



City of Tualatin

www.tualatinoregon.gov

NOTICE OF DECISION

On April 5, 2015 the City of Tualatin approved with conditions AR 15-0026 for Tualatin Animal Clinic Parking Lot Upgrades located at 8700 SW Cherokee (Tax Lot: 2S123AA01000).

This staff level decision will be final after 14 calendar days from the date of this mailing unless a written request for review is received by the **Community Development Department – Planning Division at 18880 SW Martinazzi Avenue, Tualatin, OR 97062 before 5:00 p.m.** The appeal must be submitted on the City Request for Review (i.e. Appeal) form with all the information requested, as required by TDC 31.075, and signed by the appellant. Only those persons who submitted comments during the notice period may submit a request for review. The plans and appeal forms are available at the Planning Counter. The appeal forms must include reasons, the appeal fee and meet the requirements of Section 31.076 of the Tualatin Development Code.

Date notice mailed: 4/5//2016

Date a Request for Review must be filed: 4/19/2016

File: AR-15-0026



City of Tualatin

www.tualatinoregon.gov

April 5, 2016

ARCHITECTURAL REVIEW AND PUBLIC FACILITIES DECISION

AR-15-0026

**** APPROVAL WITH CONDITIONS ****

Case #: AR-15-0026

Project: Tualatin Animal Clinic Parking Lot Upgrades

Location: 8700 SW Cherokee St (Tax Lot 2S1 23AA 01000)

Applicant/Owner: Mike Han, Tualatin Animal Clinic (503-929-1305)

Applicant's Rep: Edward Radulescu, EPR Design (503-265-8461)

Contents

ARCHITECTURAL REVIEW DECISION 3

ARCHITECTURAL REVIEW CONDITIONS OF APPROVAL..... 3

 Notice of Additional Code Provisions 5

 Section 73.100 Landscaping Installation and Maintenance. 5

 Section 73.056 Architectural Review Approvals Shall Expire After Two Years Unless: 5

 Background 5

 The Site6

 The Proposal 6

 Standards and Applicable Criteria..... 6

ARCHITECTURAL REVIEW FINDINGS 7

 Section 35.020 Continuation of Non-Conforming Uses or Structures..... 7

 Section 35.030 Alteration or Enlargement Prohibited. 7

 Section 53.080 Setback Requirements. 8

 Section 73.160 Standards – Site Design..... 8

 Section 73.227 Solid Waste Storage Standards. 11

 Section 73.240 Landscaping General Provisions..... 11

 Section 73.250 Tree Preservation..... 11

 Section 73.260 Tree and Plant Specifications. 12

 Section 73.270 Grading..... 13

 Section 73.280 Irrigation System Required. 13

<p>ARRANGEMENTS CAN BE MADE TO PROVIDE THESE MATERIALS IN ALTERNATIVE FORMATS, SUCH AS LARGE TYPE OR AUDIO COMPACT DISC. PLEASE CONTACT THE PLANNING DIVISION @ 503.691.3026 TO ALLOW AS MUCH LEAD TIME AS POSSIBLE.</p>
--

Section 73.360 off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses.	14
Section 73.370 off-Street Parking and Loading.	15
Section 73.380 off-Street Parking Lots.	17
Section 73.400 Access.....	18
APPEAL 20	
PUBLIC FACILITIES DECISION.....	21
PUBLIC FACILITIES CONDITIONS OF APPROVAL.....	21
PUBLIC FACILITIES FINDINGS.....	22
TMC 3-5: Utilities and Water Quality.....	22
TMC 3-5 Additional Surface Water Management Standards	22
TMC 3-5-010 Policy.	22
TMC 3-5-050 Erosion Control Permits.	22
TMC 3-5-060 Permit Process.	22
TMC 3-5-200 Downstream Protection Requirement.....	23
TMC 3-5-210 Review of Downstream System.	23
TMC 3-5 Permanent On-Site Water Quality Facilities	24
TMC 3-5-280 Placement of Water Quality Facilities.....	24
TMC 3-5-290 Purpose of Title.	24
TMC 3-5-300 Application of Title.	24
TMC 3-5-310 Exceptions.	24
TMC 3-5-320 Definitions.	24
TMC 3-5-330 Permit Required.	25
TMC 3-5-340 Facilities Required.	25
TMC 3-5-345 Inspection Reports.	25
TMC 3-5-350 Phosphorous Removal Standard.....	25
TMC 3-5-360 Design Storm.	25
TMC 3-5-370 Design Requirements.....	26
TMC 3-5-330 Permit Required.	26
TMC 3-5-340 Facilities Required.	26
TMC 3-5-390 Facility Permit Approval.....	26
TDC Chapter 35: Nonconforming Uses, Structures and Signs	26
TDC Section 35.030 Alteration or Enlargement Prohibited.....	26
TDC Chapter 73: Community Design Standards	27
TDC Section 73.270 Grading.	27
TDC Section 73.400 Access.	27
TDC Section 74.210 Minimum Street Right-of-Way Widths.....	28
TDC Section 74.420 Street Improvements.....	29
TDC Chapter 74: Public Improvement Requirements.....	31
TDC Section 74.140 Construction Timing.	31

TDC Section 74.630 Storm Drainage System.	31
TDC Section 74.640 Grading.	32
TDC Section 74.650 Water Quality, Storm Water Detention and Erosion Control.	32
Appeal	33

- Attachments:
- Site Improvements Plan
 - Existing Conditions Plan
 - Preliminary Stormwater, Grading and Erosion Control Plan
 - Memorandum dated March 28, 2016 – Clean Water Services comments

ARCHITECTURAL REVIEW DECISION

Approved with conditions

ARCHITECTURAL REVIEW CONDITIONS OF APPROVAL

Prior to submitting for building permits:

- AR 1. All further submittals shall be sent in one complete and full set. No piecemeal submittals will be accepted. Submittals prior to building permit shall contain one plan set, with one table of contents that includes all pages submitted. All plan set pages and documents shall be numbered in accordance with table of contents. All plan submittals must be on 24 x 36 inch paper. All submittals shall be stapled or bound together down the length of the bound side. Please do not use binder or paper clips. The entire set will be reviewed at one time. A narrative shall be included and will address each condition of approval. Each applicant narrative response shall include how the condition is being addressed and on what revised plan page the condition is shown to be met in drawn form. Each resubmittal will start a new 2-week minimum review period by staff.
- AR 2. Submit revised plans referring to the correct jurisdictions.
- AR 3. Submit, in addition to the site plan, a landscape and planting plan demonstrating compliance with site and landscape requirements specified in the Tualatin Development Code and demonstrating conformance with the conditions of approval below. TDC 73.240
- AR 4. Submit revised site plans specifying an off-street parking and vehicular circulation area setback of at least the code minimum of 5 feet. The setback shall be provided or constructed to match approved plans. TDC 53.080(5)
- AR 5. Revise site plans to include existing and proposed parking area lighting. Such lighting shall be provided or installed in conformance with TDC 73.160(3)(c) and 73.380(6).
- AR 6. Submit a landscape and planting plan showing proposed landscaping on both sides of the parking area entrance drive. Such landscaping shall be in conformance with TDC 73.160(3)(e)

- and 73.240.
- AR 7. Submit a landscape and planting plan specifying park-like lawn or live groundcover and trees and shrubs in yards adjacent to Cherokee St. frontage. Such landscaping shall be in conformance with TDC 73.160(3)(e). TDC 73.240(9)
- AR 8. Submit a landscape and planting plan indicating proposed landscaping shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. Such landscaping shall be in conformance with TDC 73.160(3)(e) and 73.240 (11).
- AR 9. Submit a landscape and planting plan which includes notes, details and specifications in conformance with TDC 73.250 (1) to (3) inclusive.
- AR 10. Submit a landscape and planting plan which includes specifications to the landscaping contractor that reiterate the minimum requirements of 73.260 (1).
- AR 11. Submit a landscape and planting plan which includes a specification to the landscaping contractor that, "All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species." TDC 73.260(4)
- AR 12. Submit landscape plans indicating that, after site grading is completed, topsoil shall be restored to exposed cut and fill areas providing a suitable base for seeding and planting. TDC 73.270(1)
- AR 13. Revise plans to indicate an automatic irrigation layout for living landscape materials in the proposed parking area and the yards adjacent to Cherokee St. frontage. TDC 73.380(9)
- AR 14. Revise site plans to show that parking area landscaping shall be protected by curbs and or wheel stops. TDC 73.360(1)
- AR 15. Submit a landscape and planting plan which includes two deciduous trees planted to shade the parking area. The trees shall meet the requirements of TDC 73.360(7).
- AR 16. Revise site plans to provide at least two covered bicycle parking spaces Meeting the standards of TDC 73.370(1)(n)
- AR 17. Revise site plans to indicate a dedicated vanpool and carpool parking stall with sign. TDC 73.380(1) – Figure 73-01.
- AR 18. Revise site plans to include parking bumpers or wheel stops or curbing. Such barriers shall be in conformance with TDC 73.380(9).
- AR 19. Revise plans to widen the S.W. Cherokee access drive to the greatest extent possible without compromising the parking area design or the integrity of the existing trees on the east side.

Notice of Additional Code Provisions

Section 73.100 Landscaping Installation and Maintenance.

(1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

Section 73.056 Architectural Review Approvals Shall Expire After Two Years Unless:

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division; or**
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR, then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR, then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before approving an extension, the deciding party shall find the request meets these criteria:**
- (a) The applicant submitted a written extension request prior to the original expiration date.**
 - (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
 - (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
 - (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
 - (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
 - (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party, then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**

Background

A Conditional Use Permit (CUP-13-02) for establishment of a Small Animal Veterinary Clinic on this site was approved May 28, 2013. The following were conditions of that approval:

A. The applicant shall submit for Architectural Review (AR) prior to constructing off-street parking facilities.

B. The applicant shall bring all off-street parking into conformance with the off-street parking standards in Tualatin Development Code (TDC) Chapter 73 within 30 months of the date of this resolution.

The 30-month due date for off- street parking conformance was November 28, 2015. To fulfill CUP-13-02 conditions of approval "A" and "B", an application for Architectural Review was received October 16, 2015. It was deemed incomplete November 13, 2015. Additional materials were submitted November 18, 2015 and the application deemed complete November 19, 2015. The applicant granted an extension of the statutory 120-day decision deadline (January 18, 2016) for an additional 60 days to March 14, 2016. The applicant granted a second extension of the statutory 120-day decision deadline for an additional 60 days to May 13, 2016.

A neighborhood/developer meeting was held July 27, 2015, 6:00PM to 7:00PM. It was attended by the applicant/owner, the applicant's representative, and City of Tualatin Assistant Planner Colin Cortes; no one else arrived.

The Site

The subject property is within the Central Commercial (CC) Planning District. "Veterinary clinic with practice limited to small animals" is a conditional use within the CC Planning District pursuant to TDC 53.050(10). The site is approximately 0.34 acres and was developed with a single-family house, which has undergone tenant improvements for prior commercial uses. There is also an outbuilding, a large shed, at the southeast corner of the site.

The site has frontage along both SW Cherokee Street and SW Tualatin Road and takes access from SW Cherokee Street. SW Tualatin Road is built to City standards, while SW Cherokee Street is improved below standards, having 20-ft wide pavement and no curbing, formal planting strips, or sidewalks. CUP-13-02 Attachment D, the Engineering Division Memorandum for that review, states that issues of public improvements and stormwater management could be resolved through Architectural Review (AR) and a Public Works Permit (PWP). Both these issues will be addressed in these findings.

The Proposal

The application proposes to update an existing off-street parking area to current standards. The development area is limited to the parking area and site features adjacent to the main entrance of the clinic. The parking area will contain ten stalls, including one ADA compliant stall. Existing landscaping will be augmented by new planting. Along the northern boundary of the site, 7.5 feet of property will be dedicated to the S.W. Cherokee Street public right-of-way.

Standards and Applicable Criteria

Tualatin Municipal Code (TMC)

Title 03: Utilities and Water Quality

Title 04: Building

Tualatin Development Code (TDC)

Chapter 35: Nonconforming Uses, Structures and Signs

Chapter 53: Central Commercial Planning District (CC)

Chapter 73: Community Design Standards

Chapter 74: Public Improvement Requirements

Conditional Use Permit 13-02

ARCHITECTURAL REVIEW FINDINGS

The transportation grading notes and the erosion control notes on Sheet 2 of 2 make several references to the City of Vancouver, the Vancouver Municipal Code and the State of Washington. These must be corrected.

Condition of Approval: Submit revised plans to refer to the correct jurisdictions.

Section 35.020 Continuation of Non-Conforming Uses or Structures.

(1) Any nonconforming use of a structure or land existing on the date of the adoption of the Tualatin Community Plan, or any use of a structure or land becoming nonconforming subsequent to the effective date of the adoption of said Plan, may be continued, used, occupied or maintained only in accordance with the provisions of this chapter.

Section 35.030 Alteration or Enlargement Prohibited.

(1) A nonconforming structure or use of land may be continued, but shall not be altered or enlarged.... For purposes of this chapter, enlargement or alteration of a nonconforming structure or use of land shall not include improvements to required paving, landscaping, or other esthetic improvements to the premises. ... A nonconforming structure or use of land may be altered or enlarged when such alteration or enlargement will bring the structure or use into conformity with the Planning District Standards for the planning district within which the use or land is located.

The current application is a result of the conditional use permit (CUP-13-02) allowing operation of a veterinary clinic at the site. Resolution No. 5138-13, adopted by the City Council May 28, 2013, approved the conditional use permit for the clinic:

“The Conditional Use Permit (CUP-13-02) for Tualatin Animal Clinic is approved with the following conditions:

A. The applicant shall submit for Architectural Review (AR) prior to constructing off-street parking facilities.

B. The applicant shall bring all off-street parking into conformance with the off-street parking standards in Tualatin Development Code (TDC) 73 within 30 months of the date of this Resolution.

C. The applicant shall operate the use consistent with all application materials submitted to the City on March 28, 2013.

D. The applicant shall comply with all applicable TDC policies and regulations.”

Like many structures and sites in the area, the subject property has been converted from its original residential purpose to commercial uses. In contrast to new site development under the current standards, several existing site conditions are non-conforming. They were legally established and may continue, except for site features addressed specifically by the Conditional Use Permit. CUP 13-02 specifically addressed off-street parking facilities. As cited above, the City Council has required the property owner to improve those facilities to current standards.

Developable area is defined by TDC 31.060. On this site, the developable area is highly constrained by the configuration of existing buildings on the lot. These buildings conform to the current code. However, bringing other features of the site into conformance is impossible without extensive alteration or complete removal of these conforming buildings.

Staff infers from the City Council’s conditions of approval “A” and “B” that the developable area subject to those conditions is the existing off-street parking area and its periphery. The CUP established that other areas on the site are legally continuing non-conforming development and shall not be subject to this architectural review. Given this, the only standard the proposal does not meet is contained in TDC 73.400(11) and regards access to the off-street parking area from the public right-of-way, not the off-street parking facility itself. Therefore, the standard is not applicable. This finding is referred to under section TDC 73.400(11) later in this report.

This decision and the following discussion focus on code sections which the proposed improvements invoke and which the conditions of approval address.

Section 53.080 Setback Requirements.

(5) off-street parking and vehicular circulation areas shall be set back a minimum of 5 feet from any public right-of-way or property line, except as approved through the Architectural Review process.

The required minimum setback is provided if measured on the plans with a scale, but it is not dimensioned or specified.

Condition of Approval: Submit revised site plans adding a dimension line specifying an off-street parking and vehicular circulation area setback of at least the minimum 5 feet. The setback shall be provided or constructed to match approved plans.

Section 73.160 Standards – Site Design

The following standards are minimum requirements for commercial, industrial, public and semi-public development, and it is expected that development proposals shall meet or exceed these minimum requirements.

(1) Pedestrian and Bicycle Circulation.

(a) For commercial, public and semi-public uses:

(i) a walkway shall be provided between the main entrance to the building and any abutting

public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;

Although the subject property abuts S.W. Tualatin Avenue, an arterial and transit route, the developable area subject to this review, as discussed above, abuts S.W. Cherokee Street, not an arterial or collector street, the requirement is not applicable. Nonetheless, a walkway 6 feet wide is provided from the parking area and the clinic's main entrance to a point along Cherokee Street less than 30 feet from the Tualatin Avenue right-of-way.

ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;

(iii) walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;

The existing metal shed to remain on the southeast corner of the subject property is neither a fully nor consistently occupied space and is used only occasionally by employees, not the general public. Therefore, walkways between the main building and the metal shed are not needed. The requirements are not applicable.

(iv) accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;

(v) fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.

(vi) bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.

(vii) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.

The site is served by a walkway connecting the parking area, main entrance and public rights-of-way as noted above. Because of the small scale of the subject property (15,598 s.f.) additional accessways and bikeways are not needed. Furthermore, no fences or gates preventing bike or pedestrian access proposed. The requirements are not applicable.

(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

(d) Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if

applicable.

(e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's re-view and approval.

(f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.

(g) Accessways shall be constructed, owned and maintained by the property owner.

No accessways are being proposed or required. The related requirements are not applicable.

(2) Drive-up Uses.

There are no existing or proposed drive-up uses. The requirements are not applicable.

(3) Safety and Security.

(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way without shining into public rights-of-way or fish and wildlife habitat areas.

No existing or proposed parking area lighting is shown on the plans.

Condition of Approval: Revise site plans to include existing and proposed parking area lighting. Such lighting shall be provided or installed in conformance with TDC 73.160(3)(c) and 73.380(6).

(e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.

The application does not include a landscaping plan with all the information required on an approved plan. On either side of the entrance drive, no existing or proposed parking area landscaping materials and sizes are shown or specified on the plans. Therefore, staff requires the following:

Condition of Approval: Submit, in addition to a revised site plan, a landscape and planting plan demonstrating compliance with site and landscape requirements specified in the Tualatin Development Code and demonstrating conformance with the relevant conditions of approval below.

Condition of Approval: Submit a landscape and planting plan showing proposed landscaping on both sides of the parking area entrance drive. Such landscaping shall be in conformance with TDC 73.160(3)(e) and 73.240

(5) The Federal Americans with Disabilities Act (ADA) applies to development in the City of Tualatin. Although TDC, Chapter 73 does not include the Oregon Structural Specialty Code's (OSSC) accessibility standards as requirements to be reviewed during the Architectural Review process, compliance with the OSSC is a requirement at the Building Permit step. It is strongly recommended all materials submitted for Architectural Review show compliance with the OSSC.

This citation is for the applicant's information.

Section 73.227 Solid Waste Storage Standards.

(1) The mixed solid waste and source separated recyclables storage standards shall apply to all new or expanded multi-family residential developments containing five or more units and to new or expanded commercial, industrial, public and semi-public development.

The proposed site improvements do not constitute new or expanded development, and therefore, the standards do not apply.

Section 73.240 Landscaping General Provisions.

(1) The following standards are minimum requirements.

(3) The minimum area requirement for landscaping for uses in CO, CR, CC, CG, ML and MG Planning Districts shall be fifteen (15) percent of the total land area to be developed....

The subject site is located within a CC zoning district. The lot area is 15,598 square feet. Therefore, 2,340 square feet of landscaping is required. 3,817 square feet of landscaping is provided. The standard is met.

(9) Yards adjacent to public streets ... shall be planted to lawn or live groundcover and trees and shrubs and be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.

There is little information regarding existing or proposed landscaping materials shown or specified on the plans. The standard specified in Section 73.240 (9) will be applied to yards on the Cherokee St. frontage because they are adjacent to the portion of the site where the proposed improvements are located.

Condition of Approval: Submit a landscape and planting plan specifying park-like lawn or live groundcover and trees and shrubs in yards adjacent to Cherokee St. frontage. Such landscaping shall be in conformance with TDC 73.160(3)(e).

(11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with un-vegetated areas of bark chips, rock or stone. Disturbed soils are encouraged to be amended to an original or higher level of porosity to regain infiltration and stormwater storage capacity.

Refer to findings regarding 73.240 (9).

Condition of Approval: Submit a landscape and planting plan indicating proposed landscaping shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. Such landscaping shall be in conformance with TDC 73.160(3)(e) and 73.240 (11).

Section 73.250 Tree Preservation.

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

(2) During the construction process:

(a) The owner or the owner's agents shall provide above and below ground protection for existing trees and plant materials identified to remain.

(b) Trees and plant materials identified for preservation shall be protected by chain link or other

sturdy fencing placed around the tree at the drip line.

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

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

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

(f) Tree root ends shall not remain exposed.

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

The proposed plan shows two trees and a "cluster" of trees along the eastern boundary of the proposed parking area. There is no information regarding tree preservation shown or specified on the plans except that these will remain. The standard specified in Section 73.240 (9) will be applied to yards on the Cherokee St. frontage because they are adjacent to the portion of the site where the proposed improvements are located.

Condition of Approval: Submit a landscape and planting plan which includes notes, details and specifications in conformance with TDC 73.250 (1) to (3) inclusive.

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

Proposed plan does not indicate trees are to be removed. This standard does not apply.

(5) Pruning for retained deciduous shade trees shall be in accordance with National Arborist Association "Pruning Standards For Shade Trees," revised 1979.

This citation is for the applicant's information.

Section 73.260 Tree and Plant Specifications.

(1) The following specifications are minimum standards for trees and plants:

(a) Deciduous Trees: Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1 1/2") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be characteristically shaped specimens.

(b) Coniferous Trees. Coniferous trees shall be a minimum five feet (5') in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.

(c) Evergreen and Deciduous Shrubs. Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.

(d) Groundcovers. Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (*Hedera helix*) is considered a high maintenance material which is detrimental to other landscape materials and buildings and is therefore prohibited.

(e) Lawns. Lawns shall consist of grasses, including sod, or seeds of acceptable mix within the local landscape industry. Lawns shall be 100 percent coverage and weed free.

Plan specifications requiring the above standards should appear on the final landscaping construction document.

Condition of Approval: Submit a landscape and planting plan which includes specifications to the landscaping contractor that reiterate the minimum requirements of 73.260 (1).

(2) Landscaping shall be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition), Lane Publishing Company, Menlo Park, California or the American Nurserymen Association Standards (latest edition).

This citation is for the applicant's information.

(4) All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species.

A plan specification to this effect should appear on the final landscaping construction document.

Condition of Approval: Submit a landscape and planting plan which includes a specification to the landscaping contractor that, "All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species."

Section 73.270 Grading

In addition to the Planning Department comments below, the City of Tualatin Engineering Department reviews compliance with TDC Section 73.270. If there is any conflict or contradiction between Planning's analysis and Engineering's, Planning defers to Engineering.

(1) After completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

The site plans indicate removal of asphalt and gravel and the installation of new porous asphaltic concrete with substrates and drainage system, and of landscaped islands. All this work will necessitate grading. Therefore, staff is applying the following

Condition of Approval: Submit landscape plans indicating that, after site grading is completed, topsoil shall be restored to exposed cut and fill areas providing a suitable base for seeding and planting.

(4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.

The site plans indicate installation of new porous asphaltic concrete with substrates and drainage system directing drainage away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas. The requirement is met.

Section 73.280 Irrigation System Required.

Except for townhouse lots, landscaped areas shall be irrigated with an automatic underground or drip

irrigation system.

There is no information regarding any existing or proposed irrigation system. The standard specified in Section 73.280 will be applied to landscaping features of the proposed parking area and to the yards on the Cherokee St. frontage.

Condition of Approval: Revise plans to indicate an automatic irrigation layout for living landscape materials in the proposed parking area and the yards adjacent to Cherokee St. frontage.

Section 73.360 off-Street Parking Lot Landscape Islands - Commercial, Industrial, Public, and Semi-Public Uses.

(1) A minimum of 25 square feet per parking stall shall be improved with landscape island areas. They may be lower than the surrounding parking surface to allow them to receive stormwater run-off and function as water quality facilities as well as parking lot landscaping. They shall be protected from vehicles by curbs, but the curbs may have spaces to allow drainage into the islands. They shall be dispersed throughout the parking area [see TDC 73.380(3)]. They shall be planted with groundcover or shrubs that will completely cover the island area within 3 years. They shall be planted with deciduous shade trees when needed to meet the parking lot shade tree requirements. Native plant materials are encouraged. Landscape square footage requirements shall not apply to parking structures and underground parking.

Ten parking stalls are proposed and 250 square feet of parking area islands are required. Areas totaling 680 square feet are provided. Such areas shall be protected by curbs and or wheel stops. Also, refer to findings and condition of approval under 73.240 (11) regarding ground coverage after three years.

Condition of Approval: Revise plans to show that parking area landscaping shall be protected by curbs and or wheel stops.

(2) Landscaped island areas with deciduous parking lot shade trees shall be a minimum of 5 feet in width (from inside of curb to curb).

All landscape areas shown on the proposed plans meet this requirement.

(3) A minimum of one deciduous shade tree shall be provided for every four (4) parking spaces to lessen the adverse impacts of glare, reduce heat from paved surfaces, and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot (see TDC 73.380(3)), except that within the Central Design District landscape islands and shade trees may be placed to frame views of the Tualatin Commons water feature or identified architectural focal elements. The trees shall meet the requirements of TDC 73.360(7). Parking lot shade tree requirements shall not apply to parking structures and underground parking.

The proposed plan shows two trees and a "cluster" of trees along the eastern boundary of the proposed parking area. (Refer to findings and condition of approval regarding Section 73.250 (1) to (3).) However, these trees are not a deciduous species. For ten parking spaces, two deciduous trees are required. The plans must be revised to meet this requirement.

Condition of Approval: Submit a landscape and planting plan which includes two deciduous trees planted to shade the parking area. The trees shall meet the requirements of TDC 73.360(7).

(5) Required plant material in landscape islands shall achieve 90 percent coverage within three years. Native shrubs and trees are encouraged.

Refer to findings and condition of approval under 73.240 (11) regarding ground coverage after three years.

(7) Deciduous shade trees shall meet the following criteria:

- (a) Reach a mature height of 30 feet or more;**
- (b) Cast moderate to dense shade in summer;**
- (c) Long lived, i.e., over 60 years;**
- (d) Do well in an urban environment:**
 - (i) Pollution tolerant.**
 - (ii) Tolerant of direct and reflected heat.**
- (e) Require little maintenance:**
 - (i) Mechanically strong.**
 - (ii) Insect- and disease-resistant.**
 - (iii) Require little pruning.**
- (f) Be resistant to drought conditions;**
- (g) Be barren of fruit production.**

Proposed plans do not include the planting of any new deciduous trees. However, two trees are required by 73.360(3). Refer to the findings under that section.

Section 73.370 off-Street Parking and Loading.

(1) General Provisions.

- (a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between guidelines or objectives in TDC Chapter 73, the proposal shall provide a balance.**
- (j) Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business.**
- (n) Bicycle parking facilities shall include long-term parking that consists of covered, secure stationary racks, lockable enclosures, or rooms (indoor or outdoor) in which the bicycle is stored and short-term parking provided by secure stationary racks (covered or not covered), which accommodate a bicyclist's lock securing the frame and both wheels. The Community Development Director, their designee, or the Architectural Review Board may approve a form of bicycle parking not specified in these provisions but that meets the needs of long-term and/or short-term parking**

pursuant to Section 73.370.

(v) Required bicycle parking spaces shall be provided at no cost to the bicyclist, or with only a nominal charge for key deposits, etc. This shall not preclude the operation of private for-profit bicycle parking businesses.

(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

(2) off-Street Parking Provisions.

(a) The following are the minimum and maximum requirements for off-street motor vehicle parking in the City...

USE	MINIMUM MOTOR VEHICLE PARKING REQUIREMENT	MAXIMUM MOTOR VEHICLE PARKING REQUIREMENT	BICYCLE PARKING REQUIREMENT	PERCENTAGE OF BICYCLE PARKING TO BE COVERED
Medical & dental offices	3.90 spaces per 1,000 sq. ft. of gross floor area	5.9 spaces per 1,000 sq. ft. gross floor area	2, or 0.33 spaces per 1,000 gross sq. ft. ;whichever is greater	First 10 spaces or 40%, whichever is greater
General office	2.70 spaces per 1,000 sq. ft. of gross floor area	4.1 spaces per 1,000 sq. ft. gross floor area	2, or 0.50 spaces per 1,000 gross sq. ft. whichever is greater	First 10 spaces or 40%, whichever is greater
Warehousing	0.30 spaces per 1,000 sq. ft. of gross floor area	0.5 spaces per 1,000 sq. ft. gross floor area	2, or 0.10 spaces per 1,000 gross sq. ft., whichever is greater	First 5 spaces or 30%, whichever is greater

The following table contains data for the subject site.

Use	Area	Required auto stalls	Required bike stalls
General office	2,688	7.26	1.3
Storage	1,387	1.09	0.1
Total		8	2 (covered)
Provided		10	0

The proposed plans provide enough automobile parking stalls to comply. However, no bicycle parking is provided.

Condition of Approval: Revise plans to provide at least two covered bicycle parking spaces Meeting the standards of 73.370 (n).

(3) off-Street Vanpool and Carpool Parking Provisions.

The minimum number of off-street Vanpool and Carpool parking for commercial, institutional and industrial uses is as follows:

Number of Required Parking Spaces	Number of Vanpool or Carpool Spaces
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

The proposed parking plan does not provide the required vanpool and carpool parking stall.

Condition of Approval: Revise plans to indicate a dedicated vanpool and carpool parking stall with sign.

Section 73.380 off-Street Parking Lots.

A parking lot, whether an accessory or principal use, intended for the parking of automobiles or trucks, shall comply with the following:

(1) off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section, except for parking structures and underground parking where stall length and width requirements for a standard size stall shall be reduced by .5 feet and vehicular access at the entrance if gated shall be a minimum of 18 feet in width.

Figure 73-1 specifies the length of a standard 90-degree parking stall as 18.5 feet. However, it also allows for 2.5 feet of overhang where possible. General Site Plan Notes on the submitted plans state that the standard stalls will be 18 feet. The submitted site plan indicates there is sufficient overhang room to accommodate the added length. The standard is met.

(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by TDC 73.370(2). Stalls in excess of the number required by TDC 73.370(2) can be sub-compact stalls.

As discussed earlier under TDC 73-370(2), eight parking stalls are required. To calculate the maximum, we multiply that number by 35% and round down:

$$8 \text{ required stalls} \times 35\% = 2.8 \sim 2 \text{ stalls}$$

The proposed parking design has 10 parking stalls, 2 in excess of the number required.

$$2 \text{ sub-compact allowed of required 8, plus 2 excess} = 4 \text{ sub-compact stalls}$$

Therefore, the proposed number of compact parking stalls is permitted. The standard is met.

(3) off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation, except for parking structures and underground parking. For parking lots within the Central Design District that are designed to frame views of the central water feature or identified architectural focal elements as provided in TDC 73.350(3), this requirement shall not apply and the location of parking lot landscape islands shall be determined through the Architectural Review process.

Rows in the proposed parking lot do not exceed eight continuous spaces. Landscape separations are not required.

(4) Parking lot drive aisles shall be constructed of asphalt or concrete, including pervious concrete. Parking stalls shall be constructed of asphalt or concrete, or a pervious surface such as pavers or grasscrete, but not gravel or woody material. Drive aisles and parking stalls shall be maintained adequately for all-weather use and drained to avoid water flow across sidewalks. Pervious surfaces such as pervious concrete, pavers and grasscrete, but not gravel or woody material, are encouraged for parking stalls in or abutting the Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or in a Clean Water Services Vegetated Corridor. Parking lot landscaping shall be provided pursuant to the requirements of TDC 73.350 and TDC 73.360. Walkways in parking lots shall be provided pursuant to TDC 73.160.

Plans call for parking area to be paved with porous concrete. This would meet the requirement.

(6) Artificial lighting, which may be provided, shall be deflected to not shine or create glare in a residential planning district, an adjacent dwelling, street right-of-way in such a manner as to impair the use of such way or a Natural Resource Protection Overlay District, Other Natural Areas identified in Figure 3-4 of the Parks and Recreation Master Plan, or a Clean Water Services Vegetated Corridor.

Refer to findings and condition of approval regarding TDC 73.160(3)(c).

(9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.

No proposed parking bumpers or wheel stops or curbing are shown on the plans.

Condition of Approval: Revise plans to include parking bumpers or wheel stops or curbing. Such barriers shall be in conformance with TDC 73.380(9).

(10) Disability parking spaces and accessibility shall be provided in accordance with applicable federal and state requirements.

A disability parking space is provided. Its conformance with federal and state requirements will be reviewed with building safety permits and building safety inspections. Refer to TDC 73.160(5).

Section 73.400 Access.

In addition to the Planning Department comments below, the City of Tualatin Engineering Department reviews compliance with TDC Section 73.400. If there is any conflict or contradiction between Planning's analysis and Engineering's, Planning defers to Engineering.

(8) To afford safe pedestrian access and egress for properties within the City, a sidewalk shall be constructed along all street frontage, prior to use or occupancy of the building or structure proposed for said property. The sidewalks required by this section shall be constructed to City standards, except in the case of streets with inadequate right-of-way width or where the final street design and grade have not been established, in which case the sidewalks shall be constructed to a design and in a manner approved by the City Engineer. Sidewalks approved by the City Engineer may include temporary sidewalks and sidewalks constructed on private property; provided, however, that such sidewalks shall provide continuity with sidewalks of adjoining commercial developments existing or proposed. When a sidewalk is to adjoin a future street improvement, the sidewalk construction shall include construction of the curb and gutter section to grades and alignment established by the City Engineer.

The City Engineer is not requiring public sidewalks and related improvements at this time.

(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses.

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.
1-99	1	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only

Staff notes that the effective width of the existing access drive is 22 feet. The proposed access is 24 feet wide, 8 feet less than the standard contained in TDC 73.400(11).

Staff finds that the City Council's conditions of approval in CUP 13-02 established off-street parking standards as the criteria applicable to this architectural review, and that other standards regarding legally continuing non-conforming development are not applicable. The only standard the proposal does not meet is contained in TDC 73.400(11) and regards access to the off-street parking area from the public right-of-way, not the off-street parking facility itself. Therefore, the standard is not applicable.

However, for safety the width of the access drive must be maximized given site constraints. The western side of the driveway approach may be moved to the west until it lines up with the end of the adjacent parking stall. The eastern side may be moved if the adjacent parking spaces take advantage of the 2.5-foot overhang illustrated in TDC Figure 73-1 (provided there is no interference with the existing trees). These are suggestions, but staff adds the following condition of approval:

Condition of approval: Revise plans to widen the S.W. Cherokee access drive to the greatest extent possible without compromising the parking area design or the integrity of the existing trees on the east side.

The City Engineer is not requiring public sidewalks and related improvements at this time. Therefore, there is nothing to connect an access walkway to. Staff finds it appropriate to indefinitely defer installation of a walkway along the access drive.

(15) Distance between Driveways and Intersections.

(a) At the intersection of collector or arterial streets, driveways shall be located a minimum of 150 feet from the intersection.

(c) If the subject property is not of sufficient width to allow for the separation between driveway and intersection as provided, the driveway shall be constructed as far from the intersection as possible, while still maintaining the 5-foot setback between the driveway and property line as required by TDC 73.400(14)(b).

The proposed driveway is nearly as far as possible from the intersection of S.W. Tualatin Ave. and S.W. Cherokee St. With the previous condition of approval regarding TDC 73.400(11), this standard will be met. No additional condition of approval is required.

(16) Vision Clearance Area.

(a) Local Streets - A vision clearance area for all local street intersections, local street and

driveway intersections, and local street or driveway and railroad intersections shall be that triangular area formed by the right-of-way lines along such lots and a straight line joining the right-of-way lines at points which are 10 feet from the intersection point of the right-of-way lines, as measured along such lines (see Figure 73-2 for illustration).

APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on April 19, 2016, unless a written appeal is received by the Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., April 19, 2016. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant. The plans and appeal forms are available at the Tualatin Library and at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:



Robin G Dehnert

Associate Planner

Issued by:



Aquilla Hurd-Ravich

Planning Manager

PUBLIC FACILITIES DECISION

Based on the findings presented, the City Engineer approves the Architectural Review of AR15-0026, Tualatin Animal Clinic Parking Lot with the following conditions:

PUBLIC FACILITIES CONDITIONS OF APPROVAL

Prior to issuance of public works and water quality permits:

- PFR 1. Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR 2. Submit final stormwater calculations.
- PFR 3. Submit final stormwater plans.
- PFR 4. Submit final plans for the driveway within the proposed right-of-way to the maximum width possible while maintaining code requirements for the parking lot.
- PFR 5. Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions and obtain an Amended Service Provider Letter as determined by Clean Water Services for any revisions to the proposed plans.
- PFR 6. Submit plans that minimize the impact of stormwater from the development to adjacent properties.

Prior to issuance of a building permit:

- PFR 7. Obtain public works and water quality permit.
- PFR 8. Construct public works and water quality improvements shown on submitted plans and corrected by conditions of approval or provide financial assurance.
- PFR 9. Dedicate 7.5 feet of additional right-of-way on SW Cherokee Street to total 37.5 feet from railroad property.

Prior to issuance of a certificate of occupancy:

- PFR 10. Construct public works and water quality permit improvements shown on submitted plans and corrected by conditions of approval.

PUBLIC FACILITIES FINDINGS

TMC 3-5: Utilities and Water Quality

TMC 3-5 Additional Surface Water Management Standards

TMC 3-5-010 Policy.

It is the policy of the City to require temporary and permanent measures for all construction projects to lessen the adverse effects of construction on the environment. The contractor shall properly install, operate and maintain both temporary and permanent works as provided in this chapter or in an approved plan, to protect the environment during the term of the project. In addition, these erosion control rules apply to all properties within the City, regardless of whether that property is involved in a construction or development activity. Nothing in this chapter shall relieve any person from the obligation to comply with the regulations or permits of any federal, state, or local authority...

TMC 3-5-050 Erosion Control Permits.

(1) Except as noted in subsection (3) of this section, no person shall cause any change to improved or unimproved real property that causes, will cause, or is likely to cause a temporary or permanent increase in the rate of soil erosion from the site without first obtaining a permit from the City and paying prescribed fees...

TMC 3-5-060 Permit Process.

(1) Applications for an Erosion Control Permit. Application for an Erosion Control Permit shall include an Erosion Control Plan which contains methods and interim facilities to be constructed or used concurrently and to be operated during construction to control erosion. The plan shall include either:

(a) A site specific plan outlining the protection techniques to control soil erosion and sediment transport from the site to less than one ton per acre per year as calculated using the Soil Conservation Service Universal Soil Loss Equation or other equivalent method approved by the City Engineer, or

(b) Techniques and methods contained and prescribed in the Soil Erosion Control Matrix and Methods, outlined in TMC 3-5.190 or the Erosion Control Plans - Technical Guidance Handbook, City of Portland and Unified Sewerage Agency, January, 1991.

(2) Site Plan. A site specific plan, pre-pared by an Oregon registered profession-al engineer, shall be required when the site meets any of the following criteria:

(a) greater than five acres;

(b) greater than one acre and has slopes greater than 20 percent;

(c) contains or is within 100 feet of a City-identified wetland or a waterway identified on FEMA floodplain maps; or

(d) greater than one acre and contains highly erodible soils.

The total site area is 15,598 square feet. As this is less than an acre no NPDES permit is required. A City of Tualatin erosion control permit will be obtained. This criterion is satisfied with conditions of approval PFR-1.

TMC 3-5-200 Downstream Protection Requirement.

Each new development is responsible for mitigating the impacts of that development upon the public storm water quantity system. The development may satisfy this requirement through the use of any of the following techniques, subject to the limitations and requirements in TMC 3-5-210: Construction of permanent on-site stormwater quantity detention facilities designed in accordance with this title;...

TMC 3-5-210 Review of Downstream System.

For new development other than the construction of a single family house or duplex, plans shall document review by the design engineer of the downstream capacity of any existing storm drainage facilities impacted by the proposed development. That review shall extend downstream to a point where the impacts to the water surface elevation from the development will be insignificant, or to a point where the conveyance system has adequate capacity, as determined by the City Engineer. To determine the point at which the downstream impacts are insignificant or the drainage system has adequate capacity, the design engineer shall submit an analysis using the following guidelines:

- (1) evaluate the downstream drainage system for at least ¼ mile;
- (2) evaluate the downstream drainage system to a point at which the runoff from the development in a build out condition is less than 10 percent of the total runoff of the basin in its current development status. Developments in the basin that have been approved may be considered in place and their conditions of approval to exist if the work has started on those projects;
- (3) evaluate the downstream drainage system throughout the following range of storms: 2, 5, 10, 25 year;
- (4) The City Engineer may modify items 1, 2, 3 to require additional information to determine the impacts of the development or to delete the provision of unnecessary information.

TMC 3-5-220 CRITERIA FOR REQUIRING ON-SITE DETENTION TO BE CONSTRUCTED.

The City shall determine whether the onsite facility shall be constructed. If the onsite facility is constructed, the development shall be eligible for a credit against Storm and Surface Water System Development Charges, as provided in City ordinance. On-site facilities shall be constructed when any of the following conditions exist:

- (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...

This project will redesign a new onsite parking lot as a requirement of Conditional Use Permit CUP 13-02 which allowed the current veterinary clinic use. Preliminary stormwater calculations and plans show the new parking lot will consist of 4,233 square feet of pervious pavement designed to infiltrate up to a 100-year stormwater event. This criterion is satisfied with conditions of approval PFR-2 and 3.

TMC 3-5 Permanent On-Site Water Quality Facilities

TMC 3-5-280 Placement of Water Quality Facilities.

Title III specifies that certain properties shall install water quality facilities for the purpose of removing phosphorous. No such water quality facilities shall be constructed within the defined area of existing or created wetlands unless a mitigation action, approved by the City, is constructed to replace the area used for the water quality facility.

The water quality facilities are shown to be located outside both wetland and associated buffer. This criterion is met.

TMC 3-5-290 Purpose of Title.

The purpose of this title is to require new development and other activities which create impervious surfaces to construct or fund on-site or off-site permanent water quality facilities to reduce the amount of phosphorous entering the storm and surface water system.

TMC 3-5-300 Application of Title.

Title III of this Chapter shall apply to all activities which create new or additional impervious surfaces, except as provided in TMC 3-5.310.

TMC 3-5-310 Exceptions.

(1) Those developments with application dates prior to July 1, 1990, are exempt from the requirements of Title III.

The application date shall be defined as the date on which a complete application for development approval is accepted by the City in accordance with City regulations.

(2) Construction of one and two family (duplex) dwellings are exempt from the requirements of Title III.

(3) Sewer lines, water lines, utilities or other land development that will not directly increase the amount of storm water run-off or pollution leaving the site once construction has been completed and the site is either restored to or not altered from its approximate original condition are exempt from the requirements of Title III.

TMC 3-5-320 Definitions.

(1) "Stormwater Quality Control Facility" refers to any structure or drainage way that is designed, constructed and maintained to collect and filter, retain, or detain surface water run-off during and after a storm event for the purpose of water quality improvement. It may also include, but is not limited to, existing features such as constructed wetlands, water quality swales, low impact development approaches ("LIDA"), and ponds which are maintained as stormwater quality control facilities.

(2) "Low impact development approaches" or "LIDA: means stormwater facilities constructed utilizing low impact development approaches used to temporarily store, route or filter run-off for the purpose of improving water quality. Examples include; but are not limited to, Porous Pavement, Green Roofs, Infiltration Planters/Rain Gardens, Flow-Through Planters, LIDA Swales, Vegetated Filter Strips, Vegetated

Swales, Extended Dry Basins, Constructed Water Quality Wetland, Conveyance and Stormwater Art, and Planting Design and Habitats.

(3) "Water Quality Swale" means a vegetated natural depression, wide shallow ditch, or constructed facility used to temporarily store, route or filter run-off for the purpose of improving water quality.

(4) "Existing Wetlands" means those areas identified and delineated as set forth in the Federal Manual for Identifying the Delineating Jurisdictional Wetlands, January, 1989, or as amended, by a qualified wetlands specialist.

(5) "Created Wetlands" means those wetlands developed in an area previously identified as a non-wetland to replace, or mitigate wetland destruction or displacement.

(6) "Constructed Wetlands" means those wetlands developed as a water quality or quantity facility, subject to change and maintenance as such. These areas must be clearly defined and/or separated from existing or created wetlands. This separation shall preclude a free and open connection to such other wetlands.

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 3-5-340 Facilities Required.

For new development, subject to the exemptions of TMC 3-5-310, no permit for construction, or land development, or plat or site plan shall be approved unless the conditions of the plat, plan or permit approval require permanent stormwater quality control facilities in accordance with this Title III.

TMC 3-5-345 Inspection Reports.

The property owner or person in control of the property shall submit inspection reports annually to the City for the purpose of ensuring maintenance activities occur according to the operation and maintenance plan submitted for an approved permit or architectural review.

TMC 3-5-350 Phosphorous Removal Standard.

The stormwater quality control facilities shall be designed to remove 65 percent of the phosphorous from the runoff from 100 percent of the newly constructed impervious surfaces. Impervious surfaces shall include pavement, buildings, public and private roadways, and all other surfaces with similar runoff characteristics.

TMC 3-5-360 Design Storm.

The stormwater quality control facilities shall be designed to meet the removal efficiency of TMC 3-5-350 for a mean summertime storm event totaling 0.36 inches of precipitation falling in four hours with an average return period of 96 hours.

TMC 3-5-370 Design Requirements.

The removal efficiency in TDC Chapter 35 specifies only the design requirements and are not intended as a basis for performance evaluation or compliance determination of the stormwater quality control facility installed or constructed pursuant to this Title III.

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 3-5-340 Facilities Required.

For new development, subject to the exemptions of TMC 3-5-310, no permit for construction, or land development, or plat or site plan shall be approved unless the conditions of the plat, plan or permit approval require permanent stormwater quality control facilities in accordance with this Title III.

TMC 3-5-390 Facility Permit Approval.

A stormwater quality control facility permit shall be approved only if the following are met:

- (1) The plat, site plan, or permit application includes plans and a certification prepared by an Oregon registered, professional engineer that the proposed stormwater quality control facilities have been designed in accordance with criteria expected to achieve removal efficiencies for total phosphorous required by this Title III. Clean Water Services Design and Construction Standards shall be used in preparing the plan for the water quality facility; and
- (2) The plat, site plan, or permit application shall be consistent with the areas used to determine the removal required in TMC 3-5-350; and
- (3) A financial assurance, or equivalent security acceptable to the City, is provided by the applicant which assures that the stormwater quality control facilities are constructed according to the plans established in the plat, site plan, or permit approval. The financial assurance may be combined with our financial assurance requirements imposed by the City; and
- (4) A stormwater facility agreement identifies who will be responsible for assuring the long term compliance with the operation and maintenance plan.

This project will redesign a new onsite parking lot as a requirement of Conditional Use Permit CUP 13-02 which allowed the current veterinary clinic use. Preliminary stormwater calculations and plans show the new parking lot will consist of 4,233 square feet of pervious pavement designed to infiltrate up to a 100-year stormwater event. This criterion is satisfied with conditions of approval PFR-2 and 3.

TDC Chapter 35: Nonconforming Uses, Structures and Signs

TDC Section 35.030 Alteration or Enlargement Prohibited.

- (1) A nonconforming structure or use of land may be continued, but shall not be altered or enlarged.... For purposes of this chapter, enlargement or alteration of a nonconforming structure or use of land shall not

include improvements to required paving, landscaping, or other esthetic improvements to the premises. ... A nonconforming structure or use of land may be altered or enlarged when such alteration or enlargement will bring the structure or use into conformity with the Planning District Standards for the planning district within which the use or land is located.

With regard to the standards and requirements applicable to site development, the existing site conditions stand as legally established non-conforming development attributes. The proposed improvements, while not bringing the site fully up to current standards, go as far toward full compliance as is practical and prudent at this time. The remaining features continue to be legally established non-conformities. The code sections discussed in this decision are limited to those that the proposed improvements and the conditions of approval address.

TDC Chapter 73: Community Design Standards

TDC Section 73.270 Grading.

(1) After completion of site grading, top-soil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

(2) All planting areas shall be graded to provide positive drainage.

(3) Neither soil, water, plant materials nor mulching materials shall be allowed to wash across roadways or walkways.

(4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.

The plans show grades directing runoff away from public right-of-way. The stormwater calculations show the pervious pavement will infiltrate runoff up to a 100-year storm. This criterion is satisfied with conditions of approval PFR- 1.

TDC Section 73.400 Access.

(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses.

In the Central Design District, when driveway access is on local streets, not collectors or arterials and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, ingress and egress shall not be less than 24 feet. In all other cases, ingress and egress for commercial uses shall not be less than the following:

(14) Maximum Driveway Widths and Other Requirements.

(a) Unless otherwise provided in this chapter, maximum driveway widths shall not exceed 40 feet.

(b) Except for townhouse lots, no driveways shall be constructed within 5 feet of an adjacent property line, except when two adjacent property owners elect to provide joint access to their respective properties, as provided by Subsection (2).

(c) There shall be a minimum distance of 40 feet between any two adjacent driveways on a single property unless a lesser distance is approved by the City Engineer.

(15) Distance between Driveways and Intersections.

Except for single-family dwellings, the minimum distance between driveways and intersections shall be as provided below. 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.

(b) At the intersection of two local streets, driveways shall be located a minimum of 30 feet from the intersection.

(c) If the subject property is not of sufficient width to allow for the separation between driveway and intersection as provided, the driveway shall be constructed as far from the intersection as possible, while still maintaining the 5-foot setback between the driveway and property line as required by TDC 73.400(14)(b).

(d) When considering a public facilities plan that has been submitted as part of an Architectural Review plan in accordance with TDC 31.071(6), the City Engineer may approve the location of a driveway closer than 150 feet from the intersection of collector or arterial streets, based on written findings of fact in support of the decision. The written approval shall be incorporated into the decision of the City Engineer for the utility facilities portion of the Architectural Review plan under the process set forth in TDC 31.071 through 31.077.

The plans show the proposed driveway approach to be 24-feet wide, which is less than 40 feet, but not equal to or greater than the minimum of 32-feet. However, as noted in TDC 35.030, this project brings the site into closer to conformance with code. The location is less than 150 feet from the intersection with SW Tualatin Road, approximately 100 feet away, but there is not sufficient width of the property to locate it 150 feet away. The applicant should attempt to widen the driveway to the greatest width possible while maintaining code requirements for the parking lot. This criterion is satisfied with conditions of approval PFR -4.

TDC Section 74.210 Minimum Street Right-of-Way Widths.

The width of streets in feet shall not be less than the width required to accommodate a street improvement needed to mitigate the impact of a proposed development. In cases where a street is required to be improved according to the standards of the TDC, the width of the right-of-way shall not be less than the minimums indicated in TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G.

(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 TDC Chapter 74, Public Improvement Requirements, Figures 74-2A through 74-2G 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.

(3) For development applications that will impact existing streets not adjacent to the applicant's property, and to construct necessary street improvements to mitigate those impacts would require additional right-of-way, the applicant shall be responsible for obtaining the necessary right-of-way from the property owner. A right-of-way dedication deed form shall be obtained from the City Engineer and upon completion returned to the City Engineer for acceptance by the City. On subdivision and partition plats the right-of-way dedication shall be accepted by the City prior to acceptance of the final plat by the City. On other development applications the right-of-way dedication shall be accepted by the City prior to issuance of building permits. The City may elect to exercise eminent domain and condemn necessary off-site right-of-way at the applicant's request and expense. The City Council shall determine when condemnation proceedings are to be used.

(4) If the City Engineer deems that it is impractical to acquire the additional right-of-way as required in subsections (1)-(3) of this section from both sides of the center-line in equal amounts, the City Engineer may require that the right-of-way be dedicated in a manner that would result in unequal dedication from each side of the road. This requirement will also apply to slope and utility easements as discussed in TDC 74.320 and 74.330. The City Engineer's recommendation shall be presented to the City Council in the preliminary plat approval for subdivisions and partitions, and in the recommended decision on all other development applications, prior to finalization of the right-of-way dedication requirements.

Resolution 5138-13 which approved CUP13-02 required dedication of 7.5 feet of right-of-way. This was to enable a future cross section of a local street without sidewalk or planter strip on the north side of SW Cherokee Street due to the railroad. The total existing right-of-way width is 30 feet. The submitted plans show dedication of an additional 7.5 feet of right-of-way to total the needed 37.5 feet. This criterion is satisfied with conditions of approval PFR – 9

TDC Section 74.420 Street Improvements.

When an applicant proposes to develop land adjacent to an existing or proposed street, including land which has been excluded under TDC 74.220, the applicant should be responsible for the improvements to the adjacent existing or proposed street that will bring the improvement of the street into conformance with the Transportation Plan (TDC Chapter 11), TDC 74.425 (Street Design Standards), and the City's Public Works Construction Code, subject to the following provisions:

- (1) For any development proposed within the City, roadway facilities within the right-of-way described in TDC 74.210 shall be improved to standards as set out in the Public Works Construction Code.**
- (2) The required improvements may include the rebuilding or the reconstruction of any existing facilities located within the right-of-way adjacent to the proposed development to bring the facilities into compliance with the Public Works Construction Code.**
- (3) The required improvements may include the construction or rebuilding of off-site improvements which are identified to mitigate the impact of the development.**

(4) Where development abuts an existing street, the improvement required shall apply only to that portion of the street right-of-way located between the property line of the parcel proposed for development and the centerline of the right-of-way, plus any additional pavement beyond the centerline deemed necessary by the City Engineer to ensure a smooth transition between a new improvement and the existing roadway (half-street improvement). Additional right-of-way and street improvements and off-site right-of-way and street improvements may be required by the City to mitigate the impact of the development. The new pavement shall connect to the existing pavement at the ends of the section being improved by tapering in accordance with the Public Works Construction Code.

(5) If additional improvements are required as part of the Access Management Plan of the City, TDC Chapter 75, the improvements shall be required in the same manner as the half-street improvement requirements.

(6) All required street improvements shall include curbs, sidewalks with appropriate buffering, 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.

(10) Streets within, or partially within, a proposed development site shall be graded for the entire right-of-way width and constructed and surfaced in accordance with the Public Works Construction Code.

(11) Existing streets which abut the proposed development site shall be graded, constructed, reconstructed, surfaced or repaired as necessary in accordance with the Public Works Construction Code and TDC Chapter 11, Transportation Plan, and TDC 74.425 (Street Design Standards).

(12) Sidewalks with appropriate buffering shall be constructed along both sides of each internal street and at a minimum along the development side of each external street in accordance with the Public Works Construction Code.

(13) The applicant shall comply with the requirements of the Oregon Department of Transportation (ODOT), Tri-Met, Washington County and Clackamas County when a proposed development site is adjacent to a roadway under any of their jurisdictions, in addition to the requirements of this chapter.

(14) The applicant shall construct any required street improvements adjacent to parcels excluded from development, as set forth in TDC 74.220 of this chapter.

(15) Except as provided in TDC 74.430, whenever an applicant proposes to develop land with frontage on certain arterial streets and, due to the access management provisions of TDC Chapter 75, is not allowed direct access onto the arterial, but instead must take access from another existing or future public street thereby providing an alternate to direct arterial access, the applicant shall be required to construct and place at a minimum street signage, a sidewalk, street trees and street lights along that portion of the arterial street adjacent to the applicant's property. The three certain arterial streets are S.W. Tualatin-

Sherwood Road, S.W. Pacific Highway (99W) and S.W. 124th Avenue. In addition, the applicant may be required to construct and place on the arterial at the intersection of the arterial and an existing or future public non-arterial street warranted traffic control devices (in accordance with the Manual on Uniform Traffic Control Devices, latest edition), pavement markings, street tapers and turning lanes, in accordance with the Public Works Construction Code.

(16) The City Engineer may determine that, although concurrent construction and placement of the improvements in (14) and (15) of this section, either individually or collectively, are impractical at the time of development, the improvements will be necessary at some future date. In such a case, the applicant shall sign a written agreement guaranteeing future performance by the applicant and any successors in interest of the property being developed. The agreement shall be subject to the City's approval.

(17) Intersections should be improved to operate at a level of service of at least D and E for signalized and unsignalized intersections, respectively.

(18) Pursuant to requirements for off-site improvements as conditions of development approval in TDC 73.055(2)(e) and TDC 36.160(8), proposed multi-family residential, commercial, or institutional uses that are adjacent to a major transit stop will be required to comply with the City's Mid-Block Crossing Policy.

The submitted plans show a new driveway approach adjacent to the proposed development within the 7.5 foot width of right-of-way to be dedicated. This driveway will be constructed to public standards. This criterion is satisfied with conditions of approval PFR – 4, 7, 8 and 10.

TDC Chapter 74: Public Improvement Requirements

TDC Section 74.140 Construction Timing.

(2) All private improvements required under this chapter shall be approved by the City prior to the issuance of a Certificate of Occupancy; ...

The applicant will follow the procedural requirements of this section. This criterion is satisfied with conditions of approval PFR–10.

TDC Section 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.

(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.

There are no nearby public stormwater lines. The proposed site development does not significantly increase the peak runoff from this site per the preliminary stormwater report as the pervious pavement will infiltrate up to a 100-year storm. All adjacent properties are developed. This criterion is satisfied with conditions of approval PFR-2, 6, 8, and 10.

TDC Section 74.640 Grading.

(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 material from the development site.

The plans show grades directing runoff away from public right-of-way. The stormwater calculations show the pervious pavement will infiltrate runoff up to a 100-year storm. This criterion is satisfied with conditions of approval PFR- 1 and 6.

TDC Section 74.650 Water Quality, Storm Water Detention and Erosion Control.

The applicant shall comply with the water quality, storm water detention and erosion control requirements in the Surface Water Management Ordinance. If required:

(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.

This site has no existing stormwater management facilities. The pervious pavement parking lot will treat and retain stormwater for the proposed project. 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 28, 2016 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. This criterion is satisfied with conditions of approval PFR-1 and 5.

Appeal

Requests for review of this decision must be received by the Engineering Division within the 14-day appeal period ending on April 19, 2016 at 5 PM. Issues must have been described with adequate clarity and detail with identification of the associated Tualatin Municipal or Development Code section 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 31.075, and signed by the appellant.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tony Doran". The signature is fluid and cursive, with a large initial "T" and "D".

Tony Doran, EIT, Engineering Associate

MEMORANDUM

Date: March 28, 2016

To: Rob Dehnert, Associate Planner, City of Tualatin

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

Subject: Tualatin Animal Clinic Parking, AR15-0026, 2S123AA01000

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

PRIOR TO ANY WORK ON THE SITE

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

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.
- 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.
- c. Detailed plans showing 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.

TRANSPORTATION GRADING NOTES

ALL CONSTRUCTION WITHIN CITY OF TUALATIN OR WASHINGTON COUNTY SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS RIGHT-OF-WAY PERMIT PRIOR TO ANY ON-SITE CONSTRUCTION ACTIVITY.

THE APPLICANT MAY BE REQUIRED TO PROVIDE FLAGGING, SIGNS, AND OTHER TRAFFIC CONTROL DEVICES AS SPECIFIED IN THE STANDARD SPECIFICATIONS. ALL SUCH DEVICES SHALL CONFORM TO THE STANDARD ESTABLISHED IN THE LATEST ADOPTED EDITION OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD) PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION AND THE MODIFICATIONS TO THE MUTCD FOR STREETS AND HIGHWAYS FOR THE STATE OF OREGON. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY ACCESS POINTS AND INTERSECTIONS. DRIVEWAY EXITS SHALL MEET THE SIGHT DISTANCE REQUIREMENTS PER WAC 11.90.080. CITY STANDARD PLAN 104-03 AND 104-04 REQUIREMENTS FOR LANDSCAPING, SIGNAGE, MARKING, BUILDINGS, OR OTHER STRUCTURES SHALL APPLY. ALL CONSTRUCTION SHALL BE DESIGNED TO INTERFERE WITH VISION CLEARANCE REQUIREMENTS.

TWO-WAY TRAFFIC MUST BE MAINTAINED AT ALL TIMES ON THE ADJACENT PUBLIC STREETS.

SHOULD ANY ITEM OF ARCHAEOLOGICAL INTEREST (WAC 20.710.090) BE FOUND DURING DEVELOPMENT, YOU ARE REQUIRED TO STOP WORK AND NOTIFY THE PLANNING CASE MANAGER IN DEVELOPMENT REVIEW SERVICES AT (503) 697-7800, OR THE ARCHAEOLOGICAL SERVICES DIVISION AT (503) 697-7800. FAILURE TO DO SO COULD RESULT IN A FELONY CONVICTION.

ANY PUBLIC OR PRIVATE CURB, CUTTER, STOPMARK, OR ASPHALT DAMAGE DURING CONSTRUCTION SHALL BE REPAIRED TO CITY OF VANCOUVER STANDARDS.

IF ANY FILL IS PROPOSED WITHIN CURBENT, OR FUTURE, RIGHT-OF-WAY THE CONTRACTOR SHALL PLACE SUCH FILL IN ACCORDANCE WITH 2006 WSDOT STANDARD SPECIFICATIONS SECTION 2-03.31(1)(2) METHOD B.

EROSION CONTROL NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE PLACED PRIOR TO ANY DISTURBANCE CAUSED BY CLEARING OR GRADING AND SHALL CONFORM TO THE REQUIREMENTS OF THE PUEBT SOUND MANUAL, VOLUME II - EROSION AND SEDIMENT CONTROL AND TO THE CITY OF VANCOUVER STANDARD DETAILS. NEWLY CONSTRUCTED OR MODIFIED INLETS AND CATCH BASINS SHALL BE INSTALLED AND OPERATED IN ACCORDANCE WITH THE CITY OF VANCOUVER STANDARD DETAILS. SEEDING AND MULCHING OF FILL SLOPES AND DISTURBED AREAS SHALL BE COMPLETED WITHIN ONE WEEK AFTER ROUGH GRADING. ALL EXPOSED AND UNWORKED SOILS SHALL BE STABILIZED BY THE APPROPRIATE BMP. DURING THE PERIOD FROM OCTOBER 1 TO APRIL 30 NO SOIL SHALL BE EXPOSED FOR MORE THAN TWO (2) DAYS. FROM MAY 1 TO SEPTEMBER 30 NO SOIL SHALL BE EXPOSED FOR MORE THAN SEVEN (7) DAYS.

2. PROTECTION

A. PRIOR TO ANY SITE EXCAVATION, ALL STORM DRAINAGE INLETS SHALL BE PROTECTED AS SHOWN IN THIS PLAN TO PREVENT SEDIMENT FROM ENTERING THE STORM DRAINAGE SYSTEM PRIOR TO PERMANENT STABILIZATION OF THE DISTURBED AREA. CLEAN THE FILTER AS NECESSARY TO MAINTAIN DRAINAGE. REMOVE APPROVED TRAFFIC CONTROL DEVICES AS NECESSARY. REMOVE FILTER AND STANDARD DETAIL E-14 TO PREVENT SILT INTRUSION UPON ADJACENT LAND. FOR MAINTENANCE AND REMOVAL OF SILT FENCE, SEE STANDARD DETAIL E-2.33.

C. PRIOR TO HOUSE CONSTRUCTION, INSTALL SILT FENCE, PRIOR TO EXCAVATION ALONG THE DOWNHILL LOT LINE, IN ACCORDANCE WITH THIS PLAN TO PREVENT SEDIMENT FROM ENTERING ADJACENT LOTS. THE SILT FENCE OCCURS SIMULTANEOUSLY ON ADJACENT LOTS AND THE LOTS HAVE THE SAME OWNER DURING CONSTRUCTION, THEN THE SILT FENCE ALONG THE COMMON LOT LINE CAN BE ELIMINATED.

3. PROTECTION OF ADJACENT ROADS AND STREETS

A. ALL ACCESS PAVEMENTS AND DRIVEWAYS ARE UTILIZED BY CONSTRUCTION EQUIPMENT AND TRUCKS. SHOULD A 6" NICH DEEP PAD OR CRUSHED ROCK FOR A DISTANCE OF 100 FEET INTO THE SITE. THE WIDTH OF THE PAD SHALL BE 20 FEET MINIMUM. ALL TRUCKS LEAVING THE PAD SHALL EGRESS ACROSS THE PAD. ACCUMULATED SOIL SHALL BE PERIODICALLY REMOVED, OR ADDITIONAL ROCK SHALL BE PLACED UPON THE PAD SURFACE. ROCK SHALL BE CLEAN 4" TO 8" QUARRY SPALLS. ALL MATERIALS SPILLED, PROPEL, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAYS OR INTO STORM DRAINAGE SHALL BE IMMEDIATELY CLEANED UP.

B. AT SITES WITH LESS THAN 1 ACRE OF EXPOSED SOIL, PAD LENGTH MAY BE REDUCED TO 50 FEET. SINGLE FAMILY LOT ENTRANCES MAY REDUCE THE PAD LENGTH TO 20 FEET. IF HOUSE CONSTRUCTION OCCURS SIMULTANEOUSLY ON ADJACENT LOTS AND THE SAME OWNER DURING CONSTRUCTION, THEN ONE LOT ENTRANCE CAN BE USED FOR ADJACENT LOTS.

4. MAINTENANCE OF EROSION CONTROL FACILITIES

A. MAINTAIN AND REMOVE ALL EROSION CONTROLS AS SPECIFIED IN THE CITY OF VANCOUVER STANDARD DETAILS. THE CONTRACTOR SHALL REMOVE ALL ACCUMULATED SEDIMENT FROM THE CATCH BASINS, DOWELLS, UTILITY TRENCHES AND STORM PIPES PRIOR TO ACCEPTANCE BY THE OWNER.

B. INSPECTION OF EROSION CONTROL MEASURES SHALL BE AFTER EACH MONTH. INSPECTION OF EROSION CONTROL MEASURES SHALL BE AFTER EACH MONTH. A MAINTENANCE LOG SHALL BE KEPT AND SHALL BE MADE AVAILABLE TO WATER QUALITY STAFF. SHOULD SPECIFIED EROSION AND SEDIMENT CONTROL BMP'S FAIL OR PROVE TO BE INADEQUATE, THE WATER QUALITY MANAGER SHALL REQUIRE ADDITIONAL BMP'S BE INSTALLED.

C. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER SITE STABILIZATION IS ACHIEVED OR AFTER TEMPORARY BMP'S ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

5. IN AREAS SUBJECT TO SURFACE AND AIR MOVEMENT OF DUST, WHERE ON-SITE OR OFF-SITE DAMAGE IS LIKELY TO OCCUR, ONE OR MORE OF THE FOLLOWING PREVENTATIVE MEASURES SHALL BE TAKEN FOR DUST CONTROL:

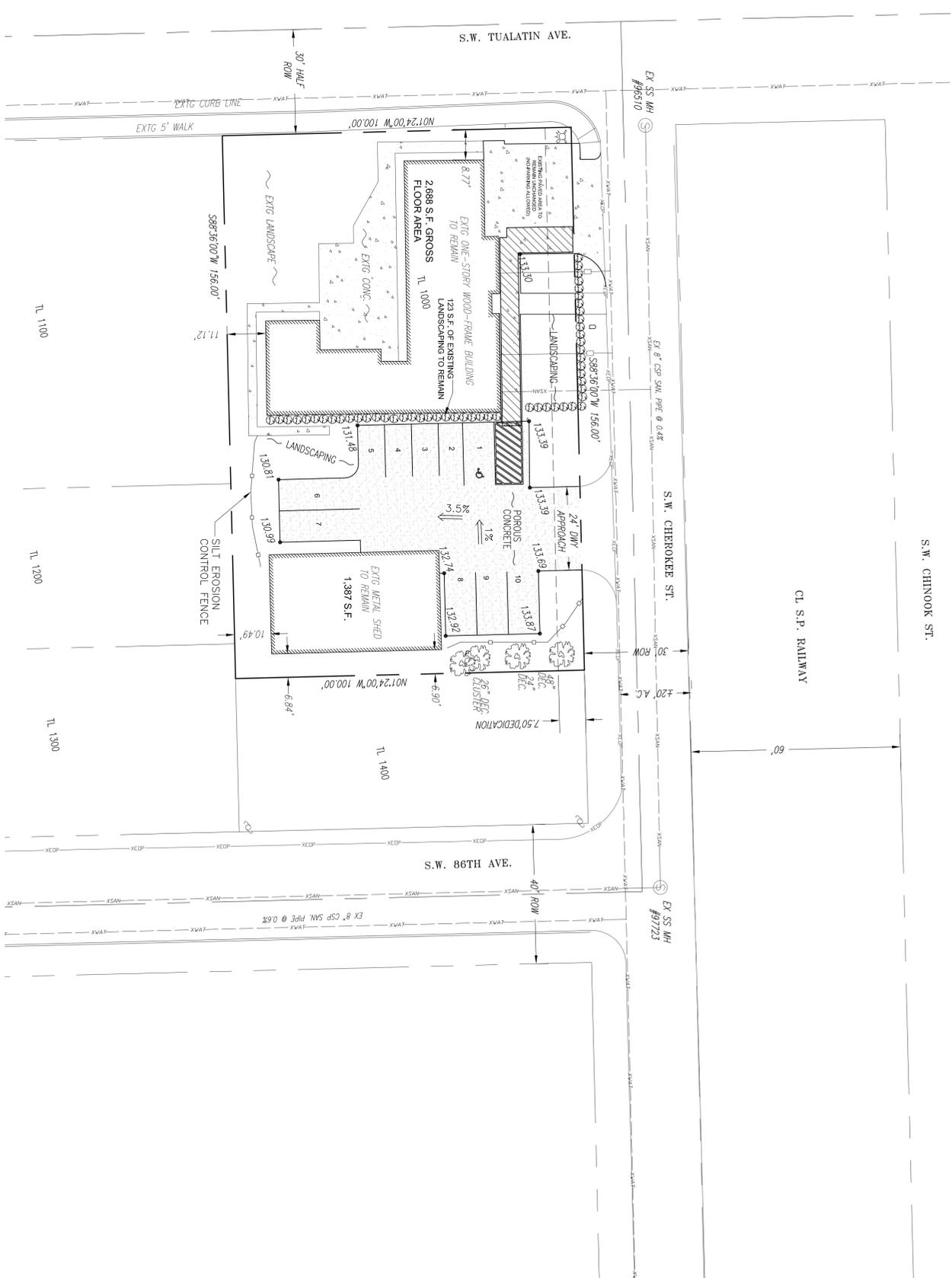
A. MINIMIZE THE PERIOD OF SOIL EXPOSURE THROUGH THE USE OF TEMPORARY EROSION CONTROL MEASURES.

B. WATER SPRAYING SHALL BE USED TO PREVENT DUST FROM BEING BLOWN AS NEEDED TO PREVENT THE CARRY OUT OF MUD ONTO STREET. REFER TO STABILIZED CONSTRUCTION ENTRANCE DETAILS.

C. SPRAY EXPOSED SOIL AREAS WITH A DUST PALLATATIVE. NOTE: USED OIL IS PROHIBITED AS A PALLATATIVE.

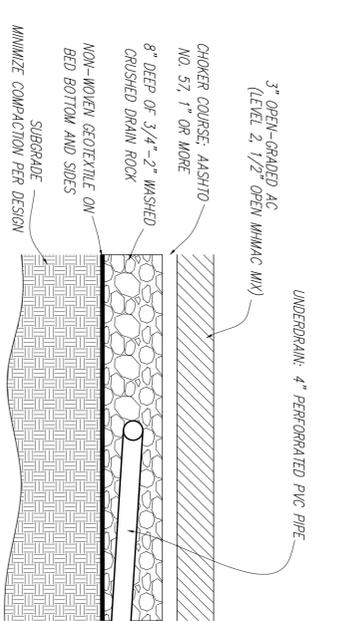
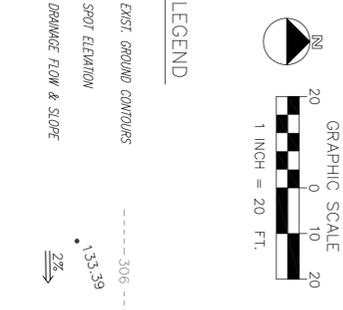
6. TEMPORARY SEEDING SHALL BE PLACED ON EXPOSED SURFACES THAT WILL NOT BE BROUGHT TO FINAL GRADING OR PERMANENT COVER TREATMENT OR VEGETATION WITHIN 30 DAYS OF THE EXPOSURE TO REDUCE EROSION. SEDIMENTATION BY STABILIZING EXPOSED SOILS. SEEDING AREAS SHALL BE CHECKED REGULARLY TO ASSURE A GOOD STAND OF GRASS IS BEING MAINTAINED. AREAS THAT FAIL TO ESTABLISH VEGETATION COVER ADEQUATE TO PREVENT HILL EROSION WILL BE RESEDED AS SOON AS SUCH AREAS ARE IDENTIFIED.

7. APPLY THE FOLLOWING TEMPORARY SEEDING MIXTURE TO THE PREPARED SEED BED AT A RATE OF 120 LBS./ACRE:



EARTHWORK VOLUMES

AREA	STRUCTURAL		NONSTRUCTURAL	
	CUT	FILL	CUT	FILL
SITE	53 CY	80 CY	27 CY	---
TRENCH SPOLLS	---	---	---	---
PIPE BEDDING	---	---	---	---
TOTAL	53 CY	80 CY	27 CY	---

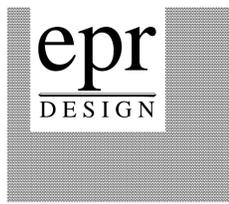


NW CIVIL DESIGN, LLC
 CIVIL ENGINEERING / CONSTRUCTION MANAGEMENT
 9715 NE 100TH WAY, VANCOUVER, WA 98662
 PH: 360.607.0654, FAX: 360.885.8366
 E-MAIL: NWCIVILDESIGN@COMCAST.NET

REVISION/DATE	DESCRIPTION	DRAFT BY:	DESIGN BY:	CHECK BY:DCP

PROJECT NAME: TUALATIN ANIMAL CLINIC
 PRELIMINARY STORMWATER, GRADING AND
 EROSION CONTROL PLAN

PROPERTY OWNER:
 TUALATIN ANIMAL CLINIC
 8700 SW CHEROKEE ST.
 TUALATIN, OR 97062



919 N.E. 19th Ave. Suite 155
 Portland, Oregon 97232
 503-265-8461 PH.
 503-265-8462 FX.
 www.eprdesign.com

**Tualatin Animal Clinic
 Architectural Review**
 Site Improvements Per. CUP-13-02 / Res. No. 5138-13
 8700 SW Cherokee St. Tualatin, Oregon

These plans and the designs herein are
 copyrighted under Federal Law by:
 EPR DESIGN, LLC.

SITE PLAN

REV. NO. DATE:

DATE: 4/30/15

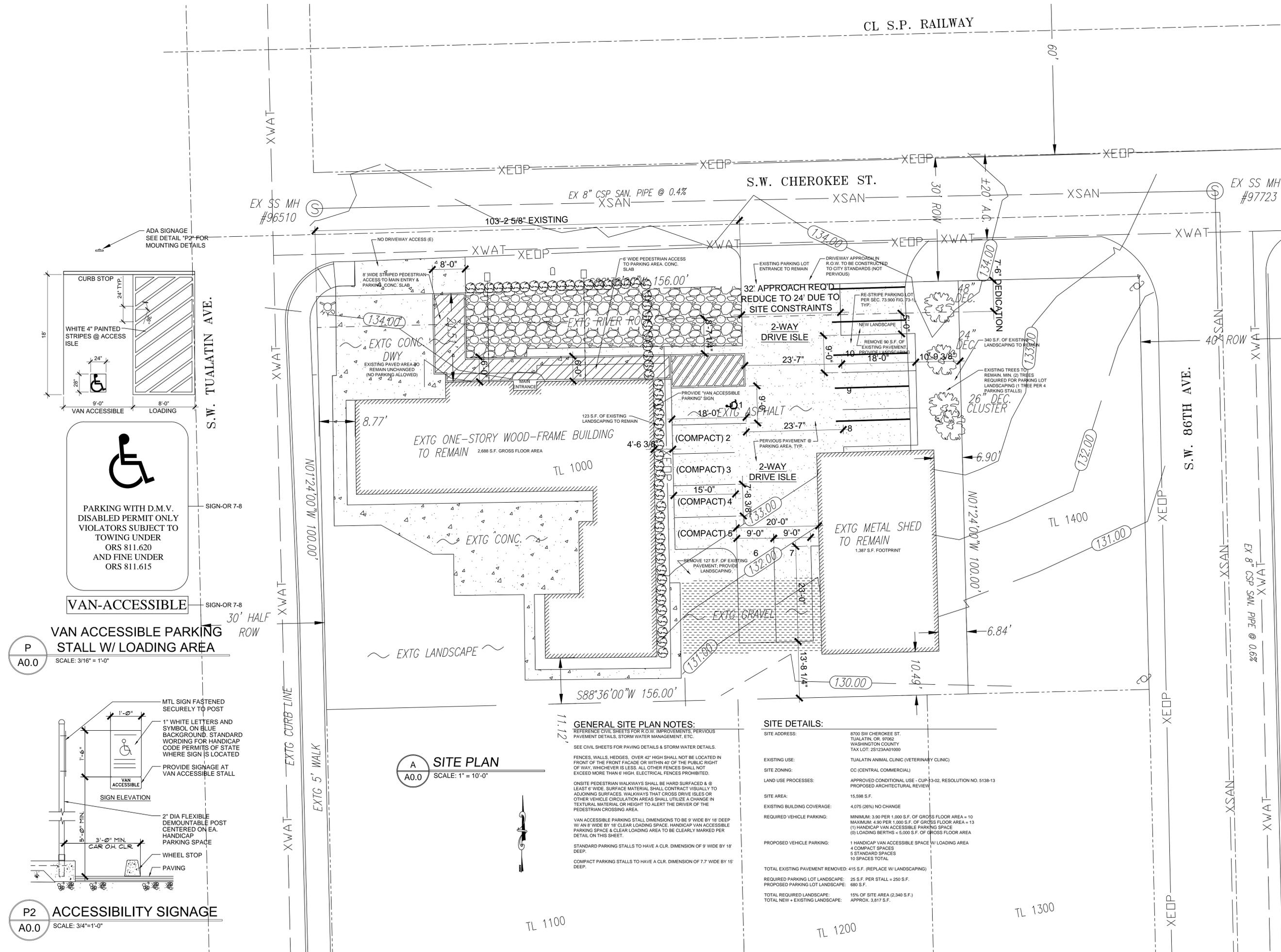
DRAWN BY:

REVIEWED BY:

SHEET:

A0.0

CL S.P. RAILWAY



GENERAL SITE PLAN NOTES:

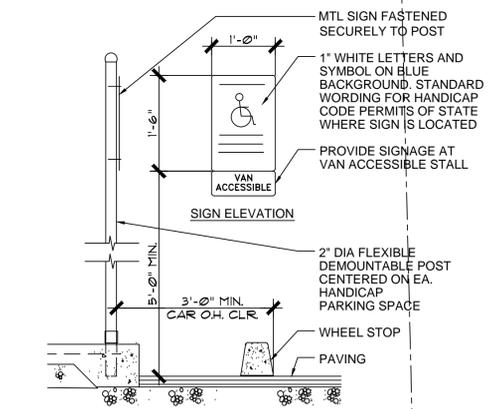
REFERENCE CIVIL SHEETS FOR R.O.W. IMPROVEMENTS, PAVEMENT DETAILS, STORM WATER MANAGEMENT, ETC.
 SEE CIVIL SHEETS FOR PAVING DETAILS & STORM WATER DETAILS.
 FENCES, WALLS, HEDGES, OVER 42" HIGH SHALL NOT BE LOCATED IN FRONT OF THE FRONT FACADE OR WITHIN 40' OF THE PUBLIC RIGHT OF WAY, WHICHEVER IS LESS. ALL OTHER FENCES SHALL NOT EXCEED MORE THAN 6' HIGH. ELECTRICAL FENCES PROHIBITED.
 ON-SITE PEDESTRIAN WALKWAYS SHALL BE HARD SURFACED & @ LEAST 6' WIDE. SURFACE MATERIAL SHALL CONTRAST VISUALLY TO ADJOINING SURFACES. WALKWAYS THAT CROSS DRIVE ISLES OR OTHER VEHICLE CIRCULATION AREAS SHALL UTILIZE A CHANGE IN TEXTURAL MATERIAL OR HEIGHT TO ALERT THE DRIVER OF THE PEDESTRIAN CROSSING AREA.
 VAN ACCESSIBLE PARKING STALL DIMENSIONS TO BE 9' WIDE BY 18' DEEP W/ AN 8' WIDE BY 16' CLEAR LOADING SPACE. HANDICAP VAN ACCESSIBLE PARKING SPACE & CLEAR LOADING AREA TO BE CLEARLY MARKED PER DETAIL ON THIS SHEET.
 STANDARD PARKING STALLS TO HAVE A CLR. DIMENSION OF 9' WIDE BY 18' DEEP.
 COMPACT PARKING STALLS TO HAVE A CLR. DIMENSION OF 7.7' WIDE BY 15' DEEP.

SITE DETAILS:

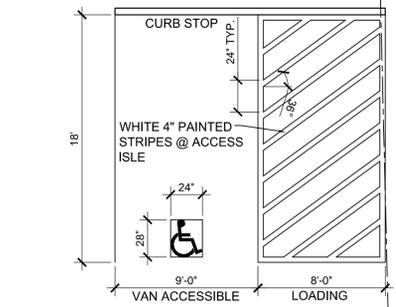
SITE ADDRESS: 8700 SW CHEROKEE ST. TUALATIN, OR. 97062 WASHINGTON COUNTY TAX LOT: 25123AA01000
 EXISTING USE: TUALATIN ANIMAL CLINIC (VETERINARY CLINIC)
 SITE ZONING: CC (CENTRAL COMMERCIAL)
 LAND USE PROCESSES: APPROVED CONDITIONAL USE - CUP-13-02, RESOLUTION NO. 5138-13 PROPOSED ARCHITECTURAL REVIEW
 SITE AREA: 15,598 S.F.
 EXISTING BUILDING COVERAGE: 4,075 (26%) NO CHANGE
 REQUIRED VEHICLE PARKING: MINIMUM: 3.90 PER 1,000 S.F. OF GROSS FLOOR AREA = 10 MAXIMUM: 4.90 PER 1,000 S.F. OF GROSS FLOOR AREA = 13 (1) HANDICAP VAN ACCESSIBLE PARKING SPACE (0) LOADING BERTHS = 5,000 S.F. OF GROSS FLOOR AREA
 PROPOSED VEHICLE PARKING: 1 HANDICAP VAN ACCESSIBLE SPACE W/ LOADING AREA 4 COMPACT SPACES 5 STANDARD SPACES 10 SPACES TOTAL
 TOTAL EXISTING PAVEMENT REMOVED: 415 S.F. (REPLACE W/ LANDSCAPING)
 REQUIRED PARKING LOT LANDSCAPE: 25 S.F. PER STALL = 250 S.F.
 PROPOSED PARKING LOT LANDSCAPE: 880 S.F.
 TOTAL REQUIRED LANDSCAPE: 15% OF SITE AREA (2,340 S.F.)
 TOTAL NEW + EXISTING LANDSCAPE: APPROX. 3,817 S.F.

A SITE PLAN
 SCALE: 1" = 10'-0"

P VAN ACCESSIBLE PARKING STALL W/ LOADING AREA
 SCALE: 3/16" = 1'-0"



P2 ACCESSIBILITY SIGNAGE
 SCALE: 3/4" = 1'-0"



VAN-ACCESSIBLE

ACCESSIBILITY SIGNAGE