



City of Tualatin

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May 8, 2015

SUBDIVISION REVIEW FINDINGS AND DECISION FOR SB 15-01, MISSION TERRACE

BACKGROUND

This staff report recommends approval of a 13-lot and 2-tract plan for the Mission Terrace Subdivision, as shown on plans dated February 17, 2015 attached as Exhibit A with conditions of approval as outlined in the staff report.

The proposed subdivision site is located northwest of the intersection of SW Avery Street and SW Comanche Terrace. The lots are described as Tax Map 2S126AA #400, 500, & 790. It is located in the Low Density Residential Planning District (RL) and is approximately 2.97 acres in size.

Attached to this report are:

- Exhibit A: Subdivision Plans
- Exhibit B: Subdivision Application Materials
- Exhibit C: Clean Water Services (CWS) – Memorandum
- Exhibit D: TVF&R Letter
- Exhibit E: Public Comment Response

The requirements for the proposed land division are in *italics*.

STAFF REPORT

1. General Information:
On February 27, 2015 Mission Homes Northwest, LLC submitted an application to develop a 13-lot and 2-tract subdivision. The application was deemed complete on March 9, 2015 with the public comment period ending on March 23, 2015. Two public comments response were received.

TDC 36.080 (1)

- (a) The applicant shall comply with the requirements of TDC Chapter 74, Public Improvement Requirements.**
- (b) The applicant shall comply with the design and construction standards set forth in the Public Works Construction Code.**

The subdivision plans generally meet the requirements of this provision as recommended for approval. A more detailed discussion of the specific requirements will occur later in this report.

TDC 74.475 (2) Prior to the creation of any street, the street name shall be approved by the City Engineer.

The proposal extends SW Comanche Terrace south to SW Avery Street. This requirement is met.

TDC 36.178 states:

- (1) After approval by the Mayor, the City Engineer shall return the subdivision plat and other related materials to the applicant, who shall transmit them to the County Surveyor.**
- (2) After the County Surveyor determines the final subdivision plat and related materials fully conform with State and County requirements, and receives payment of the required fees for such service, the County Surveyor will approve the plat and deliver it to the County Recorder's Office.**
- (3) No building permits shall be issued until the applicant obtains and delivers to the City Engineer a mylar copy of the subdivision plat showing that it has been officially approved by the County Surveyor and recorded.**

Compliance with this requirement will occur following the approval of the preliminary plat pursuant to conditions of approval as outlined in this staff report. Once the conditions of approval have been satisfied, public facilities constructed, or financial assurances provided for the construction of public facilities for this development, the applicant shall have the final plat approved and recorded by the Washington County Surveyor. At the time the final plat is recorded with Washington County, the applicant shall submit a Mylar copy of the recorded plat prior to issuance of a Building Permit; therefore, meeting this requirement.

TDC 36.130 Phasing.

- (1) Subject to the approval by the City pursuant to this section, an applicant may create a subdivision plat or construct the public improvements for a subdivision plat in phases. If the applicant intends to utilize this phasing option the applicant shall submit a phasing plan to the City Engineer for approval with the subdivision application and plan. The City Engineer shall determine the timing of the completion of the public improvements and the conditions of development.**
- (2) The applicant shall construct all public improvements in each phase.**
 - (a) Prior to issuance of building permits in a particular phase, the public improvements necessary to provide adequate public facilities for the particular phase shall be substantially complete.**
 - (b) When the City Engineer has determined the public improvements in the particular phase are substantially complete and prior to acceptance of the improvements by the City, the City may issue 50 percent of the building permits prior to acceptance of the improvements by the City as set forth in TDC 36.174.**

- (c) **The public improvements shall first be accepted by resolution of the City Council before building permits exceeding 50 percent may be issued in a particular phase.**
- (d) **Public improvements may be submitted for City acceptance by phase.**
- (3) **The subdivision plan approval for the first phase shall expire 24 months from the date of subdivision plan approval by the City Engineer. Future phases shall expire 24 months after the date of recording of the subdivision plat of the immediately preceding phase.**

The applicant is proposing a 13-lot and 2-tract subdivision. This is acceptable.

Prior to approval of a plat associated public improvements need to be constructed or financial assurance for completion needs to be provided. Public improvements include streets, utilities, and water quality facilities. Prior to approval of the final plat the applicant will need to construct the public improvements or provide financial assurance for completion, for review and approval.

Prior to the issuance of building permits the associated public improvements need to be constructed and plat recorded. The applicant will need to construct the public improvements and deliver a Mylar copy of the recorded plat to the City.

The subdivision needs to be platted within 24 months of the issued decision. The applicant will need to plat the subdivision within 24 months of the issued decision.

Prior to approval of the Final Plat:

- *The applicant shall construct all public improvements or provide financial assurance for completion, for review and approval.*
- *The applicant shall plat the subdivision within 24 months of the issued decision.*

Prior to issuance of Building Permits:

- *The applicant shall construct all public improvements.*
- *The applicant shall deliver a Mylar copy of the recorded plat to the City Engineer.*

2. Lot Geometry:

TDC 40.015 Permitted Density. Housing density shall not exceed 6.4 units per net acre, except as set forth below:

- (1) **The maximum density for small-lot subdivisions, and partitions and subdivisions affected by TDC 40.055, shall not exceed 7.5 dwelling units per net acre.**

TDC 40.050 Lot Size for Permitted Uses.

Except as otherwise provided, the lot size for a single-family dwelling shall be:

- (1) **The minimum lot area shall be an average of 6,500 square feet.**
- (2) **The average lot width shall be at least 30 feet.**

- (3) When a lot has frontage on a public street, the minimum lot width shall be 50 feet on a street and 30 feet around a cul-de-sac bulb.**
- (4) The maximum building coverage shall be 45 percent.**
- (5) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400(7) - (12).**

A plans show that the applicant is proposing 13-lots and 2-tracts. All existing structures are proposed to be demolished with the exception of the homes on lots 12 and 13. Lot sizes range from 5,930 to 15,453 square feet. The average lot size is 7,957 square feet which is greater than the minimum 6,500 square feet. The proposed average lot widths are not less than 56 feet along the streets with the exception of lots 8 to 10 which access a private tract with widths of 70 feet, all greater than the minimum of 50 feet. This requirement is met.

Tract A is proposed to be a private street and Tract B is proposed to be a public water quality facility. Tract B is to be dedicated to the City of Tualatin. This is acceptable. The applicant will submit final plans that show Tract A to be a private street and Tract B to be a public water quality facility, Tract B to be dedicated to the City of Tualatin, for review and approval.

Prior to approval of the Final Plat:

- *The applicant shall submit final plans that show Tract A to be a private street and Tract B to be a public water quality facility, Tract B to be dedicated to the City of Tualatin, for review and approval.*

3. Building Setbacks:

TDC 40.070 Setback Requirements for Permitted Uses.

Except as otherwise provided, the setbacks for permitted uses shall be:

- (1) The front yard setback shall be a minimum of 15 feet, except to an unenclosed porch, which shall be 12 feet.**
- (2) The setback to a garage door shall be a minimum of 20 feet.**
- (3) The side yard setback shall be a minimum of five feet.**
- (4) For a corner lot, the following provisions shall apply:**
 - (a) One front yard setback shall be a minimum of 15 feet; it shall be determined by the orientation of the structure based on the location of the front door.**
 - (b) The second front yard setback shall be a minimum of 10 feet.**
- (5) The rear yard setback shall be a minimum of 15 feet.**

TDC 36.420 Existing Structures and Appurtenances.

- (1) Any existing structures proposed to be demolished shall be removed prior to the City approval of the subdivision or partition plat. Any structures determined to be a historic City landmark shall be reviewed in accordance with TDC Chapter 68.**
- (2) Any existing wells shall be abandoned in the manner prescribed by State and County regulations prior to the City approval of the subdivision or partition plat.**

(3) Any existing underground fuel or oil tanks, septic tanks and similar underground storage tanks shall be removed or filled as required by the Department of Environmental Quality prior to the City's approval of the subdivision or partition plat.

All existing structures are proposed to be demolished with the exception of the homes on lots 12 and 13. This is acceptable. These two homes are shown to have setbacks of at least 15-feet to SW Avery Street, 10-feet as a side lot setback to SW Comanche Terrace, 5-feet to other side lot lines, and 15-feet for the rear. This is acceptable. The applicant will need to submit final plans that show the homes remaining on lots 12 and 13 to have setbacks of at least 15-feet to SW Avery Street, 10-feet as a side lot setback to SW Comanche Terrace, 5-feet to other side lot lines, and 15-feet for the rear, for review and approval.

Note: All future setbacks will be determined with building permits proposing development.

Prior to approval of the Final Plat:

- *The applicant shall submit final plans that show the homes remaining on lots 12 and 13 to have setbacks of at least 15-feet to SW Avery Street, 10-feet as a side lot setback to SW Comanche Terrace, 5-feet to other side lot lines, and 15-feet for the rear, for review and approval.*

4. Access:

TDC 73.400 Access

(2) Owners of two or more uses, structures or parcels of land may agree to utilize jointly the same ingress and egress when the combined ingress and egress of both uses, structures, or parcels of land satisfies their combined requirements as designated in this code; provided that satisfactory legal evidence is presented to the City Attorney in the form of deeds, easements, leases or contracts to establish joint use.

(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses. If 1-99 parking spaces are required, only one access is required. If 100-249 parking spaces are required, two accesses are required. Ingress and egress shall not be less than 32 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.

(12) Minimum Access Requirements for Industrial Uses. If 1-250 parking spaces are required, only one access is required. Ingress and egress shall not be less than 36 feet wide for the first 50 feet from the right-of-way and 24 feet thereafter.

(14) (a) Unless otherwise herein provided, maximum driveway widths shall not exceed 40 feet.

(15) Distance between Driveways and Intersections. Distances listed shall be measured from the stop bar at the intersection. (a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.

TDC 73.400 (10) Minimum access requirements for residential uses:

(a) Ingress and egress for single-family residential uses, including townhouses, shall be paved to a minimum width of 10 feet. Maximum driveway widths shall not exceed 26 feet for one and two car garages, and 37 feet for three or more car garages. For the purposes of this section, driveway widths shall be measured at the property line.

TDC 75.140 Collector Streets.

(b) Minor Collectors. Residential, commercial and industrial driveways where the frontage is greater or equal to 70 feet are permitted. Minimum spacing at 100 feet. Uses with less than 50 feet of frontage shall use a common (joint) access where available.

TDC 74.460 Accessways in Residential, Commercial and Industrial Subdivisions and Partitions.

- (1) Accessways shall be constructed by the applicant, dedicated to the City on the final residential, commercial or industrial subdivision or partition plat, and accepted by the City.**
- (2) Accessways shall be located between the proposed subdivision or partition and all of the following locations that apply:
 - (d) adjoining developed sites where an accessway is planned or provided.****
- (4) Accessways shall be as short as possible, but in no case more than 600 feet in length.**
- (5) Accessways shall be as straight as possible to provide visibility from one end to the other.**
- (6) Accessways shall be located and improved within a right-of-way or tract of no less than 8 feet.**
- (9) Curb ramps shall be provided wherever the accessway crosses a curb and shall be constructed in accordance with the Public Works Construction Code.**

The plans do not show accesses from lots 1 to 11. Access for lots 1 to 11 will need to be either to SW Comanche Terrace or to Tract A, the private street. The minimum access width is 10 feet and the maximum widths are 26 feet for a one or two car garage and 37 for a 3 or more car garage. The applicant will need to submit plans that show accesses for lots 1 to 11 to SW Comanche Terrace or Tract A with a minimum of 10-foot wide and a maximum of 26 feet wide for one or two car garages and 37-foot wide for three or more car garages, for review and approval.

The plans show accesses for lots 12 and 13 to SW Avery Street. SW Avery Street is classified as a Minor Collector with access spacing restrictions. There are two existing accesses for lot 13 with the eastern access shown to be closed. The City Engineer has interpreted the remaining accesses to be acceptable in this circumstance. The applicant will need to submit final plans that show the existing accesses for lots 12 and 13 to SW Avery Street with the eastern access on lot 13 to be closed, for review and approval.

Prior to issuance of a Public Works Permit:

- *The applicant shall submit plans that show accesses for lots 1 to 11 to SW Comanche Terrace or Tract A with a minimum of 10-feet wide and a maximum of 26 feet wide for one or two car garages and 37-feet wide for three or more car garages, for review and approval.*
- *The applicant shall submit final plans that show the existing accesses for lots 12 and 13 to SW Avery Street with the eastern access on lot 13 to be closed, for review and approval.*

5. Transportation:

TDC 74.210 (1) For subdivision and partition applications, wherever existing or future streets adjacent to property proposed for development are of inadequate right-of-way width the additional right-of-way necessary to comply with the Transportation Element of the Tualatin Community Plan shall be shown on the final subdivision or partition plat prior to approval of the plat by the City. This right-of-way dedication shall be for the full width of the property abutting the roadway and, if required by the City Engineer, additional dedications shall be provided for slope and utility easements if deemed necessary.

TDC 74.420

(6) All required street improvements shall include curbs, sidewalks, storm drainage, street lights, street signs, street trees, and, where designated, bikeways and transit facilities.

(7) For subdivision and partition applications, the street improvements required by TDC Chapter 74 shall be completed and accepted by the City prior to signing the final subdivision or partition plat, or prior to releasing the security provided by the applicant to assure completion of such improvements or as otherwise specified in the development application approval.

SW Avery Street

SW Avery Street is a City of Tualatin facility and is designated as a Minor Collector and is shown to match existing adjacent street sections to the east and west. This is acceptable.

SW Comanche Terrace

SW Comanche Terrace is a City of Tualatin facility and is designated as a Local street, which has a 50-foot right-of-way width with a cross section to include two 16-foot travel lanes, a 4-foot planter strip on each side, and a 5-foot sidewalk on each side.

The applicant is currently proposing street improvements to SW Comanche Terrace. These improvements need to include:

- 32 feet of pavement and gutter
- 4-foot planter strips with curb, street trees, and streetlights
- 5-foot sidewalks
- Streetlights

This is acceptable. The applicant will need to submit final plans that show 50-foot wide dedication and construction for SW Comanche Terrace including 32-feet of pavement, a 4-foot planter strip with curb, street trees, and streetlights, and a 5-foot sidewalk, for review and approval. The applicant will need to dedicate sufficient right-of way to assure 50 feet of right-of-way for SW Comanche Terrace, for review and approval.

With development, access to public right-of-way is needed to be provided to adjacent undeveloped properties to assure appropriate access. Two pairs of properties to the east and west have capacity for future land division. The plans show a 16-foot wide private access easement for property to the east to access via Tract A to SW Comanche Terrace. The City Engineer has determined that with future division, the pairs of lots to the west will be allowed to each have a shared access easement for a single access to SW Avery Street via flag lots or private driveway tract. This is acceptable. The applicant will need to submit final plans that show a 16-foot wide private access easement for property to the east to access via Tract A to SW Comanche Terrace, for review and approval.

No work shall be undertaken on any public improvement until after the construction plans have been approved by the City Engineer and a Public Works Permit and Water Quality Permit issued and the required fees paid. The applicant has not obtained a Public Works Permit or Water Quality Permit. The applicant will need to obtain a Public Works Permit and Water Quality Permit needed for this development.

All the public improvements required under this chapter shall be completed and accepted by the City prior to issuance of a Building Permit. The applicant has not completed all public improvements. The applicant will need to complete all the public improvements and have them accepted by the City or provide financial assurance, for review and approval.

TDC 74.485 Street Trees

- (1) Prior to approval of a residential subdivision or partition final plat, the applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street trees. The location, placement, and cost of the trees shall be determined by the City. This sum shall be calculated on the interior and exterior streets as indicated on the final subdivision or partition plat.**
- (2) In nonresidential subdivisions and partitions street trees shall be planted by the owners of the individual lots as development occurs.**
- (3) The Street Tree Ordinance specifies the species of tree which is to be planted and the spacing between trees.**

The applicant is proposing to have street trees installed. As a part of the improvements, street trees are required to improve the livability of the community. The City installs the street trees. City Operations staff have determined that approximately 13 trees will need to be installed. The applicant has not yet paid the fees required to complete these improvements. The applicant will need to pay the City a non-refundable fee equal to the cost of the purchase and installation of 13 street trees. The City will complete the installation.

TDC 74.480 Street Signs.

- (1) Street name signs shall be installed at all street intersections in accordance with standards adopted by the City.**
- (2) Stop signs and other traffic control signs (speed limit, dead-end, etc.) may be required by the City.**
- (3) Prior to approval of the final subdivision or partition plat, the applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of street signs, traffic control signs and street name signs. The location, placement, and cost of the signs shall be determined by the City.**

The applicant is proposing to install signs at the intersection of SW Comanche Terrace & SW Avery Street as well as the water quality facility. This is acceptable. The applicant will need to pay the City a non-refundable fee for the cost of the purchase and installation of signs at the intersection of SW Comanche Terrace & SW Avery Street as well as the water quality facility.

Prior to issuance of a Public Works Permit

- *The applicant shall submit final plans that show 50-foot wide dedication and construction for SW Comanche Terrace including 32-feet of pavement, a 4-foot planter strip with curb, street trees, and streetlights, and a 5-foot sidewalk, for review and approval.*

Prior to approval of the Final Plat:

- *The applicant shall construct the street improvements on SW Comanche Terrace or provide financial assurance for the completion of public improvements.*

- *The applicant shall dedicate sufficient right-of way to assure 50 feet of right-of-way for SW Comanche Terrace, for review and approval.*
- *The applicant shall submit final plans that show a 16-foot wide private access easement for property to the east to access via Tract A to SW Comanche Terrace, for review and approval.*
- *The applicant shall obtain a Public Works Permit and Water Quality Permit needed for this development.*
- *The applicant shall complete all the public improvements and have them accepted by the City or provide financial assurance, for review and approval.*
- *The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of 13 street trees.*
- *The applicant shall pay the City a non-refundable fee for the cost of the purchase and installation of signs at the intersection of SW Comanche Terrace & SW Avery Street as well as the water quality facility.*

6. Domestic Water:
TDC 74.610

- (1) Water lines shall be installed to serve each property in accordance with the Public Works Construction Code. Water line construction plans shall be submitted to the City Engineer for review and approval prior to construction.**
- (2) If there are undeveloped properties adjacent to the subject site, public water lines shall be extended by the applicant to the common boundary line of these properties. The lines shall be sized to provide service to future development, in accordance with the City's Water System Master Plan, TDC Chapter 12.**

The plans show a proposed public water line extending from an existing line in SW Comanche Terrace connecting to an existing public water line within SW Avery Street to the south with laterals serving lots 2 to 7 and the water quality facility Tract B. Lots 1, 12, and 13 are served by existing laterals and meters connecting to a public water line in SW Avery Street. This is acceptable.

A public water line is shown to extend from the future line in SW Comanche Terrace to the east within the private street Tract A with laterals serving and meters adjacent to lots 8 to 11. A public water line is not needed within Tract A as water laterals can be within a private easement and the meters will need to be installed adjacent to SW Comanche Terrace, the public street. The applicant will need to submit revised plans that show water meters for 8 to 11 within SW Comanche Terrace right-of-way with a private water easement within the private street Tract A for laterals, for review and approval.

TDC74.610 (3) As set forth in TDC Chapter 12, Water Service, the City has three water service levels. All development applicants shall be required to connect the proposed development site to the service level in which the development site is located.

TMC 3-3.120 (4) requires all irrigation systems to be installed with a double check valve assembly.

Double check valve assemblies will be required to protect the domestic water system on irrigation systems. Landscape irrigation will need to include the planter strips of the adjacent right-of-way. The plans do not clearly show that irrigation backflow devices will be installed. If needed, the applicant will need to install double check valve assemblies to meet the requirements of TMC 3-3.120(4).

Prior to issuance of a Public Works Permit:

- *The applicant shall submit revised plans that show water meters for 8 to 11 within SW Comanche Terrace right-of-way with a private water easement within the private street Tract A for laterals, for review and approval.*
- *If needed, the applicant will need to install double check valve assemblies to meet the requirements of TMC 3-3.120(4).*

7. Sanitary Sewer:

TDC 74.620

- (1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.**
- (2) If there are undeveloped properties adjacent to the proposed development site which can be served by the gravity sewer system on the pro-posed development site, the applicant shall extend public sanitary sewer lines to the common boundary line with these properties. The lines shall be sized to convey flows to include all future development from all up stream areas that can be expected to drain through the lines on the site, in accordance with the City's Sanitary Sewer System Master Plan, TDC Chapter 13.**

The plans show the public sanitary sewer line extended from an existing line in SW Comanche Terrace towards SW Avery Street to serve lots 1 to 7. A public sanitary sewer line is shown extending east within Tract A, the private street, within a public sanitary sewer easement to serve lots 8 to 11. No service is shown for lots 12 or 13. An existing public sanitary sewer line is shown in a 20-foot wide public sanitary sewer easement adjacent to the north property line of the existing lots. Three existing laterals serve the existing lots that will either need to be capped at the main line or reused to serve lots 6 to 8. A public sanitary sewer line will need to be located to enable lots 12 and 13 to have laterals with direct access to the public easement. The applicant will need to submit revised plans that include sanitary sewer laterals for lots 12 and 13 directly connecting to a public sanitary sewer line, for review and approval. The applicant will need to submit revised plans that show a 15-foot wide sanitary sewer easement over portions of new public sanitary sewer lines outside of right-of-way, for review and approval. The applicant will need to submit a 15-foot public sanitary sewer easement over portions of new public sanitary sewer lines outside of right-of-way, for review and approval.

With development, extension of the public sanitary sewer system is needed to serve adjacent properties as needed. Both properties to the east and west have capacity to be divided and would need access to public sanitary sewer systems. The applicant will need to show on revised plans extension of public sanitary sewer lines within 15-foot wide public easements to the properties to the east and west or show that they have sufficient access to public sanitary sewer systems with future redevelopment, for review and approval. The applicant will need to submit 15-foot wide public sanitary sewer easements for any public sanitary sewer lines on private property, for review and approval.

Prior to issuance of a Public Works Permit:

- *The applicant shall submit revised plans that include sanitary sewer laterals for lots 12 and 13 directly connecting to a public sanitary sewer line, for review and approval.*
- *The applicant shall submit revised plans that show a 15-foot wide sanitary sewer easement over portions of new public sanitary sewer lines outside of right-of-way, for review and approval.*
- *The applicant shall show on revised plans extension of public sanitary sewer lines within 15-foot wide public easements to the properties to the east and west or show that they have sufficient access to public sanitary sewer systems with future redevelopment, for review and approval.*

Prior to approval of the Final Plat:

- *The applicant shall submit a 15-foot public sanitary sewer easement over portions of new public sanitary sewer lines outside of right-of-way, for review and approval.*
- *The applicant shall submit 15-foot wide public sanitary sewer easements for any public sanitary sewer lines on private property, for review and approval.*

8. Storm Drainage and Water Quality:

TDC 74.630 Storm Drainage System

- (1) Storm drainage lines shall be installed to serve each property in accordance with City standards. Storm drainage construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.
- (2) The storm drainage calculations shall confirm that adequate capacity exists to serve the site. The discharge from the development shall be analyzed in accordance with the City's Storm and Surface Water Regulations (TMC 3-5).
- (3) If there are undeveloped properties adjacent to the proposed development site which can be served by the storm drainage system on the proposed development site, the applicant shall extend storm drainage lines to the common boundary line with these properties. The lines shall be sized to convey expected flows to include all future development from all up stream areas that will drain through the lines on the site, in accordance with the Tualatin Drainage Plan in TDC Chapter 14.

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control

- (2) On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.
- (3) For on-site private and regional non-residential public facilities, the applicant shall submit a stormwater facility agreement, which will include an operation and maintenance plan provided by the City, for the water quality facility for the City's review and approval. The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.

TMC 3-5-220 Criteria for Requiring On-Site Detention to be Constructed.

- (1) There is an identified downstream deficiency, as defined in TMC 3-5.210, and detention rather than conveyance system enlargement is determined to be the more effective solution.
- (2) There is an identified regional detention site within the boundary of the development.

TMC 3-5-330 Permit Required. Except as provided in TMC 3-5.310, no person shall cause any change to improved or unimproved real property that will, or is likely to, increase the rate or quantity of run-off or pollution from the site without first obtaining a permit from the City and following the conditions of the permit.

TMC 3-5-380 Criteria for Granting Exemptions to Construction of On-Site Water Quality Facilities. A regional public facility may be constructed to serve private non-residential development provided:

- (1) The facility serves more than one lot; and**
- (2) All owners sign a stormwater facility agreement; and**
- (3) Treatment accommodates reasonable worst case impervious area for full build-out, stormwater equivalent to existing or proposed roof area is privately treated in LIDA facilities, and any detention occurs on each lot.**

The plans show an extension of the existing public stormwater line within SW Comanche Terrace south to the outfall of Tract B, the proposed public stormwater facility. Stormwater enters the facility from a proposed public stormwater line within Tract A, the private street. This line extends west to SW Comanche Terrace and then south to SW Avery Street. Laterals from lots 1 to 6 and 8 to 11 connect to the proposed stormwater system. Lot 6 connects downstream of the proposed public treatment facility, lot 7 connects directly to the facility, and lots 12 and 13 have existing drainage to SW Avery Street. As the facility is sized to treat all appropriate impervious surfaces created by this development and that lot 7 cannot be treated by gravity flow to the proposed facility, in this circumstance the design is such that the facility treats equivalent impervious area. This is acceptable. The applicant will need to submit final stormwater plans, for review and approval. The applicant will need to dedicate Tract B, the public stormwater facility, to the City, for review and approval.

With development, extension of the public stormwater system is needed to serve adjacent properties as needed. Both properties to the east and west have capacity to be divided and would need access to public stormwater systems. The applicant will need to show on revised plans extension of public stormwater lines within 15-foot wide public easements to the properties to the east and west or show that they have sufficient access to public stormwater systems with future redevelopment, for review and approval. The applicant will need to submit 15-foot wide public stormwater easements for any public stormwater lines on private property, for review and approval.

A public stormwater easement is shown over the entirety of Tract A, the private street. This is acceptable. The applicant will need to submit final plans that show a public stormwater easement over the entirety of Tract A, for review and approval. The applicant will need to submit a public stormwater easement over the entirety of Tract A, for review and approval.

The applicant has submitted stormwater calculations that show the facility has adequate treatment and downstream capacity for this development. This is acceptable. The calculations do not show conveyance within the site. The applicant will need to submit final stormwater calculations that include conveyance through the development, for review and approval.

The plans do not show an approach for maintenance vehicles to the water quality facility. An approach is needed sufficient for a 50,000 pound vehicle to clean the outlets. The applicant will need to submit revised plans that show a 15-foot wide driveway approach with a 16-foot wide gate for the public water quality facility, for review and approval

No fence is shown surrounding Tract B, the water quality facility. A fence is needed for safety and security. The applicant will need to submit revised plans that show a fence surrounding Tract B, for review and approval.

Prior to issuance of a Water Quality Permit:

- *The applicant shall submit final stormwater plans, for review and approval.*
- *The applicant shall show on revised plans extension of public stormwater lines within 15-foot wide public access easements to the properties to the east and west or show that they have sufficient access to public stormwater systems with future redevelopment, for review and approval.*
- *The applicant shall submit revised plans that show a 15-foot wide driveway approach, fence, and 16-foot wide gate for the public water quality facility, for review and approval.*
- *The applicant shall submit final plans that show a public stormwater easement over the entirety of Tract A, for review and approval.*
- *The applicant shall submit final stormwater calculations that include conveyance through the development, for review and approval.*
- *The applicant shall submit revised plans that show a 15-foot wide driveway approach with a 16-foot wide gate for the public water quality facility, for review and approval.*
- *The applicant shall submit revised plans that show a fence surrounding Tract B, for review and approval.*

Prior to approval of the Final Plat:

- *The applicant shall dedicate Tract B, the public stormwater facility, to the City, for review and approval.*
- *The applicant shall submit 15-foot wide public stormwater easements for any public stormwater lines on private property, for review and approval.*
- *The applicant shall submit a public stormwater easement over the entirety of Tract A, for review and approval.*

9. Stormwater Connection Permit Authorization Letter:

TDC 74.650 Water Quality, Storm Water Detention and Erosion Control (2)
On all other development applications, prior to issuance of any building permit, the applicant shall arrange to construct a permanent on-site water quality facility and storm water detention facility and submit a design and calculations indicating that the requirements of the Surface Water Management Ordinance will be met and obtain a Stormwater Connection Permit from Clean Water Services.

The applicant has submitted a Service Provider Letter from Clean Water Services indicating that Sensitive Areas do not exist on-site. A CWS Memorandum was received dated March 23, 2015 for development on this site. The applicant will need to submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions, for review and approval.

Prior to issuance of a Water Quality and Public Works Permit:

- *The applicant shall submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions, for review and approval.*

10. Grading:
TDC 74.640

- (1) Development sites shall be graded to minimize the impact of storm water runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.**
- (2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess materials from the development site.**

The plans show preliminary grading plans for the proposed SW Comanche Terrace extension and private street within Tract A. The proposed grading does not adversely affect adjacent properties. This is acceptable. The applicant will need to submit final plans that minimize the impact of stormwater from their development to adjacent properties, for review and approval.

Note: Any onsite grading not approved through subdivision construction will be permitted through future Building Permits at time of home construction.

Prior to issuance of a Public Works Permit:

- *The applicant shall submit final plans that minimize the impact of stormwater from their development to adjacent properties, for review and approval.*

11. Erosion Control and Tree Protection:
TDC 74.650 (3) The applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City.

If the site is between 1 and 5 acres in size, a 1200CN NPDES Erosion Control Permit is required. If it is over 5 acres, a 1200C NPDES Erosion Control Permit is required. The proposed development site is a total of approximately 2.97 acres. A NPDES Erosion Control Permit is required. The applicant has not obtained a NPDES Erosion Control Permit. The applicant will need to obtain a NPDES Erosion Control Permit.

A City of Tualatin erosion control permit is required if there is construction or disturbing of the site. The applicant has not obtained a City of Tualatin erosion control permit. The applicant will need to obtain a City of Tualatin erosion control permit.

TDC 34.200 Tree Removal on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited.

(1) Architectural Review, Subdivision, or Partition. When a property owner wishes to remove trees, other than the exemptions permitted under TDC 34.200(3), to develop property, and the development is subject to Architectural Review, Subdivision Review, or Partition Review approval, the property owner shall apply for approval to remove trees as part of the Architectural Review, Subdivision Review, or Partition Review application process.

(a) The application for tree removal shall include:

(ii) A tree assessment prepared by a qualified arborist, including the following information: an analysis as to whether trees proposed for preservation can in fact be preserved in light of the development proposed, are healthy specimens, and do not pose an imminent hazard to persons or property if preserved; an analysis as to whether any trees proposed for removal could be reasonably preserved in light of the development proposed and health of the tree; a statement addressing the approval criteria set forth in TDC 34.230; and arborist's signature and contact information.

(3) The following exemptions apply to tree removal:

(a) General Exemption. Four or fewer trees may be removed within a single calendar year from a single parcel of property or contiguous parcels of property under the same ownership without a permit, except when the tree to be removed:

(iii) Is a Heritage Tree;

TDC 36.120 (4) The following general information shall be shown on the subdivision plan: (n) states that natural resources, including the location of natural features, such as rock outcroppings, wetlands, water courses, creeks, wooded areas and trees having a trunk diameter of eight inches or greater, as measured at a point four feet above ground level, proposed to be removed and to be retained on site.

TDC 73.250

(1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.

(2) During the construction process:

- (a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.**
- (b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.**

The plans include an arborist report that recommends 37 trees to be preserved onsite due to tree condition, safety, and development activity. In addition, in section 14 there is discussion related to an adjacent neighbor's submittal of concern of removal of part of a stand and request to remove additional trees for safety. This is acceptable. During construction of the subdivision trees shall be preserved in a manner that conforms with TDC 73.250 Tree Preservation. The applicant will need to submit final plans that show preservation of off-site trees to be retained in conformance with TDC 34.210(1), for review and approval.

Note: Any additional trees proposed for removal other than those approved in this subdivision decision or during building permits for construction of homes will need to follow code requirements for a tree removal. The applicant will need to obtain permission from lot owners for removal of any offsite trees and from owners of lots with any portion of a tree trunk on their lot. It is recommended that the developer notify all adjacent property owners near any tree to be removed.

Prior to issuance of a Public Works Permit:

- *The applicant shall obtain a NPDES Erosion Control Permit.*
- *The applicant shall obtain a City of Tualatin erosion control permit.*
- *The applicant shall submit final plans that show preservation of off-site trees to be retained in conformance with TDC 34.210(1), for review and approval.*

12. Fire and Life Safety:

TMC 4-2.010 Hydrants and Water Supply for Fire Protection.

- (1) Every application for a building permit and accompanying plans shall be submitted to the Building Division for review of water used for fire protection, the approximate location and size of hydrants to be connected, and the provisions for access and egress for firefighting equipment. If upon such review it is determined that the fire protection facilities are not required or that they are adequately provided for in the plans, the Fire and Life Safety Reviewer shall recommend approval to the City Building Official.**
- (2) If adequate provisions for such facilities are not made, the Fire and Life Safety Reviewer shall either recommend against approval of the plans or indicate to the applicant in writing where the plans are deficient or recommend approval of plans subject to conditions.**

The plans show a proposed public fire hydrant in the middle of the development on the east side of the proposed SW Comanche Terrace. This is acceptable. The applicant will need to submit final plans that show a new public fire hydrant in the middle of the development on the east side of the proposed SW Comanche Terrace, for review and approval.

Note: The Building Official may determine, upon recommendation of Tualatin Valley Fire & Rescue (TVF&R), during the review of the Building Permits, that additional fire protection devices may be necessary.

Prior to issuance of a Public Works Permit:

- *The applicant shall submit final plans that show a new public fire hydrant in the middle of the development on the east side of the proposed SW Comanche Terrace, for review and approval.*

14. Public Comment:

During the comment period between March 9 and 23, 2015 two public comments were submitted. The concerns are noted and responded to below. The developer has received all comments and is encouraged to work with commentators. Please contact and work with the developer directly if you have any concerns and for topics that are not under City jurisdiction.

Citizen Concerns #1:

The plans show a 16-foot wide private access easement to the property to the west, however due to topography assuring 25-foot radius on each side at the east end of the access would allow easier access to this property.

Developer's Response #1:

The developer has acknowledged this request and intends to provide the requested 25-foot radius to the east end of the private access easement for the property to the west.

Citizen Concerns #2:

Removal of most of the stand of trees on lot 5 creates a concern of a windthrow hazard for the two remaining and removal of those two proposed to remain is requested. Additionally, an existing home to the west has water pooling and there is a concern that construction of lots 5 and 6 will cause greater pooling and a request to assist in the drainage on the existing lot to the west.

Developer's Response #2:

The additional two trees will be removed. When the site is graded during construction of the subdivision a majority of rainfall will be directed to the new street to reduce and during home construction additional drainage facilities involving a drain field at the northwest corner of lot 6 will be constructed to direct water to a piped system in SW Comanche Terrace.

RECOMMENDATION

Based on the findings presented, the City Engineer approves the preliminary plat of SB 15-01, Mission Terrace with the following conditions:

PRIOR TO ISSUANCE OF A WATER QUALITY PERMIT:

- PFR-1 The applicant shall submit final stormwater plans, for review and approval.
- PFR-2 The applicant shall show on revised plans extension of public stormwater lines within 15-foot wide public access easements to the properties to the east and west or show that they have sufficient access to public stormwater systems with future redevelopment, for review and approval.
- PFR-3 The applicant shall submit revised plans that show a 15-foot wide driveway approach, fence, and 16-foot wide gate for the public water quality facility, for review and approval.
- PFR-4 The applicant shall submit final plans that show a public stormwater easement over the entirety of Tract A, for review and approval.
- PFR-5 The applicant shall submit final stormwater calculations that include conveyance through the development, for review and approval.
- PFR-6 The applicant shall submit revised plans that show a 15-foot wide driveway approach with a 16-foot wide gate for the public water quality facility, for review and approval.
- PFR-7 The applicant shall submit revised plans that show a fence surrounding Tract B, for review and approval.
- PFR-8 The applicant shall submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions, for review and approval.

PRIOR TO ISSUANCE OF A PUBLIC WORKS PERMIT:

- PFR-9 The applicant shall submit plans that show accesses for lots 1 to 11 to SW Comanche Terrace or Tract A with a minimum of 10-foot wide and a maximum of 26 feet wide for one or two car garages and 37-feet wide for three or more car garages, for review and approval.
- PFR-10 The applicant shall submit final plans that show the existing accesses for lots 12 and 13 to SW Avery Street with the eastern access on lot 13 to be closed, for review and approval.

- PFR-11 The applicant shall submit final plans that show 50-foot wide dedication and construction for SW Comanche Terrace including 32-feet of pavement, a 4-foot planter strip with curb, street trees, and streetlights, and a 5-foot sidewalk, for review and approval.
- PFR-12 The applicant shall submit revised plans that show water meters for 8 to 11 within SW Comanche Terrace right-of-way with a private water easement within the private street Tract A for laterals, for review and approval.
- PFR-13 If needed, the applicant will need to install double check valve assemblies to meet the requirements of TMC 3-3.120(4).
- PFR-14 The applicant shall submit revised plans that include sanitary sewer laterals for lots 12 and 13 directly connecting to a public sanitary sewer line, for review and approval.
- PFR-15 The applicant shall submit revised plans that show a 15-foot wide sanitary sewer easement over portions of new public sanitary sewer lines outside of right-of-way, for review and approval.
- PFR-16 The applicant shall show on revised plans extension of public sanitary sewer lines within 15-foot wide public easements to the properties to the east and west or show that they have sufficient access to public sanitary sewer systems with future redevelopment, for review and approval.
- PFR-17 The applicant shall submit final plans that minimize the impact of stormwater from their development to adjacent properties, for review and approval.
- PFR-18 The applicant shall obtain a NPDES Erosion Control Permit.
- PFR-19 The applicant shall obtain a City of Tualatin erosion control permit.
- PFR-20 The applicant shall submit final plans that show preservation of off-site trees to be retained in conformance with TDC 34.210(1), for review and approval.
- PFR-21 The applicant shall submit final plans that show a new public fire hydrant in the middle of the development on the east side of the proposed SW Comanche Terrace, for review and approval.

PRIOR TO APPROVAL OF THE FINAL PLAT:

- PFR-22 The applicant shall construct all public improvements or provide financial assurance for completion, for review and approval.
- PFR-23 The applicant shall plat the subdivision within 24 months of the issued decision.

- PFR-24 The applicant shall submit final plans that show Tract A to be a private street and Tract B to be a public water quality facility, Tract B to be dedicated to the City of Tualatin, for review and approval.
- PFR-25 The applicant shall submit final plans that show the homes remaining on lots 12 and 13 to have setbacks of at least 15-feet to SW Avery Street, 10-feet as a side lot setback to SW Comanche Terrace, 5-feet to other side lot lines, and 15-feet for the rear, for review and approval.
- PFR-26 The applicant shall construct the street improvements on SW Comanche Terrace or provide financial assurance for the completion of public improvements.
- PFR-27 The applicant shall dedicate sufficient right-of way to assure 50 feet of right-of-way for SW Comanche Terrace, for review and approval.
- PFR-28 The applicant shall submit final plans that show a 16-foot wide private access easement for property to the east to access via Tract A to SW Comanche Terrace, for review and approval.
- PFR-29 The applicant shall obtain a Public Works Permit and Water Quality Permit needed for this development.
- PFR-30 The applicant shall complete all the public improvements and have them accepted by the City or provide financial assurance, for review and approval.
- PFR-31 The applicant shall pay the City a non-refundable fee equal to the cost of the purchase and installation of 13 street trees.
- PFR-32 The applicant shall pay the City a non-refundable fee for the cost of the purchase and installation of signs at the intersection of SW Comanche Terrace & SW Avery Street as well as the water quality facility.
- PFR-33 The applicant shall submit a 15-foot public sanitary sewer easement over portions of new public sanitary sewer lines outside of right-of-way, for review and approval.
- PFR-34 The applicant shall submit 15-foot wide public sanitary sewer easements for any public sanitary sewer lines on private property, for review and approval.
- PFR-35 The applicant shall dedicate Tract B, the public stormwater facility, to the City, for review and approval.
- PFR-36 The applicant shall submit 15-foot wide public stormwater easements for any public stormwater lines on private property, for review and approval.
- PFR-37 The applicant shall submit a public stormwater easement over the entirety of Tract A, for review and approval.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

PFR-38 The applicant shall construct all public improvements.

PFR-39 The applicant shall deliver a Mylar copy of the recorded plat to the City Engineer.

APPEAL

Requests for review of this decision must be received by the Engineering Division within the 14-day appeal period ending on **May 22, 2015 at 5 PM**. Issues must have been described with adequate clarity and detail to afford a decision maker an opportunity to respond to the issue. A request for review must be submitted on the form provided by the City, as detailed in TDC 36.161, and signed by the appellant.

Sincerely,

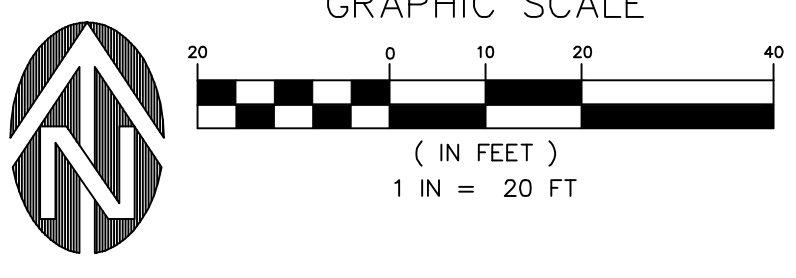
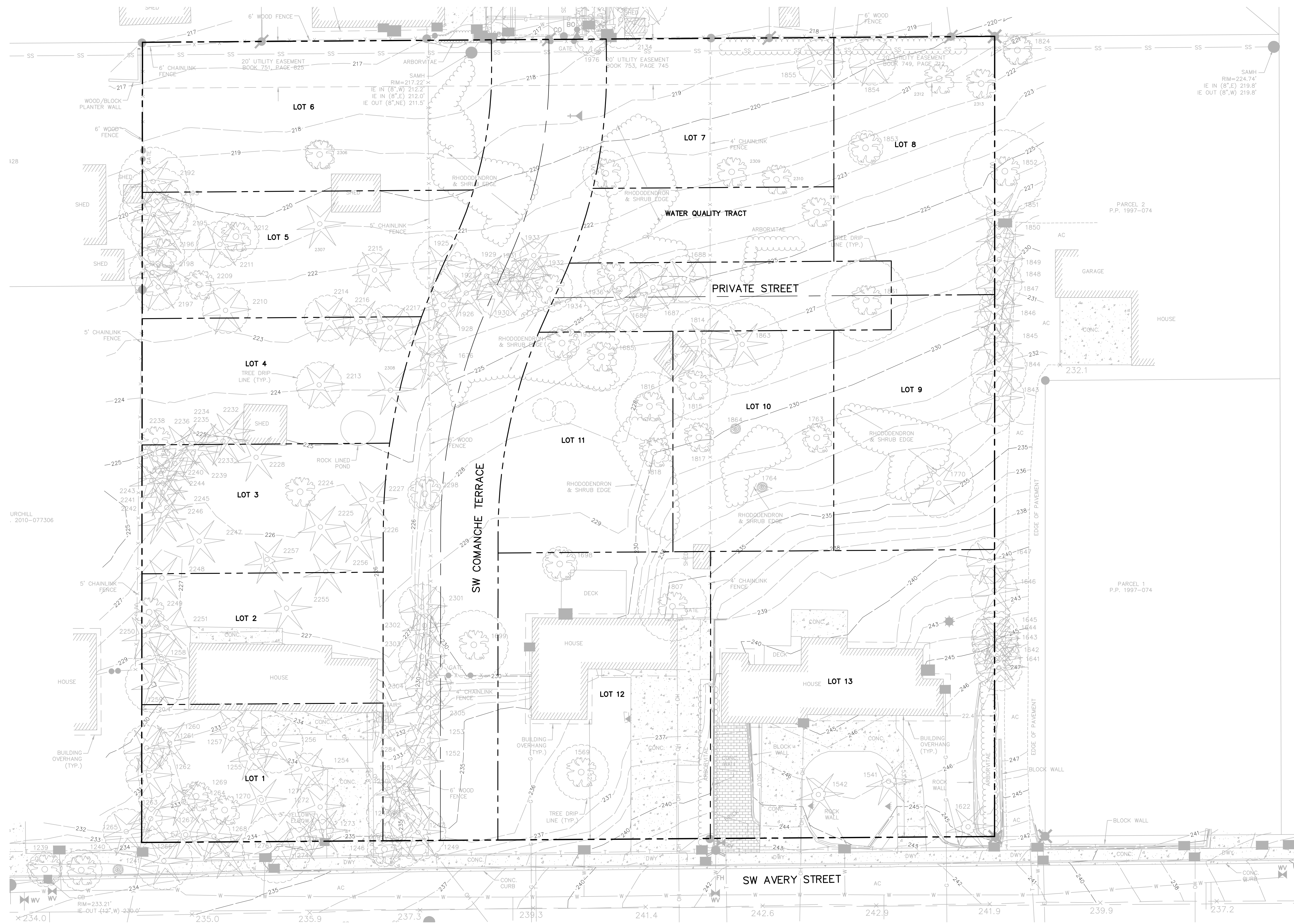


Tony Doran, EIT
Engineering Associate

C: Kurt Dalby, Mission Homes Northwest, LLC, PO Box 1689, Lake Oswego, OR 97035
Len Schelsky, PLS, Westlake Consultants, Inc., 15115 SW Sequoia Parkway, Suite 150, Tigard, OR 97224
Sharon Brown, 8815 SW Avery Street, Tualatin, OR 97062
David & Gail Lander, 8865 SW Avery Street, Tualatin, OR 97062
Amalia Salmon, 8915 Avery Street, Tualatin, OR 97062
James Mordock
Gary & Sandra Lawson

File: SB 15-01, Mission Terrace

Drawing Name: \\12312-0141\Engin\DAO\Draw\Production\Preliminary_Engineering\231210P200.dwg Jan 13, 2015 4:44pm - AKC



WESTLAKE
 CONSULTANTS INC.
 ENGINEERING SURVEYING PLANNING
 10000 SW 10TH AVENUE SUITE 150 TUALATIN, OREGON 97224
 (503) 884-0682
 (503) 884-0157

MISSION TERRACE
 TUALATIN, OR
 EXISTING CONDITIONS PLAN

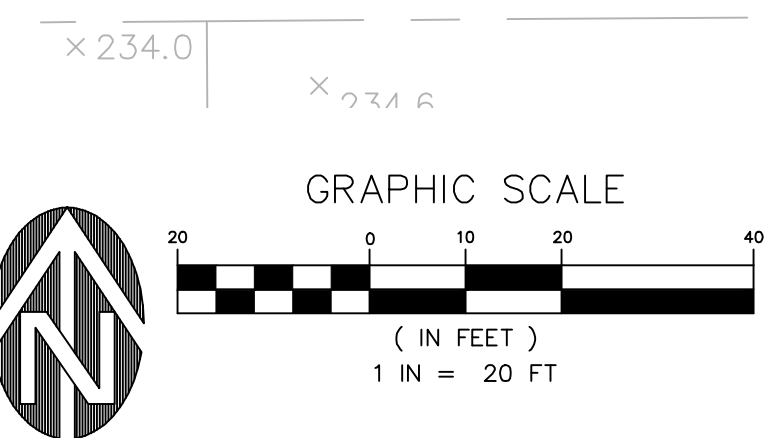
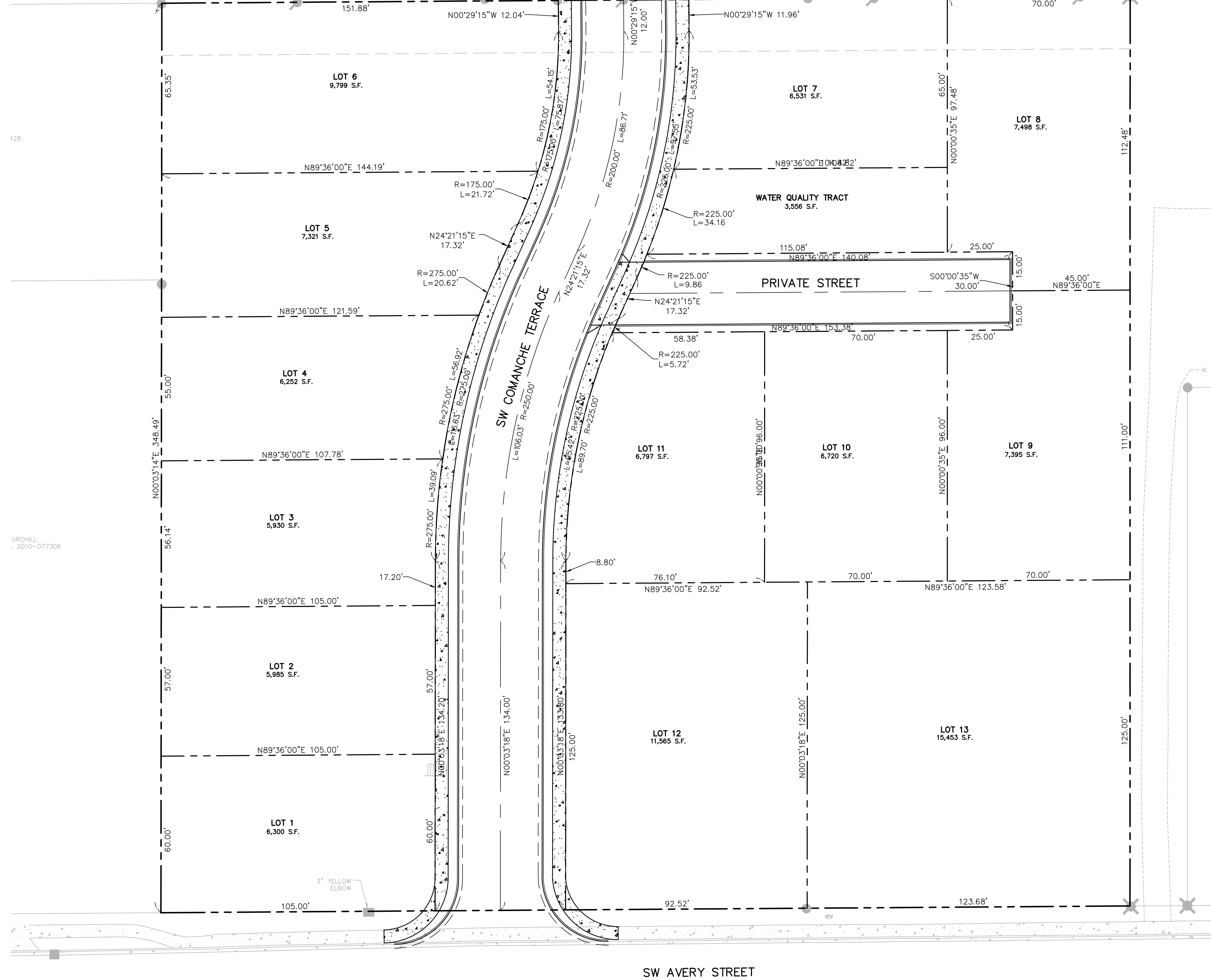
REGISTERED PROFESSIONAL ENGINEER
 63213PE
 OREGON PROFESSIONAL SEAL
 ANDREW PAUL
 EXPIRES: 12/31/2016

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REVISIONS	DATE	DESCRIPTION	DESIGN	CHECKED

SHEET
P200
 JOB NO. 2312-14

Drawing Name: \\12312-0141\Eng\1200\Draw\Production\Engineering\231210P300.dwg Jan 13, 2015 4:27pm - AKC



WESTLAKE
CONSULTANTS INC.

ENGINEERING • SURVEYING • PLANNING

10000 35th AVENUE, SUITE 150
TIGARD, OREGON 97224
(503) 884-0682
FAX (503) 884-0157

MISSION TERRACE
TUALATIN, OR
PRELIMINARY SITE PLAN

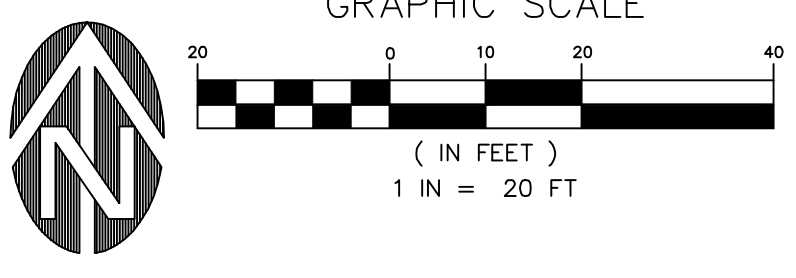
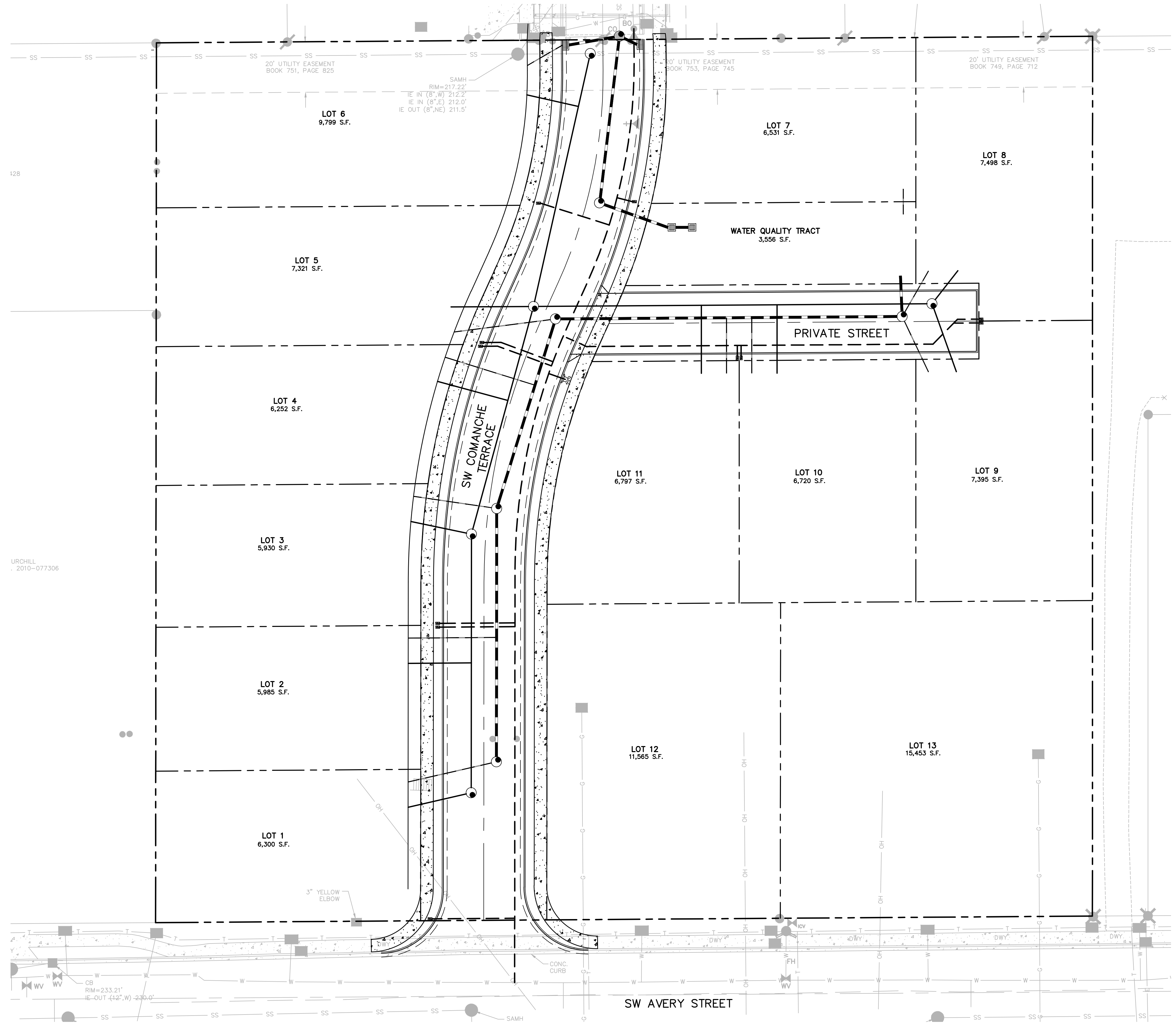
REGISTERED PROFESSIONAL ENGINEER
6321JPE
OREGON PROFESSIONAL ENGINEERING BOARD
ANDREW PAUL
EXPIRES: 12/31/2016

THESE DRAWINGS ARE THE PROPERTY OF WESTLAKE CONSULTANTS INC. (WCI) AND ARE NOT TO BE REPRODUCED IN ANY MANNER EXCEPT WITH THE WRITTEN PERMISSION OF WCI

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P300
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WESTLAKE
CONSULTANTS INC.

ENGINEERING ♦ SURVEYING ♦ PLANNING

1000 S. OREGON STREET
TUALATIN, OREGON 97224
(503) 884-0952
FAX (503) 884-0157

MISSION TERRACE

TUALATIN, OR

PRELIMINARY UTILITY PLAN

REGISTERED PROFESSIONAL ENGINEER
6321JPE

OREGON REGISTERED PROFESSIONAL ENGINEER
ANDREW PAUL
EXPIRES: 12/31/2016

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REVISIONS	DATE	DESCRIPTION	DESIGN	CHECKED

SHEET

P400

JOB NO. 2312-14



CITY OF TUALATIN
 18880 SW Martinazzi Ave
 Tualatin, OR 97062-7092
 Phone: (503) 692-2000
 Fax: (503) 692-0147

**DEVELOPMENT APPLICATION:
 SUBDIVISION/PARTITION/
 PROPERTY LINE ADJUSTMENT**

Application for: Subdivision Partition Property Line Adjustment

Project Address: 8815, 8865, 8915 SW Avery Street; Tualatin Planning District: RL

Project Tax Map Number: 2S, 1W, 26AA Tax Lot Number(s): 400, 500, 790

Property Owner(s): Sharon Brown

Property Owner's Address: 8815 SW Avery Street; Tualatin, OR 97062

Owner's Phone Number: _____ Fax Number: _____

Owner's Email Address: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____ Date: _____

Owner's Signature: _____

Applicant's Name: Mission Homes Northwest, LLC

Applicant's Address: P.O. Box 1689; Lake Oswego, OR 97035

Applicant's Phone Number: 503-781-1814 Fax Number: _____

Applicant's Email Address: kdalbey@gmail.com

Applicant's Signature: *[Handwritten Signature]* Date: 2/18/15

Consultant's Name: Len Schelsky, PLS

Consultant's Company: Westlake Consultants, Inc.

Consultant's Address: 15115 SW Sequoia Parkway, Suite 150; Tigard, OR 97224

Consultant's Phone Number: 503-684-0652 Fax Number: 503-624-0157

Consultant's Email Address: lschelsky@westlakeconsultants.com

Direct Communication to: Owner Applicant Consultant

Existing Use: Residential Proposed Use: Residential

Total Acreage: 2.97 acres No. of Lots/Parcels: 13

Average Lot/Parcel Width: 60 Average Lot/Parcel Area: 7965 sq. ft.

Subdivision Name (if applicable): Mission Terrace

Receipt Number: _____ Fee: \$ _____ Date: _____
 By: _____ Job Number: _____



CITY OF TUALATIN
 18880 SW Martinazzi Ave
 Tualatin, OR 97062-7092
 Phone: (503) 692-2000
 Fax: (503) 692-0147

**DEVELOPMENT APPLICATION:
 SUBDIVISION/PARTITION/
 PROPERTY LINE ADJUSTMENT**

Application for: Subdivision Partition Property Line Adjustment

Project Address: 8815, 8865, 8915 SW Avery Street; Tualatin Planning District: RL

Project Tax Map Number: 2S, 1W, 26AA Tax Lot Number(s): 400, 500, 790

Property Owner(s): Sharon Brown

Property Owner's Address: 8815 SW Avery Street; Tualatin, OR 97062

Owner's Phone Number: _____ Fax Number: _____

Owner's Email Address: juliacross@aol.com

Owner's Signature: Sharon Brown Date: 2-18-15

Owner's Signature: _____ Date: _____

Owner's Signature: _____

Applicant's Name: Mission Homes Northwest, LLC

Applicant's Address: P.O. Box 1689; Lake Oswego, OR 97035

Applicant's Phone Number: 503-781-1814 Fax Number: _____

Applicant's Email Address: kdalbey@gmail.com

Applicant's Signature: _____ Date: _____

Consultant's Name: Len Schelsky, PLS

Consultant's Company: Westlake Consultants, Inc.

Consultant's Address: 15115 SW Sequoia Parkway, Suite 150; Tigard, OR 97224

Consultant's Phone Number: 503-684-0652 Fax Number: 503-624-0157

Consultant's Email Address: lschelsky@westlakeconsultants.com

Direct Communication to: Owner Applicant Consultant

Existing Use: Residential Proposed Use: Residential

Total Acreage: 2.97 acres No. of Lots/Parcels: 13

Average Lot/Parcel Width: 60 Average Lot/Parcel Area: 7965 sq. ft.

Subdivision Name (if applicable): Mission Terrace

Receipt Number: _____ Fee: \$ _____ Job Number: _____

By: _____ Date: _____



CITY OF TUALATIN
 1888o SW Martinazzi Ave
 Tualatin, OR 97062-7092
 Phone: (503) 692-2000
 Fax: (503) 692-0147

**DEVELOPMENT APPLICATION:
 SUBDIVISION/PARTITION/
 PROPERTY LINE ADJUSTMENT**

ADDITIONAL OWNERS

Project Address: 8865 SW Avery Street; Tualatin, OR 97062

Project Tax Map Number: 2S, 1W, 26AA Tax Lot Number(s): 500

Property Owner's Name: David & Gail Lander

Property Owner's Address: 8865 SW Avery Street; Tualatin, OR 97062

Owner's Phone Number: 503 691-9340 Fax Number: _____

Owner's Email Address: dglander65@gmail.com

Owner's Signature: [Signature] Date: 2/19/15

Owner's Signature: [Signature] Date: _____

Project Address: 8915 SW Avery Street; Tualatin, OR 97062

Project Tax Map Number: 2S, 1W, 26AA Tax Lot Number(s): _____

Property Owner's Name: Ralph & Amalia Salmon

Property Owner's Address: 8915 SW Avery Street; Tualatin, OR 97062

Owner's Phone Number: 971 832 2965 Fax Number: _____

Owner's Email Address: _____

Owner's Signature: Amalia Salmon Date: _____

Owner's Signature: _____ Date: _____

~~Project Address: _____~~

~~Project Tax Map Number: _____ Tax Lot Number(s): _____~~

~~Property Owner's Name: _____~~

~~Property Owner's Address: _____~~

~~Owner's Phone Number: _____ Fax Number: _____~~

~~Owner's Email Address: _____~~

~~Owner's Signature: _____ Date: _____~~

~~Owner's Signature: _____ Date: _____~~

CITY OF TUALATIN
RECEIVED
MAR 26 2015
ENGINEERING &
BUILDING DEPARTMENT

MEMORANDUM

Date: March 23, 2015
To: Tony Doran, Engineering Associate, City of Tualatin
From: Jackie Sue Humphreys, Clean Water Services (the District)
Subject: Mission Terrace, SB 15-01, 2S126AA00400, 00500, 00790

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

PRIOR TO ANY WORK ON THE SITE AND PLAT RECORDING

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

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

- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

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



March 19, 2015

Tony Doran
Engineering Associate
City of Tualatin
18880 SW Martinazzi Ave.
Tualatin, OR 97062

Re: Mission Terrace Subdivision, SB 15-01

Dear Tony,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

FIRE APPARATUS ACCESS:

1. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. (OFC 503.1.1)
2. **NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)

NO PARKING: Parking on emergency access roads shall be as follows (OFC D103.6.1-2):

1. 20-26 feet road width – no parking on either side of roadway (signage to indicate the no parking)
 2. 26-32 feet road width – parking is allowed on one side (signage to indicate the no parking side)
 3. Greater than 32 feet road width – parking is not restricted.
3. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1)

FIREFIGHTING WATER SUPPLIES:

4. **SINGLE FAMILY DWELLINGS - REQUIRED FIRE FLOW:** The minimum available fire flow for one and two-family dwellings served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to OFC Appendix B. (OFC B105.2)

5. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 600 feet of a proposed residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B)
6. **WATER SUPPLY DURING CONSTRUCTION:** Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)

FIRE HYDRANTS:

7. **FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES:** Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (OFC 507.5.1)
8. **REFLECTIVE HYDRANT MARKERS:** Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)

If you have questions or need further clarification, please feel free to contact me at (503) 649-8577.

Sincerely,



Ty Darby
Deputy Fire Marshal II

Cc: file

MAR 20 2015

COMMUNITY DEVELOPMENT
PLANNING DIVISION

City of Tualatin Planning Dept.

I am the owner of the property along the east side of the Proposed Mission Terrace Sub division. The plans call for a 16' easement to be available for the use of my property.

It was suggested by Westlake Consultants that I should request that the proposed easement have a 25 foot Radius on each side of the access to allow easier access to my property if I were to complete the road onto my property.

Please modify the the plans to create the requested changes.

Sincerely

James Merdock



March 19, 2015

CITY OF TUALATIN
RECEIVED

MAR 23 2015

COMMUNITY DEVELOPMENT
PLANNING DIVISION



City Engineer
Attn: Tony Doran, Engineering Associate
City of Tualatin
18880 S. W. Martinazzi Ave.
Tualatin, Oregon 97062

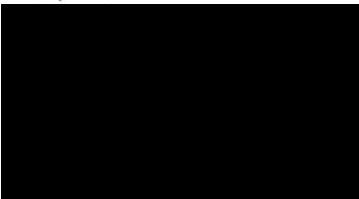
RE: Subdivision SB 15-01, Mission Terrace

We have some concerns about the tree removal and the impact of the water drainage. Attached is a copy of the arborist legend for the trees. Lot five shows two trees to be retained. The trees are a part of a stand of Douglas Firs. As stated in your response to Section 34.230 Criteria, "As noted by the arborist's report, because the large trees on the site have grown up as members of dense stands, individual trees will become subject to windthrow hazard if exposed by removal of neighboring trees". Please include the removal of the trees, coded in green, on lot 5.

Our second concern is the water drainage. When the original Commanche Terrace development went in the drainage that used to dump into that area backup and has caused pooling on our property as well as lots 5 & 6 in the new development. We addressed this issue at a Mission Terrace meeting. With lots 5 & 6 having houses on them is that going to make the drainage back up more on our property? We were told there was the possibility of a connection to Comanche Terrace. The properties on S. W. Avery and Boones Ferry appear to drain across our property to that same area. We were told, by a long time resident, that a creek used to flow through this area. We don't want to see more pooling of water then we already have now. Is there a solution?

Your consideration will be greatly appreciated.



Gary & Sandra Lawson



WESTLAKE
CONSULTANTS
PLANNING • ENGINEERING • ARCHITECTURE

11200 WESTLAKE BLVD SUITE 100
WESTLAKE, CA 91381
TEL: (818) 441-8888

MISSION TERRACE
TUALATIN, OR
EXISTING CONDITIONS PLAN



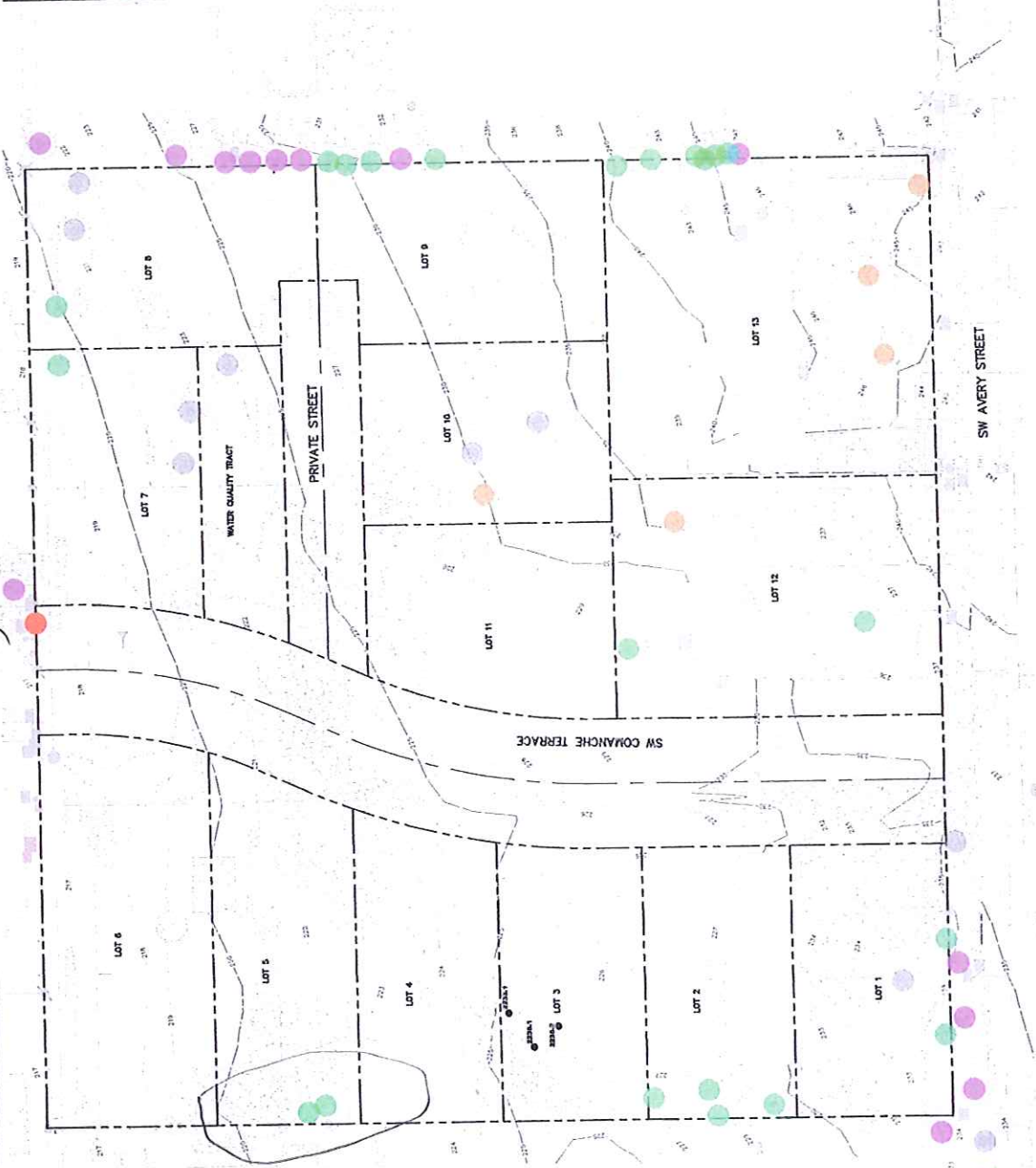
NO.	DATE	DESCRIPTION

P200
SHEET
JOB NO. 2312-14

ARBORIST LEGEND

- RETAIN
- OFF-SITE TREE TO PROTECT
- OFF-SITE TREE TO REMOVE
- SUITABLE FOR TRANSPLANTING
- OMIT (STUMPS AND TREES SMALLER THAN 8")
- LOCATION OF TREES NOT SURVEYED

TREES LOCATED ON PROPERTY LINES ARE NOTED AS "PARTIALLY" OFF-SITE IN THE TREE DATA.



Please remove Thank You

GRAPHIC SCALE
1" = 20 FT



March 26, 2015

Gary and Sandra Lawson
[REDACTED]
[REDACTED]

RE: Mission Terrace Subdivision
City File SB 15-01

Dear Gary and Sandra:

This is in response to your March 19, 2015 letter to Tony Doran at the City of Tualatin regarding the above referenced subdivision. I recall speaking with you at the neighborhood meeting concerning your tree and drainage concerns.

In regard to your concern of two particular trees on Lot 5 (tree 2197 & 2198, Douglas firs), we will add them to the trees to be removed. As you observed on our plan, a number of other trees in close proximity to these two trees will also be removed during site work construction.

In regard to your concern about the drainage on the proposed lot 5, we will further review the existing conditions. A key element of the study will be to assess the runoff that crosses the development property in its current environment, and how that will change once the homes have been constructed on lots 1 through 5. When the home sites have been fully graded and constructed, a majority of rainfall will be directed to the new street, greatly reducing the amount of water which would flow to the north line of the property. If deemed necessary, additional drainage facilities will be constructed to direct the water to a piped system in SW Comanche Street. This would involve placing a field drain at the northwest corner of Lot 6 and piping water to SW Comanche.

Thank you for your comments. Please don't hesitate to contact me with any further questions.

Sincerely yours,
Westlake Consultants, Inc.

Len Schelsky, PLS
Principal

CC: Tony Doran
Kurt Dalbey