



# City of Tualatin

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October 8, 2014

Brian Bussanich  
PO Box 4183  
Tualatin, OR 97062

RE: Final Decision  
PAR 14-03, 8635 Sagert  
TLID 2S123DD01900

Brian:

The 14-day period for requesting a review of the City Engineer's Subdivision Review Findings and Decision for PAR 14-03, 8635 Sagert Partition, ended on October 7, 2014. As no requests for review were filed, the Review Findings and Decision, dated September 16, 2014, becomes a final decision.

The PAR 14-03, 8635 Sagert Partition is approved with the following conditions:

## **PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT FOR THE EXISTING HOME:**

PFR – 1 The applicant shall submit final plans that show a total dedication of 39 feet from centerline of SW Sagert Street, for review and approval.

PFR – 2 The applicant shall submit revised plans that show a shared access to SW Sagert Street for both parcels up to 37 feet wide, for review and approval.

PFR – 3 The applicant shall submit final plans that show reservation of 23 feet from centerline for SW Sagert Street, for review and approval.

PFR – 4 The applicant shall submit final plans that show sanitary sewer and water laterals serving the vacant lot, for review and approval.

PFR – 5 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

## **PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:**

PFR – 6 The applicant shall dedicate 39 feet from centerline of SW Sagert Street, for review and approval.

PFR – 7 The applicant shall submit a shared access agreement for the access to SW Sagert Street, for review and approval.

PFR – 8 The applicant shall submit a mylar copy of the recorded partition within 24 months of the date of the final decision.

PFR – 9 Public and water quality improvements shall be complete and accepted by resolution of the City Council.

**PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT FOR THE VACANT LOT:**

PFR – 10 The applicant shall submit revised plans that show appropriate private treatment and detention/retention of stormwater on the vacant lot, for review and approval.

PFR – 11 The applicant shall submit final plans that comply with the Service Provider Letter conditions and Clean Water Services Memorandum comments, for review and approval.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE VACANT LOT:**

PFR – 12 The applicant shall obtain a water quality permit for the vacant lot.

**PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:**

PFR – 13 Public and water quality improvements shall be complete and accepted by resolution of the City Council.

If you have any questions, feel free to give me a call, (503) 691-3035.

Sincerely,



Tony Doran, EIT  
Engineering Associate