIONS, AS SHOWN, ON THE PLANS.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE HORIZONTAL POSITION PRIOR TO BEGINNING CONSTRUCTION LAYOUT. SEE SHEET C100 AND C300 FOR PROJECT CONTROL INFORMATION.
- PROJECT CONTROL SHALL BE FIELD VERIFIED AND CHECKED FOR RELATIVE VERTICAL POSITION BASED ON THE BENCHMARK STATED HEREON, PRIOR TO BEGINNING CONSTRUCTION LAYOUT.
- WHEN DIMENSIONS AND COORDINATE LOCATIONS ARE REPRESENTED - DIMENSIONS SHALL HOLD OVER COORDINATE LOCATION. NOTIFY THE CIVIL ENGINEER OF RECORD IMMEDIATELY UPON DISCOVERY.
- BUILDING SETBACK DIMENSIONS FROM PROPERTY LINES SHALL HOLD OVER ALL OTHER CALLOUTS. PROPERTY LINES AND ASSOCIATED BUILDING SETBACKS SHALL BE VERIFIED PRIOR TO CONSTRUCTION LAYOUT.
- CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING MONUMENTATION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT OF ANY MONUMENTS DAMAGED OR REMOVED DURING CONSTRUCTION. NEW MONUMENTS SHALL BE REESTABLISHED BY A LICENSED SURVEYOR.
- SOME SITE DEMOLITION AND UTILITY RELOCATION HAS BEEN PERFORMED. SURVEY MAY NOT BE COMPLETE OR ACCURATE. CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THESE PLANS, THE PROJECT SPECIFICATIONS AND THE APPLICABLE REQUIREMENTS OF THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE 2014 OREGON PLUMBING SPECIALTY CODE.
- THE COMPLETED INSTALLATION SHALL CONFORM TO ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES, ORDINANCES AND REGULATIONS. ALL PERMITS, LICENSES AND INSPECTIONS REQUIRED BY THE GOVERNING AUTHORITIES FOR THE EXECUTION AND COMPLETION OF WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING CONSTRUCTION.
- ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987). EXCAVATORS MUST NOTIFY ALL PERTINENT COMPANIES OR AGENCIES WITH UNDERGROUND UTILITIES IN THE PROJECT AREA AT LEAST 48 BUSINESS-DAY HOURS, BUT NOT MORE THAN 10 BUSINESS DAYS PRIOR TO COMMENCING AN EXCAVATION, SO UTILITIES MAY BE ACCURATELY LOCATED.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE FOR INFORMATION ONLY AND ARE NOT GUARANTEED TO BE COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY ELEVATIONS, PIPE SIZE, AND MATERIAL TYPES OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WITH CONSTRUCTION AND SHALL BRING ANY DISCREPANCIES TO THE ATTENTION OF KPFF CONSULTING ENGINEERS, 72 HOURS PRIOR TO START OF CONSTRUCTION TO PREVENT GRADE AND ALIGNMENT CONFLICTS.
- THE ENGINEER OR OWNER IS NOT RESPONSIBLE FOR THE SAFETY OF THE CONTRACTOR OR HIS CREW. ALL O.S.H.A. REGULATIONS SHALL BE STRICTLY ADHERED TO IN THE PERFORMANCE OF THE WORK.
- TEMPORARY AND PERMANENT EROSION CONTROL MEASURES SHALL BE IMPLEMENTED. THE CONTRACTOR SHALL ADHERE TO CITY OF TUALATIN FOR MINIMUM EROSION CONTROL MEASURES. THE ESC FACILITIES SHOWN IN THESE PLANS ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL ROADWAYS, KEEPING THEM CLEAN AND FREE OF CONSTRUCTION MATERIALS AND DEBRIS, AND PROVIDING DUST CONTROL AS REQUIRED.
- TRAFFIC CONTROL SHALL BE PROVIDED BY THE CONTRACTOR THROUGHOUT CONSTRUCTION. CONTRACTOR SHALL PROVIDE A TRAFFIC CONTROL PLAN TO THE CITY FOR REVIEW AND APPROVAL PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO BUILDINGS AT ALL TIMES DURING CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL WORK WITH THE OWNER.
- NOTIFY CITY INSPECTOR 72 HOURS BEFORE STARTING WORK. A PRECONSTRUCTION MEETING WITH THE OWNER, THE OWNER'S ENGINEER, CONTRACTOR AND THE CITY REPRESENTATIVE SHALL BE REQUIRED.

CONSTRUCTION NOTES

GENERAL

- SUBGRADE AND TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D-698. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER IS NOT PERMITTED.
- SPECIAL INSPECTION REQUIRED FOR ALL COMPACTION TESTING.

DEMOLITION

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DEMOLITION AND DISPOSAL OF EXISTING AC, CURBS, SIDEWALKS AND OTHER SITE ELEMENTS WITHIN THE SITE AREA IDENTIFIED IN THE PLANS.
- EXCEPT FOR MATERIALS INDICATED TO BE STOCKPILED OR TO REMAIN ON OWNER'S PROPERTY, CLEARED MATERIALS SHALL BECOME CONTRACTOR'S PROPERTY, REMOVED FROM THE SITE, AND DISPOSED OF PROPERLY.
- ITEMS INDICATED TO BE SALVAGED SHALL BE CAREFULLY REMOVED AND DELIVERED STORED AT THE PROJECT SITE AS DIRECTED BY THE OWNER.
- ALL LANDSCAPING, PAVEMENT, CURBS AND SIDEWALKS, BEYOND THE IDENTIFIED SITE AREA, DAMAGED DURING THE CONSTRUCTION SHALL BE REPLACED TO THEIR ORIGINAL CONDITION OR BETTER.
- CONCRETE SIDEWALKS SHOWN FOR DEMOLITION SHALL BE REMOVED TO THE NEAREST EXISTING CONSTRUCTION JOINT.
- SAWCUT STRAIGHT MATCHLINES TO CREATE A BUTT JOINT BETWEEN THE EXISTING AND NEW PAVEMENT.

UTILITIES

- ADJUST ALL INCIDENTAL STRUCTURES, MANHOLES, VALVE BOXES, CATCH BASINS, FRAMES AND COVERS, ETC. TO FINISHED GRADE.
- CONTRACTOR SHALL ADJUST ALL EXISTING AND/OR NEW FLEXIBLE UTILITIES (WATER, TV, TELEPHONE, ELEC., ETC.) TO CLEAR ANY EXISTING OR NEW GRAVITY DRAIN UTILITIES (STORM DRAIN, SANITARY SEWER, ETC.) IF CONFLICT OCCURS.
- CONTRACTOR SHALL COORDINATE WITH PRIVATE UTILITY COMPANIES FOR THE INSTALLATION OF OR ADJUSTMENT TO GAS, ELECTRICAL, POWER AND TELEPHONE SERVICE.
- BEFORE BACKFILLING ANY SUBGRADE UTILITY IMPROVEMENTS CONTRACTOR SHALL SURVEY AND RECORD MEASUREMENTS OF EXACT LOCATION AND DEPTH AND SUBMIT TO ENGINEER AND OWNER.

STORM AND SANITARY

- CONNECTIONS TO EXISTING STORM AND SANITARY SEWERS SHALL CONFORM TO THE 2015 OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, SECTION 00490, "WORK ON EXISTING SEWERS AND STRUCTURES".
- BEGIN LAYING STORM DRAIN AND SANITARY SEWER PIPE AT THE LOW POINT OF THE SYSTEM, TRUE TO GRADE AND ALIGNMENT INDICATED WITH UNBROKEN CONTINUITY OF INVERT. THE CONTRACTOR SHALL ESTABLISH LINE AND GRADE FOR THE STORM AND SANITARY SEWER PIPE USING A LASER.

EARTHWORKS

- CONTRACTOR SHALL PREVENT SEDIMENTS AND SEDIMENT LADEN WATER FROM ENTERING THE STORM DRAINAGE SYSTEM.
- TRENCH BEDDING AND BACKFILL SHALL BE AS SHOWN ON THE PIPE BEDDING AND BACKFILL DETAIL. THE PROJECT SPECIFICATIONS AND AS REQUIRED IN THE SOILS REPORT. FLOODING OR JETTING THE BACKFILLED TRENCHES WITH WATER WILL NOT BE PERMITTED.

PAVING

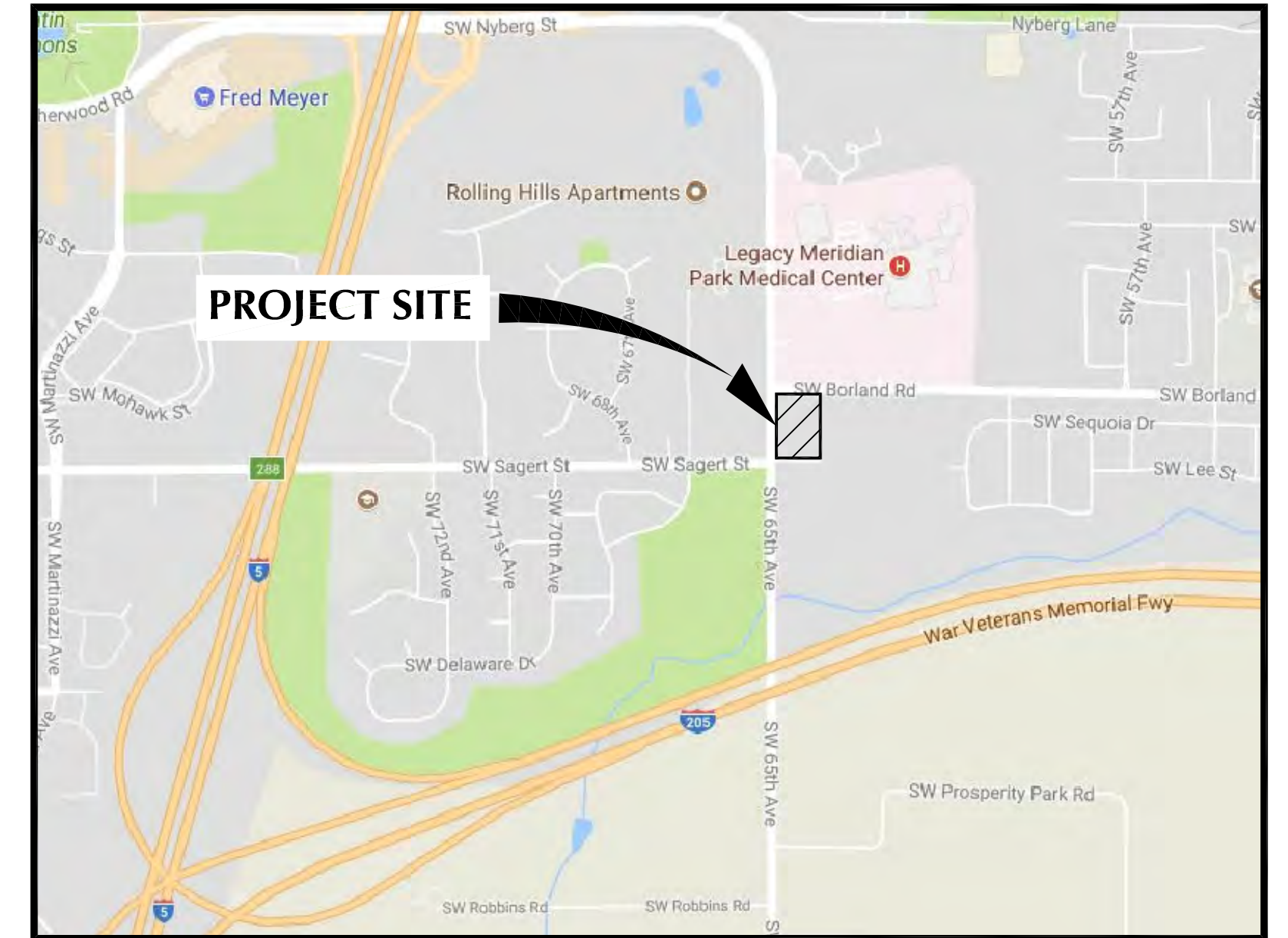
- SEE CIVIL SPECS FOR SIDEWALK FINISHING AND C500 FOR SCORING PATTERNS

MATERIAL NOTES

- GENERAL: MATERIALS SHALL BE NEW. THE USE OF MANUFACTURER'S NAMES, MODELS, AND NUMBERS IS INTENDED TO ESTABLISH STYLE, QUALITY, APPEARANCE, AND USEFULNESS. PROPOSED SUBSTITUTIONS WILL REQUIRE WRITTEN APPROVAL FROM ARCHITECT / OWNER / ENGINEER PRIOR TO INSTALLATION.
- STORM AND SANITARY SEWER PIPING SHALL BE PVC PIPE CONFORMING TO THE PROJECT SPECIFICATIONS; AS INDICATED IN THE PLANS. PIPES WITH LESS THAN 2' OF COVER SHALL BE C900/C905 PVC.
- CONCRETE FOR CURBS, SIDEWALK AND DRIVEWAYS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,300 PSI AT 28 DAYS.

ABBREVIATIONS

APPROX	APPROXIMATE
B	BOLLARD
BW	BACK OF WALK
BLDG	BUILDING
CB	CATCH BASIN
CL	CENTERLINE
CO	CLEANOUT
CONC.	CONCRETE
CP	CONTROL POINT
D/W	DRIVEWAY
E	EASTING
EXIST./EX	EXISTING
FF	FINISH FLOOR ELEVATION
FG	FINISH GRADE
HCP	HANDICAP PARKING SPACE
IE	INVERT ELEVATION
L	LENGTH
LP	LIGHT POLE
MH	MANHOLE
MIN	MINIMUM
N	NORTHING
OVH/OH	OVERHEAD
P/L	PROPERTY LINE
P.U.E	PUBLIC UTILITY EASEMENT
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVT	PRIVATE
R	RADIUS
RD	ROOF DRAIN
R.O.W	RIGHT-OF-WAY
S	SLOPE (FT/FT)
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SHT	SHEET
ST	STREET
STA	STATION
STD	STANDARD
S/W	SIDEWALK
TC	TOP OF CURB
TD	TRENCH DRAIN
TP	TOP OF PAVEMENT
TW	TOP OF WALK
TYP	TYPICAL
UG	UNDERGROUND
UGE	UNDERGROUND ELECTRIC



VICINITY MAP

SCALE: NTS

PROJECT CONTACTS

OWNER:
TUALATIN PROFESSIONAL CENTER, LLC
6464 SW BORLAND ROAD
TUALATIN, OREGON 97202
TEL: 503-858-1899
CONTACT: DR. JAMES WALKER, DDS

CIVIL PROJECT MANAGER:
KPFF CONSULTING ENGINEERS
111 SW FIFTH AVENUE, SUITE 2500
PORTLAND, OREGON 97204
TEL: 503-227-3251
CONTACT: MATT JOHNSON

LANDSCAPE ARCHITECT:
PLACE
735 NW 18TH AVE.
PORTLAND, OREGON 97209
TEL: 503-224-2084
CONTACT: COLLEEN WOLF

NOTICE TO EXCAVATORS:
ATTENTION: OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER.
(NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503)-232-1987).

POTENTIAL UNDERGROUND FACILITY OWNERS

Dig Safely.

Call the Oregon One-Call Center
1-800-332-2344

EMERGENCY TELEPHONE NUMBERS

NW NATURAL GAS
M-F 7am-6pm 503-226-4211 Ext.4313
AFTER HOURS 503-226-4211
PGE 503-464-7777
QWEST 1-800-573-1311
QTY BUREAU OF MAINTENANCE 503-823-1700
CITY WATER 503-823-4874
VERIZON 1-800-483-1000

SHEET INDEX

SHEET NO.	SHEET TITLE	SHEET DESCRIPTION
1	C000	COVER SHEET
2	C100	SURVEY
3	C200	DEMOLITION AND EROSION CONTROL PLAN
4	C300	SITE AND HORIZONTAL CONTROL PLAN
5	C400	GRADING AND UTILITY PLAN
6	C500	DETAILS
7	C501	DETAILS
8	L100	SITE IRRIGATION PLAN & SCHEDULE
9	L101	IRRIGATION DETAILS
10	L200	SITE PLANTING PLAN & SCHEDULE
11	L201	PLANTING DETAILS

File: \\CVL\pdx\civil-projects\va\2017\1700026-Tualatin-Prof-Cr\CAD\PL01\C000-CV.dwg TAB: C000
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REVISION	DATE	DESCRIPTION	BY

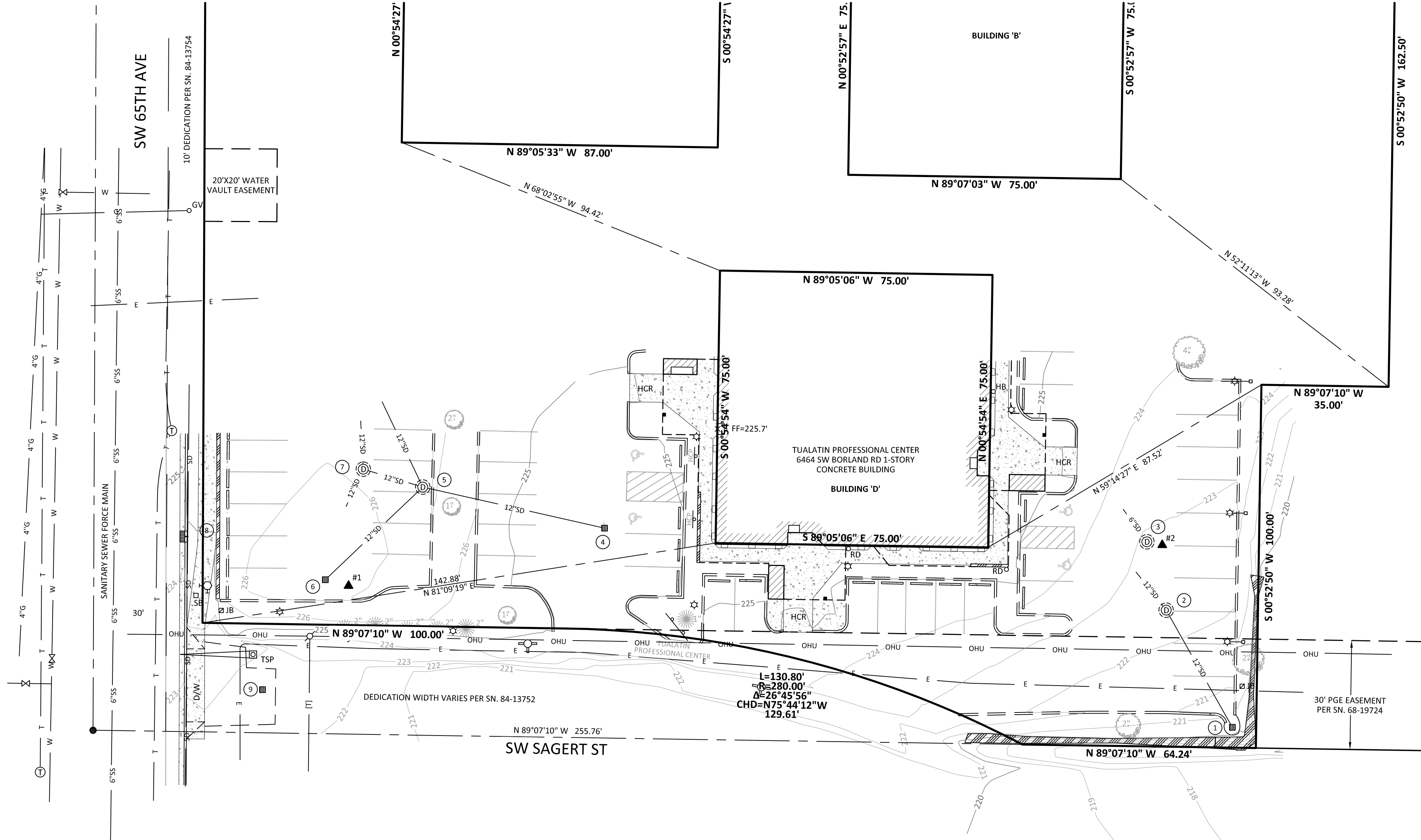
kpff
111 SW Fifth Ave., Suite 2500
Portland, OR 97204
O: 503.227.3251
F: 503.224.4681
www.kpff.com

JOB No.:	1700026
DESIGNED BY:	AC
DRAWN BY:	MB
CHECKED BY:	MJ
PLOT DATE:	5/2/18 10:43am
PLOTTED BY:	mattj
DWG NAME:	C000-CV.dwg
TAB NAME:	C000

6464 SW Borland Road
SAGERT ROAD ENTRANCES
ACCESS RESTORATION
COVER SHEET

SHEET NO.
C000
SHEET 1 OF 11
RECORD NO.

File: \\CVL\pdx\civil-projects\va\2017\1700026-Tualatin-Prof-Ctr\CAD\PLT\C100-EX.dwg TAB: C100
 Plotted: 5/2/18 at 10:46am By: mattj



NOTES:

- 1.) VERTICAL DATUM: NAVD 88 (GEOID 12A)
 ELEVATION WAS ESTABLISHED THROUGH A 3 MINUTE GPS OBSERVATION ON CONTROL POINT NO. 1 USING THE OREGON REAL-TIME GPS NETWORK (ORGN).
- 2.) BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF SW 65TH AVENUE IS NORTH 00°14'40" EAST.
- 3.) BOUNDARY AND EASEMENTS WERE CREATED USING FOUND MONUMENTS AND THE "TUALATIN PROFESSIONAL CENTER CONDOMINIUM - STAGE 1" PLAT (2646-P1). A TITLE REPORT WAS NOT PROVIDED FOR THE PURPOSE OF THIS SURVEY. EASEMENTS AFFECTING THE SUBJECT PROPERTY MAY EXIST.
- 4.) UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLED) PRIOR TO CONSTRUCTION.

LEGEND:

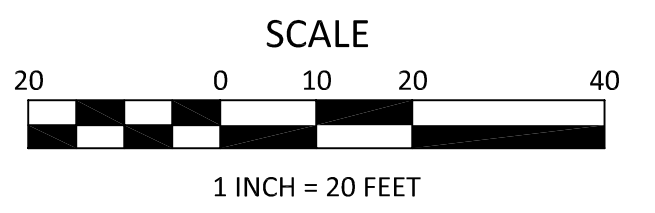
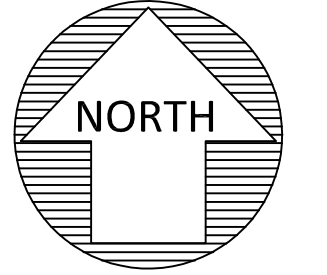
- BUILDING OUTLINE WITH DOOR
- CONCRETE SURFACE
- ASPHALT SURFACE
- WALL
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- RIGHT-OF-WAY LINE
- EASEMENT LINE
- LOT LINE
- PROPERTY LINE
- ELECTRICAL LINE
- TELECOMMUNICATIONS LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINES
- UNDERGROUND LINE PER AS-BUILTS
- SIGN
- DOUBLE POST SIGN
- DRIVEWAY ENTRY
- HANDICAP RAMP
- ROOF DRAIN
- ELECTRICAL JUNCTION BOX
- GUY ANCHOR
- LUMINAIRE
- POWER POLE
- OVERHEAD LIGHT
- POWER POLE/OVERHEAD LIGHT
- GAS VALVE
- SANITARY MANHOLE WITH STRUCTURE
- STORM MANHOLE WITH STRUCTURE
- CATCH BASIN
- CURB INLET
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS MANHOLE
- TRAFFIC SIGNAL BOX
- PEDESTRIAN CONTROL SIGNAL ARM
- TRAFFIC CONTROL SIGNAL ARM
- TRAFFIC SIGNAL POLE
- WATER VALVE
- FIRE HYDRANT
- HOSE BIB
- UNKNOWN UTILITY VALVE
- DECIDUOUS TREE
-PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE
-PERIMETER REPRESENTS DRIPLINE
- MONUMENT
- PROJECT CONTROL POINT
- FINISHED FLOOR ELEVATION

STORM TABLE:

- 1 CATCH BASIN (SUMP TYPE)
RIM = 220.44'
WATER LEVEL = 219.39'
- 2 STORM MANHOLE
RIM = 222.48'
IE 12" IN (SE) = 215.08'
IE 12" OUT (NW) = 215.08'
- 3 STORM MANHOLE (DRYWELL)
RIM = 222.84'
IE 6" IN (NW) = 215.24'
- 4 CATCH BASIN (SUMP TYPE)
RIM = 224.00'
WATER LEVEL = 223.04'
- 5 STORM MANHOLE
RIM = 226.55'
IE 12" IN (E) = 220.05'
IE 12" IN (SW) = 220.05'
IE 12" IN (N) = 220.05'
IE 12" OUT (W) = 219.80'
- 6 CATCH BASIN (SUMP TYPE)
RIM = 225.56'
WATER LEVEL = 224.49'
- 7 STORM MANHOLE (DRYWELL)
RIM = 226.09'
IE 12" IN (E) = 219.64'
IE 12" IN (N) = 219.64'
IE 12" IN (SW) = CAPPED
- 8 CURB INLET
FLOW LINE = 224.30'
LOCKED
- 9 CATCH BASIN (SUMP TYPE)
RIM = 222.56'
WATER LEVEL = 220.94'

SANITARY TABLE:

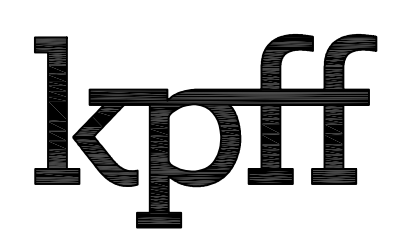
- 1 SANITARY MANHOLE
RIM = 227.38'
IE 10" IN (N) = 213.38'
IE 10" IN (E) = 213.33'
IE 10" IN (S) = 213.33'
IE 10" OUT (W) = 213.18'



PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	MAG NAIL W/ WASHER "KPFF CONTROL"	118691.45	329714.01	225.87'
2	MAG NAIL W/ WASHER "KPFF CONTROL"	118702.68	329937.92	222.82'

JOB No.: 1700026	DESIGNED BY: AC	DRAWN BY: MB	CHECKED BY: MJ	PLOT DATE: 5/2/18 10:46am	PLOTTED BY: mattj	DWC NAME: C100-EX.dwg	TAB NAME: C100
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SURVEY				SHEET NO. C100			
RECORD NO.				SHEET 2 OF 11			

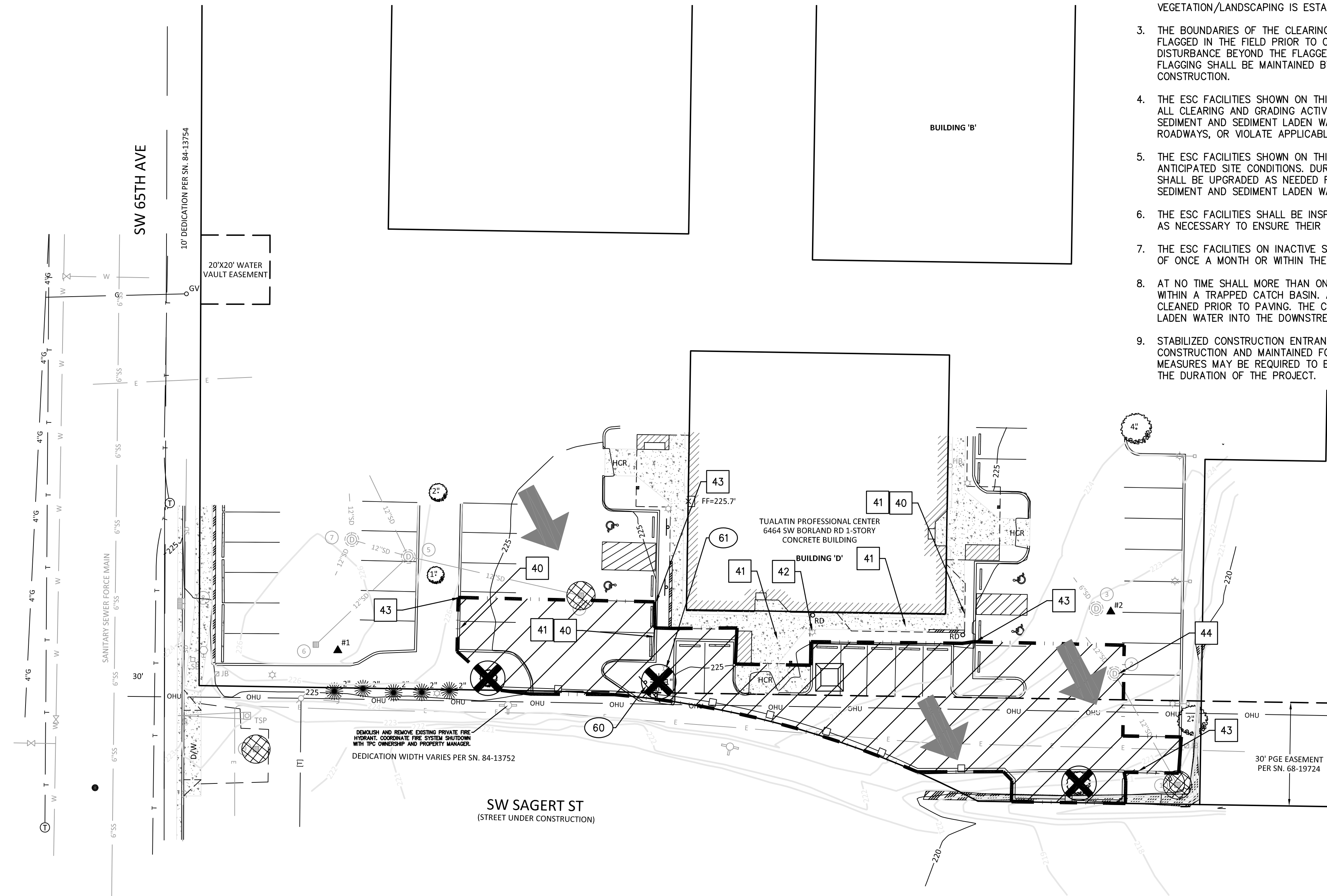


111 SW Fifth Ave., Suite 2500
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FOR INFORMATION ONLY

REVISION	DATE	DESCRIPTION	BY

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 2/2/18 at 10:46am By: mattj



EROSION CONTROL PLAN NOTES

- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND PERMANENT VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- THE ESC FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESC FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT LEAVE THE SITE.
- THE ESC FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
- THE ESC FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
- AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
- STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

SHEET NOTES

- CONTRACTOR MAY STAGE WITHIN LIMITS OF DEMOLITION.
- REMOVE ALL SITE COMPONENTS AND RECYCLE COMPONENTS AS REQUIRED IN THE SPECIFICATIONS.
- CONTRACTOR TO PROTECT AND MAINTAIN ALL UTILITIES WITHIN THE PROPERTY.
- GENERAL DEMOLITION PERMIT SHALL BE SECURED BY THE CONTRACTOR.
- ALL TRADE LICENSES AND PERMITS NECESSARY FOR THE PROCUREMENT AND COMPLETION OF THE WORK SHALL BE SECURED BY THE CONTRACTOR PRIOR TO COMMENCING DEMOLITION.
- THE CONTRACTOR SHALL PRESERVE AND PROTECT FROM DAMAGE ALL EXISTING RIGHT-OF-WAY SURVEY MONUMENTATION DURING DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND PAYING FOR THE REPLACEMENT BY A LICENSED SURVEYOR OF ANY DAMAGED OR REMOVED MONUMENTS.
- PROTECT ALL ITEMS ON ADJACENT PROPERTIES AND IN THE RIGHT OF WAY INCLUDING BUT NOT LIMITED TO SIGNAL EQUIPMENT, PARKING METERS, SIDEWALKS, STREET TREES, STREET LIGHTS, CURBS, PAVEMENT AND SIGNS. CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ANY DAMAGED ITEMS TO ORIGINAL CONDITION.
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, AND OTHER FACILITIES IMMEDIATELY ADJACENT TO EXCAVATIONS FROM DAMAGES CAUSED BY SETTLEMENT, LATERAL MOVEMENT, UNDERMINING, WASHOUT AND OTHER HAZARDS.
- SAWCUT STRAIGHT LINES IN SIDEWALK, AS NECESSARY.
- CONTRACTOR IS RESPONSIBLE TO CONTROL DUST AND MUD DURING THE DEMOLITION PERIOD, AND DURING TRANSPORTATION OF DEMOLITION DEBRIS. ALL STREET SURFACES OUTSIDE THE CONSTRUCTION ZONE MUST BE KEPT CLEAN.

PROTECTION KEY NOTES

- 40 PROTECT CURB
- 41 PROTECT SIDEWALK
- 42 PROTECT LIGHTPOLE
- 43 SAWCUT CURB AT EDGE OF ADA STALL TO CONNECT TO NEW CURB. SEE SHT C300 FOR NEW CURB LAYOUT.
- 44 PROTECT EXISTING STORM MANHOLE

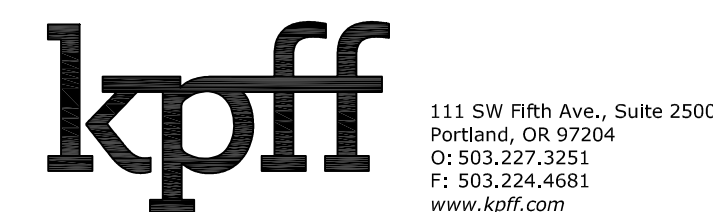
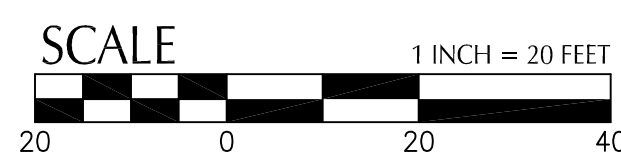
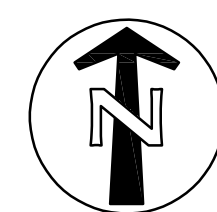
SALVAGE KEY NOTES

- 60 SALVAGE SIGN AND STORE IN LOCATION AS DIRECTED BY OWNER.
- 61 REMOVE AND SALVAGE LIGHTPOLE AND STORE IN LOCATION AS DIRECTED BY OWNER.

SHEET LEGEND

- PROPERTY LINE
- DEMOLITION/WORK LIMITS
- SEDIMENT FENCE (SHOWN OFFSET OF 1' FROM WORK LIMITS FOR CLARITY)
- REMOVE ALL SURFACE FEATURES UNLESS OTHERWISE NOTED.
- REMOVE TREE
- INLET PROTECTION
- FLOW DIRECTION
- CONCRETE WASHOUT

REVISION	DATE	DESCRIPTION	BY



JOB No.:	1700026
DESIGNED BY:	AC
DRAWN BY:	MB
CHECKED BY:	MJ
PLOT DATE:	5/2/18 10:46am
PLOTTED BY:	mattj
DWG NAME:	C200-DM.dwg
TAB NAME:	C200

6464 SW Borland Road
 SAGERT ROAD ENTRANCES
 ACCESS RESTORATION
 DEMOLITION AND EROSION CONTROL PLAN

SHEET NO.
C200
 SHEET 3 OF 11
 RECORD NO.

SHEET NOTES

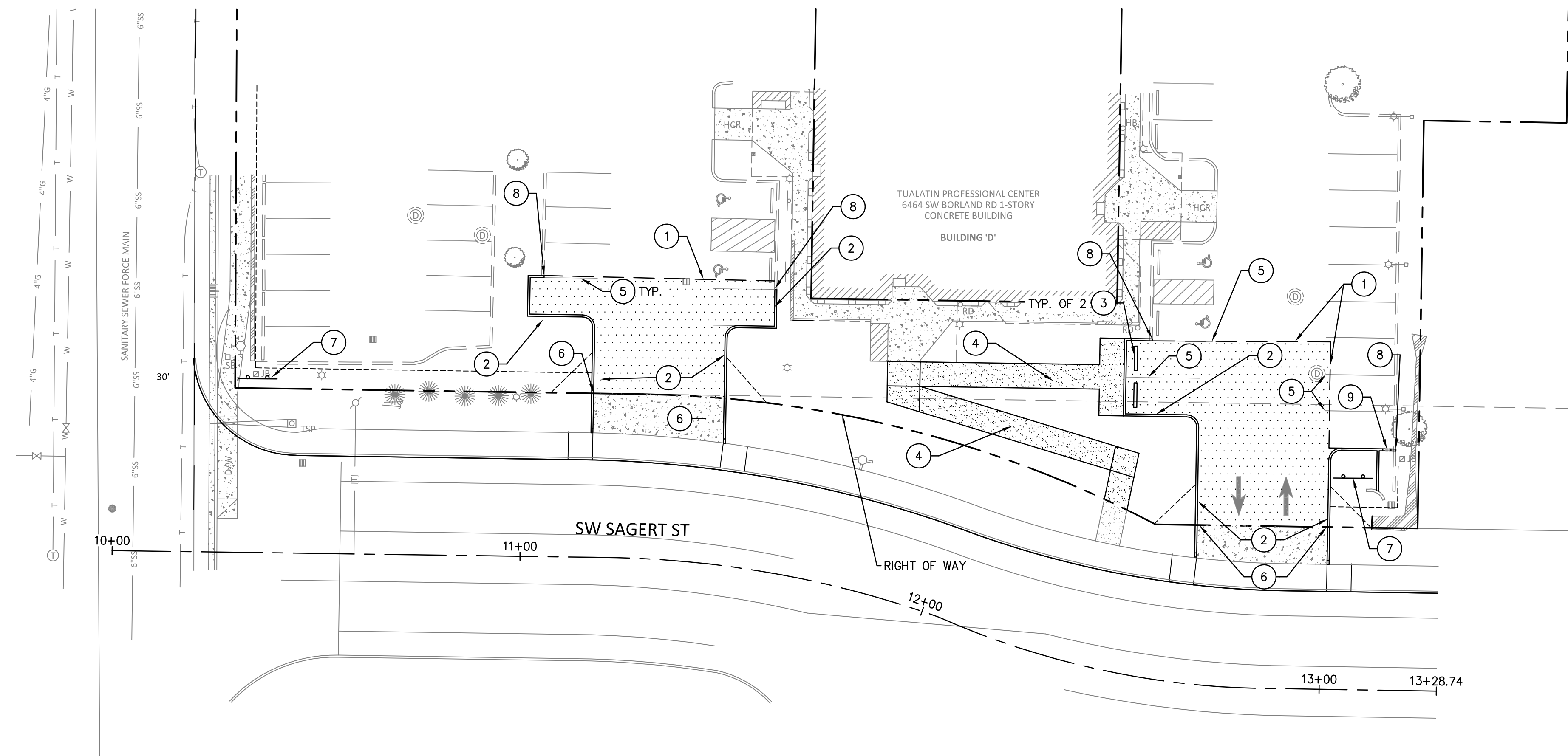
1. ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.
2. ALL SIDEWALK PAVEMENT JOINTS SHALL BE CONSTRUCTED PER SPECIFICATIONS.
3. WORK BETWEEN SAGERT STREET BACK OF WALK AND PROPERTY LINE PART OF SEPARATE PUBLIC WORKS PERMIT.
4. PROPOSED SAGERT STREET AND CENTERLINE ALIGNMENT SHOWN FOR REFERENCE ONLY. SEE SAGERT FARM SUBDIVISION PROJECT (LAND USE DECISION SB15-002) FOR WORK IN THE R.O.W. CONTRACTOR TO COORDINATE R.O.W CONNECTIONS WITH SAGERT STREET CONTRACTOR AND CITY INSPECTOR.

KEY NOTES

#	DESCRIPTION	DETAIL REF.
1	SAWCUT LINE	
2	STANDARD CURB	4/C500
3	WHEEL STOP	5/C500
4	CONCRETE 6-FT WIDE SIDEWALK	6/C500
5	4-IN WIDE WHITE STRIPE	
6	CONNECT TO SAGERT DRIVEWAY PER SAGERT FARM SUBDIVISION PROJECT.	
7	INSTALL SIGN, CONTRACTOR SHALL PROVIDE CONDUIT FOR DEDICATED LIGHTING CIRCUIT FROM BUILDING. CONFIRM LIGHTING REQUIREMENTS WITH FINAL SIGN DESIGN BY OTHERS. PROVIDE A DEDICATED 20 AMP CIRCUIT FOR 120V TO 277V SERVICE.	
8	CONNECT TO EXISTING CURB	
9	CONSTRUCT CURB CUTS	7/C500

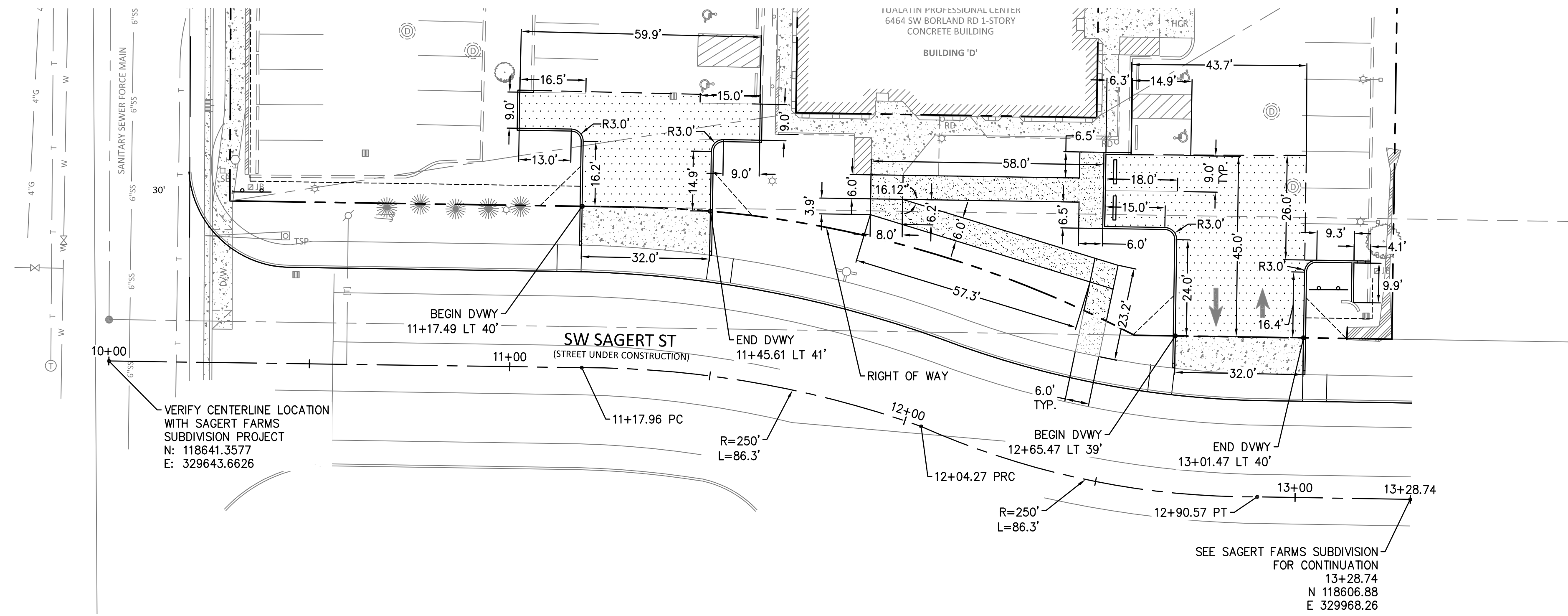
SHEET LEGEND

	RIGHT OF WAY LINE
	CONCRETE SIDEWALK
	STANDARD ASPHALT PAVEMENT
	CONCRETE PAVEMENT IN PUBLIC ROW. SEE PUBLIC IMPROVEMENT PLANS



SITE PLAN

SCALE: 1" = 20'

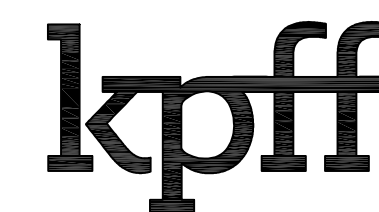
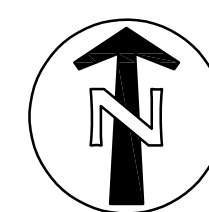


HORIZONTAL CONTROL PLAN

SCALE: 1" = 20'

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22x34 Plotted: 5/2/18 at 10:49am By: mattj

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DRAWN BY:	MB
CHECKED BY:	MJ
PLOT DATE:	5/2/18 10:49am
PLOTTED BY:	mattj
DWG NAME:	C300-ST.dwg
TAB NAME:	C300

6464 SW Borland Road
SAGERT ROAD ENTRANCES
ACCESS RESTORATION
SITE AND HORIZONTAL CONTROL PLAN

SHEET NO.
C300
SHEET 4 OF 11
RECORD NO.

SHEET NOTES

- SLOPES PROVIDED ON SLOPE ARROW ARE FOR REFERENCE ONLY.
- LANDINGS ON ACCESSIBLE ROUTES SHALL NOT EXCEED 2% IN ANY DIRECTION.
- ALL ACCESSIBLE ROUTES SHALL COMPLY WITH CURRENT ADA ACCESSIBILITY GUIDELINES FOR BUILDING AND FACILITIES (ADAAG).
- ALL TOP OF CURB ELEVATIONS ARE 6-IN ABOVE TOP OF PAVEMENT GRADES SHOWN UNLESS NOTED OTHERWISE ON PLANS.
- PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE DONE PER DETAIL 4/C501.
- ALL PROPOSED WALKWAYS ARE DESIGNED TO NOT REQUIRE HANDRAILS. THEREFORE, RAMPS WITH SLOPES STEEPER THAN 5.0% AND LESS THAN 8.33% SHALL NOT EXCEED 0.5' RISE OR 6.0' LENGTH.
- SW SAGERT STREET CURB, DRIVEWAY, AND SIDEWALK AS-BUILT BY KPFF SURVEY 1/19/2018.

GRADING KEY NOTES

- NOTE DESCRIPTION**
- SEE PUBLIC IMPROVEMENT PLANS AND SAGERT STREET PLANS FOR CONTINUATION.
 - VERIFY AND MATCH BACK OF WALK GRADES AT SIDEWALK CONNECTION WITH SAGERT STREET PROJECT.

UTILITY KEY NOTES

- NOTE DESCRIPTION**
- SD CONNECT TO EXISTING STORM SYSTEM. CONTRACTOR TO FIELD VERIFY IE.

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
XX	SPOT ELEVATION
XX.XX	DESCRIPTION LISTED BELOW. NO DESCRIPTION MEANS TP OR TG
FG	FINISHED GRADE
G	GUTTER GRADE
RIM	RIM OF STRUCTURE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
(XXX.X±)	EXISTING GRADE (MATCH WHERE APPLICABLE)

SHEET LEGEND

---	GRADE BREAK
---49---	EX. CONTOUR MINOR
---50---	EX. CONTOUR MAJOR
---49---	CONTOUR MINOR (FG)
---50---	CONTOUR MAJOR (FG)
---	LIMITS OF GRADING. MATCH EXISTING GRADE AT MAX 3:1 (H:V) SLOPE

UTILITY LABEL LEGEND

STRUCTURE LABEL

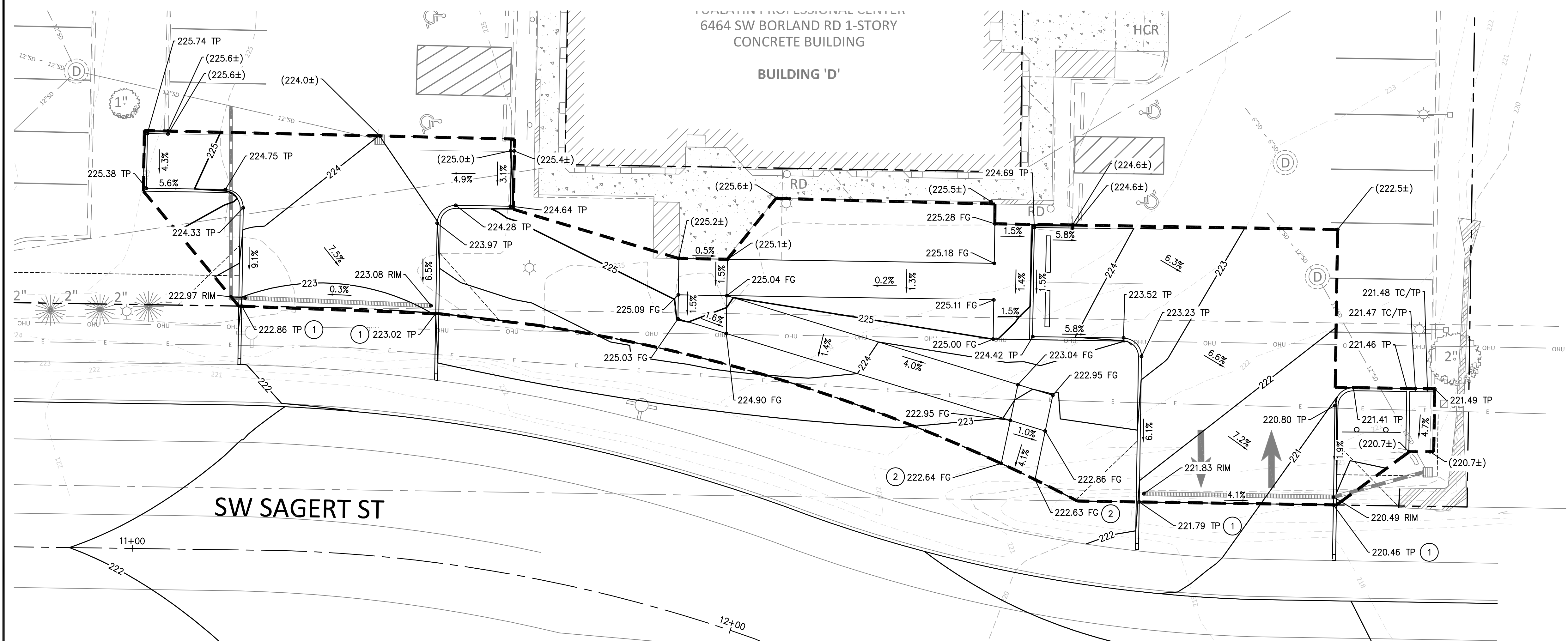
XX XX-XX	UTILITY TYPE (SD=STORM DRAINAGE)
IE IN = XX.X	STRUCTURE TYPE CALLOUT
IE OUT = XX.X	ID NUMBER (WHERE APPLICABLE)
---	LOCATION (WHERE APPLICABLE)
---	STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

XXLF - XX' XX	UTILITY LENGTH
S=X.XX%	UTILITY SIZE
---	UTILITY TYPE
---	SLOPE (WHERE APPLICABLE)

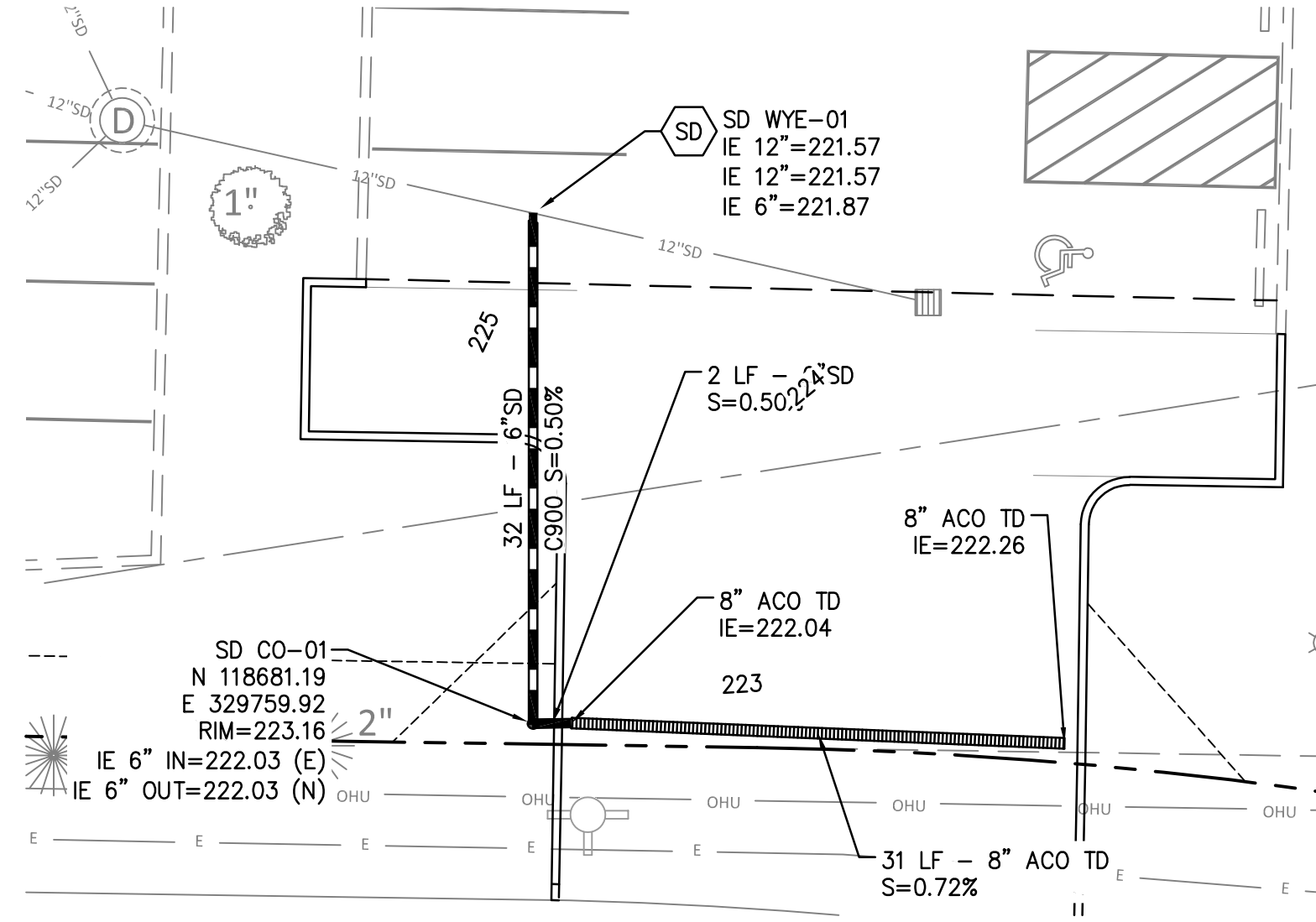
STRUCTURE TYPE

CALLOUT	DESCRIPTION	SYMBOL	DETAIL REF.
TD	TRENCH DRAIN	---	3/C501
CO	CLEANOUT	•	2/C501
SD	STORM DRAIN	---	



GRADING PLAN

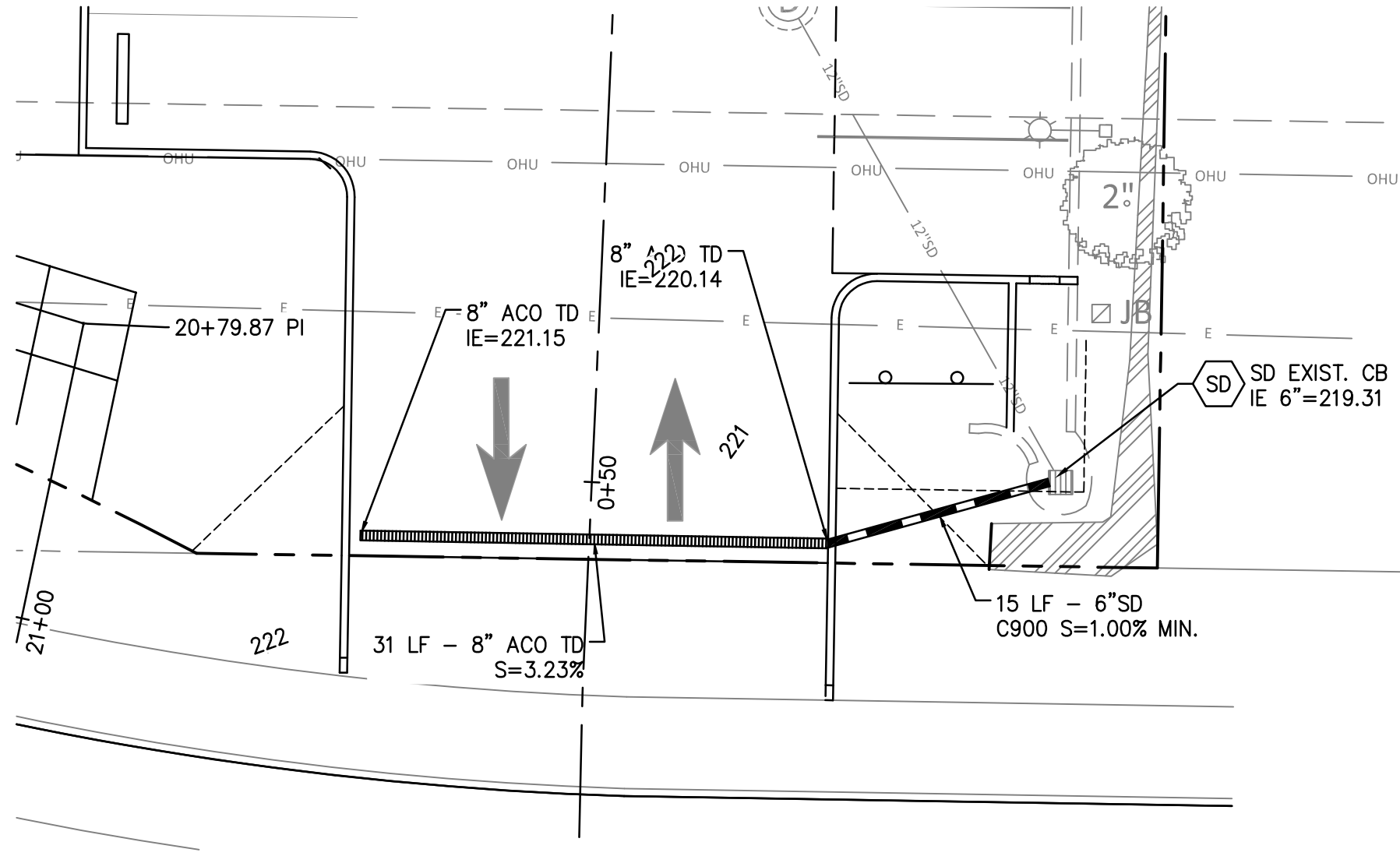
SCALE: 1" = 10'



UTILITY PLAN - WEST DRIVEWAY

SCALE: 1" = 10'

STORMWATER MANAGEMENT NARRATIVE
NOTE THAT STORMWATER IMPROVEMENTS INCLUDING WATER QUALITY AND DETENTION ARE ALREADY IN COMPLIANCE AND DO NOT REQUIRE ANY ADDITIONAL UPGRADES.

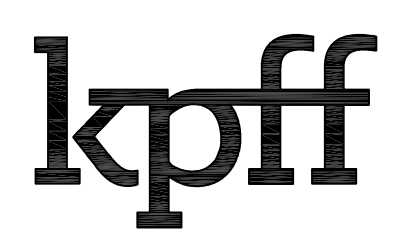
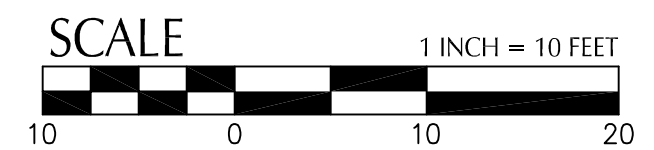
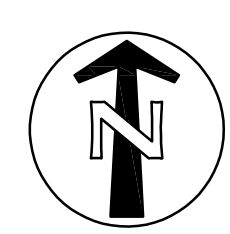


UTILITY PLAN - EAST DRIVEWAY

SCALE: 1" = 10'

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REVISION	DATE	DESCRIPTION	BY

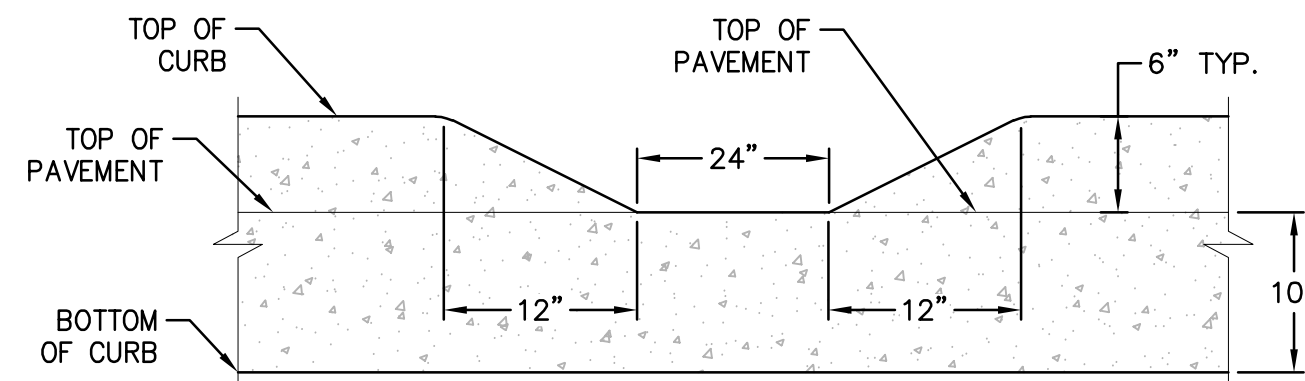


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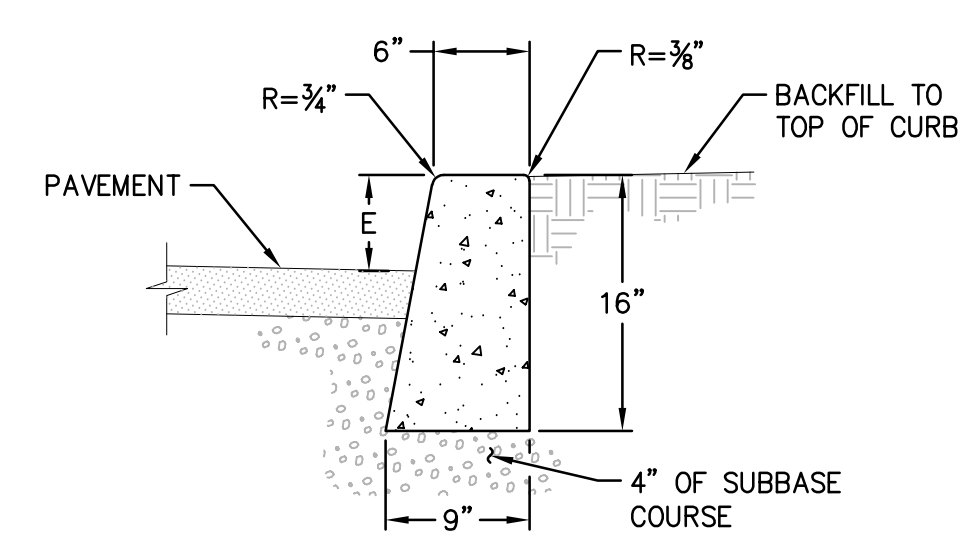
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DESIGNED BY:	AC
DRAWN BY:	MB
CHECKED BY:	MJ
PLOT DATE:	5/2/18 11:39am
PLOTTED BY:	mattj
DWG NAME:	C400-GD.dwg
TAB NAME:	C400

6464 SW Borland Road
SAGERT ROAD ENTRANCES
ACCESS RESTORATION
GRADING AND UTILITY PLAN

SHEET NO.
C400
SHEET 5 OF 11
RECORD NO.

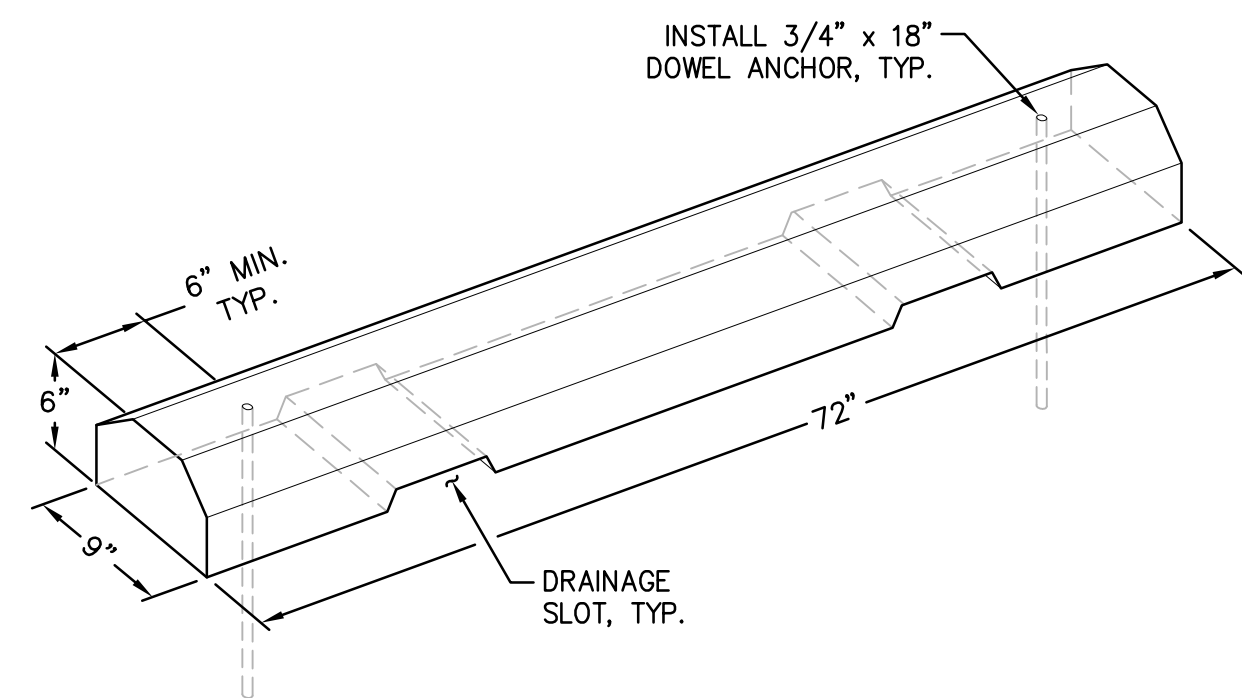


7 CURB CUTS
SCALE: NTS



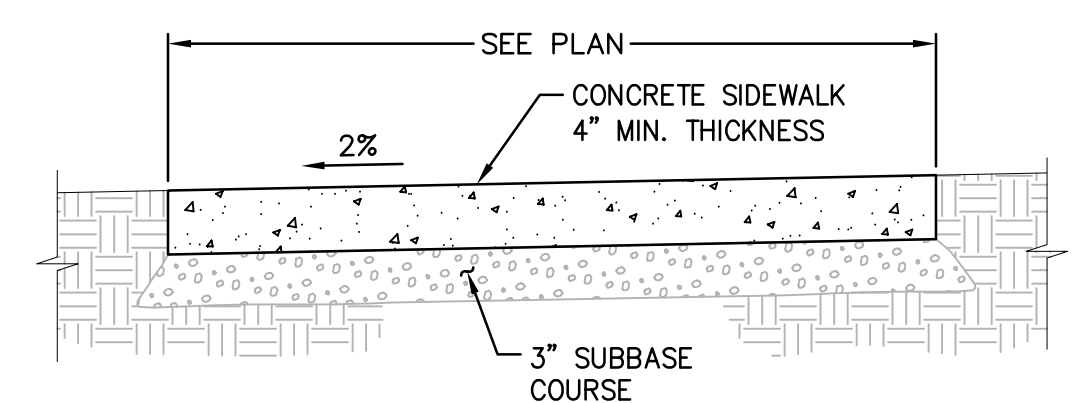
- NOTES:**
- CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
 - CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
 - TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
 - DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

4 CONCRETE CURB - STANDARD
SCALE: NTS



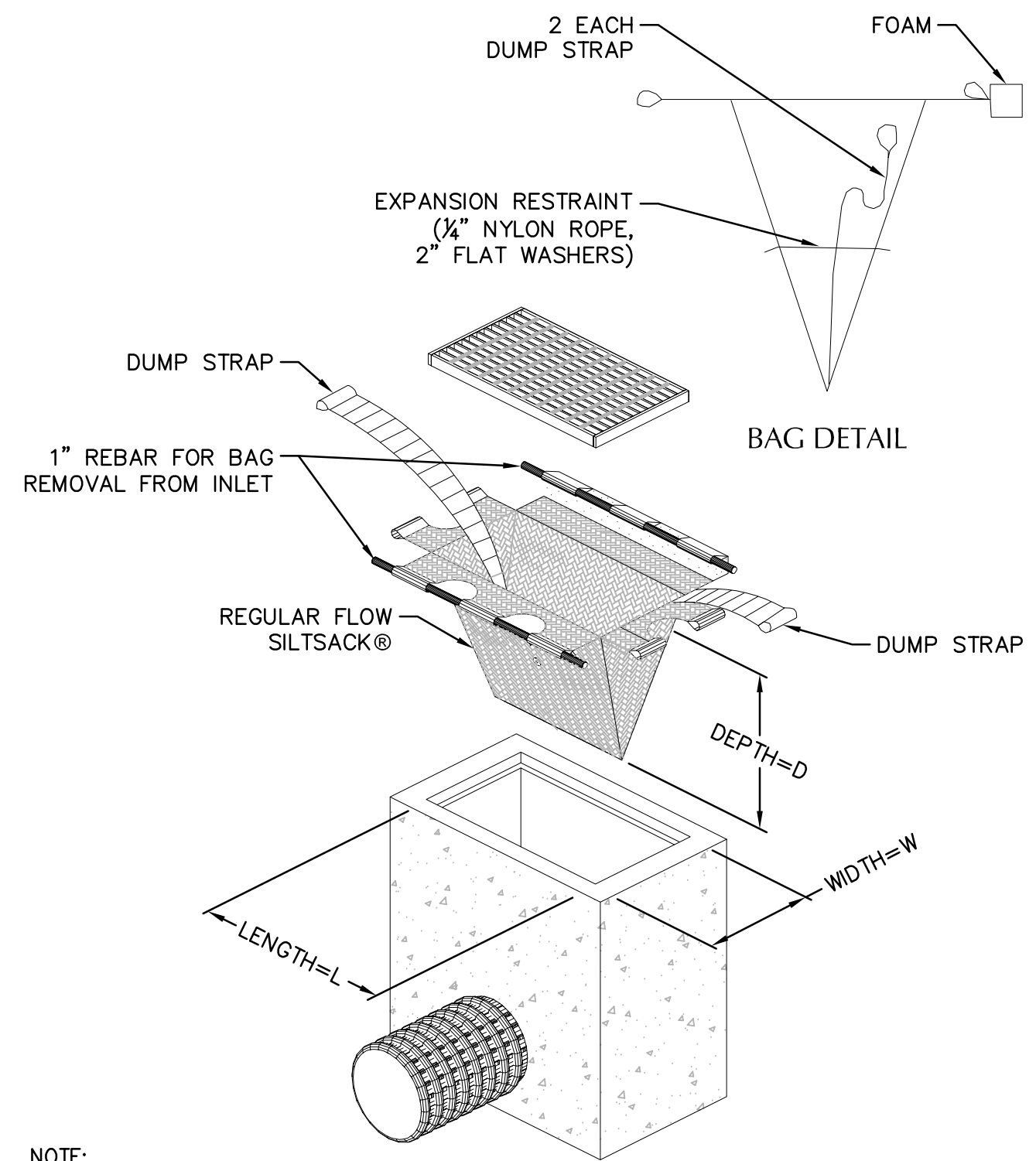
- NOTES:**
- DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM TO MANUFACTURER'S PRODUCTS APPROVED BY ENGINEER.

5 PRECAST CONCRETE WHEEL STOP
SCALE: NTS



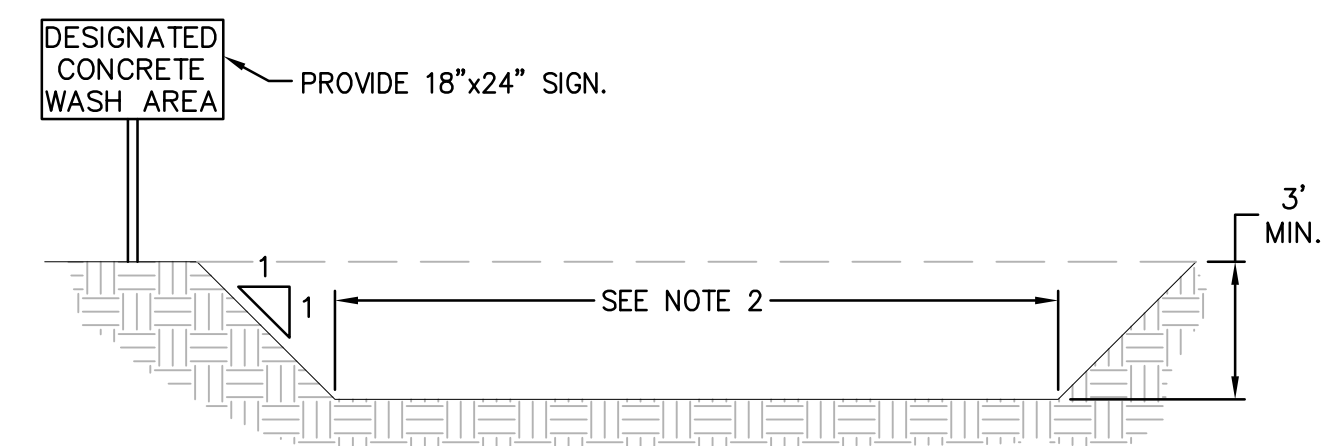
- NOTES:**
- CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMPS. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING, AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY, UNLESS NOTED OTHERWISE.

6 CONCRETE SIDEWALK
SCALE: NTS



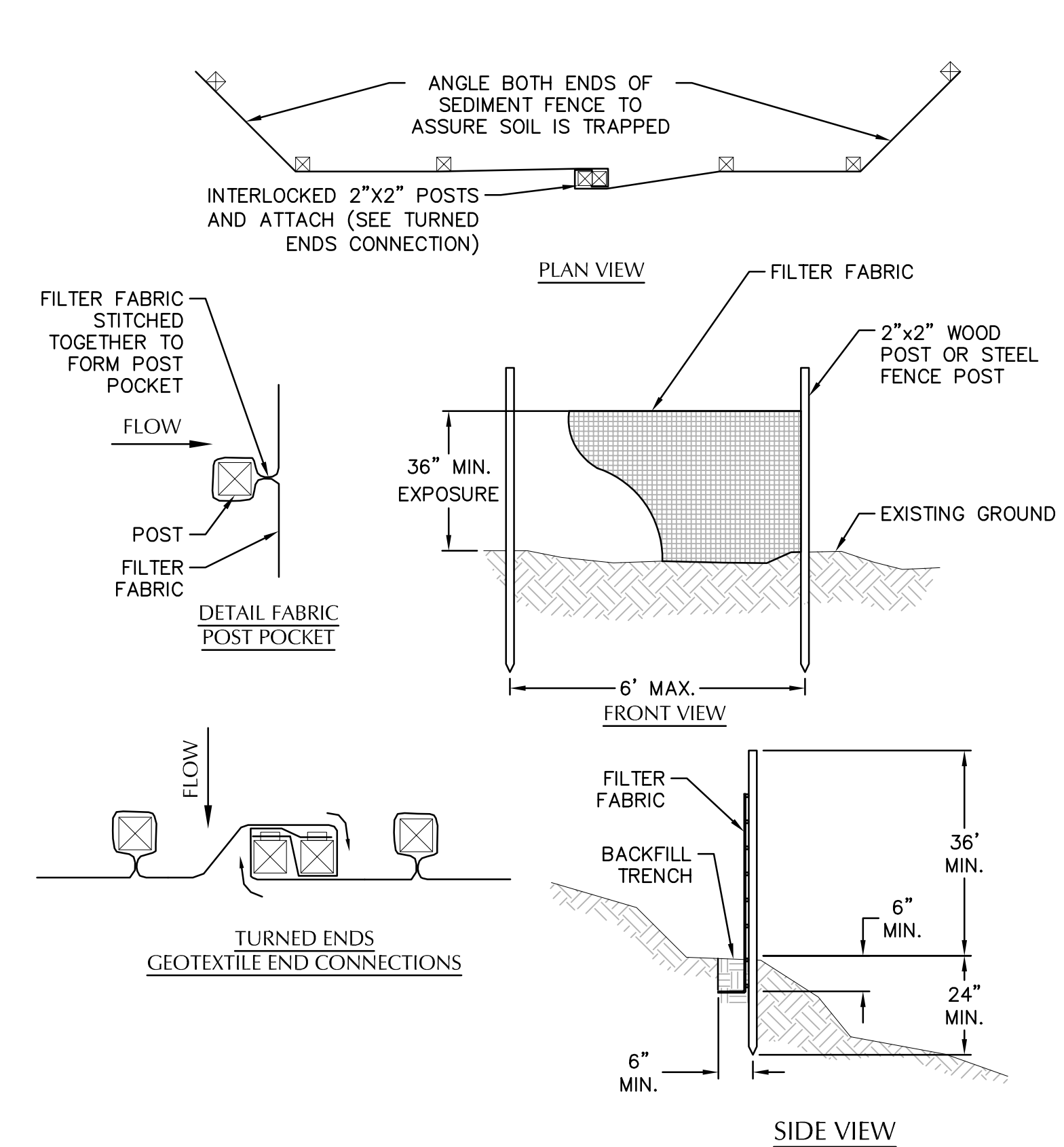
- NOTE:**
- DO NOT USE HIGH FLOW INSERT BAGS.

2 INLET SEDIMENT PROTECTION
SCALE: NTS



- NOTES:**
- INSTALL A CONCRETE WASH OUT PIT AND A VISIBLE SIGN STATING, "DESIGNATED CONCRETE WASH AREA." LOCATE THE WASH OUT IN A PLACE THAT WILL BE ACCESSIBLE TO CONCRETE TRUCKS SIZE TO THE PROJECT.
 - PROVIDE 3' X 3' MINIMUM WASHOUT AREA. INCREASES SIZE OR PROVIDE ADDITIONAL WASHOUTS AS REQUIRED TO ACCOMMODATE PROJECT CONDITIONS.
 - LOCATE WASHOUTS IN AREAS THAT WILL BE ACCESSIBLE TO CONCRETE TRUCKS.
 - FOR WASHOUTS LOCATED IN AREAS DESIGNATED TO RECEIVE HARDSCAPE, SOLIDS MAY BE BURIED IN PLACE. FOR OTHER APPLICATIONS, REMOVE AND DISPOSE OF SOLIDS.

3 CONCRETE WASHOUT
SCALE: NTS



- NOTES:**
- THE FILTER FABRIC SHALL BE (36" MIN. WIDTH) PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE BARRIER TO AVOID USE OF JOINTS. WHEN JOINTS ARE NECESSARY, FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6-INCH OVERLAP, AND BOTH ENDS SECURELY FASTENED TO THE POST, OR OVERLAP 2"x2" POSTS AND ATTACH AS SHOWN ON DETAIL SHEET.
 - THE FILTER FABRIC FENCE SHALL BE INSTALLED TO FOLLOW THE CONTOURS WHERE FEASIBLE. THE FENCE POSTS SHALL BE SPACED A MAXIMUM OF 6- FEET APART AND DRIVEN SECURELY INTO THE GROUND A MINIMUM OF 24-INCHES.
 - THE FILTER FABRIC SHALL HAVE A MINIMUM VERTICAL BURIAL OF 6-INCHES. ALL EXCAVATED MATERIAL FROM FILTER FABRIC FENCE INSTALLATION, SHALL BE BACKFILLED AND COMPACTED, ALONG THE ENTIRE DISTURBED AREA.
 - STANDARD OR HEAVY DUTY FILTER FABRIC SHALL HAVE MANUFACTURED STITCHED LOOPS FOR 2"x2" POST INSTALLATION. STITCHED LOOPS WITH STAKES SHALL BE INSTALLED ON THE DOWN-SLOPE SIDE OF THE SLOPED AREA.
 - FILTER FABRIC FENCES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFUL PURPOSE, BUT NOT BEFORE THE UP-SLOPE AREA HAS BEEN PERMANENTLY PROTECTED AND STABILIZED.
 - FILTER FABRIC FENCES SHALL BE INSPECTED BY CONTRACTOR IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

1 SEDIMENT FENCE
SCALE: NTS

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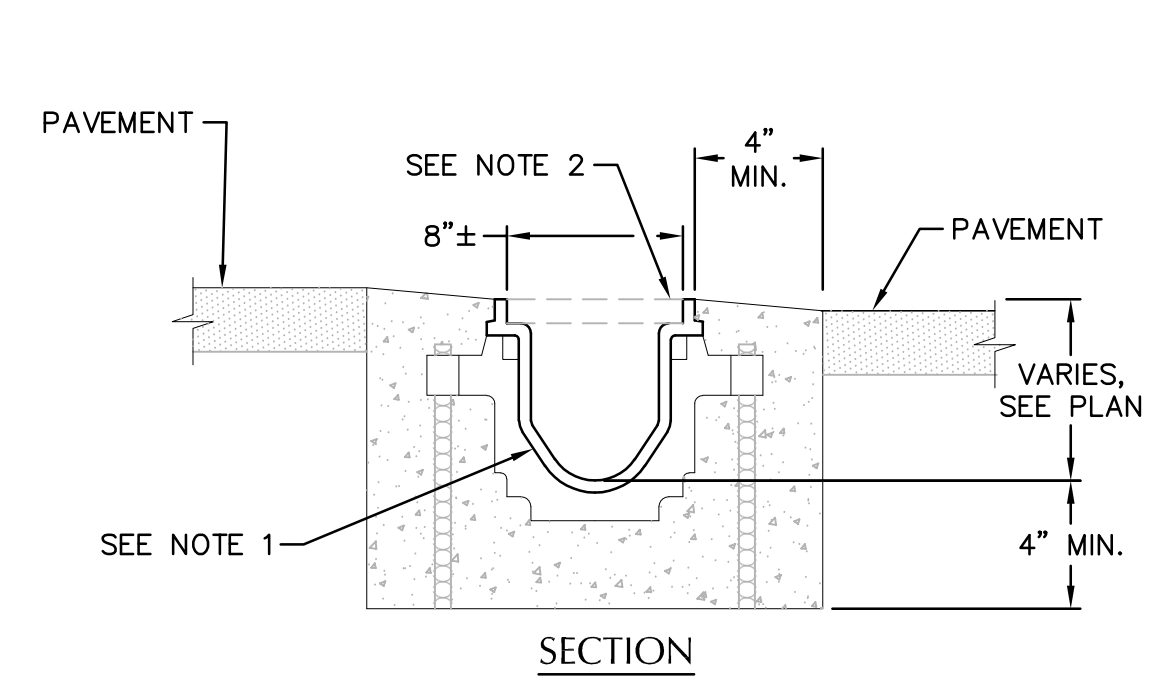
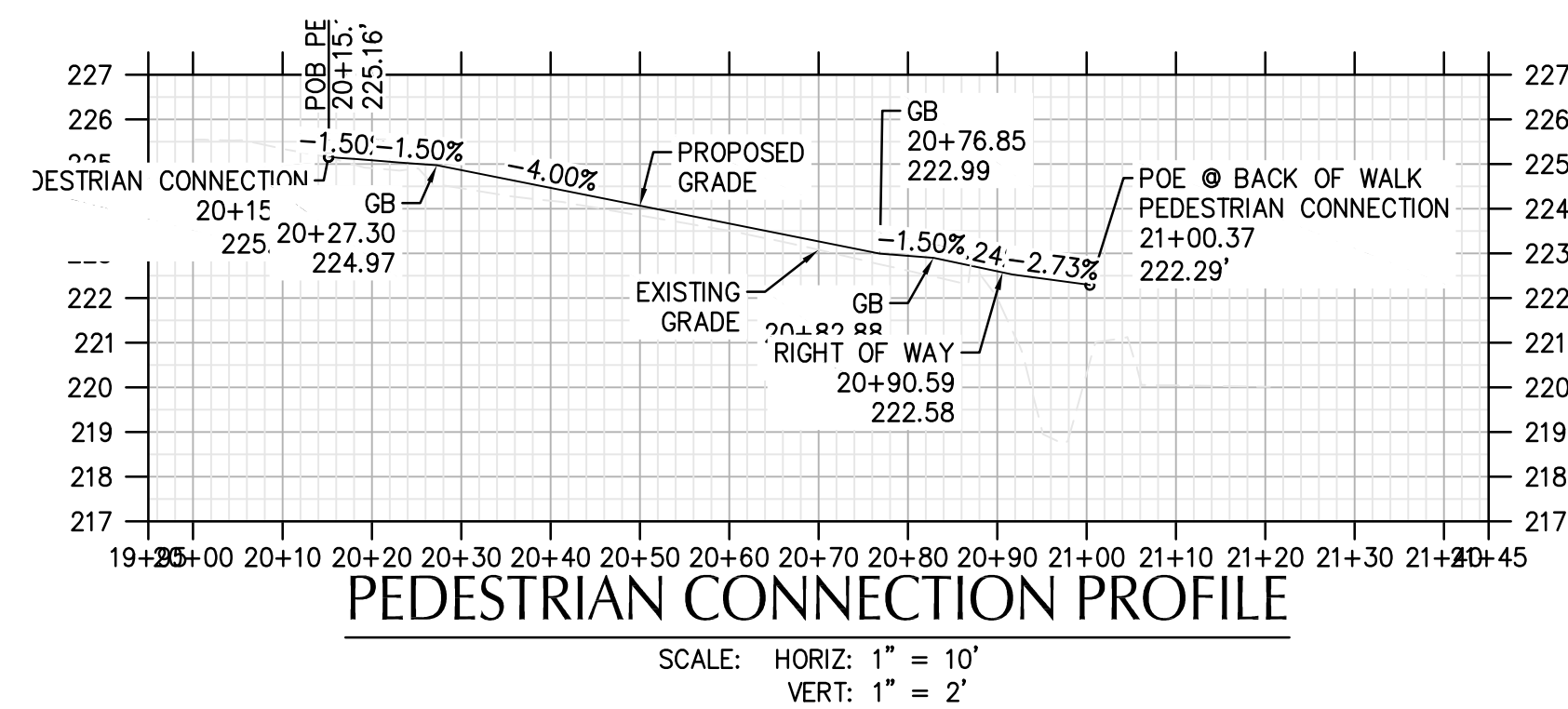
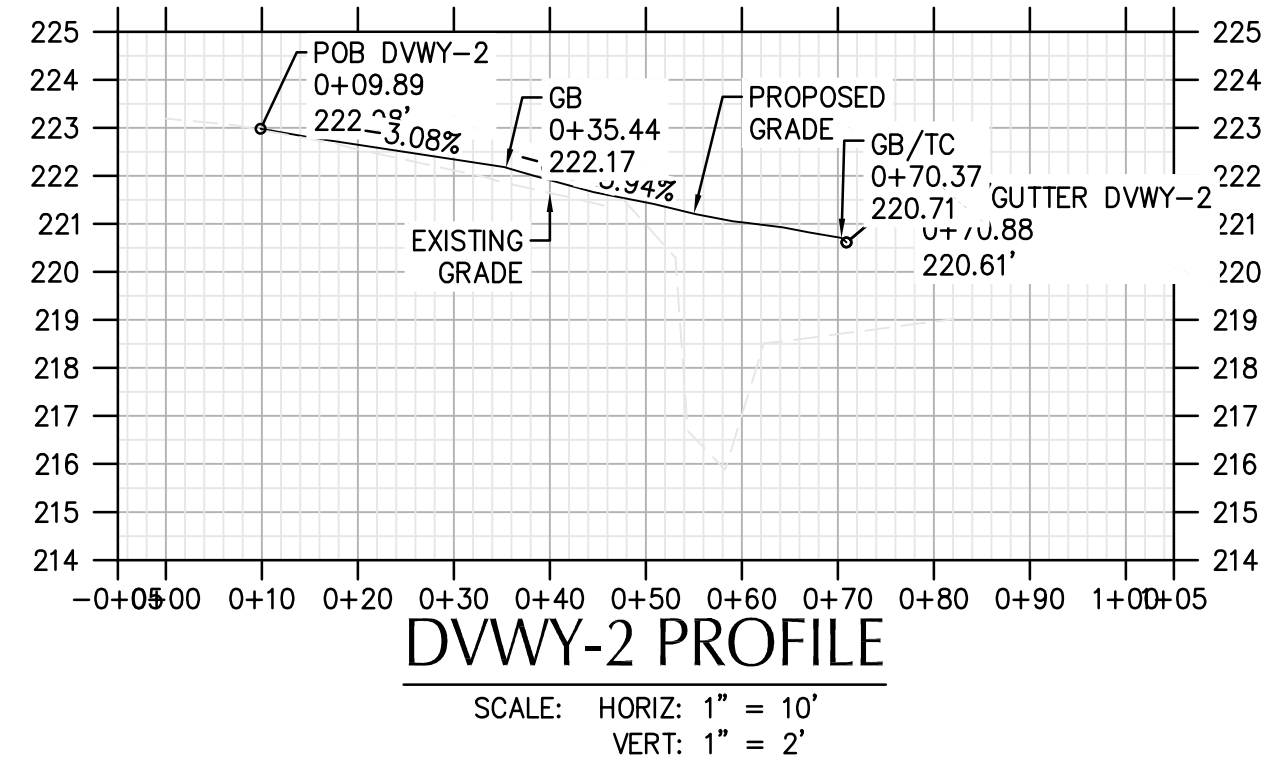
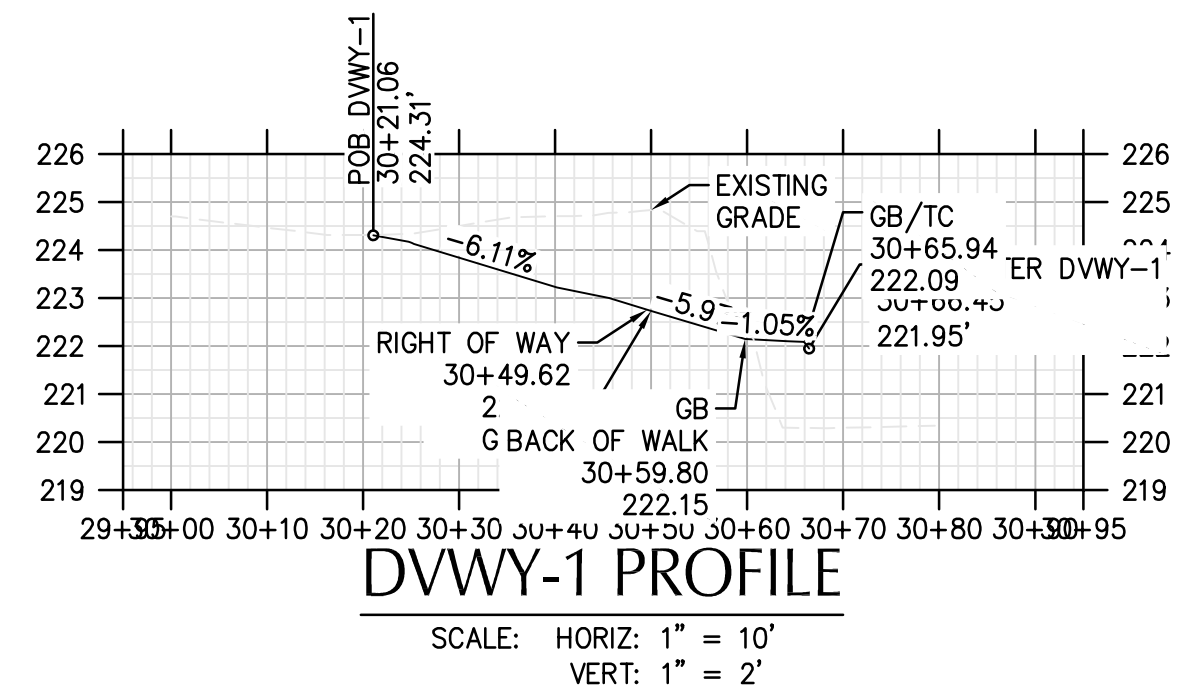
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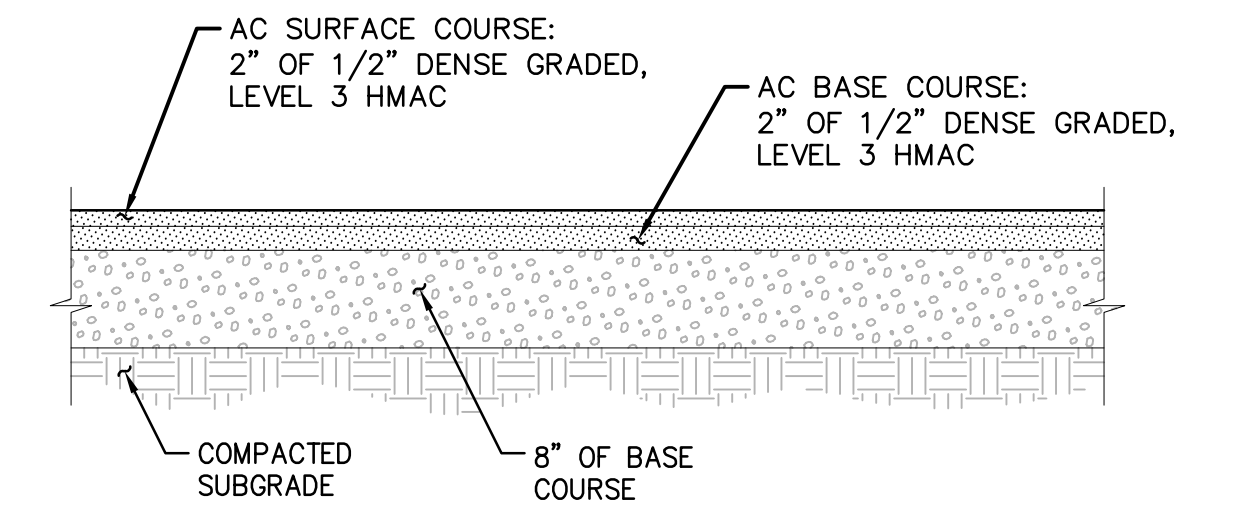
6464 SW Borland Road
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ACCESS RESTORATION

DETAILS

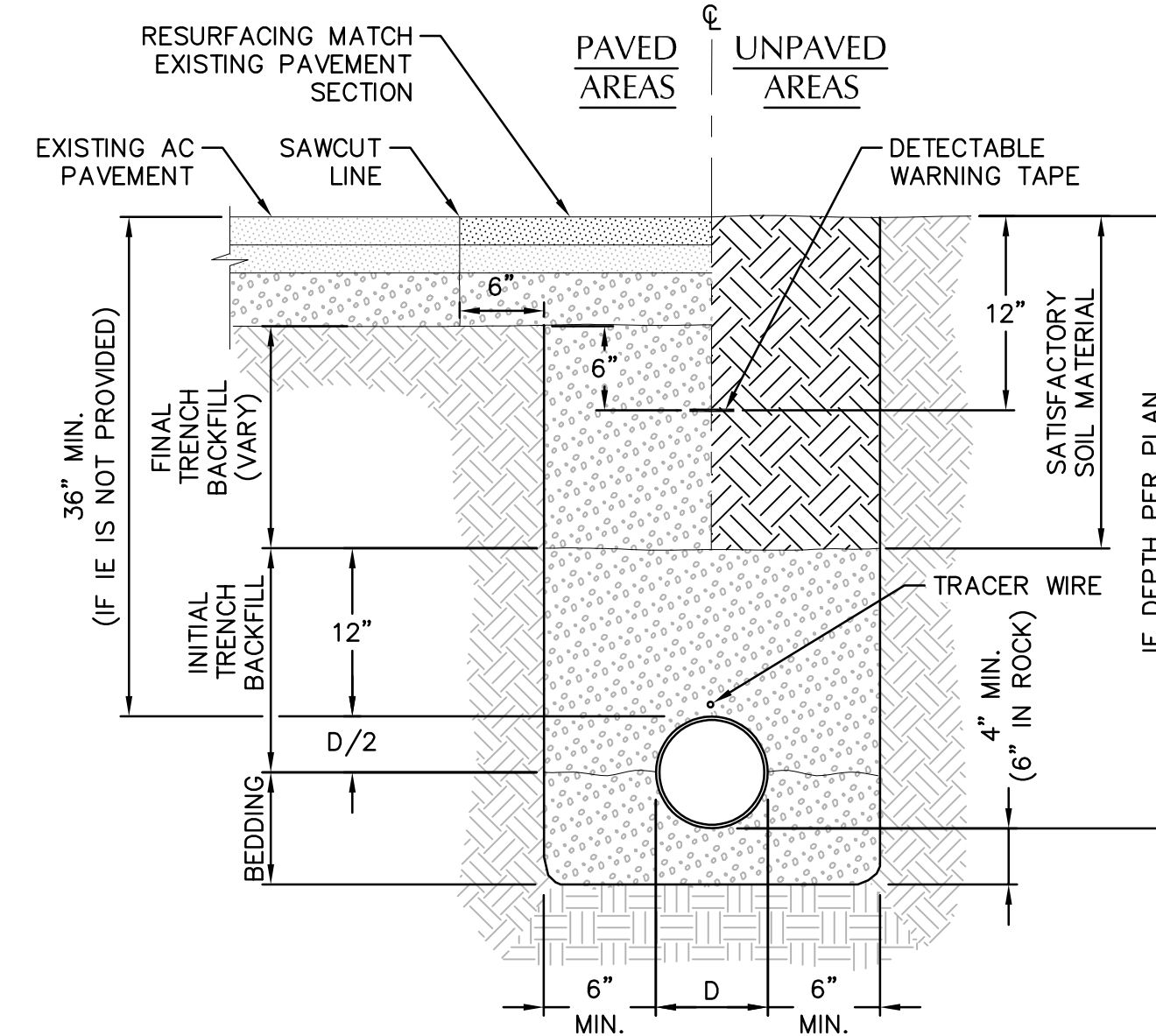
SHEET NO.	
C500	
SHEET	6 OF 11
RECORD NO.	



- NOTES:**
- TRENCH DRAIN SHALL BE NEUTRAL 8" WIDE ZURN OR ACO TRENCH DRAIN OR APPROVED EQUAL.
 - TRENCH DRAINS GRATE SHALL BE LOCKABLE HEAVY DUTY TRENCH GRATE - CLASS C.
 - TRENCH SYSTEM SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS.

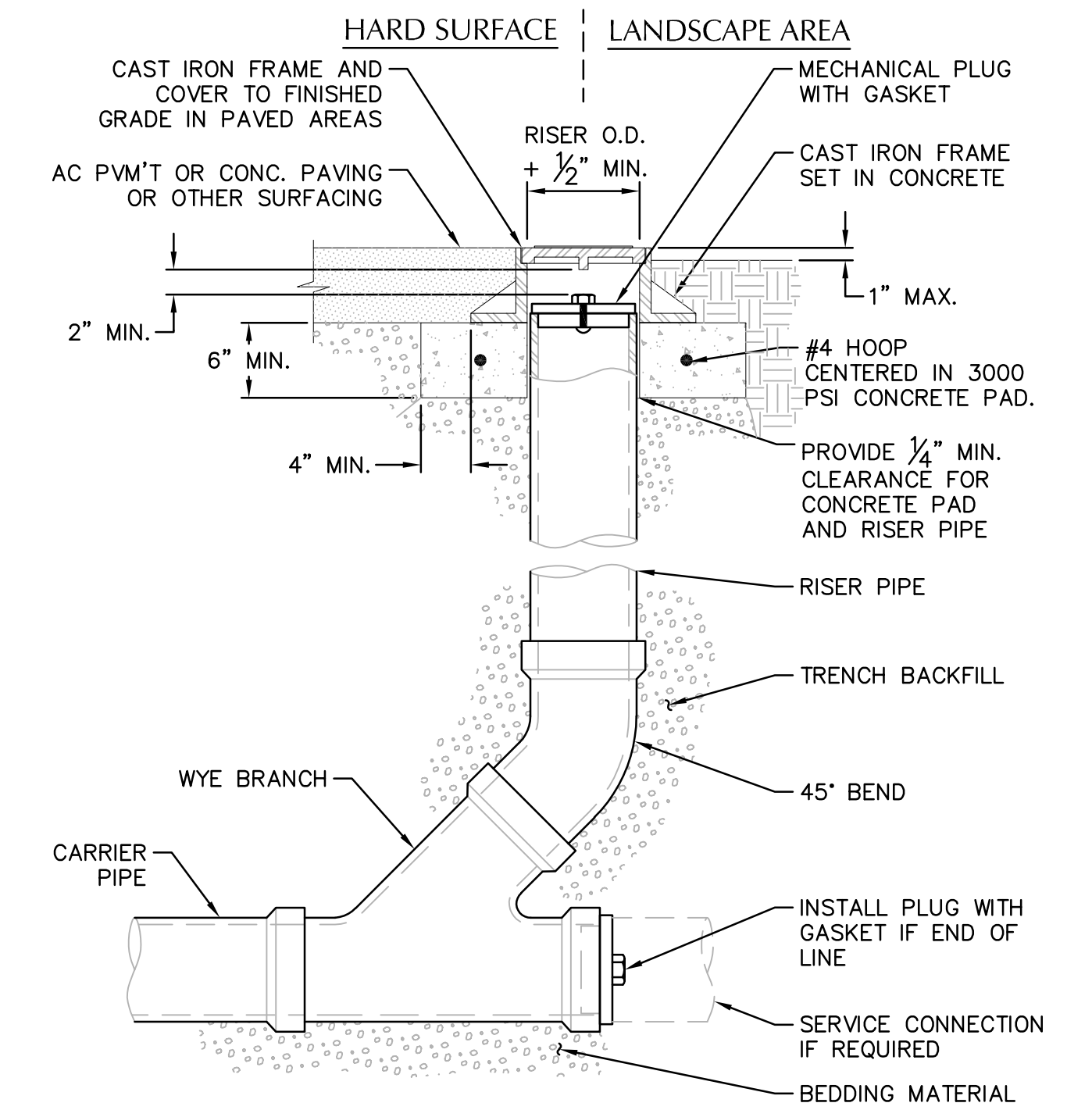


3 TRENCH DRAIN - 8 INCH WIDE
SCALE: NTS



4 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS

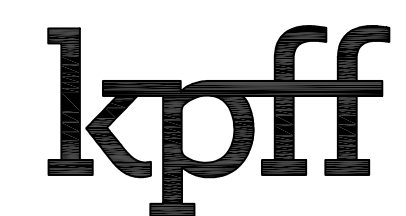
1 ASPHALT PAVEMENT SECTION
SCALE: NTS



- NOTES:**
- CAST IRON FRAME AND COVER SHALL MEET H-20 LOAD REQUIREMENT.
 - FOR CARRIER PIPE SIZE 6" Ø AND LESS, PROVIDE RISER PIPE SIZE TO MATCH CARRIER PIPE.
 - FOR CARRIER PIPE SIZE 8" Ø AND LARGER, RISER PIPE SHALL BE 6" Ø.
 - RISER PIPE MATERIAL TO MATCH CARRIER PIPE MATERIAL.

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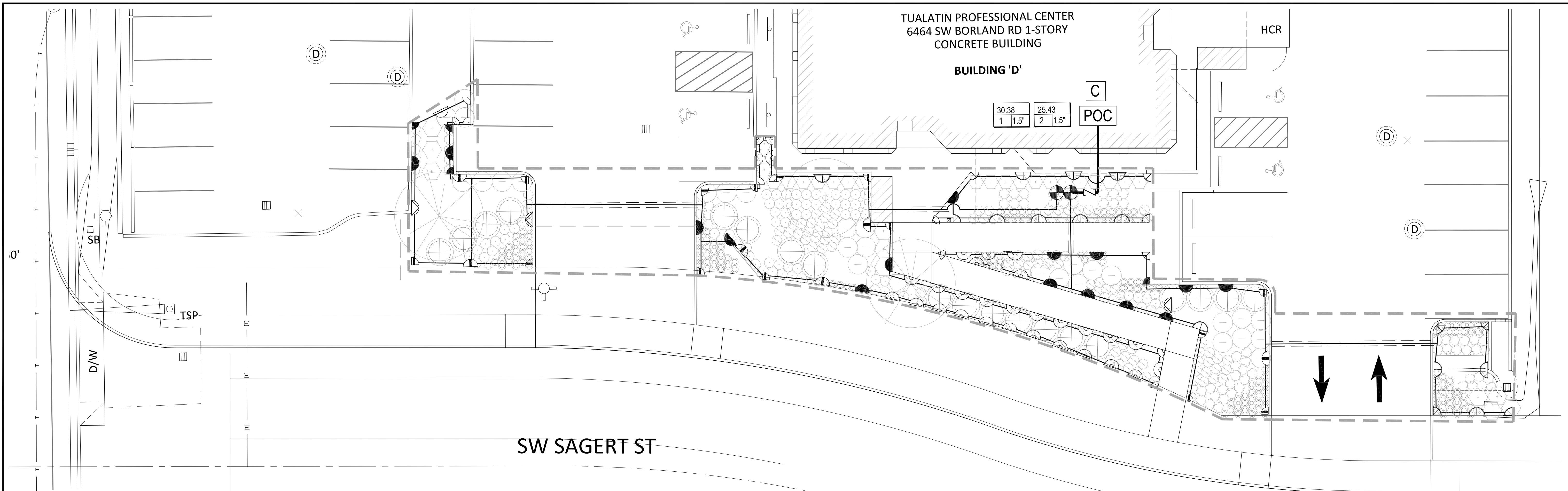
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DETAILS

SHEET NO.
C501
SHEET 7 OF 11
RECORD NO.

TUALATIN PROFESSIONAL CENTER
6464 SW BORLAND RD 1-STORY
CONCRETE BUILDING

BUILDING 'D'



IRRIGATION KEY					
SYMBOL	NOZZLE	BODY	GPM	PSI	RADIUS
SPRAY HEADS					
	RAINBIRD 5-H	RAINBIRD 1804	.20	30	5'
	RAINBIRD 5-Q	RAINBIRD 1804	.10	30	5'
	RAINBIRD 8-H	RAINBIRD 1804	.52	30	8'
	RAINBIRD 8-Q	RAINBIRD 1804	.26	30	8'
	RAINBIRD 10-H	RAINBIRD 1804	.79	30	10'
	RAINBIRD 10-Q	RAINBIRD 1804	.39	30	10'
	RAINBIRD 12-H	RAINBIRD 1804	1.30	30	12'
	RAINBIRD 12-Q	RAINBIRD 1804	0.65	30	12'
	RAINBIRD 15-H	RAINBIRD 1804	1.82	30	15'
	RAINBIRD 15-Q	RAINBIRD 1804	0.92	30	15'

PVC SCHEDULE 200 - PIPE SIZING CHART	
GPM	PIPE SIZE
0-10	3/4"
11-16	1"
17-35	1.5"
36-55	2"
56-80	2.5"
81-120	3"

PVC SCHEDULE 40 - PIPE SIZING CHART	
GPM	PIPE SIZE
0-12	1"
13-30	1.5"
31-50	2"
51-70	2.5"
71-110	3"

IRRIGATION KEY NOTES:

- NEW IRRIGATION TO USE EXISTING CONTROLLER
- LOCATE POINT OF CONNECTION ON SITE WITH CLIENT VERIFICATION
- INSTALL BACKFLOW AS NECESSARY

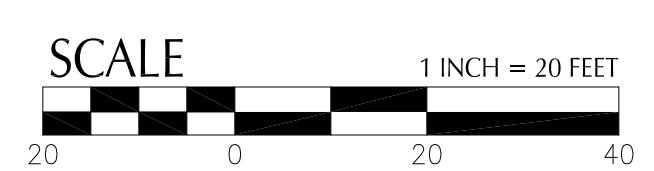
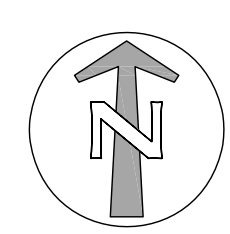
IRRIGATION NOTES:

- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST THREE (3) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT CONDITIONS ARE SUITABLE TO PROVIDE A COMPLETE WORKING SYSTEM. DO NOT PROCEED IF CONDITIONS ARE PRESENT THAT ARE DETRIMENTAL TO THE EQUIPMENT OR WILL NOT SUPPORT A HEALTHY GROWING ENVIRONMENT FOR PLANTS.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF THE SYSTEM INCLUDING BUT NOT LIMITED TO, WATER SERVICE, WATER METER, BACKFLOW DEVICES, CONTROLLER LOCATION, CONTROLLER ELECTRICAL SERVICE, AND WIRE CONDUITS FOR CONTROLLER.
- ANY NUMERICAL QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE; QUANTITIES SHALL BE BASED ON THE GRAPHIC REPRESENTATION ON THE PLANS.
- INSTALL IRRIGATION SYSTEM IN COMPLIANCE WITH ALL STATE AND LOCAL CODES.
- IRRIGATION HEADS, EMITTERS, AND OTHER WATERING DEVICES ARE GRAPHICALLY SHOWN IN THE DESIRED LOCATIONS; PIPE AND OTHER SUPPORT EQUIPMENT MAY BE SHOWN IN PAVED AREAS FOR GRAPHIC CLARITY. INSTALL ALL IRRIGATION EQUIPMENT IN LANDSCAPE AREAS UNLESS OTHERWISE INDICATED. PLACE PIPE AND CONTROL WIRE IN COMMON TRENCHES WHERE POSSIBLE.
- PLACE ALL VALVE BOXES IN PLANTING BEDS WHERE POSSIBLE, AND LOCATE TO ALLOW EASE OF ACCESS FOR MAINTENANCE, CONSIDERING PLANT MATERIAL AND OBSTRUCTIONS. SIZE BOXES TO ACCOMMODATE COMPLETE VALVE ASSEMBLY INCLUDING WIRE, ISOLATION VALVES, AND UNIONS. SET VALVE BOXES IN A UNIFORM MANNER, SQUARE TO ADJACENT PAVING. ALIGN AND EVENLY SPACE GROUPS OF BOXES IN A UNIFORM AND ORDERLY FASHION. ONLY ONE VALVE PER BOX. BOX LOCATIONS SHALL BE STAKED IN FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ADJUST THE ENTIRE SYSTEM TO PROVIDE UNIFORM EVEN COVERAGE. ELIMINATE ALL FOGGING, AND OVERSPRAY ON TO PAVING, STRUCTURES, OR NON-PLANTED AREAS. PROVIDE A COMPLETE WORKING SYSTEM.
- THE SYSTEM IS DESIGNED TO OPERATE AT A MINIMUM STATIC PRESSURE OF 50 P.S.I. AT A MINIMUM FLOW OF 40 GPM AT POINTS-OF-CONNECTION. NOTIFY THE OWNERS REPRESENTATIVE PRIOR TO COMMENCING WORK IF ACTUAL FIELD DATA DIFFERS FROM DESIGN PRESSURE AND FLOWS.
- INSTALL ALL IRRIGATION PIPE AND WIRE IN CLASS-200 PVC SLEEVES BELOW ALL PAVED SURFACES OR STRUCTURES SUCH AS WALLS, STAIRS, AND OTHER IMPROVEMENTS. SIZE OF SLEEVES SHALL BE MINIMUM TWICE (2X) THE COMBINED DIAMETER OF PIPE TO BE PLACED IN SLEEVE. MINIMUM SIZE 4" WITH 24" COVER, MINIMUM. COORDINATE PLACEMENT OF SLEEVES WITH OTHER TRADES.
- SIZE PIPE TO ENSURE THAT MAXIMUM WATER VELOCITY DOES NOT EXCEED 5 FT./SEC.
- EXISTING IRRIGATION TO REMAIN AND IN USE DURING AND AFTER CONSTRUCTION.

IRRIGATION EQUIPMENT KEY		
SYMBOL	DESCRIPTION	MODEL
	CONTROLLER	SEE KEY NOTE #1
	BACKFLOW PREVENTER	SEE KEY NOTE #3
	REMOTE CONTROL VALVE - SIZE AS SHOWN	
	PVC CLASS 200 LATERAL LINE PER CHART	
	2" SCHEDULE 40 PVC MAINLINE, UNLESS OTHERWISE NOTED	
	4" SCHEDULE 40 PVC SLEEVE, UNLESS OTHERWISE NOTED	
	VOLUME IN GAL/MIN ZONE NUMBER VALVE SIZE	

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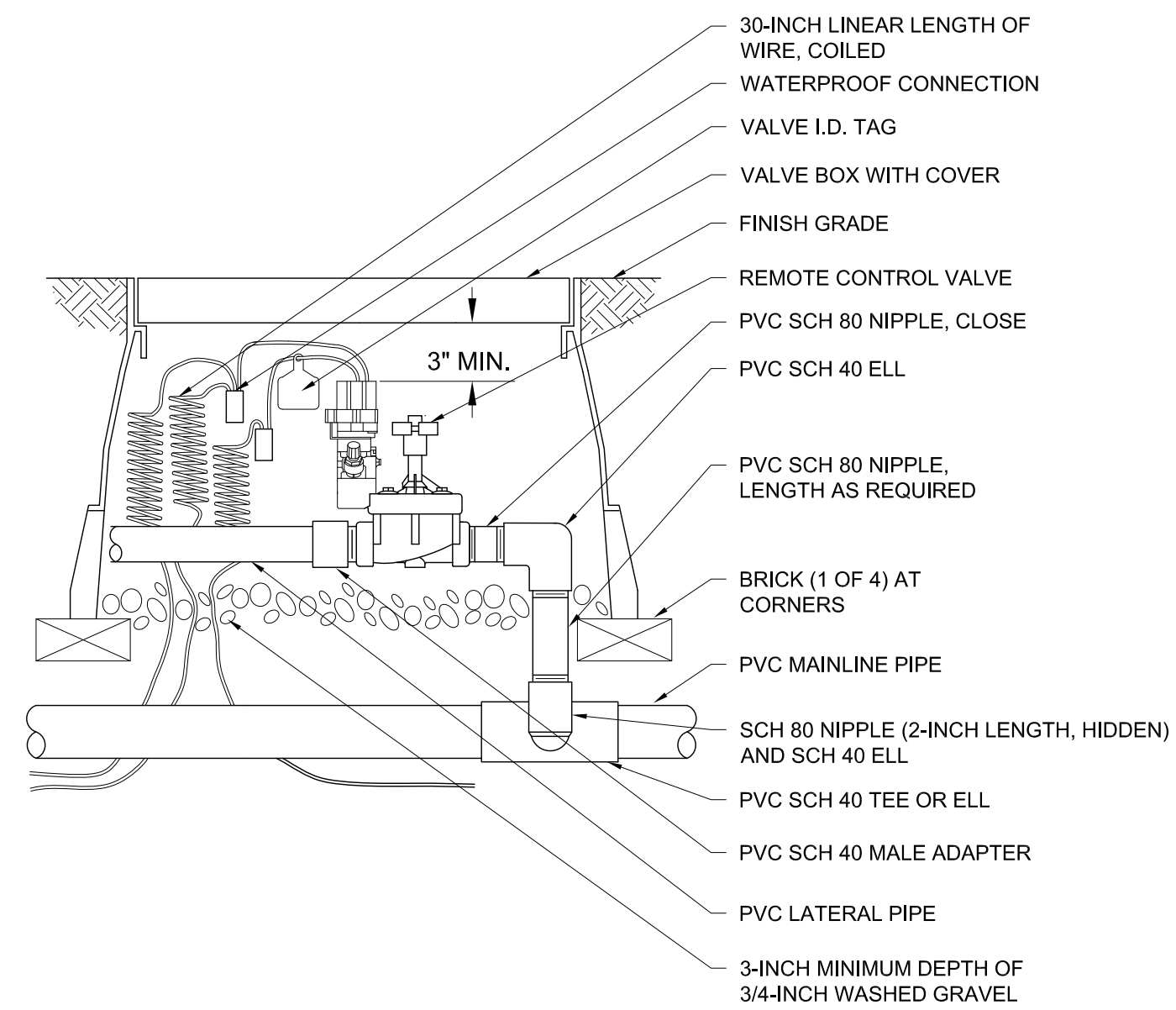
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PLOTTED BY:	cwolfe
DWG NAME:	L100_IRR.dwg
TAB NAME:	L100

6464 SW Borland Road

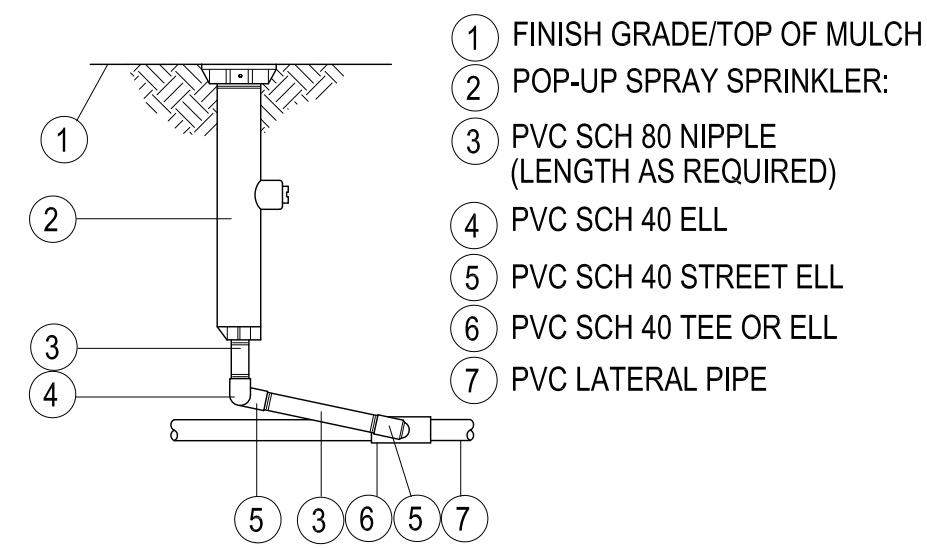
SAGERT ROAD ENTRANCES
ACCESS RESTORATION

TUALATIN PROFESSIONAL PLAZA
DESIGN-BUILD IRRIGATION PLAN

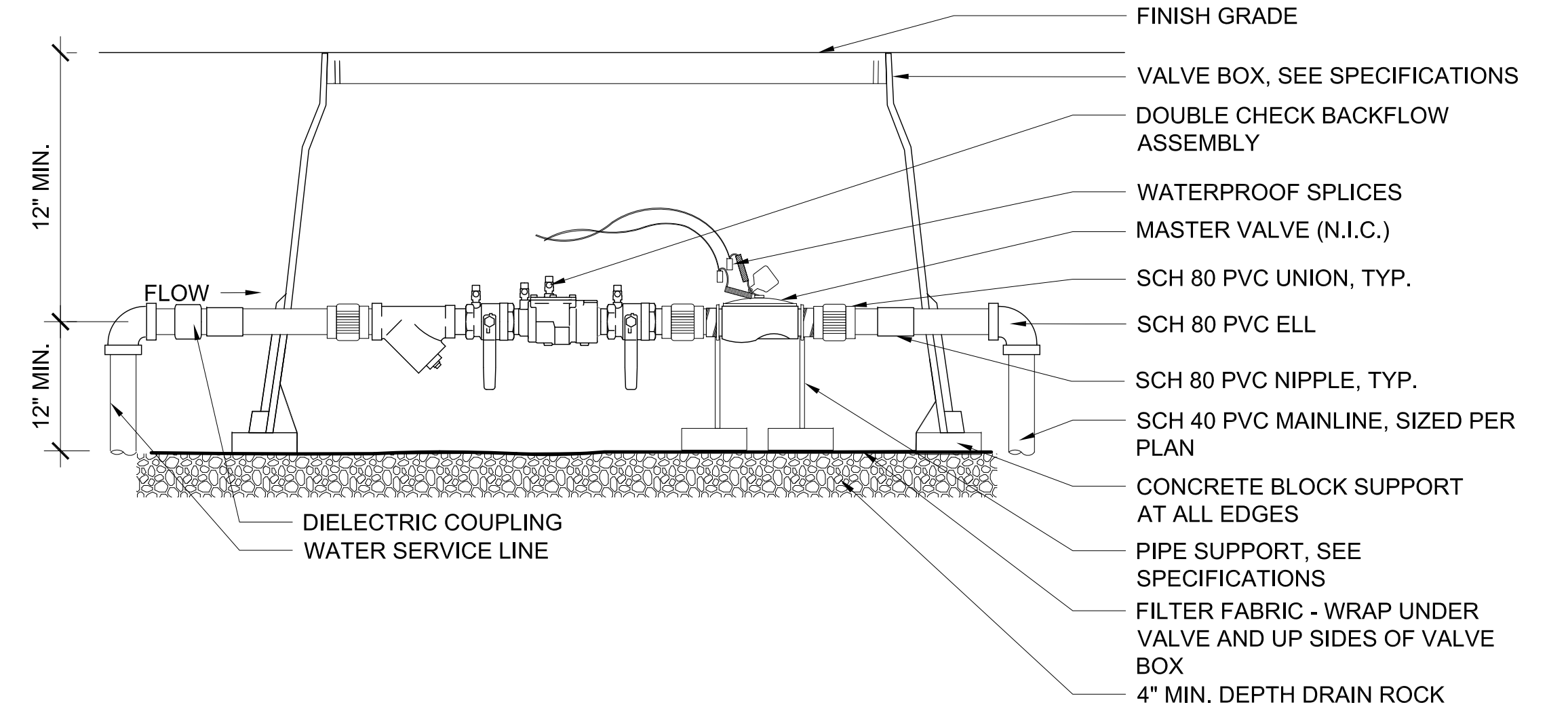
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SHEET	8 OF 11
RECORD NO.	



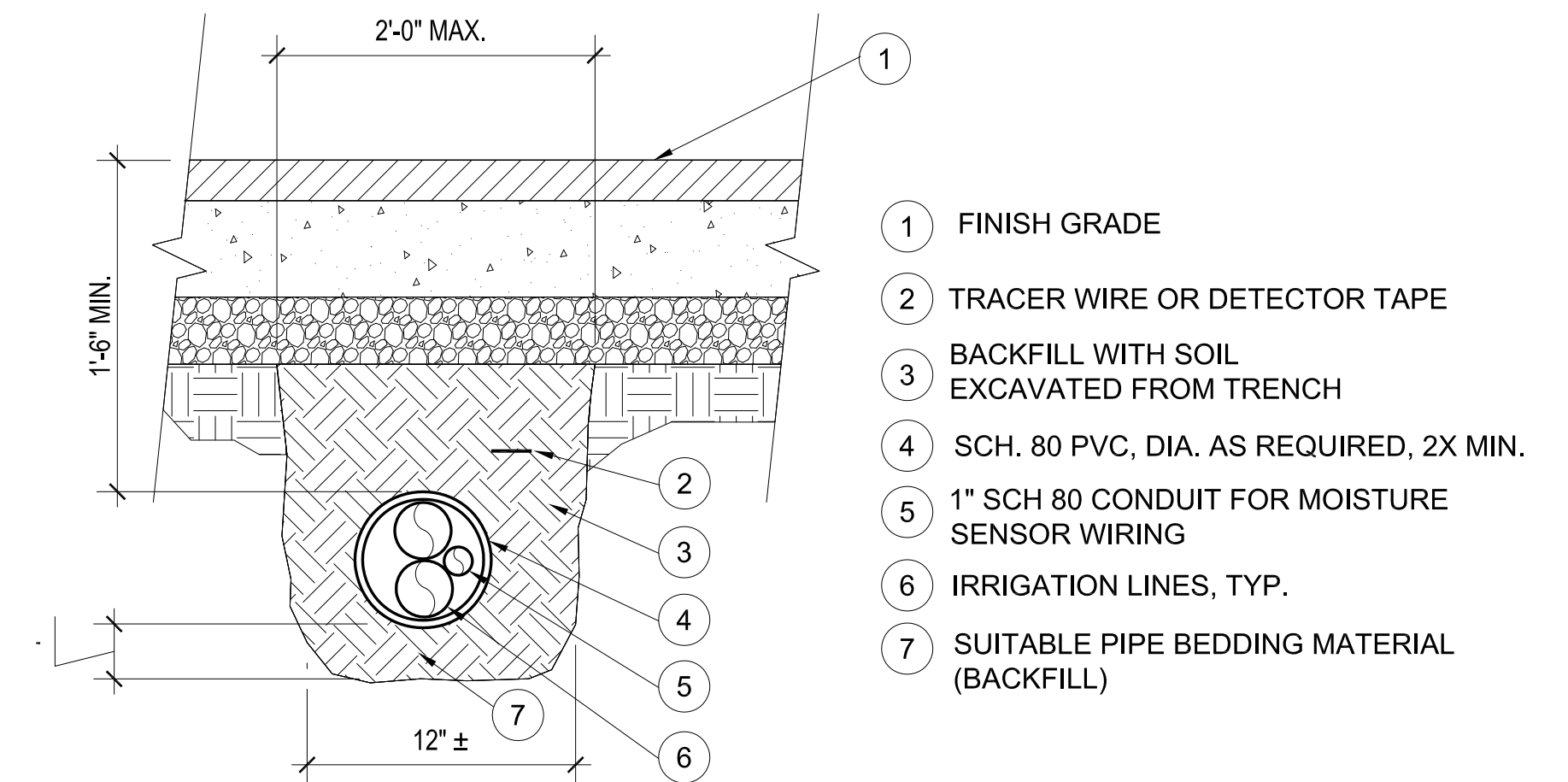
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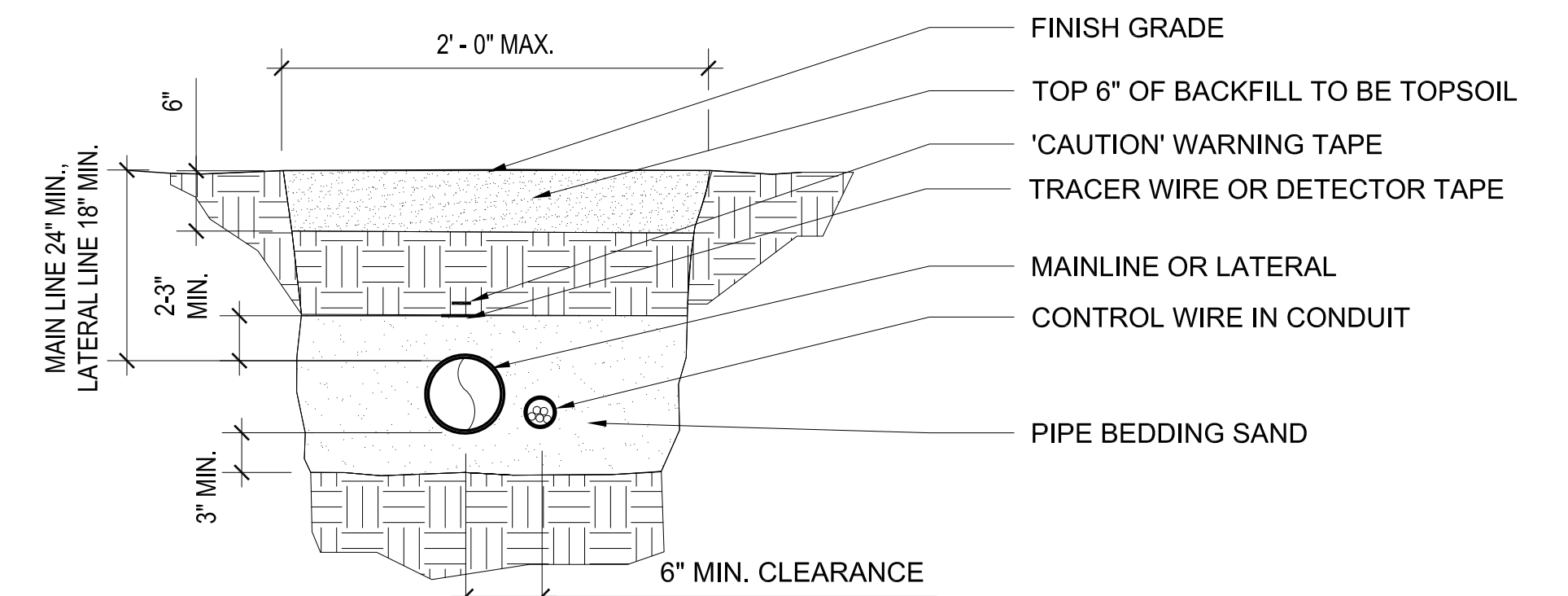
5 POP-UP SPRAY HEAD
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1 BACKFLOW PREVENTER ASSEMBLY
Not to Scale



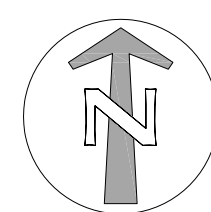
2 IRRIGATION SLEEVING
Not to Scale



3 IRRIGATION TRENCH
Not to Scale

File: W:\Work\17022.00_Tualatin Professional Center\04-Drawings\Plots\L101_IRR_DET.dwg TAB: L101 2/23/18 at 3:41pm By: cwoffle

REVISION	DATE	DESCRIPTION	BY



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O: 503.227.3251
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PLACE

735 NW 18th Avenue
Portland, OR 97209
503.334.2080

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CONSTRUCTION

JOB No.:	1700026
DESIGNED BY:	KS
DRAWN BY:	KS
CHECKED BY:	CW
PLOT DATE:	4/23/18 3:41pm
PLOTTED BY:	cwoffle
DWG NAME:	L101_IRR_DET.dwg
TAB NAME:	L101

6464 SW Borland Road

SAGERT ROAD ENTRANCES
ACCESS RESTORATION

TUALATIN PROFESSIONAL PLAZA
IRRIGATION DETAILS

SHEET NO.

L101

SHEET 9 OF 11
RECORD NO.

TUALATIN PROFESSIONAL CENTER
6464 SW BORLAND RD 1-STORY
CONCRETE BUILDING

BUILDING 'D'

EXISTING PLANTING TO REMAIN AND PROTECT, TYP.

HCR

VISION CLEARANCE TRIANGLE

VISION CLEARANCE TRIANGLE

SW SAGERT ST

TREE SCHEDULE

SYMBOL	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE	SPACING	QUANTITY
	CORNUS KOUSA	KOUSA DOGWOOD	2.5" CAL., MIN.	AS SHOWN	4
	CHAMAECYPARIS OBTUSA	HINOKI CYPRESS	EXISTING TREE TO REMAIN & PROTECT	N/A	N/A
	MAGNOLIA STELLATA	STAR MAGNOLIA	EXISTING TREE TO BE RELOCATED	AS SHOWN	1

LEGEND:

--- LIMIT OF LANDSCAPE IMPROVEMENTS

PLANT SCHEDULE

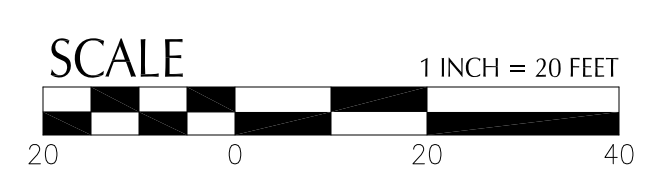
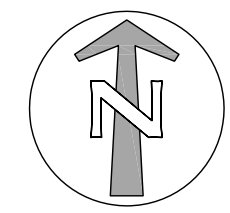
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	MINIMUM SIZE (HT.X SPRD.)	SPACING	QUANTITY
	CASA	CAMELIA SASANQUA 'YULETIDE'	YULETIDE CAMELIA	18" HT, MIN. 4 CANES, #5 CONT.	4' O.C.	4
	CHTE	CHOISYA TERNATA	MEXICAN ORANGE	18" HT, MIN. 4 CANES, #5 CONT.	4' O.C.	19
	CIAG	CISTUS X AGUILARII 'MACULATUS'	SPOTTED WHITE ROCK ROSE	12" HT, MIN. 4 CANES, #3 CONT.	3' O.C.	28
	COKE	CORNUS SERICEA 'KELSEYII'	KELSEY DOGWOOD	12" HT., MIN 4 CANES, #3 CONT.	2' O.C.	77
	DAOD	DAPHNE ODORA 'AUREOMARGINATA'	VARIEGATED WINTER DAPHNE	12" SPREAD, #1 CONT.	3' O.C.	39
	ILCH	ILEX CRENATA 'HELLERI'	HELLER HOLLY	12" SPREAD, #1 CONT.	18" O.C.	177
	NADG	NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM HEAVENLY BAMBOO	12" HT, MIN. 4 CANES, #3 CONT.	3' O.C.	40
	PEAL	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY'	LITTLE BUNNY DWARF FOUNTAIN GRASS	12" SPREAD, #1 CONT.	18" O.C.	61
	POFR	POTENILLA FRUTICOSA 'PINK BEAUTY'	PINK BEAUTY POTENILLA	12" HT, MIN. 4 CANES, #2 CONT.	3' O.C.	91
	SPJA	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	12" HT, MIN. 4 CANES, #3 CONT.	2' O.C.	81

PLANTING NOTES:

- VERIFY LOCATION OF EXISTING TREES TO REMAIN PRIOR TO SOIL PREPARATION. PROTECT ALL TREES AND SHRUBS INDICATED TO REMAIN.
- VERIFY AND COORDINATE WORK AROUND ALL UNDERGROUND UTILITIES BEFORE EXCAVATION. NOTIFY ALL UTILITY PROVIDERS AT LEAST TWO (2) WORKING DAYS PRIOR TO BEGINNING WORK.
- VERIFY THAT THE CONDITIONS ARE SUITABLE TO PROMOTE HEALTHY PLANT GROWTH. DO NOT PROCEED IF CONDITIONS DETRIMENTAL TO HEALTHY GROWING ENVIRONMENT ARE PRESENT, INCLUDING OVER-COMPACTED SOILS, ADVERSE DRAINAGE CONDITIONS, DEBRIS, OR OTHER HARMFUL CIRCUMSTANCES. PROCEEDING WITHOUT NOTIFICATION DENOTES ACCEPTANCE.
- COORDINATE WITH OTHER SUBCONTRACTORS AND TRADES TO ENSURE PROTECTION OF GROWING CONDITIONS AND PLANT MATERIALS.
- REFER TO SPECIFICATIONS FOR ADDITIONAL PLANTING REQUIREMENTS, METHODS, AND MATERIALS.
- VERIFY PLANT QUANTITIES SHOWN ON THE PLANS BASED ON GRAPHIC REPRESENTATION. QUANTITIES SHOWN ARE FOR CONTRACTOR CONVENIENCE ONLY.
- PROVIDE POSITIVE DRAINAGE FOR ALL PLANTING AREAS.
- UNLESS OTHERWISE INDICATED, ALL PLANTINGS SHALL BE TRIANGULARLY SPACED.
- LABELLING REFERS TO ALL ADJACENT IDENTICAL SYMBOLS WHERE PLANTS ARE MASSED. LABEL FOR MASS INDICATES TOTAL NUMBER OF PLANTS IN GROUP, EVEN IF THE GROUP IS SPREAD OVER MORE THAN ONE SHEET.

File: W:\Work\17022.00_Tualatin Professional Center\04-Drawings\Plots\L200_PLNT.dwg TAB: L200
2/23/18 at 3:51pm By: cwolfe

REVISION	DATE	DESCRIPTION	BY



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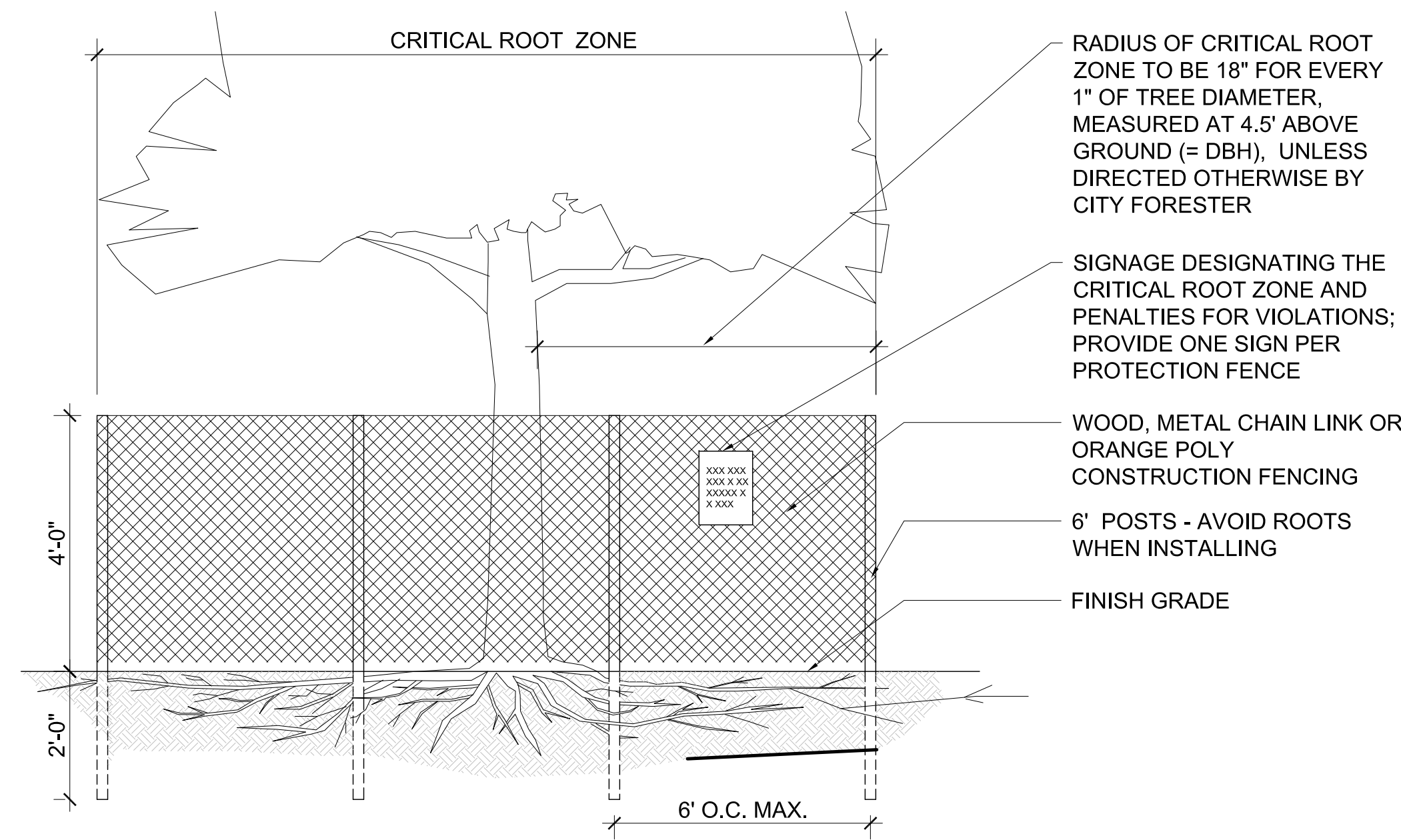
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DWG NAME:	L200_PLNT.dwg
TAB NAME:	L200

6464 SW Borland Road
SAGERT ROAD ENTRANCES
ACCESS RESTORATION
**TUALATIN PROFESSIONAL PLAZA
PLANTING PLAN**

SHEET NO.
L200
SHEET 10 OF 11
RECORD NO.

File: W:\Work\17022.00_Tualatin Professional Center\04-Drawings\Plots\L201_PLNT_DET.dwg TAB: L201
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NOTES:

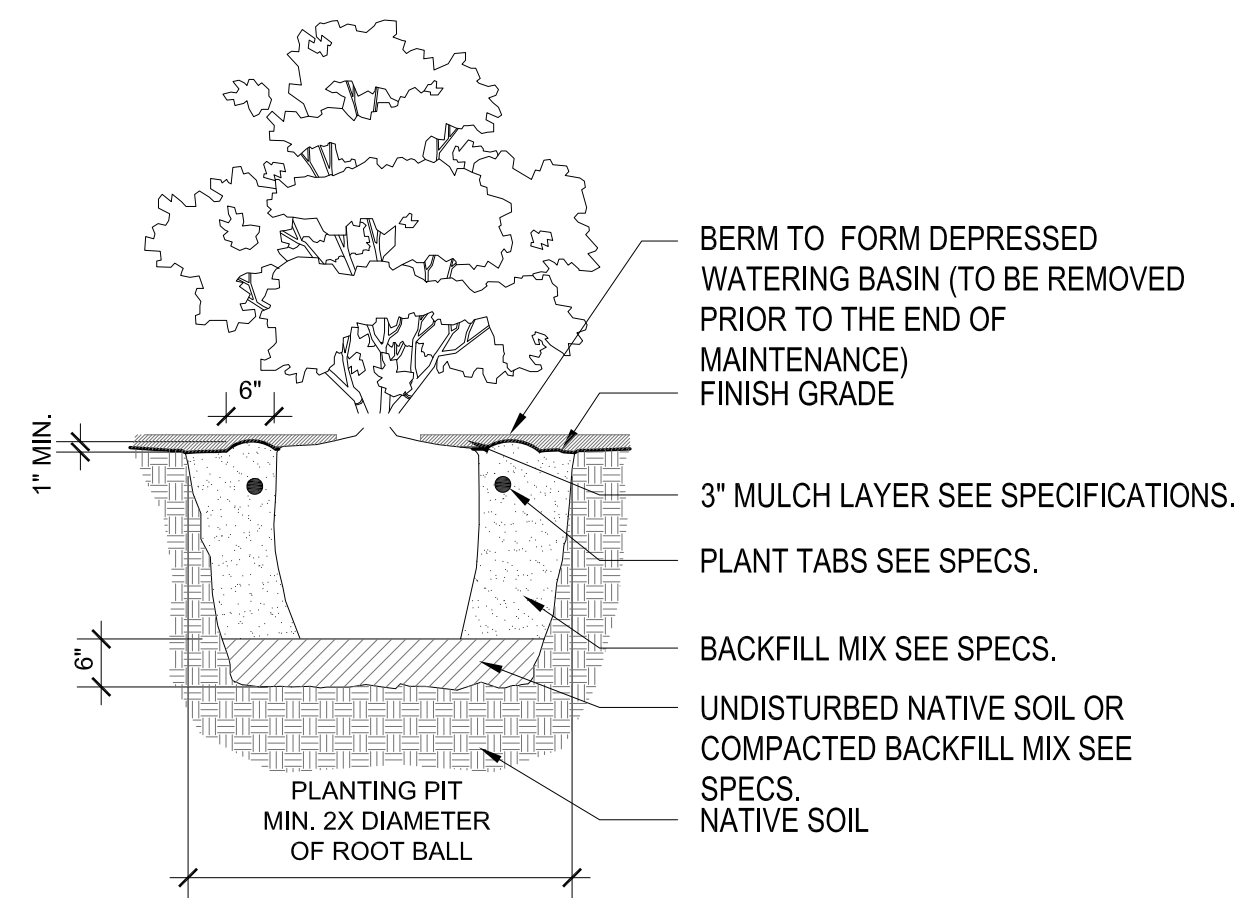
- 1) NO SOIL GRADE CHANGES, COMPACTION OR STORAGE OF MATERIALS SHALL BE ALLOWED WITHIN THE CRITICAL ROOT ZONE (CRZ). THE FOLLOWING CONSTRUCTION ACTIVITIES SHALL NOT BE ALLOWED WITHIN THE CRITICAL ROOT ZONE:
STORAGE OR STAGING OF MATERIALS OR EQUIPMENT
DUMPING OF REFUSE
VEHICLE PARKING
- 2) THE CRZ FOR TREES 4" DIAMETER OR SMALLER SHALL BE AN AREA WITH A RADIUS AT LEAST 5' FROM THE TRUNK. THE CRZ FOR TREES OVER 4" DIAMETER SHALL BE AN AREA WITH A RADIUS AT LEAST 1'-6" FROM THE TRUNK FOR EVERY 1" OF DIAMETER SIAE.
- 3) PROTECTIVE FENCING IS REQUIRED WHEN THE WORK AREA IS WITHIN THE CRZ OF TREES, EXCEPT WHERE PORTIONS OF THE CRZ ARE COVERED WITH PAVEMENT SUCH AS STREETS OR WALKS.
- 4) WORK DONE WITHIN THE CRZ MUST MINIMIZE ROOT DISTURBANCE. SPECIAL CARE SHALL BE TAKEN DURING EXCAVATION AND REMOVAL OF EXISTING CURB, GUTTER, AND SIDEWALKS TO AVOID DAMAGE TO TREE ROOTS. LOCATE EXISTING TREE ROOTS USING HAND TOOLS OR OTHER APPROVED METHODS SUCH AS AIRSPACE.
- 5) NO ROOT OVER 2" SHALL BE CUT WITHOUT APPROVAL OF THE URBAN FORESTER (OR AN APPROVED ARBORIST). ROOTS SHALL BE CUT WITH APPROVED SAWS. NO ROOTS OVER 2" SHALL BE CUT OR TORN DURING TRENCHING WITH POWER EQUIPMENT SUCH AS BACKHOES AND TRENCHERS. UTILITY LINES AND IRRIGATION OR OTHER PIPES SHALL BE INSTALLED BY HAND DIGGING OR TUNNELLING UNDER ROOTS AS NECESSARY TO AVOID CUTTING ROOTS 2" AND LARGER.

3 TREE PROTECTION

Not to Scale

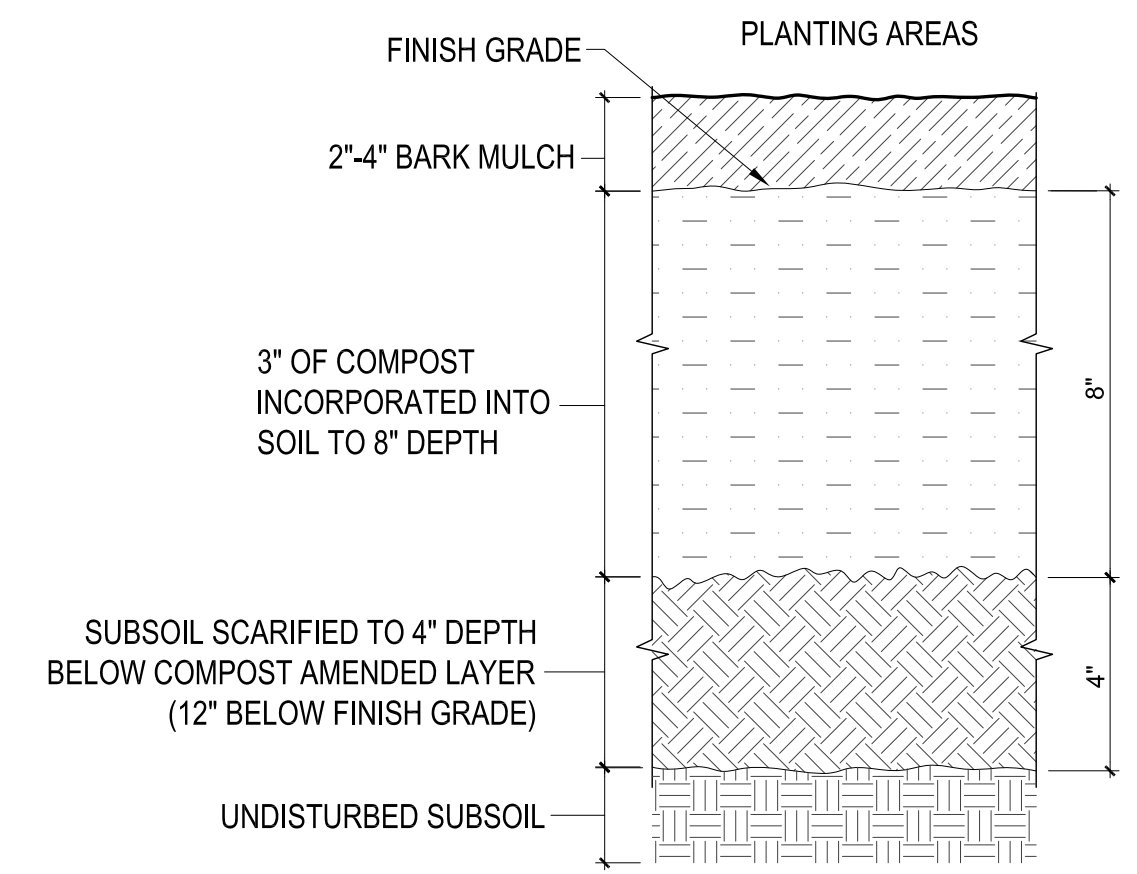
NOTE:

1. PLANTING PITS SHALL BE 2X DIAMETER AND 1 1/2X DEPTH OF ROOTBALL
2. ROOTBALL CROWN TO BE SLIGHTLY ABOVE FINISH GRADE BEFORE MULCH IS APPLIED.
3. CUT AND REMOVE ALL BINDING FROM THE TOP AND SIDES OF THE ROOTBALL BEFORE BACKFILLING. ROUGH UP EXTERIOR SURFACE OF ROOT BALL AND EXTEND CIRCLING ROOTS OUTWARDS INTO PLANTING PIT.
4. KEEP MULCH AWAY FROM WOODY STEMS.



4 SHRUB PLANTING

Not to Scale

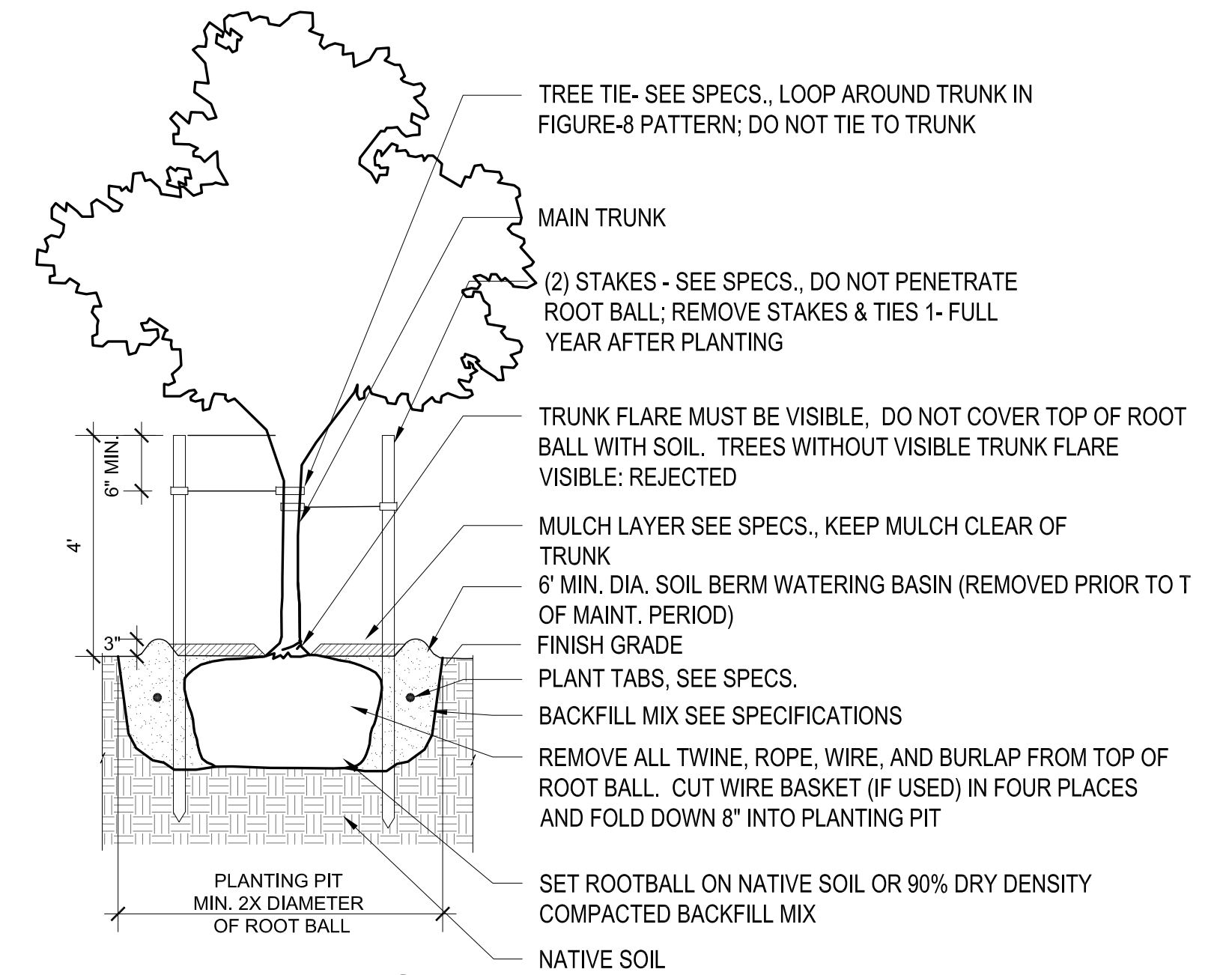


NOTES:

1. ALL SOIL AREAS DISTURBED OR COMPACTED DURING CONSTRUCTION, AND NOT COVERED BY BUILDINGS OR PAVEMENT, SHALL BE AMENDED WITH COMPOST AS DESCRIBED BELOW.
2. SUBSOIL SHOULD BE SCARIFIED (LOOSENED) 4 INCHES BELOW AMENDED LAYER, TO PRODUCE 12-INCH DEPTH OF UN-COMPACTED SOIL, EXCEPT WHERE SCARIFICATION WOULD DAMAGE TREE ROOTS OR AS DETERMINED BY THE LANDSCAPE ARCHITECT.
3. COMPOST SHALL BE TILLED IN TO 8 INCH DEPTH INTO EXISTING SOIL, OR PLACE 8 INCHES OF COMPOST-AMENDED SOIL, PER SOIL SPECIFICATION.
4. PLANTING AREAS SHALL RECEIVE 3 INCHES OF COMPOST TILLED IN TO 8-INCH DEPTH, OR MAY SUBSTITUTE 8" OF IMPORTED SOIL CONTAINING 35-40% COMPOST BY VOLUME. MULCH AFTER PLANTING WITH 2-4 INCHES OF BARK MULCH OR APPROVED EQUAL.
5. SETBACKS: TO PREVENT UNEVEN SETTLING, DO NOT COMPOST-AMEND SOILS WITHIN 3 FEET OF UTILITY INFRASTRUCTURES (POLES, VAULTS, METERS ETC.). WITHIN ONE FOOT OF PAVEMENT EDGE, CURBS AND SIDEWALKS SOIL SHOULD BE COMPACTED TO APPROXIMATELY 90% PROCTOR TO ENSURE A FIRM SURFACE.

1 PLANTING BED SOIL

Not to Scale



2 TREE PLANTING

Not to Scale

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6464 SW Borland Road
 SAGERT ROAD ENTRANCES
 ACCESS RESTORATION

TUALATIN PROFESSIONAL PLAZA
 PLANTING DETAILS

SHEET NO.
L201
 SHEET 11 OF 11
 RECORD NO.



STAFF REPORT

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Tanya Williams, Assistant to the City Manager
Sean Brady, City Attorney

DATE: 05/29/2018

SUBJECT: Consideration of **Resolution No. 5369-18** Granting a Variance to the Separation Requirements of Wireless Communication Facilities (VAR17-00001)

ISSUE BEFORE THE COUNCIL:

Consideration of Resolution No. 5369-18 Granting a Variance to the Separation Requirements of Wireless Communication Facilities (VAR17-00001).

RECOMMENDATION:

Staff recommends Council adopt Resolution No. 5369-18.

EXECUTIVE SUMMARY:

Resolution No. 5369-18 grants a Variance to the Separation Requirements of Wireless Communication Facilities (VAR17-00001).

Acom Consulting submitted an application for a variance from the 1,500 foot separation requirement between wireless facilities in order to locate a wireless facility at 10290 SW Tualatin Road. A hearing was held before the Planning Commission, which granted the variance on January 18, 2018. Spectrasite Communications (a subsidiary of American Tower) filed a request for review (appeal) with Council. The Council held a de novo review and public hearing on April 9, 2018. At the public hearing, Spectrasite requested the record be left open for seven (7) days. Acom did not object to the request and the Council granted the request for the record to be left open until April 16, 2018. The record closed on April 16, 2018, and the applicant subsequently filed its written response on April 23, 2018. On May 14, 2018, Council entered into deliberations and voted to approve the variance.

The Findings and Conclusions in support of the decision are contained in Exhibit A to Resolution No. 5369-18. The Variance Application filed is attached as Exhibit B to Resolution No. 5369-18.

Attachments: Resolution 5369-18
Attachment A

Attachment B

RESOLUTION NO. 5369-18

A RESOLUTION GRANTING A VARIANCE TO THE SEPARATION REQUIREMENTS OF WIRELESS COMMUNICATION FACILITIES (VAR17-00001).

WHEREAS, Acom Consulting submitted an application for a variance from the 1,500 foot separation requirement between wireless facilities in order to locate a wireless facility at 10290 SW Tualatin Road ; and

WHEREAS, a hearing was held before the Planning Commission, which granted the variance on January 18, 2018; and

WHEREAS, Spectrasite Communications (a subsidiary of American Tower) filed a request for review (appeal) with Council; and

WHEREAS, the Council held a de novo review and public hearing on April 9, 2018, at which the appellant requested the record be left open for seven (7) days; and

WHEREAS, the record closed on April 16, 2018, and the applicant subsequently filed its written response on April 23, 2018;

WHEREAS, the Council entered into deliberation on May 14, 2018 and voted to approve the variance.

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

Section 1. Findings. The Council adopts the findings, which are attached as Exhibit A, and incorporated by reference, and finds the applicant proved compliance with both TDC 33.024(1)(a) and (b).

Section 2. The Council grants the variance application (VAR17-0001), which is attached as Exhibit B, and incorporated by reference.

Section 3. This resolution is effective upon adoption.

ADOPTED by the City Council this 29th day of May, 2018.

CITY OF TUALATIN, OREGON

BY _____
Mayor

APPROVED AS TO FORM:

BY _____

City Attorney

ATTEST:

BY _____
City Recorder

POR DURHAM WIRELESS COMMUNICATION FACILITY (WCF)

VARIANCE APPLICATION (VAR-17-0001)

ATTACHMENT A: ANALYSIS AND FINDINGS

The issue before the Tualatin City Council is consideration of a Variance (VAR) request for a Wireless Communication Facility (WCF) separation that would allow the construction of a new 100-foot-tall monopole within 1,500 feet of an existing WCF. American Tower Company (ATC) operates the existing tower located at 10699 SW Herman Road which is approximately 800 feet southwest of the proposed WCF location. The proposed WCF would be located at 10290 SW Tualatin Road (Tax Map/Lot: 2S1 23B 000800) on a property owned by Tote 'N Stow which operates as a storage facility for recreational vehicles. The proposed WCF is intended to accommodate wireless antennas and related equipment from two carriers, Verizon Wireless (Verizon) and T-Mobile.

Tualatin Development Code (TDC) 73.470(9) does not allow a new WCF tower within 1,500 feet of an existing tower unless a variance is granted pursuant to TDC 33.025(1). TDC 33.025(1) allows for a variance under two separate and independent grounds. First, TDC 33.025(1)(a) allows for a variance if the existing WCF within 1,500 feet cannot accommodate the proposed wireless facilities and provide the necessary wireless capacity or coverage the proposed WCF is intended to provide. Second, TDC 33.025(1)(b) allows for a variance if the proposed WCF location includes tall, dense evergreen trees that will screen at least 50% of the proposed WCF from the RL District or from a small lot subdivision in the RML District. The Applicant requested approval of the Application under both TDC 33.025(1)(a) and (b).

The Planning Commission initially considered the Application and held multiple public hearings on the matter. The Planning Commission unanimously approved the Application under both TDC 33.025(1)(a) and (b) as set forth in the Planning Commission's Resolution No. TDC-609-17.

ATC filed an appeal of the Planning Commission's decision pursuant to TDC 31.078. Pursuant to TDC 31.078(8), the City Council reviewed the Planning Commission decision de novo.

The City Council conducted a public hearing for the appeal on April 9, 2018 and accepted written and oral testimony from staff and the parties. At ATC's request, the City Council left the record open pursuant to ORS 197.763(6) to allow the parties to submit additional written evidence and argument, and the Applicant's final written argument.

On May 14, 2018, the City Council deliberated and rendered a decision. After considering all of the evidence and arguments in the record, the City Council concluded that the Applicant satisfied both TDC 33.025(1)(a) and (b) based on the substantial evidence in the record. Accordingly, the City Council rejects ATC's appeal and approves the Application for the reasons set forth in this Analysis and Findings.

Section 33.025 – Criteria for Granting a Variance for a Wireless Communication Facility.

No variance to the separation or height requirements for wireless communication facilities shall be granted by the Planning Commission unless it can be shown that the following criteria are met. The criteria for granting a variance to the separation or height requirements for wireless communication facilities shall be limited to this section, and shall not include the standard variance criteria of Section 33.020, Conditions for Granting a Variance that is not for a Sign or a Wireless Communication Facility.

(1) The City may grant a variance from the provisions of TDC 73.470(9), which requires a 1500-foot separation between WCFs, providing the applicant demonstrates compliance with (a) or (b) below.

(a) coverage and capacity.

(i) It is technically not practicable to provide the needed capacity or coverage the tower is intended to provide and locate the proposed tower on available sites more than 1,500 feet from an existing wireless communication facility or from the proposed location of a wireless communication facility for which an application has been filed and not denied. The needed capacity or coverage shall be documented with a Radio Frequency report;

Findings: The Applicant demonstrated that it is technically not practicable to provide the needed capacity or coverage the proposed WCF is intended to provide and locate the proposed tower on available sites more than 1,500 feet from an existing wireless communication facility. Figures C-1 and C-2 below show Verizon's capacity and coverage objectives for this site. Figure C-1 shows existing conditions and Figure C-2 shows the conditions with the proposed site. Attachment D, p.23 & 139-47.

Before proposing this new site, the Applicant and Verizon did extensive research looking for opportunities in the area to collocate on existing towers, buildings or other structures. In order to meet Verizon's coverage and capacity objectives, it is necessary to site the wireless facilities within the search ring provided by Verizon's Radio Frequency (RF) department. Moving outside this search ring is technically not practicable and has adverse effects on providing the needed coverage and capacity objectives the tower is intended to provide, which include nearby high-traffic residential areas to the North. Siting outside the search ring can also create interference with other nearby network sites where coverage may overlap. Verizon's RF department provided a search ring that designated the area in which the wireless facilities could be located in order to provide the needed capacity and coverage for this site, as shown in Figure C-3 below. As noted in TDC 33.025(1)(a)(iii) below, there are no available buildings, light or utility poles, water towers or other structures with adequate height to meet the capacity and coverage objectives in the search ring area. Attachment D, p.135-37.

Although there are no existing towers within the search area, the ATC tower is located relatively close to the search ring area and is within a 1,500-foot radius of the proposed WCF site. The Applicant and Verizon evaluated whether or not the ATC tower could accommodate the wireless facilities and satisfy the capacity and coverage objectives. The Applicant demonstrated that the ATC tower would not provide the needed capacity and coverage objectives due to lack of sufficient height and signal interference that would be caused by the existing tall trees located on the site as noted in Verizon's "RF Usage and Facility Justification" report. Additionally, T-Mobile intends to collocate a wireless facility on the proposed WCF and it determined that the existing ATC tower will not meet their coverage and capacity requirements either, as noted in the letter from T-Mobile RF. ATC acknowledged that the ATC tower cannot accommodate these two wireless facilities and provide the intended wireless capacity or coverage under the existing circumstances. There are no other existing towers located in or around the search area. Attachment D, p.135, 148-53.

The Applicant also evaluated locating the proposed WCF tower within an area inside the search ring and outside the 1,500-foot radius of the ATC tower. No sites in this area are practicable because they are not available, are not feasible alternatives because they would require locating a new tower in another part of the ML zone closer to residential areas and there is no existing screening, and/or are in the RML or RMH zone, where a WCF is prohibited or requires a conditional use permit, height limitations apply, and it would be very visible to nearby residential areas. ATC did not challenge these conclusions or identify an

alternative site within the search ring area that were available and practicable to provide the needed capacity or coverage. Attachment D, p.135-38.

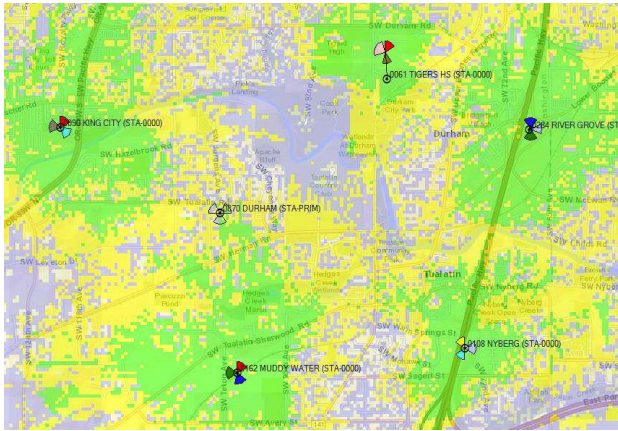


Figure C-1: Existing Coverage

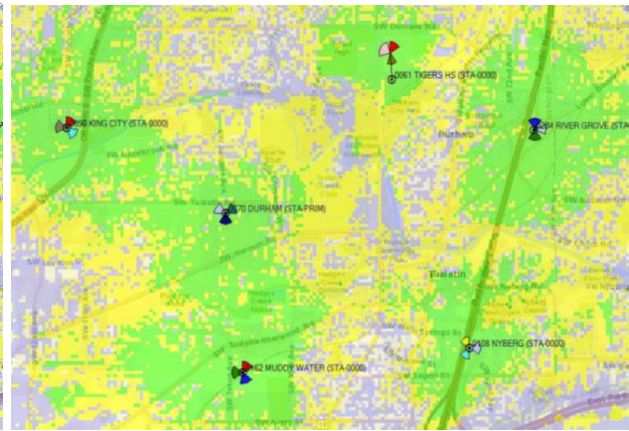


Figure C-2: Proposed Coverage

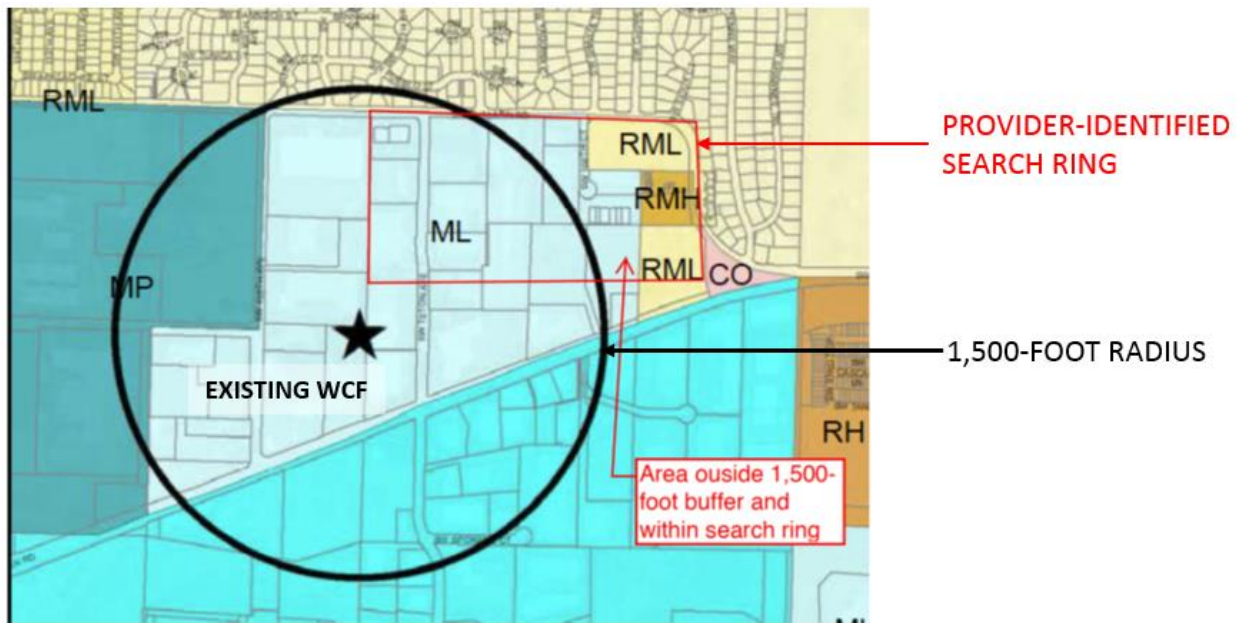


Figure C-3: Search Ring and 1,500-Foot Separate Overlap Map

For these reasons, the City Council finds that this criteria is met.

- (ii) The collocation report, required as part of the Architectural Review submittal, shall document that the existing WCFs within 1500 feet of the proposed WCF, or a WCF within 1500 feet of the proposed WCF for which application has been filed and not denied, cannot be modified to accommodate another provider; and

Findings: The Applicant demonstrated that the ATC tower cannot be modified to accommodate the Verizon and T-Mobile wireless facilities and satisfy their capacity and coverage needs. As previously noted, there is no dispute among the parties that the existing ATC tower cannot accommodate the wireless facilities and provide the intended wireless capacity or coverage due to lack of sufficient height and signal

interference from the surrounding trees. The only way to address these deficiencies is to increase the height of the ATC tower and/or remove the surrounding trees that will cause the signal interference. The ATC tower cannot be modified to resolve these deficiencies in a manner consistent with TDC 33.025(1)(a)(ii) for the following reasons.

The ATC tower is a 130-foot monopole tower that required a height variance when it was originally proposed because it exceeded the 100-foot height limitation. The City Council approved the variance to allow for a 130-foot ATC tower pursuant to Resolution No. 3672-50, dated January 24, 2000, and its attached findings. Since the ATC tower already exceeds the allowed height, any increase in height would require another variance approval. Attachment C, p.28; Attachment D, p.37-46.

Neither TDC 73.470(9), which contains the 1,500-foot separation requirement, nor TDC 33.025(1)(a)(ii) require an applicant to consider modifications to an existing tower that have not yet submitted for additional land use permits or approvals in order to make those modifications. The City Council does not interpret TDC 33.025(1)(a)(ii) as requiring the Applicant to rule out existing towers that could accommodate the wireless facilities, but for which no application for modification has been submitted or filed. The code requires only for the applicant to consider those towers in existence, and those which have pending applications. It would be almost impossible to rule out any existing tower under such an interpretation since theoretically the existing tower owner could request a variance for virtually any modification even if it was highly unlikely the City would ever approve such a variance. Attachment B, p.5-6.

To the extent an applicant is required to consider an existing tower that needs additional land use permits or approvals, it is expressly limited to those towers for which the required application has already been filed. TDC 73.470(9) defines the types of “wireless communication facility monopoles” that must be considered for purposes of satisfying the tower separation requirement as follows: “For purposes of this section, a wireless communication facility monopole shall include wireless communication facility monopole for which the City has issued a development permit, or for which an application has been filed and not denied.” (Emphasis added). Similarly, TDC 33.025(1)(a)(i) requires an applicant to demonstrate that it is technically not practicable to collocate from “an existing wireless communication facility or from the proposed location of a wireless communication facility for which an application has been filed and not denied.” (Emphasis added). This language demonstrates that the City Council intended to limit the types of towers that must be considered to those that either have the necessary permits or have already filed for the necessary permits. ATC never filed a land use application for an additional antenna or an increase in height. Verizon and T-Mobile have existing coverage and capacity gaps that need to be addressed and have no assurance that ATC will file or obtain the required variance approval. TDC 73.470(9) and TDC 33.025(1) were not intended to give existing tower operators such broad authority to force carriers to wait until the operator can file for and see if it is possible to obtain the necessary approvals to modify the existing tower. Attachment B, p.5-6.

The City Council rejects ATC’s claim that it would not be required to obtain City approval to increase the height of the 130-foot tower because the City approved the ATC tower at 146 feet. ATC’s claim is inconsistent with the express language of the City Council’s Resolution and findings approving the ATC tower, which expressly limits the height of the tower to 130-feet and only allows for an additional 16 feet for the antenna. ATC admits that it would be required to increase the height of the tower to accommodate the two wireless facilities in this case and neither wireless facility proposal includes a 16-foot whip antenna. Moreover, ATC claimed that it could accommodate the wireless facilities with a 150-foot tower, not a 146-foot tower. Attachment A, p.2; Attachment B, p.4-5; Attachment D, p.37-46.

The City Council finds Section 6409 of the Middle Class Tax Relief and Job Creation Act (Spectrum Act) permits a carrier to increase the height of an existing tower by “10% or by the height of one additional antenna array with separation from the nearest existing antenna not to exceed twenty feet, whichever is greater.” 14 C.F.R.

1.40001(b)(7)(i). Ten percent (10%) of 130 feet is 13 feet, not 20 feet. More importantly, ATC is only allowed to increase the height of the tower necessary to accommodate “one additional antenna array.” Additionally, the Spectrum Act cannot be used to force the City to agree to a taller ATC tower because the City is the owner of the property where it is located. The Spectrum Act only affects the regulation of these towers and does not apply to local jurisdictions acting in their proprietary capacity. As the property owner, the City is entitled to deny or condition any ATC request to increase the height of the ATC tower in its discretion. Attachment B, p.4-5; Attachment C, p.30-31.

Additionally, ATC cannot accommodate Verizon’s coverage and capacity objectives because Verizon already rejected a 150-foot tower. The Applicant submitted a RF Usage and Facility Justification analysis prepared by a Verizon RF engineer. The Verizon RF engineer’s analysis concluded that, even if the height of the ATC Tower was increased, it still would not satisfy Verizon’s coverage and capacity objectives, in particular the residential area north of SW Tualatin Rd which is the primary area of concern for this new facility. Although ATC submitted its own analysis, that analysis is not as reliable because it was prepared by a Principal Sales Engineer as opposed to an RF engineer, ATC has not spoken with Verizon about the coverage and capacity objectives for this site, does not have access to all of the same network data and other proprietary information as Verizon’s RF engineers do, and it cannot speak for Verizon. Verizon’s RF Usage and Facility Justification analysis represents Verizon’s position on this matter and it clearly states that the ATC Tower, even if increased in height, will not work. Verizon’s RF analysis is the most reliable and relevant evidence on this issue. Attachment B, p.3-4; Attachment D, p.47, 60-67.

The City Council rejects ATC’s claim that the Application should be denied because T-Mobile indicated a willingness to switch to ATC’s tower shortly before the record was closed. T-Mobile’s two sentence Letter of Intent to Enter Tenant License Agreement, dated April 9, 2018, the same date as the appeal hearing, is perfunctory and is missing material terms, and does not even state the required height of the ATC Tower necessary to achieve T-Mobile’s coverage and capacity objectives. Moreover, the Application can only be denied if the ATC tower can accommodate both Verizon and T-Mobile, and Verizon has not changed its position that the ATC tower cannot satisfy its capacity and coverage objectives. Attachment B, p.3; Attachment D, p.60-67.

Although ATC appears to have abandoned this argument in its appeal, the City Council rejects ATC’s claim before the Planning Commission that it could accommodate the wireless facilities on the ATC tower by removing the trees on the ATC tower site. The variance approval for the ATC tower relied heavily on the screening effect of the surrounding trees to justify the variance to the height standard, and therefore ATC would be required to seek additional City approval, through Architectural Review, or seek a new variance to remove additional trees. Since the removal of all of these screening trees would undermine the key justification for granting the variance in the first place, it is highly unlikely that ATC could obtain the approval necessary to remove all of these trees. ATC has not applied to obtain removal of any trees “[i]t is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review,” nor are the trees diseased or damaged. See TDC 34.230(1). ATC also needs the City to consent as the landowner to the removal of these trees. Finally, ATC suggested that it may be possible to top or significantly trim the trees in order to remove the portion of the trees that are interfering with RF signals. This proposal is not feasible because topping or significantly trimming the trees will look terrible, significantly undermining the visual screening that the trees currently provide, and would also require a modification to the variance approval and consent of the City and adjacent property owner. Attachment D, p.37-46, 58-59, 68-75 & 175.

Originally, ATC argued that the ATC Tower could accommodate two additional carriers by removing the screening trees located within a 155-foot radius of the ATC Tower and seeking a variance to increase the

height of the ATC Tower by 20 feet. After it became apparent that removing the screening trees was neither desirable nor feasible, ATC changed its position at the last Planning Commission hearing and argued that it could accommodate two additional carriers without removing the screening trees. In its written appeal, ATC changed its position again and claimed that it could accommodate two additional carriers by increasing the height of the ATC Tower to 166 feet and was entitled to this increase under the Spectrum Act. When it became apparent that ATC could not increase the tower to 166 feet, ATC claimed it could accommodate two additional carriers by increasing the ATC Tower to only 150 feet. It appears from the constant evolution of ATC's position that ATC does not currently have a plan to accommodate additional antenna. Attachment B, p.2-3.

The Applicant provided argument and evidence to support these conclusions. The mere fact that ATC was unable to overcome the Applicant's argument and evidence does not mean that the Planning Commission shifted the burden of proof to ATC. The Planning Commission simply concluded that the Applicant's legal arguments and evidence were more persuasive. Attachment C, p.31.

For these reasons, the City Council finds that this criteria is met.

- (iii) There are no available buildings, light or utility poles, or water towers on which antennas may be located and still provide the approximate coverage the tower is intended to provide.**

Findings: There is no dispute that there are no available buildings, light or utility poles, or water towers with adequate height to meet the capacity and coverage objectives of the wireless facilities in or around the search ring area. Additionally, the City Council notes that the maximum structure height (outside of flagpoles and WCFs) in the ML zone is 50 feet. Attachment D, p.136 & 157.

For these reasons, the City Council finds that this criteria is met.

For all of the reasons provided in this section, the City Council finds that the Application satisfied TDC 33.025(1)(a).

- (b) site characteristics. The proposed monopole location includes tall, dense evergreen trees that will screen at least 50% of the proposed monopole from the RL District or from a small lot subdivision in the RML District.**

Findings: The Applicant demonstrated that the proposed location for the WCF includes tall, dense evergreen trees that will screen at least 50% of the WCF from the Low Density Residential (RL) planning district in the area. This criteria is an independent basis for approving the variance and does not require the Applicant to demonstrate that the ATC tower is not a viable option. Based on the photosims and related information regarding the property and surrounding area, the City Council concluded that the proposed location has tall, dense evergreen trees that will screen at least 50% of the proposed tower from the residential districts and therefore complies with TDC 33.025(1)(b).

The subject property is bound on the north by a RL planning district, directly on the east, west and south by a ML planning district. The surrounding area to the east includes a Medium Low Density (RML) planning district, but there are no small lot subdivisions in this RML district and therefore it is not relevant under TDC 33.025(1)(b). Attachment D, p.5-7 & 10-11.

The Applicant provided several photosims prepared by a professional consultant who performed a balloon test. The balloon test ensures that the height and location depicted in the photosims are accurate. The photosims were taken in early January, in the dead of winter when deciduous trees do not have their leaves, in order to show a worst case scenario. The Applicant sought input from the City staff before it

performed the photosims, in particular the number and vantage points for the photosims. The Applicant provided five photosims from various vantage points in these locations, some of which are closer to the site and some further away, based on its consultation with the City staff. Attachment D, p.10-18.

These photosims demonstrate that the proposed location for the WCF includes tall, dense evergreen trees that will screen at least 50% of the WCF. Photosim #1 shows that looking south from the RL planning district toward the site tall evergreens completely block the photosim of the property. Photosim #2 is from the ML planning district and although the criterion does not require screening from ML this photo shows there are tall evergreens and other dense trees along the eastern property line. Photosim #3 was taken from the RMH and RML area to the east, which shows that evergreens are present and other tall trees but the monopole is not as well screened as from other vantage points. However, RMH and RML area are not relevant vantage points under TDC 33.025(1)(b). Photosim #4 is from the border of the RL and ML planning districts, and in these photos evergreens are not as prevalent as the other vantage points but the tower is only somewhat visible beyond an existing industrial building. Photosim #5 is taken from the RL planning district looking southeast. Evergreens are present in this photo as well as other tall trees that help screen the majority of the tower. The photo simulations of the proposed monopole in photosims #1, #4 and #5 are most applicable given that the criterion is specific to screening from an RL district or an RML district with a small lot subdivision. These photosims show that overall at least 50% of the WCF will be screened by tall dense evergreen trees from the RL planning district. Attachment B, p.5-6; Attachment D, p.10-18.

The purpose and intent of TDC 33.025(1)(b) is to allow a variance if the visual impact of the proposed tower is minimized on residential zoned properties due to screening from trees. So the key criteria or perspective for TDC 33.025(1)(b) is the residential zoned properties. This interpretation is particularly relevant in this case given how far the residential properties are from the proposed tower. In light of this distance, the trees immediately around the proposed WCF are less significant than they would be if the tower was being proposed immediately adjacent to a RL District. Nonetheless, there are numerous tall, dense evergreen trees located on the subject property, particularly on the north end of the property where the vast majority of the RL District is located, as shown in the Applicant's detailed tree inventory (Durham Tree Inventory). Attachment B, p.6-8 & 10-21; Attachment C, p.33.

The City Council rejects ATC's claim that there are no tall, dense evergreen trees located on the subject property where the tower will be located. Dan Zike, Manager of the Tote-N-Stow property where the Applicant's WCF is proposed, disputed that claim at the appeal hearing. As the property manager, Mr. Zike knows the subject property better than ATC. The Applicant also provided the Durham Tree Inventory that shows numerous tall, dense evergreen trees located on the subject property, particularly on the north end of the property where the vast majority of the RL District is located. The Durham Tree Inventory shows that there are tall, dense evergreen trees along the entire northern boundary of the property and a second set of tall, dense evergreen trees toward the middle of the property between the proposed tower and RL District. Additionally, there are tall, dense evergreen trees along portions of the eastern boundary of the property that will screen the tower from the RL District to the north-east of the property. The Durham Tree Inventory demonstrates that there are numerous tall, dense evergreen trees located on the subject property. Attachment B, p.6-8 & 10-21; Attachment C, p.33; Attachment D, p.10-18.

The City Council rejects ATC's claim that the City cannot consider the screening impacts of the buildings in the surrounding area. While the Applicant must demonstrate that there are tall evergreen trees in the location that provide screening, the buildings are part of the landscape that factors into the visual impacts. If less than 50% of the proposed tower is not visible from a particular vantage point due to topography, elevation, buildings or other structures, TDC 33.025(1)(b) does not require the City to ignore or discount these

surrounding features. These features are part of the existing landscape that the City must consider in evaluating the visual impact of the proposed tower and the extent to which the surrounding trees screen the tower.

The City Council rejects ATC's claim that the photosims are insufficient. TDC 33.025(1)(b) does not require a specific type or amount of photosims. The City staff signed off on the Applicant's photosims and the Planning Commission concluded that they were sufficient. ATC failed to provide any information about its photosims, submitted for the first time at the appeal hearing, and even ATC's own photosims demonstrates that at least 50% of the proposed tower will be screened from the RL District. Attachment B, p.7-8; Attachment C, p.33.

The City Council rejects ATC's claim that the trees that provide screening should be disregarded because they are not evergreen. Mr. Zike's testimony and the Durham Tree Inventory shows that there are numerous evergreen trees that will provide screening. Additionally, the photosims undermine ATC's claim because they were taken in early January, in the dead of winter when deciduous trees do not have their leaves. Therefore, the photosims show a worst case scenario. The fact that the trees provide more than 50% screening even in the middle of the winter demonstrates that ATC's argument is incorrect. Attachment B, p.7-8; Attachment C, p.33; Attachment D, p.10-18.

The City Council rejects ATC's claim that the Applicant did not demonstrate "exceptional or extraordinary circumstances" to justify the variance request pursuant to TDC 33.020. TDC 33.020 is not an applicable approval criteria and it expressly provides that it is not applicable to WCF variance requests. The fact that the City expressly excluded WCF variance requests from TDC 33.020 demonstrates that the City did not want to impose this variance criteria on WCFs. Attachment B, p.4-5

For these reasons, the City Council finds that this criteria is met and the Application satisfied TDC 33.025(1)(b).

SUMMARY OF ANALYSIS AND FINDINGS

Based on the application materials, written and oral testimony from the parties and the analysis and findings presented above, VAR-17-0001 meets all of the criteria set forth in both TDC 32.025(1)(a) and (b), "Criteria for Granting a Variance for a Wireless Communication Facility." Therefore, the City Council rejects ATC's appeal and approves the Application for the reasons set forth in this Analysis and Findings.



City of Tualatin

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Attachment B

**"NECESSARY PARTIES"
MARKED BELOW**

NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION CONDITIONAL USE PERMIT PLAN TEXT AMENDMENT
 ARCHITECTURAL REVIEW PLAN MAP AMENDMENT OTHER: VARIANCE

CASE/FILE: VAR17-0001 (Community Development Dept.: Planning Division)

PROPOSAL	To request a variance from the 1,500-foot separation requirement between wireless communication facilities (WCFs) pursuant to Tualatin Development Code (TDC) 73.490(9).
-----------------	--

PROPERTY	Name of Application	POR DURHAM				
	<input type="checkbox"/> n/a	Street Address	10290 SW Tualatin Rd			
		Tax Map and Lot No(s).	2S1 23B 000800			
		Planning District	Light Manufacturing (ML)	Overlays <input type="checkbox"/>	NRPO <input type="checkbox"/>	Flood Plain <input type="checkbox"/>
		Previous Applications	AR86-21	Additional Applications:	CIO INDUSTRIAL	

DATES	Receipt of application	05/19/2017	Deemed Complete	10/02/2017	CONTACT	Name: Charles H. Benson III
	Notice of application submittal			10/02/2017		Title: ASSOCIATE PLANNER
	Project Status / Development Review meeting			03/23/2017		E-mail: CBENSON@tualatin.gov
	Comments due for staff report			10/23/2017		Phone: 503-691-3029
	Public meeting: <input type="checkbox"/> ARB <input checked="" type="checkbox"/> TPC <input type="checkbox"/> n/a			11/16/2017		
	City Council (CC)			<input checked="" type="checkbox"/> n/a		

City Staff

- City Manager
- Building Official
- Chief of Police
- City Attorney
- City Engineer
- Community Development Director
- Community Services Director
- Economic Development liaison
- Engineering Associate*
- Finance Director
- GIS technician(s)
- IS Manager
- Operations Director*
- Parks and Recreation Coordinator
- Planning Manager
- Street/Sewer Supervisor
- Water Supervisor

Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Development Dept.
- Wilsonville Planning Division

Counties

- Clackamas County Dept. of Transportation and Development
- Washington County Dept. of Land Use and Transportation (ARs)
- Washington County Long Range Planning (LRP) (Annexations)

Regional Government

- Metro

School Districts

- Lake Oswego School Dist. 7J
- Sherwood SD 88J
- Tigard-Tualatin SD 23J (TTSD)
- West Linn-Wilsonville SD 3J

State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Environmental Quality (DEQ)
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation (ODOT) Region 1
- ODOT Maintenance Dist. 2A
- ODOT Rail Division
- OR Dept. of Revenue

Utilities

- Republic Services
- Clean Water Services (CWS)
- Comcast [cable]*
- Frontier Communications [phone]
- Northwest Natural [gas]
- Portland General Electric (PGE)
- TriMet
- Tualatin Valley Fire & Rescue (TVF&R)
- United States Postal Service (USPS) (Washington; 18850 SW Teton Ave.)
- USPS (Clackamas)
- Washington County Consolidated Communications Agency (WCCCA)

Additional Parties

- Tualatin Citizen Involvement Organization (CIO)

*Paper Copies

- | | | |
|---|--|---|
| <input type="checkbox"/> 1.032: Burden of Proof | <input type="checkbox"/> 40.080 Setback Requirements for Conditional Uses (RL) | <input type="checkbox"/> 57.030 Conditional Uses (MUCOD) |
| <input type="checkbox"/> 31.071 Architectural Review Procedure | <input type="checkbox"/> 41.030 Conditional Uses Permitted (RML) | <input type="checkbox"/> 60.040 Conditional Uses (ML) |
| <input type="checkbox"/> 31.074 Architectural Review Application Review Process | <input type="checkbox"/> 41.050 Lot Size for Conditional Uses (RML) | <input type="checkbox"/> 60.041 Restrictions on Conditional Uses (ML) |
| <input type="checkbox"/> 31.077 Quasi-Judicial Evidentiary Hearing Procedures | <input type="checkbox"/> 41.070 Setback Requirements for Conditional Uses (RML) | <input type="checkbox"/> 61.030 Conditional Uses (MG) |
| <input type="checkbox"/> Metro Code 3.09.045 Annexation Review Criteria | <input type="checkbox"/> 42.030 Conditional Uses Permitted (RMH) | <input type="checkbox"/> 61.031 Restrictions on Conditional Uses (MG) |
| <input type="checkbox"/> 32.030 Criteria for Review of Conditional Uses | <input type="checkbox"/> 42.050 Lot Size for Conditional Uses (RMH) | <input type="checkbox"/> 62.030 Conditional Uses (MP) |
| <input type="checkbox"/> 33.020 Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility | <input type="checkbox"/> 42.070 Setback Requirements for Conditional Uses (RMH) | <input type="checkbox"/> 62.031 Restrictions on Conditional Uses (MP) |
| <input type="checkbox"/> 33.022 Criteria for Granting a Sign Variance | <input type="checkbox"/> 43.030 Conditional Uses Permitted (RH) | <input type="checkbox"/> 64.030 Conditional Uses (MBP) |
| <input type="checkbox"/> 33.024 Criteria for Granting a Minor Variance | <input type="checkbox"/> 43.060 Lot Size for Conditional Uses (RH) | <input type="checkbox"/> 64.050 Lot Size for Permitted and Conditional Uses (MBP) |
| <input checked="" type="checkbox"/> 33.025 Criteria for Granting a Variance | <input type="checkbox"/> 43.090 Setback Requirements for Conditional Uses (RH) | <input type="checkbox"/> 64.065 Setback Requirements for Conditional Uses (MBP) |
| <input type="checkbox"/> 34.200 Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited | <input type="checkbox"/> 44.030 Conditional Uses Permitted (RH-HR) | <input type="checkbox"/> 68.030 Criteria for Designation of a Landmark |
| <input type="checkbox"/> 34.210 Application for Architectural Review, Subdivision or Partition Review, or Permit | <input type="checkbox"/> 44.050 Lot Size for Conditional Uses (RH-HR) | <input type="checkbox"/> 68.060 Demolition Criteria |
| <input type="checkbox"/> 34.230 Criteria (tree removal) | <input type="checkbox"/> 44.070 Setback Requirements for Conditional Uses (RH-HR) | <input type="checkbox"/> 68.070 Relocation Criteria |
| <input type="checkbox"/> 35.060 Conditions for Granting Reinstatement of Nonconforming Use | <input type="checkbox"/> 49.030 Conditional Uses (IN) | <input type="checkbox"/> 68.100 Alteration and New Construction Criteria |
| <input type="checkbox"/> 36.160 Subdivision Plan Approval | <input type="checkbox"/> 49.040 Lot Size for Permitted and Conditional Uses (IN) | <input type="checkbox"/> 68.110 Alteration and New Construction Approval Process |
| <input type="checkbox"/> 36.230 Review Process (partitioning) | <input type="checkbox"/> 49.060 Setback Requirements for Conditional Uses (IN) | <input type="checkbox"/> 73.130 Standards |
| <input type="checkbox"/> 36.330 Review Process (property line adjustment) | <input type="checkbox"/> 50.020 Permitted Uses (CO) | <input type="checkbox"/> 73.160 Standards |
| <input type="checkbox"/> 37.030 Criteria for Review (IMP) | <input type="checkbox"/> 50.030 Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO) | <input type="checkbox"/> 73.190 Standards – Single-Family and Multi-Family Uses |
| <input type="checkbox"/> 40.030 Conditional Uses Permitted (RL) | <input type="checkbox"/> 50.040 Conditional Uses (CO) | <input type="checkbox"/> 73.220 Standards |
| <input type="checkbox"/> 40.060 Lot Size for Conditional Uses (RL) | <input type="checkbox"/> 52.030 Conditional Uses (CR) | <input type="checkbox"/> 73.227 Standards |
| | <input type="checkbox"/> 53.050 Conditional Uses (CC) | <input type="checkbox"/> 73.230 Landscaping Standards |
| | <input type="checkbox"/> 53.055 Central Urban Renewal Area – Conditional Uses (CC) | <input type="checkbox"/> 73.300 Landscape Standards – Multi-Family Uses |
| | <input type="checkbox"/> 54.030 Conditional Uses (CG) | <input type="checkbox"/> 73.310 Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses |
| | <input type="checkbox"/> 56.030 Conditional Uses (MC) | <input type="checkbox"/> 73.320 Off-Street Parking Lot Landscaping Standards |
| | <input type="checkbox"/> 56.045 Lot Size for Conditional Uses (MC) | <input type="checkbox"/> 73.470 Standards |
| | | <input type="checkbox"/> 73.500 Standards |



City of Tualatin

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APPLICATION FOR VARIANCE

Information			
Name: Reid Stewart		Title: Consultant/Agent	
Company Name: Acom Consulting, Inc.			
Current address: 4015 SW Battaglia Avenue			
City: Gresham		State: OR	ZIP Code: 97080
Phone: 503.720.6526	Fax: N/A	Email: reid.stewart@acomconsultinginc.com	
Applicant			
Name: Brandon Olsen		Company Name: Lendlease (US) Telecom Holdings LLC	
Address: 909 Lake Carolyn Parkway c/o PI Tower Development LLC			
City: Irving		State: TX	ZIP Code: 75039
Phone: 503.951.7515	Fax: N/A	Email: brandon.olsen@pitowers.com	
Applicant's Signature: See attached LOA		Date:	
Property Owner			
Name: TOTE-N-STOW INC. - Joana Freedman			
Address: 10290 SW Tualatin Road			
City: Tualatin		State: OR	ZIP Code: 97062
Phone: 503.692.3930	Fax: N/A	Email:	
Property Owner's Signature: See attached LOA		Date	
(Note: Letter of authorization is required if not signed by owner)			
Architect			
Name: Rick Matteson			
Address: 5200 SW Meadows Road, Suite 150			
City: Lake Oswego		State: OR	ZIP Code: 97035
Phone: 425.209.6723	Fax: N/A	Email: rick.matteson@acomconsultinginc.com	
Landscape Architect			
Name: N/A			
Address:			
City:		State:	ZIP Code:
Phone:	Fax: N/A	Email:	
Engineer			
Name: TBD			
Address:			
City:		State:	ZIP Code:
Phone:	Fax: N/A	Email:	
Project			
Project Title: POR Durham			
Address: 10290 SW Tualatin Road			
City: Tualatin		State: OR	ZIP Code: 97062
Brief Project Description: New 100' monopole associated with new wireless communications facility			
Proposed Use: Wireless communications facility			

Value of Improvements:

\$130,000

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET, AND THE SURROUNDING PARTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature:

Date:

Office Use

Case No:	Date Received:	Received by:
Fee: Complete Review:	Receipt No:	
Application Complete as of:	ARB hearing date (if applicable):	
Posting Verification:	6 copies of drawings (folded)	
1 reproducible 8 ½" X 11" vicinity map	1 reproducible 8 ½" X 11" site, grading, LS, Public Facilities plan	
Neighborhood/Developer meeting materials		

APPLICATION FOR
VARIANCE

**UNMANNED WIRELESS
TELECOMMUNICATIONS
FACILITY AT:**

10290 SW Tualatin Road
Tualatin, OR 97062

Prepared By



Date
October 03, 2017

Project Name
POR Durham



Applicant: Lendlease (US) Telecom Holdings LLC
 c/o PI Tower Development LLC
 909 Lake Carolyn Parkway
 Irving, TX 75039

Co-Applicant: Verizon Wireless (VAW), LLC dba, Verizon Wireless
 5430 NE 122nd Avenue
 Portland, OR 97230

Representative: Acom Consulting, Inc.
 Reid Stewart
 5200 SW Meadows Road, Suite 150
 Lake Oswego, OR 97035

Property Owner: Tote 'N Stow, Inc.
 10290 SW Tualatin Road
 Tualatin, OR 97062

Project Information:
 Site Address: 10290 SW Tualatin Road, Tualatin, OR 97062
 Parcel: 2S123B000800
 Parcel Area: 3.63 acres
 Zone Designation: ML (Light Manufacturing Planning District)
 Existing Use: Storage Facility
 Project Area: 1,200 square foot lease area (25' x 48' fenced equipment area)

Chapter 33: Variances

Section 33.025 – Criteria for Granting a Variance for a Wireless Communication Facility.

No variance to the separation or height requirements for wireless communication facilities shall be granted by the Planning Commission unless it can be shown that the following criteria are met. The criteria for granting a variance to the separation or height requirements for wireless communication facilities shall be limited to this section, and shall not include the standard variance criteria of Section 33.020, Conditions for Granting a Variance that is not for a Sign or a Wireless Communication Facility.

- (1) *The City may grant a variance from the provisions of TDC 73.470(9), which requires a 1500-foot separation between WCFs, providing the applicant demonstrates compliance with (a) or (b) below.*
 - (a) *coverage and capacity.*
 - (i) *It is technically not practicable to provide the needed capacity or coverage the tower is intended to provide and locate the proposed tower on available sites more than 1,500 feet from an existing wireless communication facility or from the proposed location of a wireless communication facility for which an application has been filed and not*



denied. The needed capacity or coverage shall be documented with a Radio Frequency report;

Response: Verizon Wireless, the co-applicant, has done extensive research looking at opportunities in the area to collocate on existing towers or buildings, as that is always a preferred option when available. If an existing tower or structure is not available at the specified height or not attainable because of space constraints or unreliable structural design, then Verizon Wireless will propose a new tower. In this instance, there is one existing tower, the ATC tower, which is located outside of the search area designated as usable by Verizon Wireless' RF department, but within the 1,500-foot radius of the proposed facility. This tower is not viable as a solution to meet their coverage and capacity objectives due to the existing trees that would cause interference. There are no other existing towers available to collocate on within the area of interest thus a new tower is being proposed, which will in turn be available for other providers to collocate on in the future.

In order to meet the Verizon's coverage and capacity objectives, it is necessary to site a tower within the search ring provided by Verizon's RF department as shown below. Moving outside this search ring is technically not practicable and has adverse effects on providing the needed coverage and capacity objectives the tower is intended to provide, which include nearby high-traffic residential areas to the North. Siting outside the search ring can also create interference with other nearby network sites where coverage may overlap.

The Applicant is requesting a variance to the 1,500-foot tower separation requirement. There is an existing 146-foot ATC monopole support structure outside of the search ring, approximately 750 feet to the SW of the proposed support tower, located at 10699 SW Herman Road. Per the tower owner, there is currently available space on the tower at the 100-foot level, however this is not high enough to avoid interference from multiple trees surrounding the tower and still meet coverage and capacity objectives to the North, as detailed in the attached RF Usage and Facility Justification Report and RF Engineer Interference Letter.

Locating the tower within the search ring and outside the 1,500-foot radius of the nearby existing ATC tower is also not a desirable alternative as it would mean locating in another part of the ML zone without existing screening or in the RML or RMH zone, where a conditional use permit would be required and where it would be very visible to nearby residential areas.

In addition, T-Mobile has also indicated that they intend on co-locating on the proposed WCF, if approved, as the existing ATC tower to the SW will not meet their coverage and capacity requirements either as noted in the attached Letter from T-Mobile RF.

(ii) The collocation report, required as part of the Architectural Review submittal, shall document that the existing WCFs within 1500 feet of the proposed WCF, or a WCF within 1500 feet of the proposed WCF for which application has been filed and not denied, cannot be modified to accommodate another provider; and,

Response: The only existing monopole tower located within 1,500 feet of the proposed location cannot be modified as it is not designed to be extended to the necessary height required to avoid interference from the tall trees currently surrounding the tower. The existing tower would need to be removed and replaced with a new tower at least 20-30 feet taller to avoid interference unless the trees were to be removed or reduced in height to approximately the 100-foot level or lower.



Topping the trees would create undesirable visual impacts to nearby residential areas, whereas the proposed location is well screened to nearby residential areas to the North and does not require the removal or trimming of any existing trees. The topped trees would also create a negative visual impact on their own, as over a third of the height would need to be removed to avoid interference.

(iii) There are no available buildings, light or utility poles, or water towers on which antennas may be located and still provide the approximate coverage the tower is intended to provide.

Response: No available buildings, light or utility poles, or water towers with adequate height to meet coverage objectives are located in the geographical search ring necessary to provide coverage. See Search Ring and ½ mile radius maps below.

(b) site characteristics. The proposed monopole location includes tall, dense evergreen trees that will screen at least 50% of the proposed monopole from the RL District or from a small lot subdivision in the RML District.

Response: Application has demonstrated compliance with Section 33.025(1)(a) above, however proposed location also meets this requirement and includes tall, dense evergreens trees that will screen at least 50% of the proposed monopole from adjacent residential areas. The proposed support tower is sited in the least intrusive location possible to cover the gap in coverage and capacity.

(2) The City may grant a variance to the maximum allowable height for a WCF if the applicant demonstrates:

- (a) It is technically not practicable to provide the needed capacity or coverage the tower is intended to provide at a height that meets the TDC requirements. The needed capacity or coverage shall be documented with a Radio Frequency report; and,*
- (b) The collocation report, required as part of the Architectural Review submittal, shall document that existing WCFs, or a WCF for which an application has been filed and not denied, cannot be modified to provide the capacity or coverage the tower is intended to provide.*

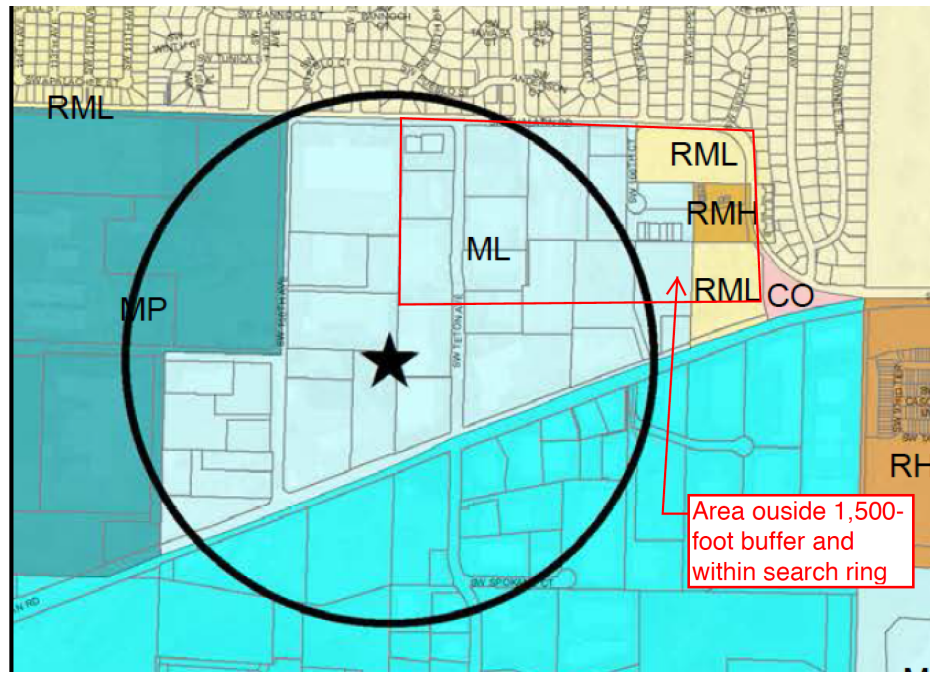
Response: Not applicable – Applicant is not requesting a variance to the maximum allowable height for the proposed WCF.



VERIZON SEARCH RING

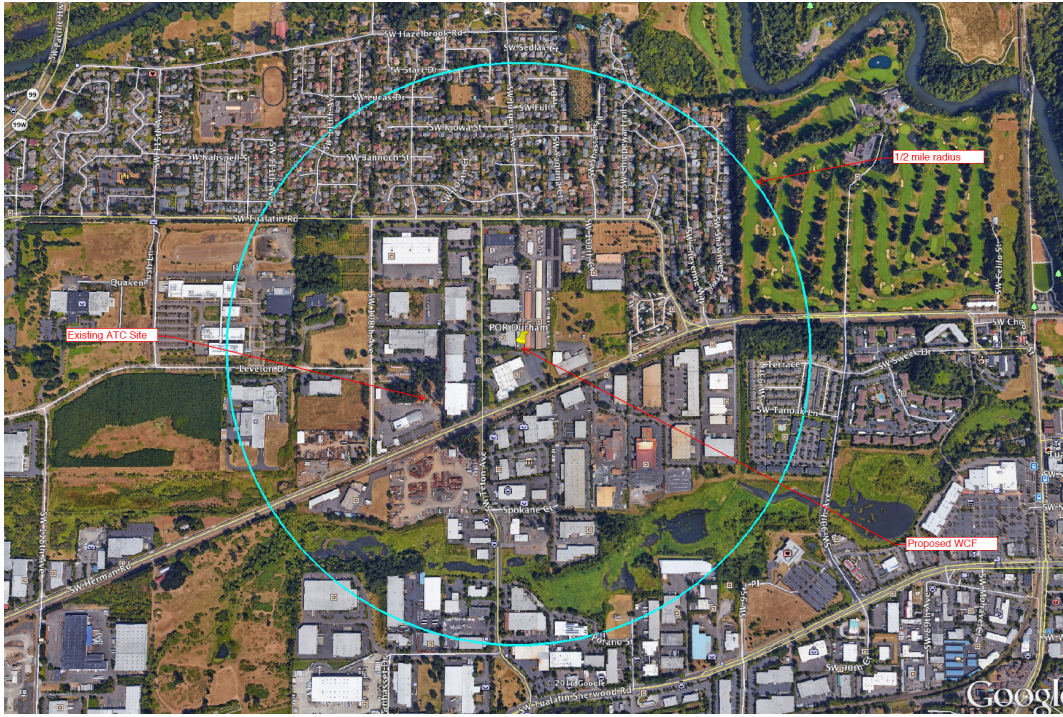


EXISTING TOWER 1,500' RADIUS WITH VERIZON SEARCH RING OVERLAP





1/2 MILE RADIUS OF PROPOSED TOWER



RF Usage and Facility Justification

Durham

Prepared by Verizon Wireless Walid Nasr

Jun 14, 2017



Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

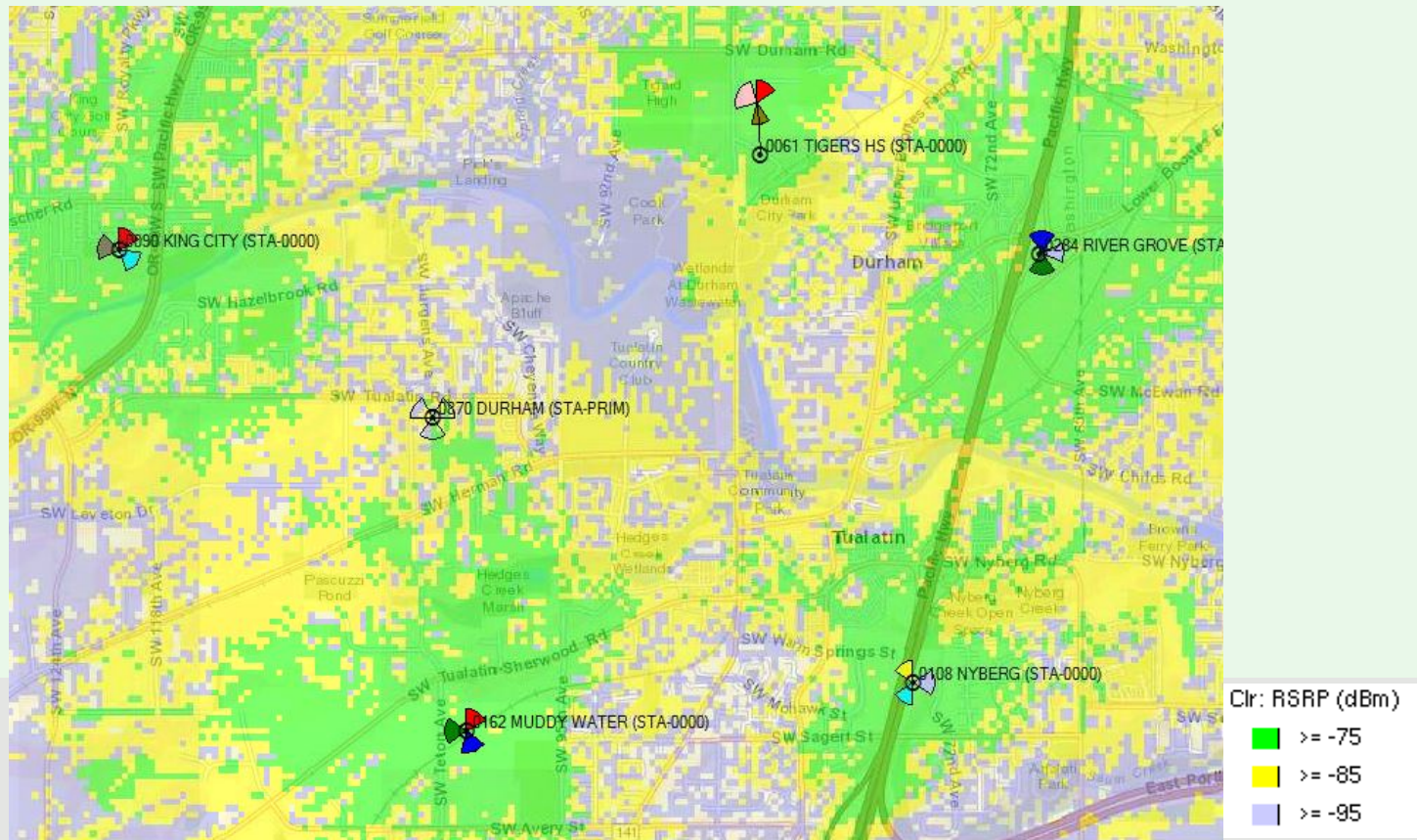
Capacity is the need for more wireless resources. Cell sites have a limited amount of resources to handle voice calls, data connections, and data volume. When these limits are reached, user experience quickly degrades. This could mean customers may no longer be able to make/receive calls nor be able to browse the internet. It could also mean that webpages will be very slow to download.

Capacity is the amount of resources a cell site has to handle customer demand. We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

Location, Location, Location. A good capacity cell site needs to be in the center of the user population which ensures even traffic distribution around the cell. A typical cell site is configured in a pie shape, with each slice (aka. sector) holding 33% of the resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors.

Coverage Area of Existing Site

The proposed Durham site is a capacity site. This site will offload the existing sites King City, Muddy Water, TigerHS.

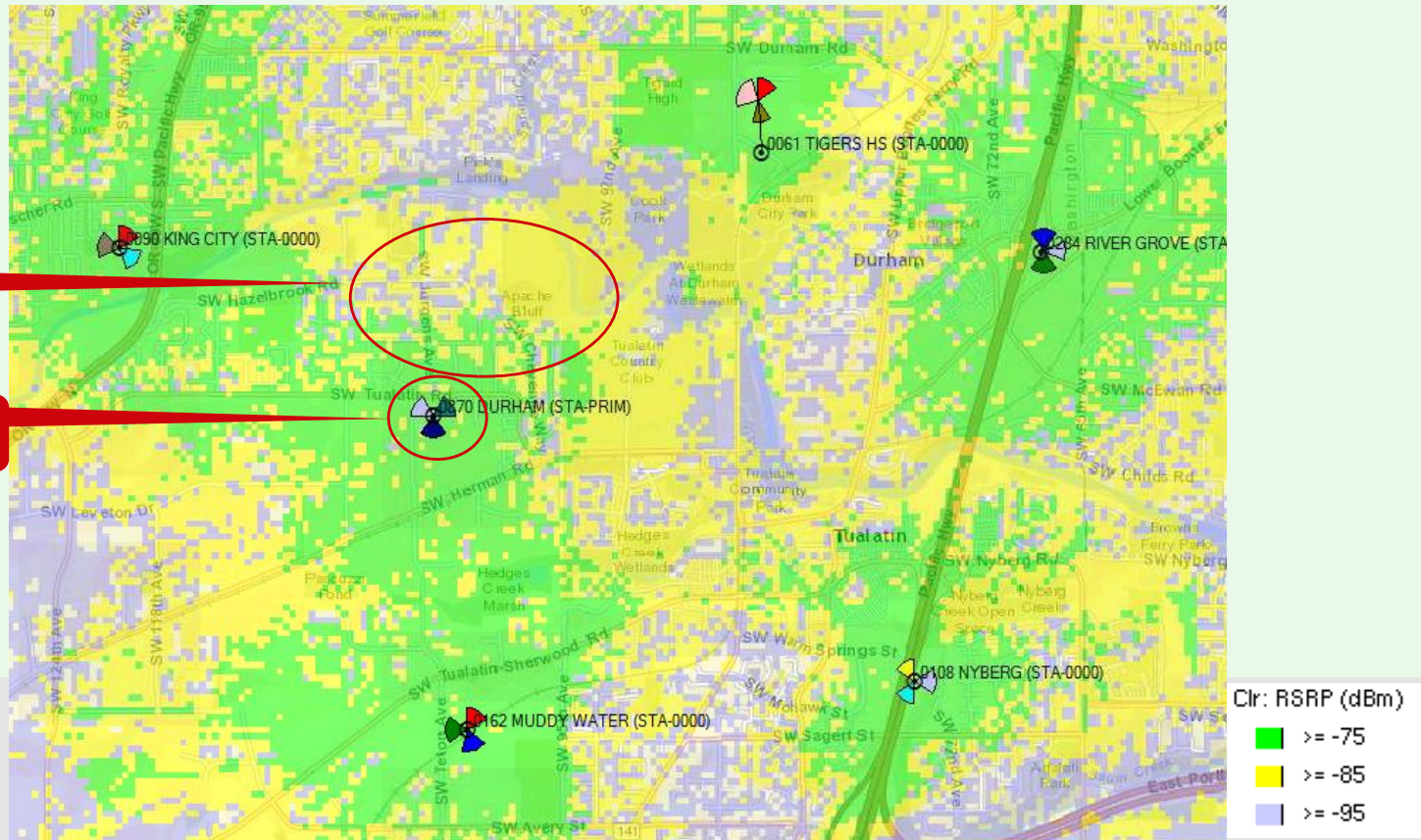


Coverage Area Offloaded by New Site

The proposed Durham site is a capacity site. This site will offload the existing sites King City, Muddy Water, TigerHS.

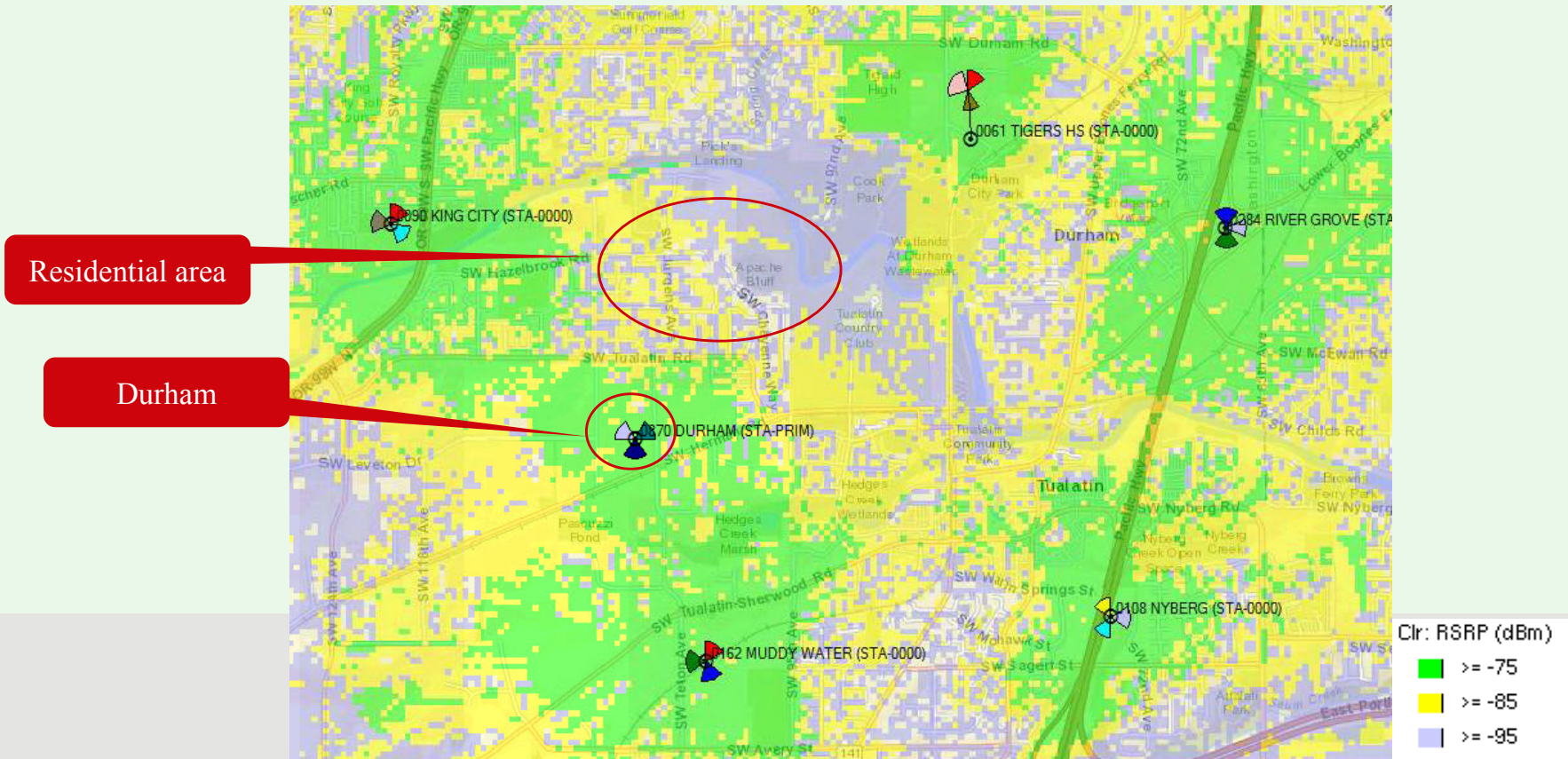
Residential area

Durham



Coverage Area Offloaded by New Site at New Proposed Location

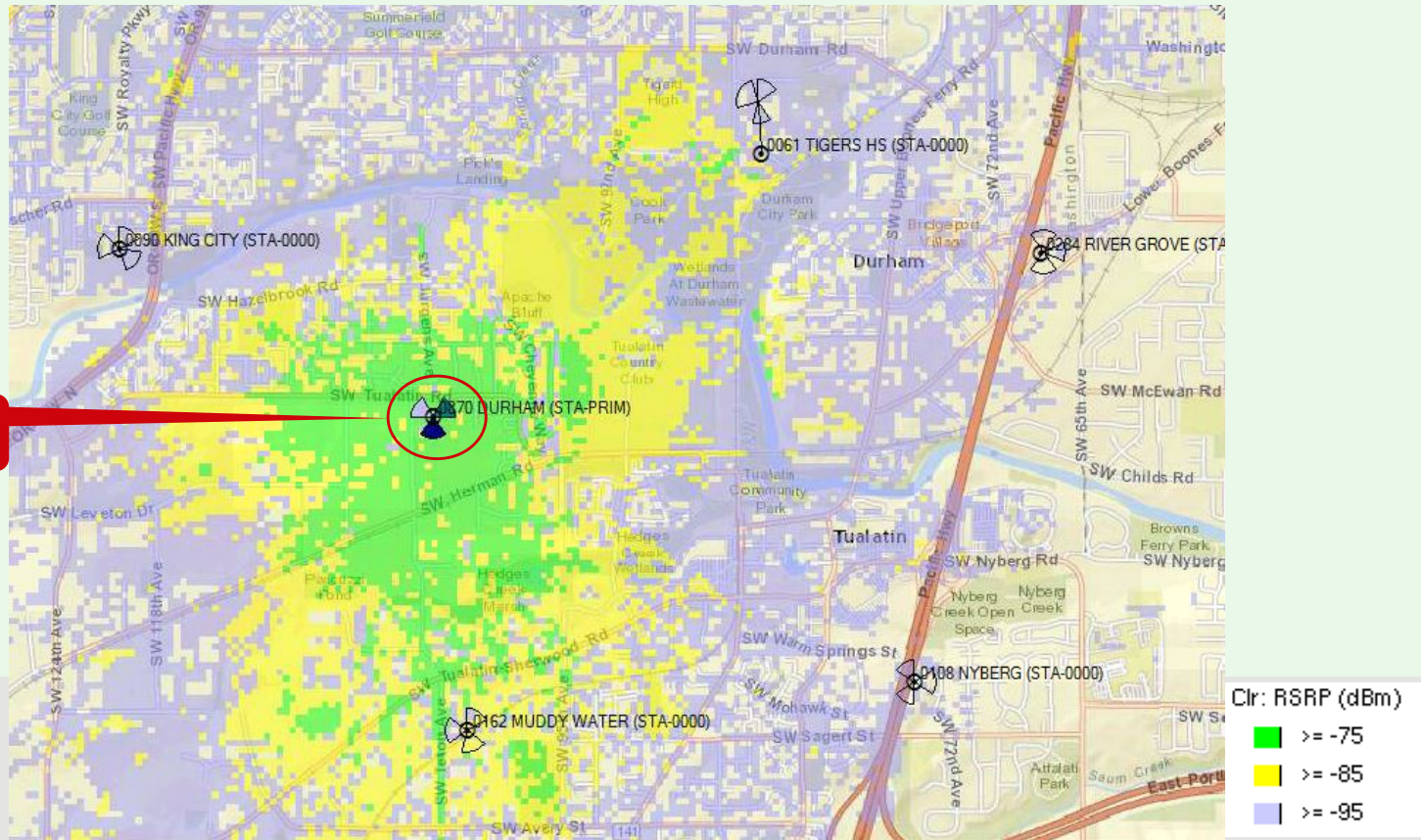
The proposed Durham site is a capacity site. This site will offload the existing sites King City, Muddy Water, TigerHS.



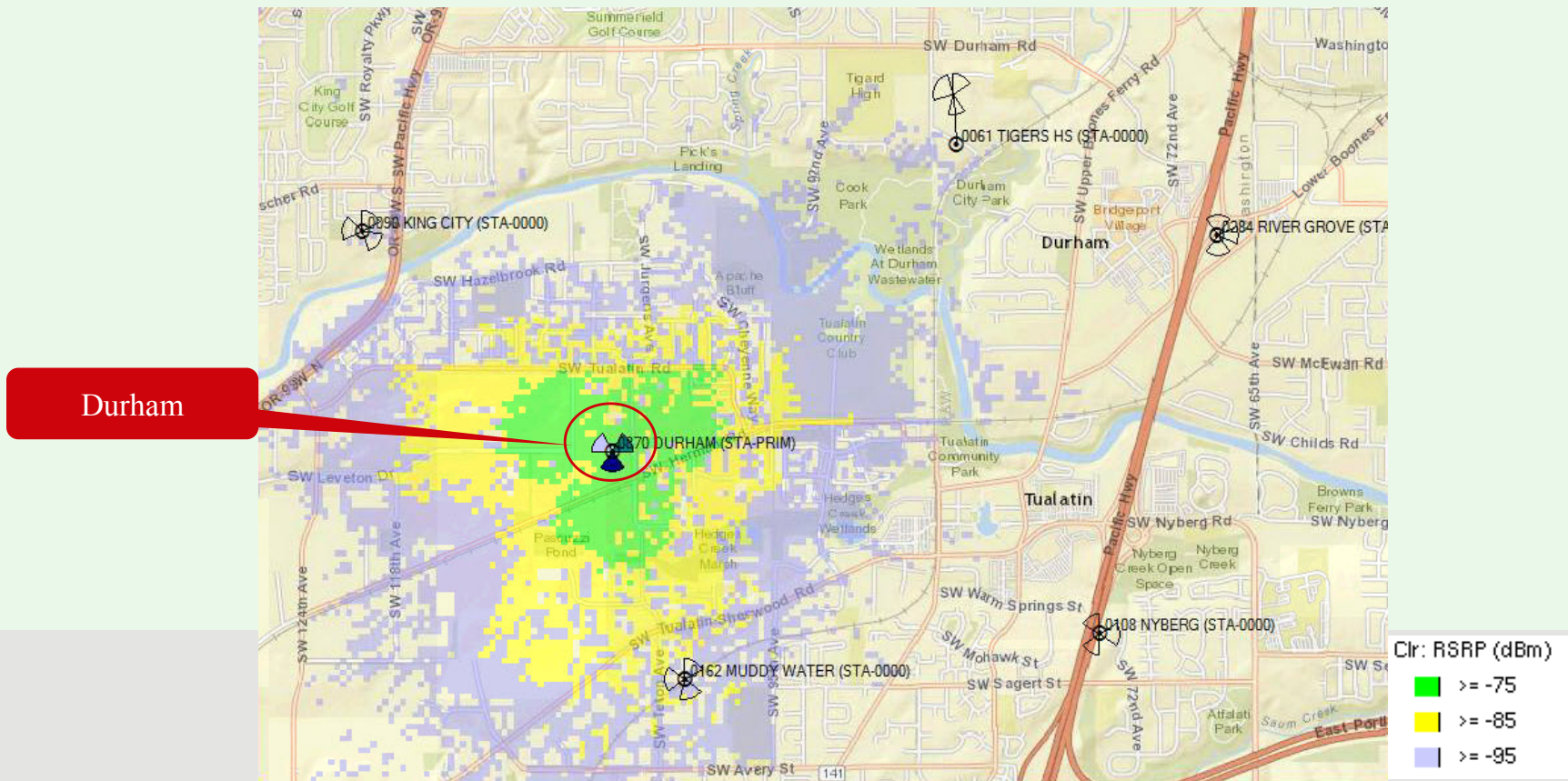
Marginal coverage in residential area due to surrounding trees at existing ATC tower

Coverage with Durham Site

Durham



Coverage with Durham Site at New Proposed Location



Need Case for: Durham

Summary: The existing sites King City, Muddy Water, TigerHS cannot carry the data traffic that exists in the area it serves.

Detail below:

- Exact data about sites is proprietary and cannot be disclosed due to competitive reasons.
- The existing cell sites King City, Muddy Water, TigerHS are forecasted to reach capacity in the near future.
- The new cell site Durham will provide additional resources to existing sites. It will take some users off of existing sites, which will alleviate the capacity constraint.
- This will improve customer experience (faster webpage downloads and fewer drop calls).
- Without the new site Durham, existing sites in area will reach capacity which will negatively impact customer's ability to make/receive calls and browse the internet.

Andrew H. Thatcher
Environmental Health Physics

July 13, 2017

To:

Acom Consulting, Inc.
5200 SW Meadows Rd
Suite 150
Lake Oswego, OR 97035

Acom consulting has requested that I review the existing antenna site at 10699 SW Herman Road, Tualatin OR, and evaluate the interference potential due to the existing tree canopy as shown in Figure 1. In performing this evaluation I'll review the basics of wireless transmission, what cellular technology can compensate for and what results in a deficient site. Included in the review is Verizon's propagation models¹ for both their proposed Durham site and the existing ATC tower.

In a perfect world for wireless transmission, an un-attenuated radio signal would be sent by the antenna and received by the user without any interference. This is rarely the case as buildings, hills and trees all combine to make the signals propagate along multiple pathways. The three primary components of signal propagation paths are reflection, diffraction and scattering. Reflection occurs from large smooth surfaces such as roadways or buildings. Diffraction occurs when a large object is in the direct line of sight path, such as a hill or building. Scattering occurs when the radio waves contact objects similar or smaller than the wavelength of the frequency of interest. For wireless transmission that can be from 700 MHz (~17" wavelength) to 2100 MHz (~6" wavelength). Scattering would be the dominant interaction with trees while all sources of interference serve to attenuate the signal to some degree with each interaction.

So the presence of trees creates scattering which causes signal distortion in addition to signal attenuation. The transmitted signals received by the end user (a person's cell phone) will consist not only of the original (un-attenuated) signal but also several secondary signals traveling on different paths. These multi-path signals, since they are a result of scattering (since we're concerned with the effects of trees), travel a longer signal path and therefore arrive at an end user (cell phone) later than the original un-attenuated signal. These late signal arrivals become interference and can result in distortion of the original signal. This type of distortion is frequency dependent with greater distortion occurring at higher frequencies. Multi-path signals are a common occurrence in our environment but such multi-path signals are due to stationary objects such as homes, rooftops, and even trees at a distance. Such distortions can readily be corrected due to the use of a RAKE² receiver in the phone. However, for a tree canopy in a near field environment such as in Figure 1 the obstruction is not constant but in fact continuously

¹ Propagation modeling provided by W. Nasr, Verizon RF Engineer, 7/5/2017.

² Briefly, RAKE receivers are used in the receiver phones of Code Division Multiple Access (CDMA) systems. The receiver collects and treats each time shifted version of the original signal as an independent signal and then combines them into a single signal provided the delay is not too long.

changing. The result is scattered signals that may be stronger than direct signal due to signal attenuation since the tree canopy density is not uniform and the signals going through the tree will be attenuated differently. Further, the motion of the trees with wind presents a continuously changing foliage density that results in selective signal fading with time. For the tree canopy shown in Figure 1, the near field environment could easily result in signal attenuation of 10 dB to as much as 20 dB. Combine this attenuation with the constantly changing signal fading environment and the result in a constantly changing delay (due to wind) that the RAKE receiver would have difficulty separating as noise. Reviewing Figure 1 again and one can see that the antennas are near the tops of the trees so the tree movement would include swaying of the trees in addition to individual branch movements.

Figure 2 is the predicted propagation to the residential location of interest from the existing antenna located within the trees. Figure 3 shows the same residential area with the antenna located in the proposed location. Both figures are provided to support the previous qualitative analysis. The figures show that the Reference Signal Received Power (RSRP) is at least 10 dBm lower for each location. Note that this analysis does not consider the effect of wind.

Trees at a distance from the antennas may present acceptable interference as the overall impact could be managed. For antennas placed well beneath the tree canopy in a near field environment affecting all three radiating sectors, it would be difficult to envision a wireless network that could compensate for these factors, the presence of wind, and remain effective in terms of capacity for the site and successful integration with the surrounding wireless sites. The attenuation and scattering of the signal through the trees would result in a lower transmitted power level that could not be improved by increasing the power as that would only serve to also increase the power of the multipath signals. In short, such a setup in the trees would present a problem regardless of the transmitted power level.

To summarize, the existing ATC tower is not a suitable antenna site without substantial modification based on the information provided in this report.



Figure 1: Photo of existing tower surrounded by a dense tree canopy in a near field environment

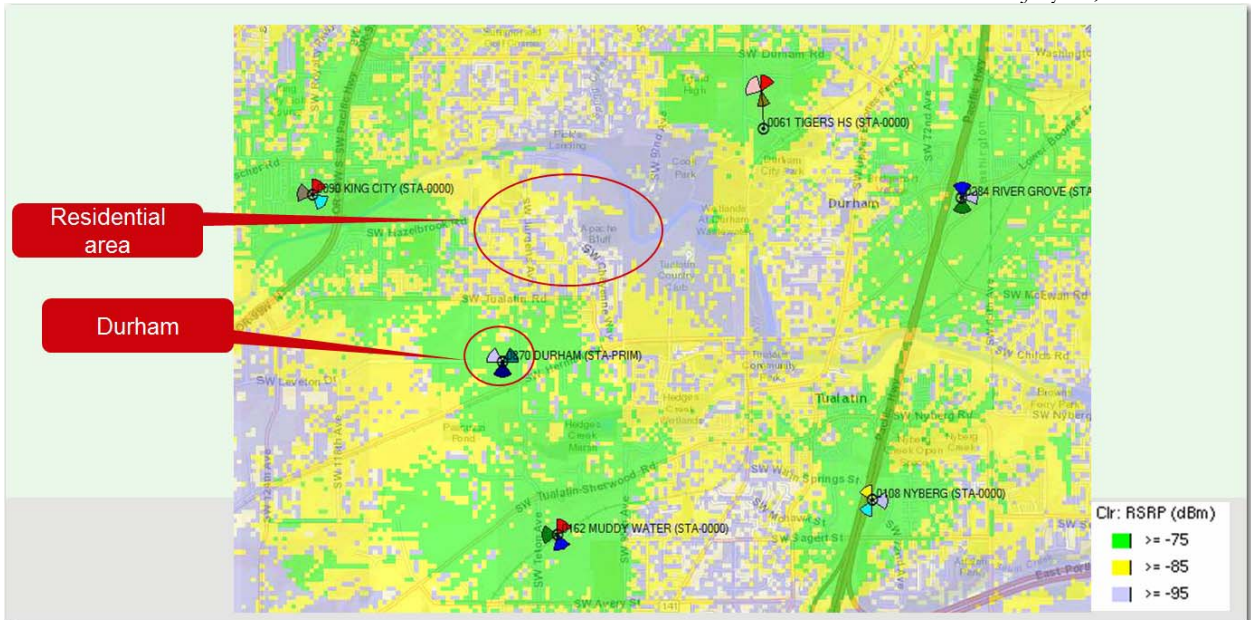


Figure 2: Predicted propagation model showing the residential area of interest from the existing antenna.

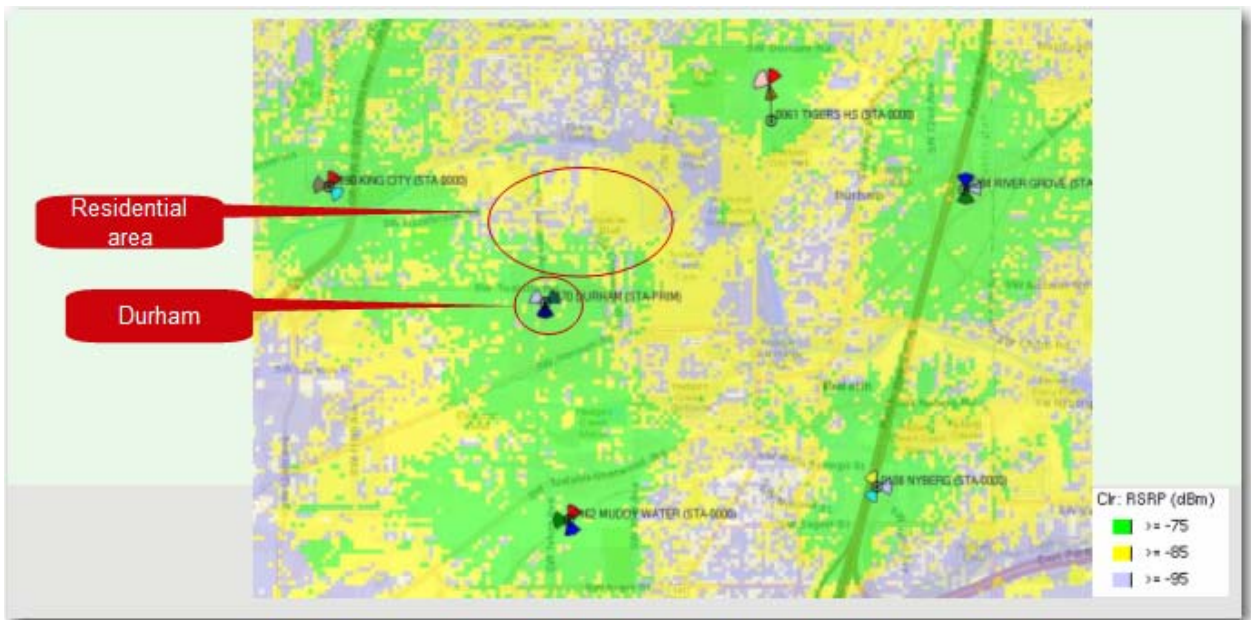


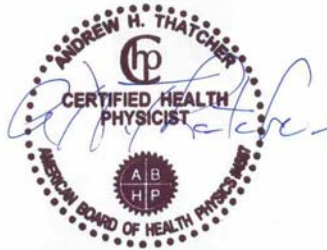
Figure 3: Predicted propagation model showing the RSRP for the residential area of interest with the proposed antenna location.

July 16, 2017

Qualifications

I am a member of the IEEE, the Institute of Electrical and Electronics Engineers as well as a member of the Health Physics Society. I am a board certified health physicist with a masters in health physics from the Georgia Institute of Technology. I have over 29 years of experience in the evaluation of both ionizing and non ionizing radiation sources. I am a consultant to the ACGIH Threshold Limit Values for Physical Agents Committee as well as a non ionizing subject matter editor for the Health Physics Journal.

Regards,



Andrew H. Thatcher, MSHP, CHP



September 12, 2017

RE: PI Tower Development Project OR-Tualatin-Durham / 10290 SW Tualatin Road

To Whom It May Concern:

T-Mobile West LLC has been seeking to address a significant gap in network coverage in and around the subject vicinity. After assessing the viability of the existing infrastructure in the area, we have identified the proposed PI Tower Development wireless telecommunications facility to be located at 10290 SW Tualatin Rd in Tualatin, Oregon, as the only candidate that will address and eliminate this network gap in coverage. As a result, once the site is completed, T-Mobile intends to proceed with entering into a lease agreement with PI Tower Development and ultimately install equipment on site.

Best regards,

A handwritten signature in black ink, appearing to read 'Julio Brown'.

Julio Brown
Sr. RF Engineer
T-Mobile West LLC
Portland, Oregon