



# City of Tualatin

www.tualatinoregon.gov

**"NECESSARY PARTIES"  
MARKED BELOW**

## NOTICE OF APPLICATION SUBMITTAL

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

**CASE/FILE: AR16-0007** (Community Development Dept.: Planning Division)

<b>PROPOSAL</b>	To seek approval of access restricted fence design that varies from development code standards. Variances from design standards include pilaster placement at distances greater than 20 ft intervals and wooden fencing along SW Borland Road and SW Sagert Street.
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<b>PROPERTY</b>	<b>Name of Application</b>	SAGERT FARMS SUBDIVISION - FENCING			
	<input type="checkbox"/> n/a <b>Street Address</b>	20130 SW 65 <sup>th</sup> Avenue			
	<b>Tax Map and Lot No(s).</b>	21E 30B 00300 & 00600			
	<b>Planning District</b>	Low Density Residential (RL)	<b>Overlays</b> <input type="checkbox"/>	<b>NRPO</b> <input checked="" type="checkbox"/>	<b>Flood Plain</b> <input type="checkbox"/>
	<b>Previous Applications</b>	SB15-0002	<b>Additional Applications:</b>		CIO CIO 2

<b>DATES</b>	<b>Receipt of application</b>	6/13/16	<b>Deemed Complete</b>	7/1/16	<b>CONTACT</b>	<b>Name:</b> Erin Engman
	<b>Notice of application submittal</b>			7/5/2016		<b>Title:</b> Assistant Planner
	<b>Project Status / Development Review meeting</b>			7/07/16		<b>E-mail:</b> @ci.tualatin.or.us
	<b>Comments due for staff report</b>			7/19/2016		<b>Phone:</b> 503-691-3024
	<b>Public meeting:</b> <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a					<b>Notes:</b> TDC 34.330, 34.340, 73.050, 73.221, 73.222
	<b>City Council (CC)</b>			<input checked="" type="checkbox"/> n/a		

### City Staff

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

### Neighboring Cities

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

### Counties

- Clackamas County Dept. of Transportation and Dev.
- Washington County Dept. of Land Use and Transportation (AR's)
- Washington County LRP (Annexations)

### Regional Government

- Metro

### School Districts

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

### State Agencies

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

### Utilities

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

### Additional Parties

- Tualatin Citizen Involvement Organization (CIO)
- 
- 1.032: Burden of Proof
- 31.071 Architectural Review Procedure
- 31.074 Architectural Review Application Review Process

\*Paper Copies

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



# City of Tualatin

www.tualatinoregon.gov

## APPLICATION FOR ARCHITECTURAL REVIEW

<b>Direct Communication to:</b>		
Name: Andrew Tull	Title: Principal Planner	
Company Name: 3J Consulting		
Current address: 5075 SW Griffith Drive, Suite 150		
City: Beaverton	State: OR	ZIP Code: 97005
Phone: (503) 545-1907	Fax:	Email: andrew.tull@3j-consulting.com
<b>Applicant</b>		
Name: <b>DARREL SMITH</b>	Company Name: Lennar Northwest	
Address: 11807 NE 99th St. Suite 1170		
City: Vancouver	State: WA	ZIP Code: 98682
Phone: (360) 258-7900	Fax:	Email: <b>DARREL.SMITH@LENNAR.COM</b>
Applicant's Signature: <i>Darrel Smith</i>	Date: <b>5/10/2016</b>	
<b>Property Owner</b>		
Name: Lennar Northwest		
Address: 11807 NE 99th St. Suite 1170		
City: Vancouver	State: WA	ZIP Code: 98682
Phone: (360) 258-7900	Fax:	Email:
Property Owner's Signature: <i>D. H. Selig</i>	Date: <b>5/16/16</b>	
<b>(Note: Letter of authorization is required if not signed by owner)</b>		
<b>Architect</b>		
Name:		
Address:		
City:	State:	ZIP Code:
Phone:	Fax:	Email:
<b>Landscape Architect</b>		
Name: Mears Design Group		
Address: PO Box 23338		
City: Portland	State: OR	ZIP Code: 97281
Phone: (503) 601-4516	Fax:	Email: troy@mearsdesigngroup.com
<b>Engineer</b>		
Name: MD Structural Engineering		
Address: 113 W 7th Street, Suite 205		
City: Vancouver	State: WA	ZIP Code: 98660
Phone: (360) 433-9093	Fax:	Email: mike@mdstructural.com
<b>Project</b>		
Project Title: Sagert Farms Subdivision - Fencing		
Address: 20130 SW 65th Avenue		
City: Tualatin	State: OR	ZIP Code: 97062
Brief Project Description: Fencing along SW 65th Avenue and SW Borland Road		
Proposed Use: Residential Subdivision		

Value of Improvements: *\$126,000*

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

Applicant's Signature: *Daniel Z Smith* Date: *5/10/2016*

Office Use		
Case No:	Date Received:	Received by:
Fee: Complete Review :	Receipt No:	
Application Complete as of:	ARB hearing date (if applicable):	
Posting Verification:	6 copies of drawings (folded)	
1 reproducible 8 1/2" X 11" vicinity map	1 reproducible 8 1/2" X 11" site, grading, LS, Public Facilities plan	
Neighborhood/Developer meeting materials		

Value of Improvements:

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

Applicant's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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

## CITY OF TUALATIN FACT SHEET

GENERAL INFORMATION	
Site Address:	
Assessor's Map and Tax Lot #:	
Planning District:	
Lot/Parcel Size:	
Property Owner:	
Applicant:	

PROJECT INFORMATION			
Proposed Development:			
Size of Lot/Parcel:	Sq. ft.	Length of Lot Line Abutting Public Street Right-of-Way or Interstate Highway Property Line:	2.1 Acres +/-
Development Area:	Sq. ft.	Length of Proposed Fence:	2.1 Acres +/-
Number of trees 8 inches or greater in diameter inside or within 15 feet of development area:			
Total length of public street right-of-way line or interstate highway property line frontage in the interval between the nearest intersecting streets, or hypothetical extensions thereof, located on both sides of the subject property:			
(1) Total length of fencing located approximately parallel with, and within 10 feet of, the same public street right-of-way line or interstate highway property line, on all other lots/parcels in the interval between the nearest intersecting streets, or hypothetical extensions thereof, on both sides of the subject property:			Linear ft.
(2) Total length of fencing in (1) above that meets the Masonry Fence Design standards in TDC 34.340:			Linear ft. (1)
(3) Percentage of fencing in (1) above that meets the Masonry Fence Design standards in TDC 34.340:			Linear ft. (2)
			$(2) \div (1) \times 100\%$

<p><b>For City Personnel to complete:</b>                  Type of case and file number:                  Staff contact person:                  Proposal:</p> <p>Decision criteria:</p>	More than 200 ft.  490' of Walls & 1015 of Fencing
--	---

04/2010

20.9 acres  
 Lennar Northwest  
 Lennar Northwest Co Michael Loomis

# NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

<p style="text-align: center;"><b>NOTICE</b></p> <p style="text-align: center;"><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p style="text-align: center;">__/__/2010 __:__.m.</p> <p style="text-align: center;">SW _____</p> <p style="text-align: center;">503-____-____</p>	18"
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24"

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

As the applicant for the

Sagert Farm Subdivision - Fence Architectural Review project, I

hereby certify that on this day, February 10, 2016 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: JOHN HOWARTH  
(PLEASE PRINT)

Applicant's Signature: \_\_\_\_\_

Date: 6/13/16

**NEIGHBORHOOD/DEVELOPER MEETING  
AFFIDAVIT OF MAILING**

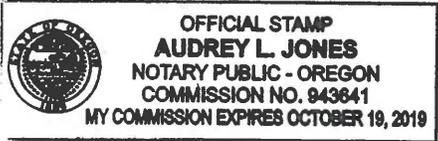
STATE OF OREGON                    )  
  ) SS  
COUNTY OF WASHINGTON        )

I, Mercedes Smith, being first duly sworn, depose and say:

That on the 10<sup>th</sup> day of February, 2016, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.

  
\_\_\_\_\_  
Signature

SUBSCRIBED AND SWORN to before me this 13<sup>th</sup> day of June,  
2016.



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

RE: Sagert Farm Subdivision - Fence Architectural Review





February 9, 2016

**Sagert Farms Subdivision  
Proposed Subdivision Fencing**

Dear Property Owner/Neighborhood Representative:

3J Consulting represents Lennar Northwest in their approved subdivision application for the Sagert Farms Subdivision located at 20130 SW 65<sup>th</sup> Avenue (Tax Lots 21E30B 300 and 600). In conjunction with the proposed subdivision, Lennar Northwest will be submitting an application for Architectural Review for the fencing required by the City along SW 65<sup>th</sup> Avenue and SW Borland Road.

Before finalizing an application to the City's Planning Department for the Architectural Review of the proposed fencing design at the Sagert Farms Subdivision, we would like to take the opportunity to discuss this proposal with the adjacent property owners.

You are cordially invited to attend a meeting on:

**March 2, 2016  
7:00pm-8:00pm  
Legacy Meridian Park Hospital  
Education Building, Room 104  
19300 SW 65<sup>th</sup> Avenue  
Tualatin, OR 97062**

The purpose of this meeting will be to provide a forum for surrounding property owners and residents to review the proposal and to identify issues so they can be given proper consideration. This meeting will provide the opportunity for the public to share with the project team any special information about the property involved. The project team will try to answer questions related to how the project meets the relevant development standards consistent with Tualatin's land use regulations.

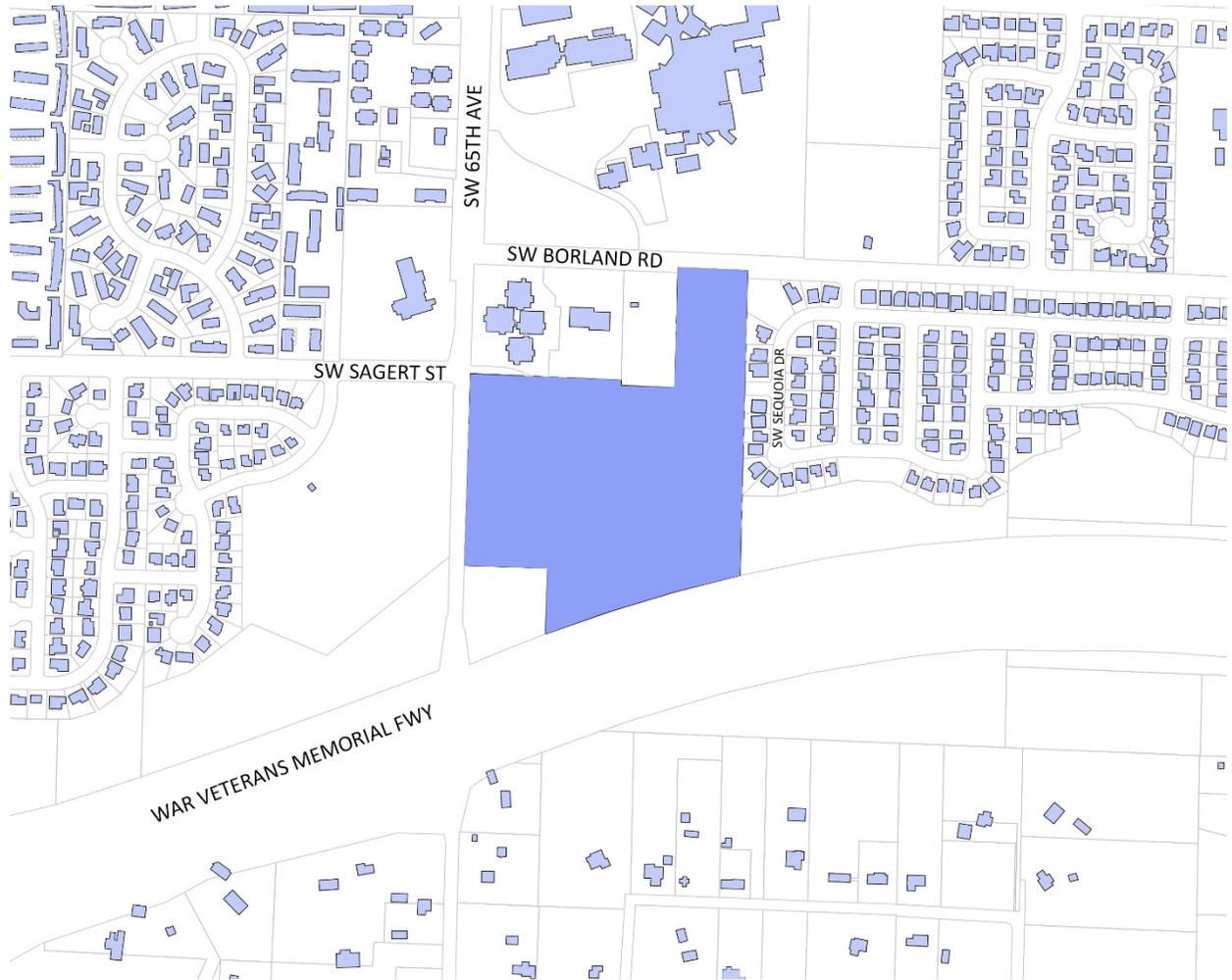
Please note that this will be an informational meeting based on preliminary designs and that these plans may change before the application is submitted to the City.

We look forward to discussing this proposal with you. Please feel free to contact us by emailing [andrew.tull@3j-consulting.com](mailto:andrew.tull@3j-consulting.com) if you have any questions.

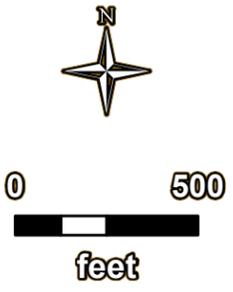
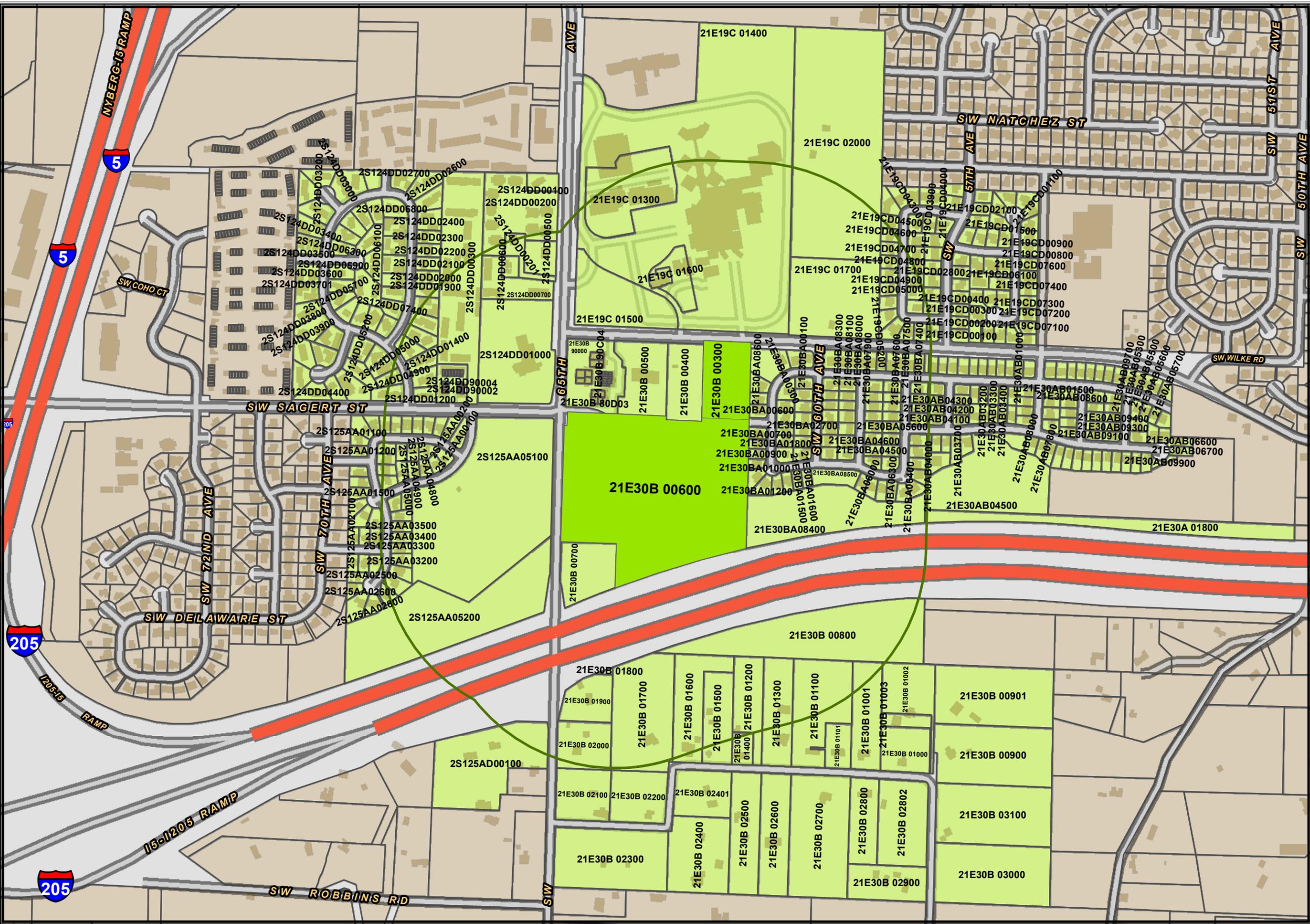
Sincerely,

A handwritten signature in blue ink, appearing to read 'Andrew Tull', with a small blue dot at the end of the signature.

Andrew Tull  
Principal Planner  
3J Consulting, Inc.



VICINITY MAP



**1000' Radius**  
**20130 SW 65th Ave**

	Subject Parcels
	Notification Area
	Radius
	Taxlots

AR16-0007

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.



# **PUBLIC NOTICE**

## **DEVELOPER MEETING**

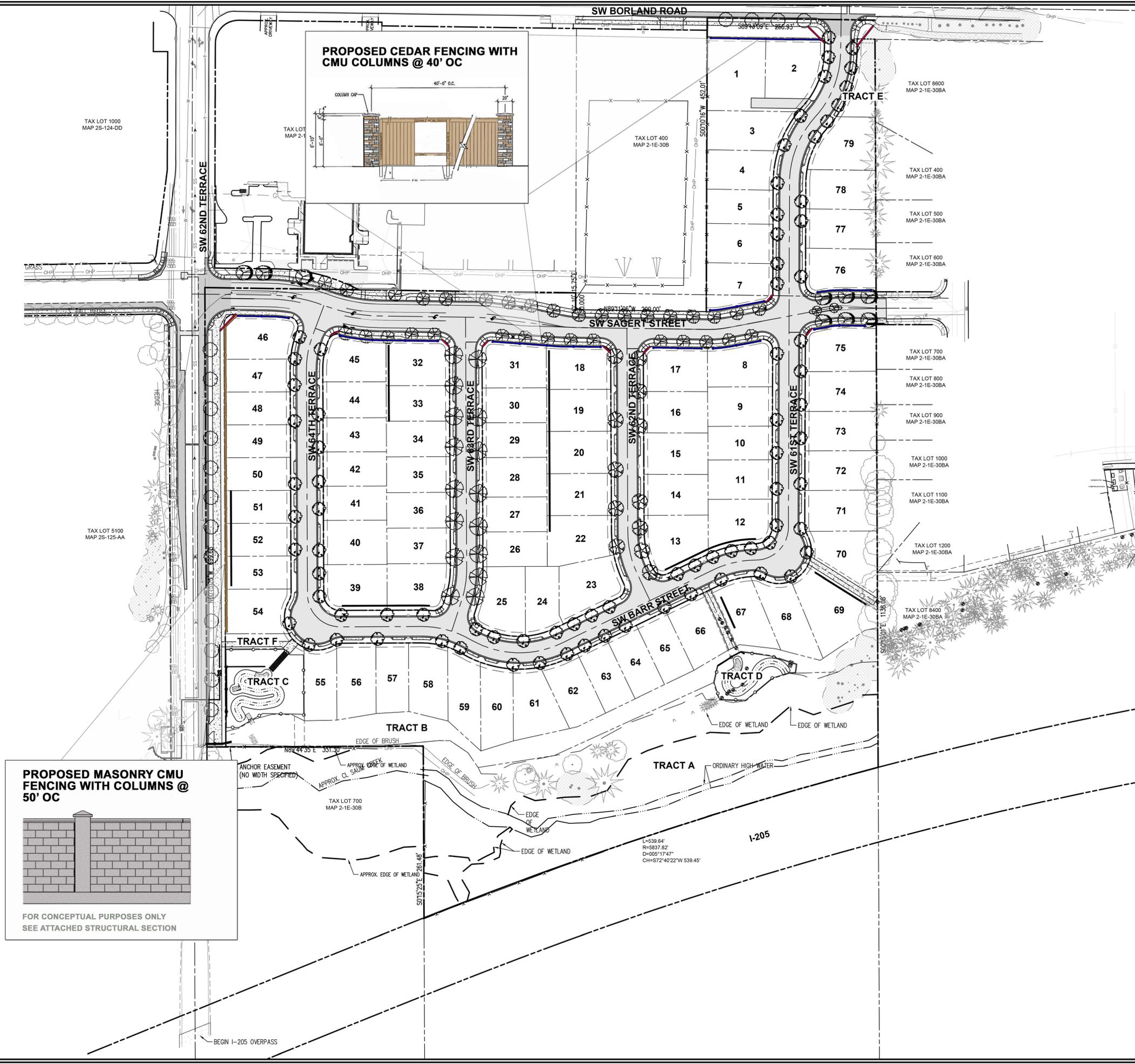
**MARCH 2, 2016 AT 7:00PM**

**LEGACY MERIDIAN PARK HOSPITAL  
EDUCATION BUILDING, ROOM 104**

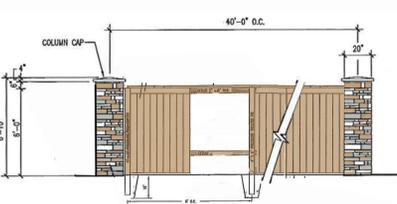
**19300 SW 65TH AVE**

**(P):503-946-9365**

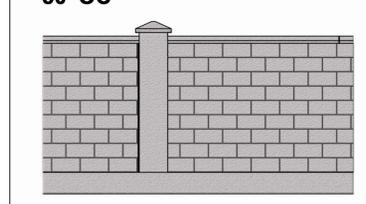
P:\13159-JTS-SAGERT PROPERTY\CADD\EXHIBIT\2016-06-06 - FENCE AIR EXHIBIT\13159 - SAGERT CD - STANDARD\CD\200-OVERBALL SITE PLAN.DWG



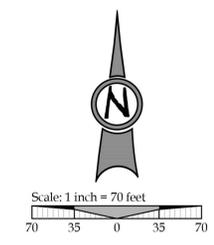
**PROPOSED CEDAR FENCING WITH CMU COLUMNS @ 40' OC**



**PROPOSED MASONRY CMU FENCING WITH COLUMNS @ 50' OC**



FOR CONCEPTUAL PURPOSES ONLY  
SEE ATTACHED STRUCTURAL SECTION

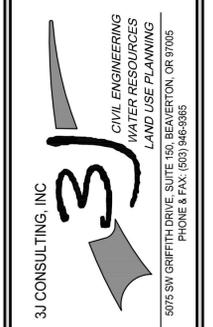


**LEGEND**

	BOUNDARY LINE
	EXISTING RIGHT-OF-WAY
	EXISTING CENTERLINE
	EXISTING LOT LINE
	PROPOSED RIGHT-OF-WAY
	PROPOSED LOT LINE
	PROPOSED CENTERLINE
	EXISTING TREES
	EXISTING PAVEMENT
	EXISTING BARBED WIRE FENCE
	EXISTING WATER MAIN
	EXISTING SANITARY SEWER
	EXISTING STUMP
	PROPOSED SIDEWALK
	PROPOSED ASPHALT
	PROPOSED EASEMENT LINE
	PROPOSED RETAINING WALL
	TOP OF SWALE
	TOE OF SWALE
	TREE CANOPY
	OVERHEAD POWER
	PROPOSED CURB AND GUTTER
	STORM DRAIN LINE AND MANHOLE
	STORM SEWER CURB INLET
	PROPOSED STREET LIGHT
	EXISTING STREET SIGN
	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING UTILITY POLE WITH GUY WIRE
	EXISTING TELEPHONE PEDESTAL
	PROPOSED EASEMENT
	PROPOSED MONUMENT
	PROPOSED FIRE HYDRANT
	EXISTING ORDINARY HIGH WATER
	WETLAND BOUNDARY
	PROPOSED FENCE
	PROPOSED WALL
	VISION CLEARANCE LINE

PERMIT SET  
REVISION SUMMARY  
DATE  
BY

**OVERALL SITE PLAN**  
**SAGERT FARM SUBDIVISION**  
**CONSTRUCTION DOCUMENTS**  
LENNAR NORTHWEST, INC.  
TUALATIN, OR



3J JOB ID # | 13159  
LAND USE # | 8815-0002  
TAX LOT # | 281E308 300 & 600  
DESIGNED BY | JTE, CKW, JCP  
CHECKED BY | JDH, RGW  
SHEET TITLE  
**SITE PLAN**  
SHEET NUMBER  
**C200**



# STRUCTURAL GENERAL NOTES

## GENERAL REQUIREMENTS

- All work shall conform to OSSC 2014, including its referenced standards.
- Where details are not specifically shown, construction shall follow typical details for similar conditions, subject to review by the Engineer.
- Civil drawings are the prime contract documents. Refer to the civil drawings for information including but not limited to: dimensions, elevations, slopes, curbs, finishes and other nonstructural items.
- The Contractor is responsible for adequate bracing of the structure and parts thereof for wind, earthquake and construction forces until all structural components are permanently connected. The Contractor shall be responsible for formwork design and shoring removal schedules.
- The Contractor shall verify all dimensions and conditions at the site. Conflicts between the drawings and actual site conditions shall be brought to the attention of the Engineer before proceeding with the work. In case of discrepancies between the General Notes, plans, and details, the Engineer shall determine which shall govern. Discrepancies shall be brought to the attention of the Engineer before proceeding with the work.
- The Contractor shall determine the location of all adjacent underground utilities prior to earthwork, foundations, shoring, and excavation.
- Alternatives for specified items may be submitted to the Architect/Engineer for review.

## DESIGN LOADS

**WIND:** Basic Wind Speed: 120 MPH (3-second gust), (STRENGTH LEVEL)  
 Exposure: B  
 Analysis procedure used: Simplified Procedure

**SEISMIC:** Seismic Importance Factor:  $I_e = 1.0$   
 Spectral Response Coefficient (Short Period):  $SDS = 0.661$   
 Seismic Design Category = D  
 Site Class = D  
 Response Modification Factor:  $R = 2$  (MASONRY WALL/ SIGN)  
 Analysis procedure used: Equivalent Lateral Force Analysis

## SOILS AND FOUNDATIONS

- Foundations are proportioned for a maximum bearing pressure of 1500 psf.
- Footings shall be constructed on undisturbed soil. Frozen soil, organic material and deleterious matter not allowed. Any overexcavation shall be backfilled with granular material compacted to 90% of the ASTM D-1557 (modified proctor) maximum dry density. All slabs-on-grade shall be founded on 4" minimum compacted crushed rock, or as directed by a Geotechnical Engineer. Base of footings shall be a minimum of 1'-6" below finished grade and a minimum of 1'-0" below existing grade.

## CAST-IN-PLACE CONCRETE

- Provide all submittals required by ACI 301 Sec. 4.1.2. Submit mix designs for each mix in the table below. Concrete shall be normal-weight unless specified otherwise on the drawings.

TABLE OF MIX DESIGN REQUIREMENTS					
MEMBER TYPE/LOCATION	STRENGTH (psi)	TEST AGE (days)	MAXIMUM AGGREGATE	MAXIMUM W/C RATIO	AIR CONTENT
FOUNDATIONS					
Foundations	2500	28	1"	--	5%

- Follow ACI Manual of Concrete Practice. Follow the current ACI 306R when pouring concrete in cold weather.

## CONCRETE REINFORCEMENT

- Concrete reinforcement shall comply with the following:  
 Reinforcing Bars: ASTM A615, Grade 60, deformed bars.  
 Weldable Reinforcing Bars: ASTM A706, Grade 60, deformed bars.  
 Deformed Welded Wire Fabric: ASTM A497
- Bars shall not be welded unless authorized. When authorized, conform to ACI 301, Sec. 3.2.2.2. "Welding" and provide ASTM A706, grade 60 reinforcement.
- Reinforcing shall conform to the following cover requirements unless specifically shown otherwise on the drawings:  
 Concrete cast against earth: 3"  
 Concrete exposed to earth or weather: 1-1/2"  
 Ties in columns and beams: 1-1/2"  
 Bars in slabs and walls: 3/4"

BAR SIZE	#3	#4	#5	#6
Top bars in footings	22"	29"	36"	43"

(1) Bars shown to be continuous shall be lapped as scheduled above in straight runs, around corners, and into adjacent footings.

- Welded wire fabric in slabs on grade shall be chaired for 1 1/2" cover to the top of the slab.
- All rebar shall be fabricated and placed in accordance with ACI Detailing Manual 315.

## REINFORCED HOLLOW UNIT MASONRY

- CONCRETE MASONRY UNITS: Concrete hollow units shall comply with ASTM C90, sampled and tested in accordance w/ ASTM C14. Lineal shrinkage for unit shall not exceed 0.065%. Block compressive strength shall be as indicated in the table below. Assemblies shall have a minimum compressive strength ( $f_m$ ) as indicated in the table below.

CONCRETE MASONRY ASSEMBLY STRENGTH			
$f_m$ (PSI)	BLOCK UNIT STRENGTH (PSI)	GROUT STRENGTH (PSI)	MORTAR
2,000	2800	2500	TYPE M OR S

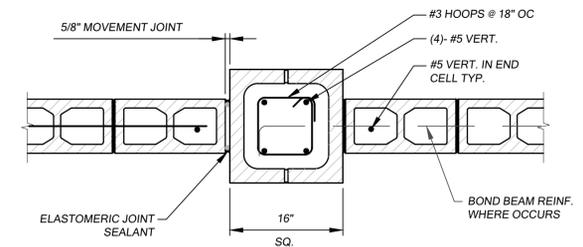
- MORTAR: Mortar shall conform to ASTM C270, Type M or S.
- MASONRY GROUT: Grout shall conform to ASTM C476 and shall have compressive strength as indicated in the preceding table. Grout shall have consist of a mixture of cementitious materials and aggregate to which sufficient water has been added to cause the mixture to flow without segregation of the constituents. Fully grout all new masonry walls.

The maximum grout pour height shall be 12'-8". Clean-outs are required for any pour height greater than 5'-4". Where required, clean-outs shall be located at all cores containing vertical reinforcement and at a maximum of 32" oc. Grout lifts greater than 5'-4" are limited in height to the bottom of the lowest bond beam that is more than 5'-4" above the bottom of the lift, provided that: 1) The masonry has cured for at least 4 hours, and 2) The grout slump is maintained between 10 and 11 inches. If either of these two conditions are not met, then the maximum lift height shall be 5'-4".

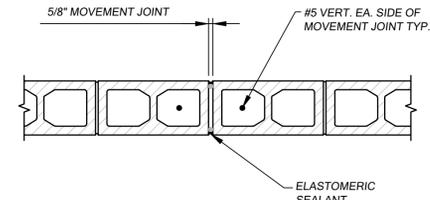
Grout Keys, form a grout key by terminating the grout a minimum of 1-1/2" inches below the mortar joint. Do not form grout keys within beams. At beams or lintels laid with closed bottom units terminate the grout pour at the bottom of the beam or lintel with out forming a grout key.

- Joint reinforcement, when specified, shall conform to ASTM A951.
- Use running bond unless noted otherwise.
- Masonry Reinforcing Steel shall be the same as the concrete reinforcing listed above and shall be securely placed with spacers for correct location in accordance with ACI 530.1. Minimum reinforcing shall follow the following table unless shown otherwise on the drawings:

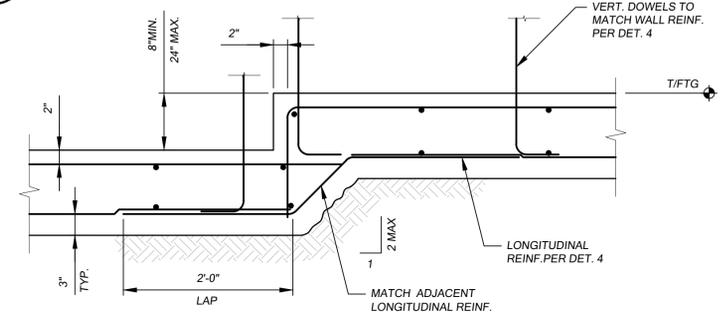
Wall Thickness	Vertical Bars	Horizontal Bars
8"	#5 @ 32" OC	#5 @ 36" OC



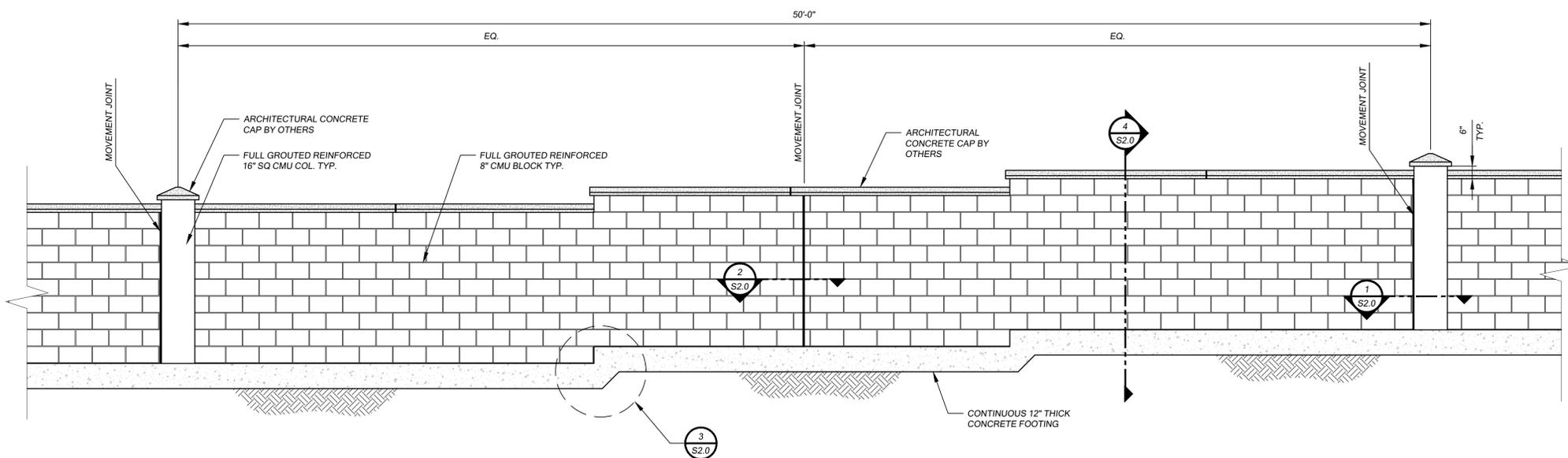
1 TYPICAL COLUMN SECTION  
 SCALE: 1" = 1'-0"



2 TYPICAL MOVEMENT JOINT  
 SCALE: 1" = 1'-0"

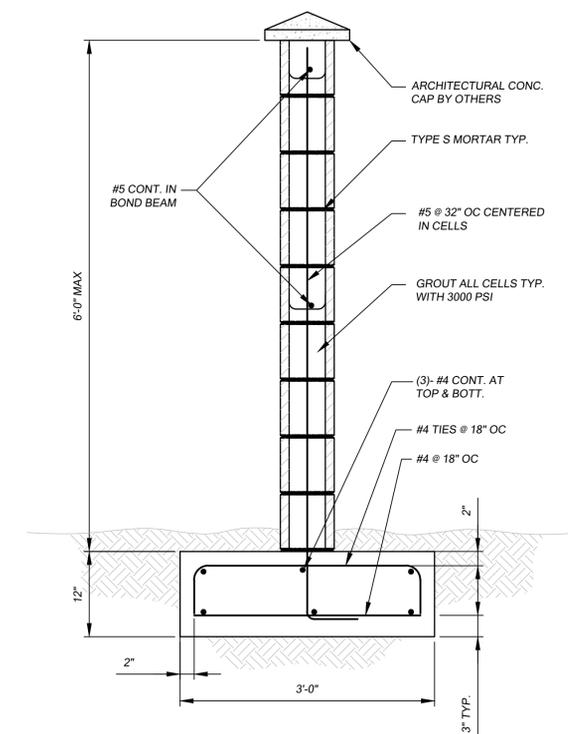


3 TYPICAL REINF. AT STEPPED FOOTING  
 SCALE: 1" = 1'-0"



TYPICAL FENCE/ SOUND WALL ELEVATION

SCALE: 3/8" = 1'-0"



4 TYPICAL FENCE/ WALL SECTION  
 SCALE: 1" = 1'-0"



**MDE structural engineering**

PHONE: 360-433-9093  
 EMAIL: MIKE@MDESTRUCTURAL.COM

113 W 7th ST SUITE 205  
 VANCOUVER, WA 98660

DATE:	4/09/2016
SCALE:	AS SHOWN
ENGINEER:	BK
DRAFTER:	SCS
CHECK:	MD
JOB:	1462

CLIENT  
 3/J/S CONSULTING  
 5075 SW GRIFFITH DRIVE, SUITE 150  
 BEAVERTON, OR 97005

PROJECT  
 CMU FENCE  
 INTERSECTION OF SW 65TH AVE &  
 SW SAGERT RD  
 TUALATIN, OR

SHEET TITLE:  
 GENERAL NOTES  
 TYP. WALL ELEV.'S  
 &  
 SECTIONS

**S2.0**



June 13, 2016

City of Tualatin  
Erin Engman  
Assistant Planner  
18876 SW Martinazzi Ave  
Tualatin, OR 97062-7092

**SUBJECT: Sagert Farm Subdivision – Fence Architectural Review**

Dear Erin,

This office represents Lennar Northwest. Lennar is in the process of finalizing construction permit drawings for the construction of the Sagert Farms Subdivision. The Sagert Farm Subdivision (SB 15-0002) was approved by the Tualatin City Council in February of 2016 with a condition of approval requiring the submission of an Architectural Review Application for perimeter fencing along the site's frontages with SW Borland Road, SW 65<sup>th</sup> Avenue, and along the south side of the proposed extension of SW Sagert. This letter and the materials attached herewith are intended to both seek permission to construct the required fencing along the site's perimeters and to satisfy the condition of approval.

The Sagert Farm Subdivision Approval contained Condition of Approval number PFR-11, requiring the Applicant to submit approvable plans and color elevations including all color and material specifications showing the entirety of the subject property's 65<sup>th</sup> Avenue frontage, the entirety of the property's SW Borland frontage and the southern side of SW Sagert Street. The required fences were meant to comply with the City's masonry fencing designs with vision clearances described in Sections TDC 34.330 and 34.340 or to seek to obtain approval for an alternate design.

The project was also conditioned with PRF-12 which required the submission of a final site plan demonstrating that the masonry fence is located along the access restricted properties along SW 65<sup>th</sup>, Borland, and SW Sagert. The constructed masonry fencing or approved alternative design was meant to be issued through Architectural Review after the lots adjoining these roads were capable of applying for building permits.

The Applicant has prepared this Application for Architectural Review to request approval of the placement of wooden fencing with stone pilasters along SW Borland and SW Sagert instead of a continuous stone wall. The Applicant also seeks the ability to place stone pilasters for the fencing using up to 40 foot pilaster spacing interval rather than a 30 foot interval. Stone fencing will be placed along SW 65<sup>th</sup> but that applicant also seeks approval for the placement of up to 50 foot pilaster spacing along this frontage. The proposed designs meet the intent and purpose of the City's Fencing guidelines in that the proposed design will buffer new residential lands from higher classification roadways.

Rather than seeking approval of individual applications for Architectural Review for each of the lots associated with this fencing, and, rather than waiting until the final plat has been recorded, the Applicant seeks approval for this application along with the site's construction permits so that the proposed walls and fencing can be constructed while general site development activities are being carried out on site. The lots in question are known as: Proposed Lots 1, 2, 7, 8, 17, 18, 31, 32, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 75, and 76. The provisions of Chapter 73.000 do not restrict the Director's ability to consider an application for a fence which can be constructed on a single site but which will eventually border many new residential lots.

The following information has been provided in support of the proposed Architectural Review Application. The Applicant has extracted the applicable sections of the City's code and has then provided several facts and findings in support of the proposed application. The Applicant concludes that the proposed modifications to the City's fencing design guidelines will result in no significant aesthetic impacts and will create new fencing which is similar to other fencing within the immediate vicinity.

**TDC Chapter 34: SPECIAL REGULATIONS  
SECTION 34.330 FENCE STANDARDS.**

The following standards are minimum requirements for fences in a RL (Low Density Residential) or a RML (Medium Low Density Residential) Planning District, where an access-restricted lot line or property line abuts a public street classified as a major arterial, minor arterial, major collector, minor collector, or expressway by the Tualatin Functional Classification Plan, or abuts a state-owned interstate highway (I-5 or I-205).

**(1) Subdivision or Partition of Property in a RL or RML Planning District.**

Where property is the subject of a subdivision or partition application, and has an access-restricted property line(s) or lot line(s) that abuts a major arterial, minor arterial, major collector, minor collector, or expressway right-of-way or an interstate highway property line for a distance greater than 60 feet, a masonry fence shall be installed along the arterial/collector/expressway/interstate highway frontage, in conformance with design standards set forth in TDC 34.340 and the fence standards set forth below:

**(a) Required fencing shall be in-stalled along the entire length of the access-restricted property line(s) or lot line(s) abutting the arterial/collector/expressway right-of-way or interstate highway property line, except as provided in TDC 34.330(3), prior to issuance of any building permit on any parcel or lot created by the partition or subdivision.**

**Applicant's Finding:** The site has three access restricted frontages – SW 65<sup>th</sup> Avenue, SW Borland, and along the southern side of SW Sagert's proposed extension. The Applicant has proposed to place fencing along each of these frontages. The Applicant's proposal satisfies this criteria.

**(b) Except as provided in TDC 34.330(3), required fencing shall be located entirely outside of the public right-of-way or state-owned interstate highway property, and as close as physically possible to, approximately parallel with, either the property line or lot line abutting the arterial/collector/expressway right-of-way or interstate highway property line, or in the case of an arterial/collector/expressway street the ultimate right-of-way line, which-ever is located furthest from the centerline of the street right-of-way.**

**Applicant's Finding:** The proposed construction plans for the Sagert Farm Subdivision show that all proposed fencing is to be located outside of the public right-of-ways. The construction plans show the proposed right-of-way dedication and right-of-way improvements planned as a part of the Sagert Farm Subdivision. The Applicant was conditioned as part of the approval for the Sagert Farms Subdivision to prepare a final plan following site construction which confirms that the fencing has been installed outside of the public right-of-way. The Applicant's proposal satisfies this criteria.

**(i) For public streets classified as an arterial/collector/expressway, as approved by the Community Development Director or their designee, the location of the ultimate right-of-way line shall be one-half of the right-of-way width specified in**

**TDC Chapters 11 and Chapter 74 of the Tualatin Development Code for the appropriate classification of street, measured at right angles from the centerline of the actual street improvement, or measured at right angles from the centerline of the right-of-way, whichever method is determined most appropriate by the Community Development Director or their designee.**

**Applicant's Finding:**

The width of the right-of-ways and streets which are considered within this application were evaluated during the Sagert Farms Subdivision application. The City required the dedication of several feet of right-of-way along the property's frontages with Borland and 65<sup>th</sup> and SW Sagert's right-of-way width was approved with a variable width right-of-way configuration which tapers to meet the existing connection point at the site's eastern boundary. With the recordation of the final plat for the subdivision, the Applicant will convey to the City, rights-of-way sufficient to provide the City with the full required width for each adjoining street. The proposed dedications are consistent with the requirements of TDC Chapters 11 and 74. The proposed construction plans show that all boundary fencing for access restricted lots is to be located outside of the City's full required rights-of-way. The Applicant's proposal satisfies this criteria.

- (c) Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.**

**Applicant's Finding:**

The Applicant's proposed grading plan considers the placement of the fencing and anticipates the impacts of the fencing on the site's drainage system. The Applicant's grading plan will provide positive drainage away from the proposed walls and will accommodate the drainage and flow rates of the site's drainage within the Subdivision's proposed detention and treatment facilities. The Applicant's proposal satisfies this criteria.

- (2) Replacement of Existing Fence, or Construction of New Fence in a RL or RML Planning District.**

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- (a) Construction of New Fence.**

Where no existing fence is located approximately parallel with, and within ten feet of, an access-restricted property line or lot line that abuts an arterial/collector/expressway right-of-way or interstate highway property line, AND more than 50 percent of fences that are constructed approximately parallel with, and within ten feet of, access-restricted property lines or lot lines that abut the same arterial/collector/expressway right-of-way line or interstate highway property line, in the interval between the nearest intersecting streets, or hypothetical extensions thereof in the case of interstate highways, located on both sides of the subject property (See Figure 34-1 for illustration), meet the masonry fence standard, then any new fence that is constructed approximately parallel with, and within ten feet of, the access-restricted property line or lot line abutting the arterial/collector/expressway right-of-way or interstate highway property line, shall be in conformance with the required design standards set forth in TDC 34.340.

- (i) Required fencing shall be located entirely outside of the public right-of-way or state-owned interstate highway property, and as close as physically possible to, approximately parallel with, the property line abutting the arterial/collector/expressway right-of-way or interstate highway property line, except as provided in TDC 34.330(3);**

**Applicant's Finding:** All proposed fencing has been located outside of the adjoining right-of-ways. The Applicant's proposal satisfies this criteria.

- (ii) **Required fencing shall be in-stalled such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.**

**Applicant's Finding:** The Applicant's proposed grading plan considers the placement of the fencing and anticipates the impacts of the fencing on the site's drainage system. The Applicant's grading plan will provide positive drainage away from the proposed walls and will accommodate the drainage and flow rates of the site's drainage within the Subdivision's proposed detention and treatment facilities. The Applicant's proposal satisfies this criteria.

**(3) Exceptions to Fence Location or Configuration:**

- (a) **For public streets classified as an arterial/collector/expressway, where the City Engineer determines that vehicular access is to be provided from the arterial/collector/expressway to a parcel or lot abutting the arterial/collector/expressway, the fence shall not be required along the arterial/collector/expressway frontage of that particular parcel or lot.**

**Applicant's Finding:** The Applicant seeks no exceptions within the proposed fencing for vehicular access. This section does not apply.

- (b) **For public streets classified as an arterial/collector/expressway, where the City Engineer determines that an opening or passage through the fence must be pro-vided, the fence shall include such required opening. The same shall be provided in fences along state-owned interstate highways when required by the state or Tualatin Valley Fire & Rescue or the City Engineer.**

**Applicant's Finding:** The Applicant seeks no exceptions within the proposed fencing for pedestrian access. This section does not apply.

- (c) **All vision clearance requirements set forth in TDC 73.400(16) shall be met.**

**Applicant's Finding:** A vision clearance area, which has been shown on the attached plans, has been provided by placing the walls outside of the 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 25 feet from the intersection point of the right-of-way lines, as measured along such lines. The Applicant's proposal satisfies this criteria.

- (d) **The City Engineer, in the case of public streets classified as an arterial/collector/expressway, or the state in the case of state-owned interstate highways, may require an alternate location or configuration of the fence alignment to accommodate stormwater facilities, easements, or other requirements, such as, but not limited to, bicycle paths, multi-use paths, or for maintenance purposes.**

**Applicant's Finding:** Proposed fences have been provided along the residential lots identified within this submission but not along the project's stormwater management facilities or pedestrian accessways. The Applicant's proposal satisfies this criteria.

- (e) For state-owned interstate highways, where an area of vegetation at least 200 linear feet in width runs parallel to the interstate highway and forms a visual, esthetic or acoustic barrier, or land in a Natural Resource Protection Overlay (NRPO) district or other protected area as defined in TDC Chapter 72 runs parallel to the inter-state highway, AND such land is located between the interstate highway property line and the developable area of a property being developed in the RL or RML Planning District, no fence shall be required. Where the area of vegetation is less than 200 linear feet in width, the required fence shall be located entirely outside the vegetated, NRPO or other protected area and as close as physically possible to, approximately parallel with, the edge of said vegetated, NRPO or other protected area on the developable portion of the property being developed.

**Applicant's Finding:** The Applicant established during the subdivision phase of the project that more than 200 feet of vegetation exist between the site's southern boundary and Interstate Highway 205. The vegetation buffer has been illustrated on the submitted site plan. The requirements of this section do not apply.

#### SECTION 34.340 FENCE DESIGN.

(1) **Masonry Fence Design. (See Figure 34-2 for illustration)**

- (a) **Material and Color. All components of fence visible from the public vantage point shall be constructed of stone, brick, stone-look or brick-look cast masonry or stone-look or brick-look cast vinyl or composite material. The color of the fence shall be that of natural stones, red clay brick, neutral brown-tones, or gray earth-tones.**

**Applicant's Finding:** The Applicant proposes a CMU masonry wall along SW 65<sup>th</sup> Avenue. The wall will have a grey, split face textured finish. The Applicant proposes to place a wooden cedar fence along SW Sagert and SW Borland Roads. Pilasters will be proposed along both the masonry wall every 50 feet and no more than every 40 feet along the fenced sections. The Applicant's proposal does not fully comply with this standard along SW Borland and SW Sagert therefore, an application for Architectural Review has been submitted in support of the proposed design.

- (b) **Finished Face. Fence shall be constructed such that the finished side of the fence faces the public right-of-way or state-owned interstate highway, and any structural components (metal brackets, etc.) are not visible from the public or highway vantage point.**

**Applicant's Finding:** The Applicant proposes a CMU masonry wall along SW 65<sup>th</sup> Avenue. The wall will have a grey, split face textured finish. Per the submitted structural plans and details, no structural components will be visible from the public's vantage point. The Applicant's proposal does not fully comply with this standard along SW Borland and SW Sagert therefore, an application for Architectural Review has been submitted in support of the proposed design.

- (c) **Slopes. Fences constructed on slopes shall be installed using a stair-step method, whereby each fence panel steps up or down the slope and remains level (zero-slope) rather than parallel to the grade of the underlying terrain.**

**Applicant's Finding:** The proposed wall will be constructed using a stair-step method. The structural details provided with this application illustrate the look of the finished accommodations for grade. The Applicant's proposal satisfies this criteria.

**(d) Height. For public streets classified as an arterial/collector/expressway, height of fence panels shall be six feet, and for interstate highways (I-5 or I-205) height of fence panels shall be a minimum of eight feet, measured from the underlying ground surface directly beneath the fence panels to the top edge of the cornice cap. (Any fence over six feet in height requires a building permit and engineered drawings.)**

**(i) For fences constructed on slopes, the height of fence measured at the up-slope end of each fence panel shall be six feet for public streets classified as an arterial/collector/express-way and a minimum of eight feet for interstate highways. (Any fence over six feet in height requires a building permit and engineered drawings.)**

**Applicant's Finding:** The proposed fencing and walls along the project's perimeters will be six feet in height. The Applicant's proposal satisfies this criteria.

**(ii) Pilasters, excluding pilaster caps, shall be no shorter than the shorter of the attached fence panels, including the cornice cap, and shall not extend more than six inches higher than the highest attached fence panel, including the cornice cap.**

**Applicant's Finding:** Pilasters have been proposed at 50 foot spacing along the proposed walls and with up to 40 foot spaces along the proposed fencing. Proposed pilasters will be taller than the adjoining wall sections and will be six (6) inches higher than the highest attached fence panel or adjoining wall section. After a six (6) inch extension of the pilaster, the proposed cornice cap will be placed atop the pilaster. The Applicant's proposal does not fully comply with this standard therefore, an application for Architectural Review has been submitted in support of the proposed design.

**(iii) Height of pilaster caps shall be no greater than six inches, measured from the top of the underlying pilaster to the highest point on the cap.**

**Applicant's Finding:** Proposed cornice caps will be placed six (6) inches above the height of the adjoining wall meaning that the base of the cap will be six inches above the nearest adjoining wall section. The Applicant's proposal does not fully comply with this standard therefore, an application for Architectural Review has been submitted in support of the proposed design.

**(e) Ground Clearance. There shall be no ground clearance or gap visible between the bottom of the fence panels and the underlying ground surface. Where a pre-cast panel system is used, any gaps that result beneath panels shall be filled in with earth, rock, evergreen vegetation, or similar material. This provision does not prohibit the use of stormwater drainage holes.**

**Applicant's Finding:** No ground clearance gap has been proposed along the 65<sup>th</sup> Avenue Masonry wall. The proposed wall will connect directly to a continuous foundation. Proposed fencing along SW Borland and SW Sagert will incorporate a small amount of ground clearance in order to keep the wooden fencing from having direct contact with the ground. The clear area will be 2 inches or less. The Applicant's proposal does not fully comply with this standard therefore, an application for Architectural Review has been submitted in support of the proposed design.

**(f) Pilasters. The horizontal run of fence must be broken up by pilasters, which shall be set at approximately regular intervals, no more than twenty feet apart on center. Pilasters shall be installed perpendicular to a zero-slope plane.**

**Applicant's Finding:** The Applicant proposes to locate pilasters along even intervals along the walls and fencing. Pilasters will be installed perpendicular to the zero-slope plane. The pilasters on the cedar fencing sections will be spaced at 40 feet on-center. The pilasters on the masonry fencing sections will be spaced at 50 feet on-center. The Applicant's proposal satisfies this criteria.

- (g) Panels. Panels shall be 100 percent solid and opaque. The finished face shall have the appearance of a stacked or mortared stone wall or brick wall.**

**Applicant's Finding:** All proposed fencing will be 100 percent solid and opaque. Finished face along the CMU wall will have the appearance of mortared stone. Fencing, where proposed, will not meet this standard therefore an application for Architectural Review has been submitted in support of the proposed design.

- (h) Cornice. A cornice cap shall be installed on top of each of the fence panels. Cornice caps shall be masonry or brick in appearance, and shall match or closely compliment the colors and materials used to construct the fence panels and pilasters.**

**Applicant's Finding:** Cornice caps will be constructed using a split face grey concrete product. The proposed cornices will have a masonry appearance. The Applicant's proposal satisfies this criteria.

- (i) Pilaster Caps. Decorative caps shall be installed on top of all pilasters such that the cap completely covers the surface area of the pilaster end. Caps shall be masonry or brick in appearance, and shall match or closely compliment the colors and materials used to construct the fence panels and pilasters. Illuminated pilaster caps are allowed, provided the lighting element is an integral internal component of the cap (i.e., no exposed light bulb) and the light is low-voltage or solar powered. Caps shall be no taller than six inches, measured from the surface of the pilaster end to the highest point on the pilaster cap.**

**Applicant's Finding:** Pilaster caps will be constructed using a split face grey stone concrete product. The proposed pilaster caps will have a masonry appearance. The Applicant's proposal satisfies this criteria.

**(2) Variance Prohibited.**

- (a) Development unable to meet one or more of the design standards set forth in TDC 34.340(1) may alternatively submit application for Architectural Review.**

**Applicant's Finding:** The Applicant's proposal does not fully comply with this standard therefore, an application for Architectural Review has been submitted in support of the proposed design. The Applicant has requested the placement of wooden fencing with pilasters spaced at a 40 foot interval along SW Borland and SW Sagert instead of stone at a 20 foot interval. The Applicant has proposed a 40 foot interval as it is an interval that is evenly divided along the frontage on SW Sagert and SW Borland. The Applicant also seeks the ability to place pilaster for the stone walls using a 50 foot pilaster spacing interval along SW 65<sup>th</sup> Avenue, rather than a 20 foot interval. The Applicant has proposed a 50 foot interval as it is an interval that is evenly divided along the frontage on SW 65<sup>th</sup> Avenue

- (b) Application for Architectural Re-view shall be made pursuant to application procedures set forth in TDC 31.071. Approval or denial shall be based upon the criteria set forth in TDC**

**73.050, including objectives and standards set forth in TDC 73.221 and 73.222.**

**Applicant's Finding:** The Applicant has addressed and meets the approval criteria listed in TDC 73.050 and the objectives and standards listed in TDC 73.221 and 73.222.

**Section 73.050 Criteria and Standards.**

**(1) In exercising or performing his or her powers, duties, or functions, the Community Development Director shall determine whether there is compliance with the following:**

**(a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved;**

**Applicant's Finding:** The Applicant's proposed design for a masonry wall along SW 65<sup>th</sup> Avenue will be a welcome aesthetic along the western edge of the property. The west side of SW 65<sup>th</sup> Avenue is a park, the east side will have a landscape planter, a mixed use pedestrian pathway, and the proposed masonry wall. The proposed pilaster spacing, of 50 feet on center, will not directly connect to an existing wall and will have no consequences on the experience for pedestrians or vehicular passers-by.

The proposed wooden fencing along SW Borland and SW Sagert is a configuration which is similar to the existing fence and pilaster wall which is located to the east, along Borland. Photographs of the existing fencing have been submitted with this application. In all cases, the proposed walls and fences will perform their primary function, which is to buffer residential traffic from Arterial and Collector street traffic.



Existing Fencing along Borland Road

The proposed design is consistent with the City's buffering standards and provides an aesthetic which is similar to other fencing on adjacent properties. The proposed designs can be approved by the director.

**(b) The proposed design of the development is compatible with the design of other developments in the general vicinity; and**

**Applicant's Finding:** The proposed wooden fencing along SW Borland and SW Sagert Avenue is a configuration which is similar to the existing fence and pilaster wall which is located to the east, along Borland. The proposed walls along SW 65<sup>th</sup> is unique in that few other residential properties have been developed along SW 65<sup>th</sup>. The proposed masonry wall, with pilasters spaced at 50 foot intervals, will help create an elegant border along the edge of the new residential neighborhood. The Applicant has proposed the 50 foot interval as a cost saving measure, as well as an aesthetic choice, as the interval will have no consequences on the experience for pedestrians or vehicular passers-by.

The proposed design is consistent with the City's buffering standards and provides an aesthetic which is similar to other fencing on adjacent properties. The proposed designs can be approved by the director.

- (c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the vicinity.**

**Applicant's Finding:** Materials proposed for the fencing and walls are consistent with the City's standards and have materials which are similar to those found within the adjoining developments.

The proposed design is consistent with the City's buffering standards and provides an aesthetic which is similar to other fencing on adjacent properties. The proposed designs can be approved by the director.

- (2) In making his or her determination of compliance with the above requirements, the Community Development Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.**

**Applicant's Finding:** The objective of the City's fencing standards is to buffer residential uses from higher volume roadways through the use of aesthetically pleasing walls and fencing. The goals and objectives of the City's codes are satisfied by the Applicant's proposed fencing design.

- (3) In determining compliance with the requirements set forth, the Community Development Director shall consider the effect of his or her action on the availability and cost of needed housing. The Community Development Director shall not use the requirements of this section to exclude needed housing types. However, consideration of these factors shall not prevent the Community Development Director from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this Code. As part of the Architectural Review process, the Community Development Director has no authority to reduce dwelling unit densities.**

**Applicant's Finding:** The Applicant has requested approval of this Architectural Review Application to allow for the placement of wooden fencing with pilasters along SW Borland and SW Sagert instead of stone. The Applicant also seeks the ability to place pilasters for the fencing using a 40 foot pilaster spacing interval rather than a 20 foot interval.

The State of Oregon considers Single Family Dwellings a type of needed housing. The

proposed design of the site's fencing will slightly reduce site construction costs therefore slightly reducing the costs associated with construction of the site and home. A director's decision in support of the proposed design will support the City's ability to contribute to the City's available inventory of needed housing.

- (4) As part of Architectural Review, the property owner may apply for approval to remove trees, in addition to those exemptions allowed in TDC 34.200(3), by submitting information concerning proposed tree removal, pursuant to TDC 34.210(1). The granting or denial of a tree removal permit shall be based on the criteria in TDC 34.230.**

**Applicant's Finding:** The Applicant does not seek permission to remove any trees.

- (5) Conflicting Standards. In addition to the MUCOD requirements, the requirements in TDC Chapter 73 (Community Design Standards) and other applicable Chapters apply. If TDC Chapters 57, 73 and other applicable Chapters, conflict or are different, they shall be resolved in accordance with TDC 57.200(2).**

**Applicant's Finding:** The Applicant has not identified any conflicting standards which apply to this application.

#### **Section 73.221 Purpose and Objectives.**

- (1) Purpose. The purpose of fence de-sign standards in the RL and RML Planning Districts for access-restricted lot lines and property lines abutting major and minor collector and arterial and expressway streets and interstate highways (I-5 or I-205) is to implement the community design objectives of TDC 10.020.**
- (2) Objectives. Fences shall be designed to the maximum extent practicable, to achieve the following:**
- (a) Rear yards and side yards adjacent collector, arterial and expressway streets and interstate highways shall be screened from public view.**
  - (b) Fences shall be constructed of highly durable materials that are low-maintenance and weather-resistant.**
  - (c) Fence materials and design shall be compatible and harmonious with the required fence design type detailed in TDC 34.330 and 34.340. The design shall incorporate stone-look or brick-look elements. Colors shall be subdued and natural earth-tones, brown-tones, or grey-tones.**

**Applicant's Finding:** The Applicant has requested approval of this Architectural Review Application to allow for the placement of wooden fencing with pilasters along SW Borland and SW Sagert instead of stone. The Applicant also seeks the ability to place pilasters for the fencing using a 40 foot pilasters spacing interval rather than a 30 foot interval.

The Applicant's proposed design meets the purpose and objectives of 73.221.

#### **Section 73.222 Fence Standards.**

**Minimum requirements for construction of fences in a RL or a RML Planning District, where an access-restricted lot line or property line abuts a public street right-of-way classified as a major or minor collector**



**or arterial or expressway street, or a property line of a state-owned interstate highway are set forth in TDC 34.330 and 34.340.**

**Applicant's Finding:** The Applicant has requested approval of this Architectural Review Application to allow for the placement of wooden fencing with pilasters along SW Borland and SW Sagert instead of stone. The Applicant also seeks the ability to place pilasters for the fencing using a 40 foot pilaster spacing interval rather than a 30 foot interval. No fencing is required along the site's southern boundary, consistent with the requirements of Sections 34.330 and 34.340.

The Applicant's proposed design meets the purpose and objectives of 73.222.

We are thankful for your review of this application and the materials submitted herewith. If you should need any additional information, please do not hesitate to contact 3J Consulting, Inc.

Sincerely,



Andrew Tull  
Principal Planner  
3J Consulting, Inc.

Attachments: Site Plan with Fencing Detail  
Structural Section for Stone Walls

Copy: Mr. Darrel Smith, Lennar Northwest, Inc.  
Mr. John Howorth PE, 3J Consulting, Inc.  
File





June 13, 2016

City of Tualatin  
Erin Engman  
Assistant Planner  
18876 SW Martinazzi Ave  
Tualatin, OR 97062-7092

**SUBJECT: Sagert Farm Subdivision – Fence Architectural Review**

Dear Erin,

This office represents Lennar Northwest. Lennar is in the process of finalizing construction permit drawings for the construction of the Sagert Farms Subdivision. The Sagert Farm Subdivision (SB 15-0002) was approved by the Tualatin City Council in February of 2016 with a condition of approval requiring the submission of an Architectural Review Application for perimeter fencing along the site's frontages with SW Borland Road, SW 65<sup>th</sup> Avenue, and along the south side of the proposed extension of SW Sagert. This letter and the materials attached herewith are intended to both seek permission to construct the required fencing along the site's perimeters and to satisfy the condition of approval.

The Sagert Farm Subdivision Approval contained Condition of Approval number PFR-11, requiring the Applicant to submit approvable plans and color elevations including all color and material specifications showing the entirety of the subject property's 65<sup>th</sup> Avenue frontage, the entirety of the property's SW Borland frontage and the southern side of SW Sagert Street. The required fences were meant to comply with the City's masonry fencing designs with vision clearances described in Sections TDC 34.330 and 34.340 or to seek to obtain approval for an alternate design.

The project was also conditioned with PRF-12 which required the submission of a final site plan demonstrating that the masonry fence is located along the access restricted properties along SW 65<sup>th</sup>, Borland, and SW Sagert. The constructed masonry fencing or approved alternative design was meant to be issued through Architectural Review after the lots adjoining these roads were capable of applying for building permits.

The Applicant has prepared this Application for Architectural Review to request approval of the placement of wooden fencing with stone pilasters along SW Borland and SW Sagert instead of a continuous stone wall. The Applicant also seeks the ability to place stone pilasters for the fencing using up to 40 foot pilaster spacing interval rather than a 30 foot interval. Stone fencing will be placed along SW 65<sup>th</sup> but that applicant also seeks approval for the placement of up to 50 foot pilaster spacing along this frontage. The proposed designs meet the intent and purpose of the City's Fencing guidelines in that the proposed design will buffer new residential lands from higher classification roadways.

Rather than seeking approval of individual applications for Architectural Review for each of the lots associated with this fencing, and, rather than waiting until the final plat has been recorded, the Applicant seeks approval for this application along with the site's construction permits so that the proposed walls and fencing can be constructed while general site development activities are being carried out on site. The lots in question are known as: Proposed Lots 1, 2, 7, 8, 17, 18, 31, 32, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 75, and 76. The provisions of Chapter 73.000 do not restrict the Director's ability to consider an application for a fence which can be constructed on a single site but which will eventually border many new residential lots.

The following information has been provided in support of the proposed Architectural Review Application. The Applicant has extracted the applicable sections of the City's code and has then provided several facts and findings in support of the proposed application. The Applicant concludes that the proposed modifications to the City's fencing design guidelines will result in no significant aesthetic impacts and will create new fencing which is similar to other fencing within the immediate vicinity.

**TDC Chapter 34: SPECIAL REGULATIONS  
SECTION 34.330 FENCE STANDARDS.**

The following standards are minimum requirements for fences in a RL (Low Density Residential) or a RML (Medium Low Density Residential) Planning District, where an access-restricted lot line or property line abuts a public street classified as a major arterial, minor arterial, major collector, minor collector, or expressway by the Tualatin Functional Classification Plan, or abuts a state-owned interstate highway (I-5 or I-205).

**(1) Subdivision or Partition of Property in a RL or RML Planning District.**

Where property is the subject of a subdivision or partition application, and has an access-restricted property line(s) or lot line(s) that abuts a major arterial, minor arterial, major collector, minor collector, or expressway right-of-way or an interstate highway property line for a distance greater than 60 feet, a masonry fence shall be installed along the arterial/ collector/expressway/interstate highway frontage, in conformance with design standards set forth in TDC 34.340 and the fence standards set forth below:

**(a) Required fencing shall be in-stalled along the entire length of the access-restricted property line(s) or lot line(s) abutting the arterial/collector/expressway right-of-way or interstate highway property line, except as provided in TDC 34.330(3), prior to issuance of any building permit on any parcel or lot created by the partition or subdivision.**

**Applicant's Finding:** The site has three access restricted frontages – SW 65<sup>th</sup> Avenue, SW Borland, and along the southern side of SW Sagert's proposed extension. The Applicant has proposed to place fencing along each of these frontages. The Applicant's proposal satisfies this criteria.

**(b) Except as provided in TDC 34.330(3), required fencing shall be located entirely outside of the public right-of-way or state-owned interstate highway property, and as close as physically possible to, approximately parallel with, either the property line or lot line abutting the arterial/collector/expressway right-of-way or interstate highway property line, or in the case of an arterial/collector/expressway street the ultimate right-of-way line, which-ever is located furthest from the centerline of the street right-of-way.**

**Applicant's Finding:** The proposed construction plans for the Sagert Farm Subdivision show that all proposed fencing is to be located outside of the public right-of-ways. The construction plans show the proposed right-of-way dedication and right-of-way improvements planned as a part of the Sagert Farm Subdivision. The Applicant was conditioned as part of the approval for the Sagert Farms Subdivision to prepare a final plan following site construction which confirms that the fencing has been installed outside of the public right-of-way. The Applicant's proposal satisfies this criteria.

**(i) For public streets classified as an arterial/collector/expressway, as approved by the Community Development Director or their designee, the location of the ultimate right-of-way line shall be one-half of the right-of-way width specified in TDC Chapters 11 and Chapter 74 of the Tualatin Development Code for the**



**appropriate classification of street, measured at right angles from the centerline of the actual street improvement, or measured at right angles from the centerline of the right-of-way, whichever method is determined most appropriate by the Community Development Director or their designee.**

**Applicant's  
Finding:**

The width of the right-of-ways and streets which are considered within this application were evaluated during the Sagert Farms Subdivision application. The City required the dedication of several feet of right-of-way along the property's frontages with Borland and 65<sup>th</sup> and SW Sagert's right-of-way width was approved with a variable width right-of-way configuration which tapers to meet the existing connection point at the site's eastern boundary. With the recordation of the final plat for the subdivision, the Applicant will convey to the City, rights-of-way sufficient to provide the City with the full required width for each adjoining street. The proposed dedications are consistent with the requirements of TDC Chapters 11 and 74. The proposed construction plans show that all boundary fencing for access restricted lots is to be located outside of the City's full required rights-of-way. The Applicant's proposal satisfies this criteria.

- (c) Required fencing shall be installed such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.**

**Applicant's  
Finding:**

The Applicant's proposed grading plan considers the placement of the fencing and anticipates the impacts of the fencing on the site's drainage system. The Applicant's grading plan will provide positive drainage away from the proposed walls and will accommodate the drainage and flow rates of the site's drainage within the Subdivision's proposed detention and treatment facilities. The Applicant's proposal satisfies this criteria.

- (2) Replacement of Existing Fence, or Construction of New Fence in a RL or RML Planning District.**

\*\*\*

- (a) Construction of New Fence.**

**Where no existing fence is located approximately parallel with, and within ten feet of, an access-restricted property line or lot line that abuts an arterial/collector/expressway right-of-way or interstate highway property line, AND more than 50 percent of fences that are constructed approximately parallel with, and within ten feet of, access-restricted property lines or lot lines that abut the same arterial/collector/expressway right-of-way line or interstate highway property line, in the interval between the nearest intersecting streets, or hypothetical extensions thereof in the case of interstate highways, located on both sides of the subject property (See Figure 34-1 for illustration), meet the masonry fence standard, then any new fence that is constructed approximately parallel with, and within ten feet of, the access-restricted property line or lot line abutting the arterial/collector/expressway right-of-way or interstate highway property line, shall be in conformance with the required design standards set forth in TDC 34.340.**

- (i) Required fencing shall be located entirely outside of the public right-of-way or state-owned interstate highway property, and as close as physically possible to, approximately parallel with, the property line abutting the arterial/collector/expressway right-of-way or interstate highway property line, except as provided in TDC 34.330(3);**

**Applicant's Finding:** All proposed fencing has been located outside of the adjoining right-of-ways. The Applicant's proposal satisfies this criteria.

**(ii) Required fencing shall be in-stalled such that stormwater drainage patterns and flow rates are not altered in a manner detrimental to property or persons.**

**Applicant's Finding:** The Applicant's proposed grading plan considers the placement of the fencing and anticipates the impacts of the fencing on the site's drainage system. The Applicant's grading plan will provide positive drainage away from the proposed walls and will accommodate the drainage and flow rates of the site's drainage within the Subdivision's proposed detention and treatment facilities. The Applicant's proposal satisfies this criteria.

**(3) Exceptions to Fence Location or Configuration:**

**(a) For public streets classified as an arterial/collector/expressway, where the City Engineer determines that vehicular access is to be provided from the arterial/collector/expressway to a parcel or lot abutting the arterial/collector/expressway, the fence shall not be required along the arterial/collector/expressway frontage of that particular parcel or lot.**

**Applicant's Finding:** The Applicant seeks no exceptions within the proposed fencing for vehicular access. This section does not apply.

**(b) For public streets classified as an arterial/collector/expressway, where the City Engineer determines that an opening or passage through the fence must be pro-vided, the fence shall include such required opening. The same shall be provided in fences along state-owned interstate highways when required by the state or Tualatin Valley Fire & Rescue or the City Engineer.**

**Applicant's Finding:** The Applicant seeks no exceptions within the proposed fencing for pedestrian access. This section does not apply.

**(c) All vision clearance requirements set forth in TDC 73.400(16) shall be met.**

**Applicant's Finding:** A vision clearance area, which has been shown on the attached plans, has been provided by placing the walls outside of the 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 25 feet from the intersection point of the right-of-way lines, as measured along such lines. The Applicant's proposal satisfies this criteria.

**(d) The City Engineer, in the case of public streets classified as an arterial/collector/expressway, or the state in the case of state-owned interstate highways, may require an alternate location or configuration of the fence alignment to accommodate stormwater facilities, easements, or other requirements, such as, but not limited to, bicycle paths, multi-use paths, or for maintenance purposes.**

**Applicant's Finding:** Proposed fences have been provided along the residential lots identified within this submission but not along the project's stormwater management facilities or pedestrian accessways. The Applicant's proposal satisfies this criteria.

- (e) For state-owned interstate highways, where an area of vegetation at least 200 linear feet in width runs parallel to the interstate highway and forms a visual, esthetic or acoustic barrier, or land in a Natural Resource Protection Overlay (NRPO) district or other protected area as defined in TDC Chapter 72 runs parallel to the inter-state highway, AND such land is located between the interstate highway property line and the developable area of a property being developed in the RL or RML Planning District, no fence shall be required. Where the area of vegetation is less than 200 linear feet in width, the required fence shall be located entirely outside the vegetated, NRPO or other protected area and as close as physically possible to, approximately parallel with, the edge of said vegetated, NRPO or other protected area on the developable portion of the property being developed.

**Applicant's Finding:** The Applicant established during the subdivision phase of the project that more than 200 feet of vegetation exist between the site's southern boundary and Interstate Highway 205. The vegetation buffer has been illustrated on the submitted site plan. The requirements of this section do not apply.

#### SECTION 34.340 FENCE DESIGN.

(1) **Masonry Fence Design. (See Figure 34-2 for illustration)**

- (a) **Material and Color. All components of fence visible from the public vantage point shall be constructed of stone, brick, stone-look or brick-look cast masonry or stone-look or brick-look cast vinyl or composite material. The color of the fence shall be that of natural stones, red clay brick, neutral brown-tones, or gray earth-tones.**

**Applicant's Finding:** The Applicant proposes a CMU masonry wall along SW 65<sup>th</sup> Avenue. The wall will have a grey, split face textured finish. The Applicant proposes to place a wooden cedar fence along SW Sagert and SW Borland Roads. Pilasters will be proposed along both the masonry wall every 50 feet and no more than every 40 feet along the fenced sections. The Applicant's proposal does not fully comply with this standard along SW Borland and SW Sagert therefore, an application for Architectural Review has been submitted in support of the proposed design.

- (b) **Finished Face. Fence shall be constructed such that the finished side of the fence faces the public right-of-way or state-owned interstate highway, and any structural components (metal brackets, etc.) are not visible from the public or highway vantage point.**

**Applicant's Finding:** The Applicant proposes a CMU masonry wall along SW 65<sup>th</sup> Avenue. The wall will have a grey, split face textured finish. Per the submitted structural plans and details, no structural components will be visible from the public's vantage point. The Applicant's proposal does not fully comply with this standard along SW Borland and SW Sagert therefore, an application for Architectural Review has been submitted in support of the proposed design.

- (c) **Slopes. Fences constructed on slopes shall be installed using a stair-step method, whereby each fence panel steps up or down the slope and remains level (zero-slope) rather than parallel to the grade of the underlying terrain.**

**Applicant's Finding:** The proposed wall will be constructed using a stair-step method. The structural details provided with this application illustrate the look of the finished accommodations for grade. The Applicant's proposal satisfies this criteria.

**(d) Height. For public streets classified as an arterial/collector/expressway, height of fence panels shall be six feet, and for interstate highways (I-5 or I-205) height of fence panels shall be a minimum of eight feet, measured from the underlying ground surface directly beneath the fence panels to the top edge of the cornice cap. (Any fence over six feet in height requires a building permit and engineered drawings.)**

**(i) For fences constructed on slopes, the height of fence measured at the up-slope end of each fence panel shall be six feet for public streets classified as an arterial/collector/express-way and a minimum of eight feet for interstate highways. (Any fence over six feet in height requires a building permit and engineered drawings.)**

**Applicant's Finding:** The proposed fencing and walls along the project's perimeters will be six feet in height. The Applicant's proposal satisfies this criteria.

**(ii) Pilasters, excluding pilaster caps, shall be no shorter than the shorter of the attached fence panels, including the cornice cap, and shall not extend more than six inches higher than the highest attached fence panel, including the cornice cap.**

**Applicant's Finding:** Pilasters have been proposed at 50 foot spacing along the proposed walls and with up to 40 foot spaces along the proposed fencing. Proposed pilasters will be taller than the adjoining wall sections and will be six (6) inches higher than the highest attached fence panel or adjoining wall section. After a six (6) inch extension of the pilaster, the proposed cornice cap will be placed atop the pilaster. The Applicant's proposal does not fully comply with this standard therefore, an application for Architectural Review has been submitted in support of the proposed design.

**(iii) Height of pilaster caps shall be no greater than six inches, measured from the top of the underlying pilaster to the highest point on the cap.**

**Applicant's Finding:** Proposed cornice caps will be placed six (6) inches above the height of the adjoining wall meaning that the base of the cap will be six inches above the nearest adjoining wall section. The Applicant's proposal does not fully comply with this standard therefore, an application for Architectural Review has been submitted in support of the proposed design.

**(e) Ground Clearance. There shall be no ground clearance or gap visible between the bottom of the fence panels and the underlying ground surface. Where a pre-cast panel system is used, any gaps that result beneath panels shall be filled in with earth, rock, evergreen vegetation, or similar material. This provision does not prohibit the use of stormwater drainage holes.**

**Applicant's Finding:** No ground clearance gap has been proposed along the 65<sup>th</sup> Avenue Masonry wall. The proposed wall will connect directly to a continuous foundation. Proposed fencing along SW Borland and SW Sagert will incorporate a small amount of ground clearance in order to keep the wooden fencing from having direct contact with the ground. The clear area will be 2 inches or less. The Applicant's proposal does not fully comply with this standard therefore, an application for Architectural Review has been submitted in support of the proposed design.

**(f) Pilasters. The horizontal run of fence must be broken up by pilasters, which shall be set at approximately regular intervals, no more than twenty feet apart on center. Pilasters shall be installed perpendicular to a zero-slope plane.**

**Applicant's Finding:** The Applicant proposes to locate pilasters along even intervals along the walls and fencing. Pilasters will be installed perpendicular to the zero-slope plane. The pilasters on the cedar fencing sections will be spaced at 40 feet on-center. The pilasters on the masonry fencing sections will be spaced at 50 feet on-center. The Applicant's proposal satisfies this criteria.

**(g) Panels. Panels shall be 100 percent solid and opaque. The finished face shall have the appearance of a stacked or mortared stone wall or brick wall.**

**Applicant's Finding:** All proposed fencing will be 100 percent solid and opaque. Finished face along the CMU wall will have the appearance of mortared stone. Fencing, where proposed, will not meet this standard therefore an application for Architectural Review has been submitted in support of the proposed design.

**(h) Cornice. A cornice cap shall be installed on top of each of the fence panels. Cornice caps shall be masonry or brick in appearance, and shall match or closely compliment the colors and materials used to construct the fence panels and pilasters.**

**Applicant's Finding:** Cornice caps will be constructed using a split face grey concrete product. The proposed cornices will have a masonry appearance. The Applicant's proposal satisfies this criteria.

**(i) Pilaster Caps. Decorative caps shall be installed on top of all pilasters such that the cap completely covers the surface area of the pilaster end. Caps shall be masonry or brick in appearance, and shall match or closely compliment the colors and materials used to construct the fence panels and pilasters. Illuminated pilaster caps are allowed, provided the lighting element is an integral internal component of the cap (i.e., no exposed light bulb) and the light is low-voltage or solar powered. Caps shall be no taller than six inches, measured from the surface of the pilaster end to the highest point on the pilaster cap.**

**Applicant's Finding:** Pilaster caps will be constructed using a split face grey stone concrete product. The proposed pilaster caps will have a masonry appearance. The Applicant's proposal satisfies this criteria.

**(2) Variance Prohibited.**

**(a) Development unable to meet one or more of the design standards set forth in TDC 34.340(1) may alternatively submit application for Architectural Review.**

**Applicant's Finding:** The Applicant's proposal does not fully comply with this standard therefore, an application for Architectural Review has been submitted in support of the proposed design. The Applicant has requested the placement of wooden fencing with pilasters spaced at a 40 foot interval along SW Borland and SW Sagert instead of stone at a 20 foot interval. The Applicant has proposed a 40 foot interval as it is an interval that is evenly divided along the frontage on SW Sagert and SW Borland. The Applicant also seeks the ability to place pilaster for the stone walls using a 50 foot pilaster spacing interval along SW 65<sup>th</sup> Avenue, rather than a 20 foot interval. The Applicant has proposed a 50 foot interval as it is an interval that is evenly divided along the frontage on SW 65<sup>th</sup> Avenue

**(b) Application for Architectural Re-view shall be made pursuant to application procedures set forth in TDC 31.071. Approval or denial shall be based upon the criteria set forth in TDC 73.050, including objectives and standards set forth in TDC 73.221 and 73.222.**



**Applicant's Finding:** The Applicant has addressed and meets the approval criteria listed in TDC 73.050 and the objectives and standards listed in TDC 73.221 and 73.222.

**Section 73.050 Criteria and Standards.**

- (1) In exercising or performing his or her powers, duties, or functions, the Community Development Director shall determine whether there is compliance with the following:**
  - (a) The proposed site development, including the site plan, architecture, landscaping, parking and graphic design, is in conformance with the standards of this and other applicable City ordinances insofar as the location, height, and appearance of the proposed development are involved;**

**Applicant's Finding:** The Applicant's proposed design for a masonry wall along SW 65<sup>th</sup> Avenue will be a welcome aesthetic along the western edge of the property. The west side of SW 65<sup>th</sup> Avenue is a park, the east side will have a landscape planter, a mixed use pedestrian pathway, and the proposed masonry wall. The proposed pilaster spacing, of 50 feet on center, will not directly connect to an existing wall and will have no consequences on the experience for pedestrians or vehicular passers-by.

The proposed wooden fencing along SW Borland and SW Sagert is a configuration which is similar to the existing fence and pilaster wall which is located to the east, along Borland. Photographs of the existing fencing have been submitted with this application. In all cases, the proposed walls and fences will perform their primary function, which is to buffer residential traffic from Arterial and Collector street traffic.



Existing Fencing along Borland Road

The proposed design is consistent with the City's buffering standards and provides an aesthetic which is similar to other fencing on adjacent properties. The proposed designs can be approved by the director.

- (b) The proposed design of the development is compatible with the design of other developments in the general vicinity; and**

**Applicant's Finding:** The proposed wooden fencing along SW Borland and SW Sagert Avenue is a configuration which is similar to the existing fence and pilaster wall which is located to the east, along Borland. The proposed walls along SW 65<sup>th</sup> is unique in that few other residential properties have been developed along SW 65<sup>th</sup>. The proposed masonry wall, with pilasters spaced at 50 foot intervals, will help create an elegant border along the edge of the new residential neighborhood. The Applicant has proposed the 50 foot interval as a cost saving measure, as well as an aesthetic choice, as the interval will have no consequences on the experience for pedestrians or vehicular passers-by.

The proposed design is consistent with the City's buffering standards and provides an aesthetic which is similar to other fencing on adjacent properties. The proposed designs can be approved by the director.

- (c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the vicinity.**

**Applicant's Finding:** Materials proposed for the fencing and walls are consistent with the City's standards and have materials which are similar to those found within the adjoining developments.

The proposed design is consistent with the City's buffering standards and provides an aesthetic which is similar to other fencing on adjacent properties. The proposed designs can be approved by the director.

- (2) In making his or her determination of compliance with the above requirements, the Community Development Director shall be guided by the objectives and standards set forth in this chapter. If the architectural review plan includes utility facilities or public utility facilities, then the City Engineer shall determine whether those aspects of the proposed plan comply with applicable standards.**

**Applicant's Finding:** The objective of the City's fencing standards is to buffer residential uses from higher volume roadways through the use of aesthetically pleasing walls and fencing. The goals and objectives of the City's codes are satisfied by the Applicant's proposed fencing design.

- (3) In determining compliance with the requirements set forth, the Community Development Director shall consider the effect of his or her action on the availability and cost of needed housing. The Community Development Director shall not use the requirements of this section to exclude needed housing types. However, consideration of these factors shall not prevent the Community Development Director from imposing conditions of approval necessary to meet the requirements of this section. The costs of such conditions shall not unduly increase the cost of housing beyond the minimum necessary to achieve the purposes of this Code. As part of the Architectural Review process, the Community Development Director has no authority to reduce dwelling unit densities.**

**Applicant's Finding:** The Applicant has requested approval of this Architectural Review Application to allow for the placement of wooden fencing with pilasters along SW Borland and SW Sagert instead of stone. The Applicant also seeks the ability to place pilasters for the fencing using a 40 foot pilaster spacing interval rather than a 20 foot interval.

The State of Oregon considers Single Family Dwellings a type of needed housing. The proposed design of the site's fencing will slightly reduce site construction costs therefore



slightly reducing the costs associated with construction of the site and home. A director's decision in support of the proposed design will support the City's ability to contribute to the City's available inventory of needed housing.

- (4) **As part of Architectural Review, the property owner may apply for approval to remove trees, in addition to those exemptions allowed in TDC 34.200(3), by submitting information concerning proposed tree removal, pursuant to TDC 34.210(1). The granting or denial of a tree removal permit shall be based on the criteria in TDC 34.230.**

**Applicant's Finding:** The Applicant does not seek permission to remove any trees.

- (5) **Conflicting Standards. In addition to the MUCOD requirements, the requirements in TDC Chapter 73 (Community Design Standards) and other applicable Chapters apply. If TDC Chapters 57, 73 and other applicable Chapters, conflict or are different, they shall be resolved in accordance with TDC 57.200(2).**

**Applicant's Finding:** The Applicant has not identified any conflicting standards which apply to this application.

#### **Section 73.221 Purpose and Objectives.**

- (1) **Purpose. The purpose of fence de-sign standards in the RL and RML Planning Districts for access-restricted lot lines and property lines abutting major and minor collector and arterial and expressway streets and interstate highways (I-5 or I-205) is to implement the community design objectives of TDC 10.020.**
- (2) **Objectives. Fences shall be designed to the maximum extent practicable, to achieve the following:**
- (a) **Rear yards and side yards adjacent collector, arterial and expressway streets and interstate highways shall be screened from public view.**
  - (b) **Fences shall be constructed of highly durable materials that are low-maintenance and weather-resistant.**
  - (c) **Fence materials and design shall be compatible and harmonious with the required fence design type detailed in TDC 34.330 and 34.340. The design shall incorporate stone-look or brick-look elements. Colors shall be subdued and natural earth-tones, brown-tones, or grey-tones.**

**Applicant's Finding:** The Applicant has requested approval of this Architectural Review Application to allow for the placement of wooden fencing with pilasters along SW Borland and SW Sagert instead of stone. The Applicant also seeks the ability to place pilasters for the fencing using a 40 foot pilasters spacing interval rather than a 30 foot interval.

The Applicant's proposed design meets the purpose and objectives of 73.221.

#### **Section 73.222 Fence Standards.**

**Minimum requirements for construction of fences in a RL or a RML Planning District, where an access-restricted lot line or property line abuts a public street right-of-way classified as a major or minor collector or arterial or expressway street, or a property line of a state-owned interstate highway are set forth in TDC 34.330 and 34.340.**



**Applicant's  
Finding:**

The Applicant has requested approval of this Architectural Review Application to allow for the placement of wooden fencing with pilasters along SW Borland and SW Sagert instead of stone. The Applicant also seeks the ability to place pilasters for the fencing using a 40 foot pilaster spacing interval rather than a 30 foot interval. No fencing is required along the site's southern boundary, consistent with the requirements of Sections 34.330 and 34.340.

The Applicant's proposed design meets the purpose and objectives of 73.222.

We are thankful for your review of this application and the materials submitted herewith. If you should need any additional information, please do not hesitate to contact 3J Consulting, Inc.

Sincerely,



Andrew Tull  
Principal Planner  
3J Consulting, Inc.

Attachments: Site Plan with Fencing Detail  
Structural Section for Stone Walls

Copy: Mr. Darrel Smith, Lennar Northwest, Inc.  
Mr. John Howorth PE, 3J Consulting, Inc.  
File



## Service Provider Letter

This form and the attached conditions will serve as your Service Provider Letter in accordance with Clean Water Services Design and Construction Standards (R&O 07-20).

Jurisdiction: Tualatin Review Type: Allowed Use  
 Site Address: 20130 SW 65th Ave SPL Issue Date: May 21, 2015  
 / Location: Tualatin, OR 97062-9227 SPL Expiration Date: May 20, 2017

**Applicant Information:**

Name: \_\_\_\_\_  
 Company: LENNAR NORTHWEST INC  
11807 NE 99TH ST STE 1170  
 Address: VANCOUVER WA 98682-2350  
 Phone/Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Owner Information:**

Name: \_\_\_\_\_  
 Company: SAGERT FAMILY LLC  
23187 CORRAL GULCH RD  
 Address: CANYON CITY OR 97820-8765  
 Phone/Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_

**Tax lot ID**

21E30B 00300, 00600

**Development Activity**

Sagert Farms Subdivision

**Pre-Development Site Conditions:**

Sensitive Area Present:  On-Site  Off-Site  
 Vegetated Corridor Width: Variable  
 Vegetated Corridor Condition: Marginal/Degraded

**Post Development Site Conditions:**

Sensitive Area Present:  On-Site  Off-Site  
 Vegetated Corridor Width: Variable

Enhancement of Remaining Vegetated Corridor Required:

Square Footage to be enhanced: 79,497

**Encroachments into Pre-Development Vegetated Corridor:**

Type and location of Encroachment: \_\_\_\_\_ Square Footage: \_\_\_\_\_  
Path (Temporary Encroachment; Restoration Planting in Place Required) 1,468

**Mitigation Requirements:**

Type/Location: \_\_\_\_\_ Sq. Ft./Ratio/Cost: \_\_\_\_\_  
None Required 0

Conditions Attached  Development Figures Attached (2)  Planting Plan Attached  Geotech Report Required

**This Service Provider Letter does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered on your property.**

**In order to comply with Clean Water Services water quality protection requirements the project must comply with the following conditions:**

1. No structures, development, construction activities, gardens, lawns, application of chemicals, uncontained areas of hazardous materials as defined by Oregon Department of Environmental Quality, pet wastes, dumping of materials of any kind, or other activities shall be permitted within the sensitive area or Vegetated Corridor which may negatively impact water quality, except those allowed in R&O 07-20, Chapter 3.
2. Prior to any site clearing, grading or construction the Vegetated Corridor and water quality sensitive areas shall be surveyed, staked, and temporarily fenced per approved plan. During construction the Vegetated Corridor shall remain fenced and undisturbed except as allowed by R&O 07-20, Section 3.06.1 and per approved plans.
3. **If any activity is proposed within the sensitive area, the applicant shall gain authorization for the project from the Oregon Department of State Lands (DSL) and US Army Corps of Engineers (USACE). The applicant shall provide Clean Water Services or its designee (appropriate city) with copies of all DSL and USACE project authorization permits.**
4. An approved Oregon Department of Forestry Notification is required for one or more trees harvested for sale, trade, or barter, on any non-federal lands within the State of Oregon.
5. **Prior to ground disturbance an erosion control permit is required. Appropriate Best Management Practices (BMP's) for Erosion Control, in accordance with Clean Water Services' Erosion Prevention and Sediment Control Planning and Design Manual, shall be used prior to, during, and following earth disturbing activities.**
6. **Prior to construction, a Stormwater Connection Permit from Clean Water Services or its designee is required pursuant to Ordinance 27, Section 4.B.**
7. Activities located within the 100-year floodplain shall comply with R&O 07-20, Section 5.10.
8. Removal of native, woody vegetation shall be limited to the greatest extent practicable.
9. The water quality swale and detention pond shall be planted with Clean Water Services approved native species, and designed to blend into the natural surroundings.
10. **Should final development plans differ significantly from those submitted for review by Clean Water Services, the applicant shall provide updated drawings, and if necessary, obtain a revised Service Provider Letter.**
11. The Vegetated Corridor width for sensitive areas within the project site shall be a minimum of 50 feet wide, as measured horizontally from the delineated boundary of the sensitive area.
12. For Vegetated Corridors that extend 35 feet from the break in slope, the width of Vegetated Corridors may be reduced to 15 feet wide if a stamped geotechnical report confirms that slope stability can be maintained with the reduced setback from the break in slope.
13. **For Vegetated Corridors greater than 50 feet in width, the applicant shall enhance the first 50 feet closest to the sensitive area to meet or exceed good corridor condition as defined in R&O 07-20, Section 3.14.2, Table 3-3.**
14. Removal of invasive non-native species by hand is required in all Vegetated Corridors rated ""good."" Replanting is required in any cleared areas larger than 25 square feet using low impact methods. The applicant shall calculate all cleared areas larger than 25 square feet prior to the preparation of the required Vegetated Corridor enhancement/restoration plan.
15. Prior to any site clearing, grading or construction, the applicant shall provide Clean Water Services with a Vegetated Corridor enhancement/restoration plan. Enhancement/restoration of the Vegetated Corridor shall be provided in accordance with R&O 07-20, Appendix A, and shall include planting specifications for all Vegetated Corridor, including any cleared areas larger than 25 square feet in Vegetated Corridor rated ""good.""
16. Prior to installation of plant materials, all invasive vegetation within the Vegetated Corridor shall be removed per methods described in Clean Water Services' Integrated Vegetation and Animal

Management Guidance, 2003. During removal of invasive vegetation care shall be taken to minimize impacts to existing native tree and shrub species.

17. Clean Water Services shall be notified 72 hours prior to the start and completion of enhancement/restoration activities. Enhancement/restoration activities shall comply with the guidelines provided in Landscape Requirements (R&O 07-20, Appendix A).
18. **Maintenance and monitoring requirements shall comply with R&O 07-20, Section 2.11.2. If at any time during the warranty period the landscaping falls below the 80% survival level, the owner shall reinstall all deficient planting at the next appropriate planting opportunity and the two year maintenance period shall begin again from the date of replanting.**
19. **Performance assurances for the Vegetated Corridor shall comply with R&O 07-20, Section 2.06.2, Table 2-1 and Section 2.10, Table 2-2.**
20. **For any developments which create multiple parcels or lots intended for separate ownership, Clean Water Services shall require that the sensitive area and Vegetated Corridor be contained in a separate tract and subject to a ""STORM SEWER, SURFACE WATER, DRAINAGE AND DETENTION EASEMENT OVER ITS ENTIRETY"" to be granted to Clean Water Services.**
21. Final construction plans shall include landscape plans. In the details section of the plans, a description of the methods for removal and control of exotic species, location, distribution, condition and size of plantings, existing plants and trees to be preserved, and installation methods for plant materials is required. Plantings shall be tagged for dormant season identification and shall remain on plant material after planting for monitoring purposes.
22. A Maintenance Plan shall be included on final plans including methods, responsible party contact information, and dates (minimum two times per year, by June 1 and September 30).
23. Final construction plans shall clearly depict the location and dimensions of the sensitive area and the Vegetated Corridor (indicating good, marginal, or degraded condition). Sensitive area boundaries shall be marked in the field.
24. Protection of the Vegetated Corridors and associated sensitive areas shall be provided by the installation of permanent fencing and signage between the development and the outer limits of the Vegetated Corridors. Fencing and signage details to be included on final construction plans.

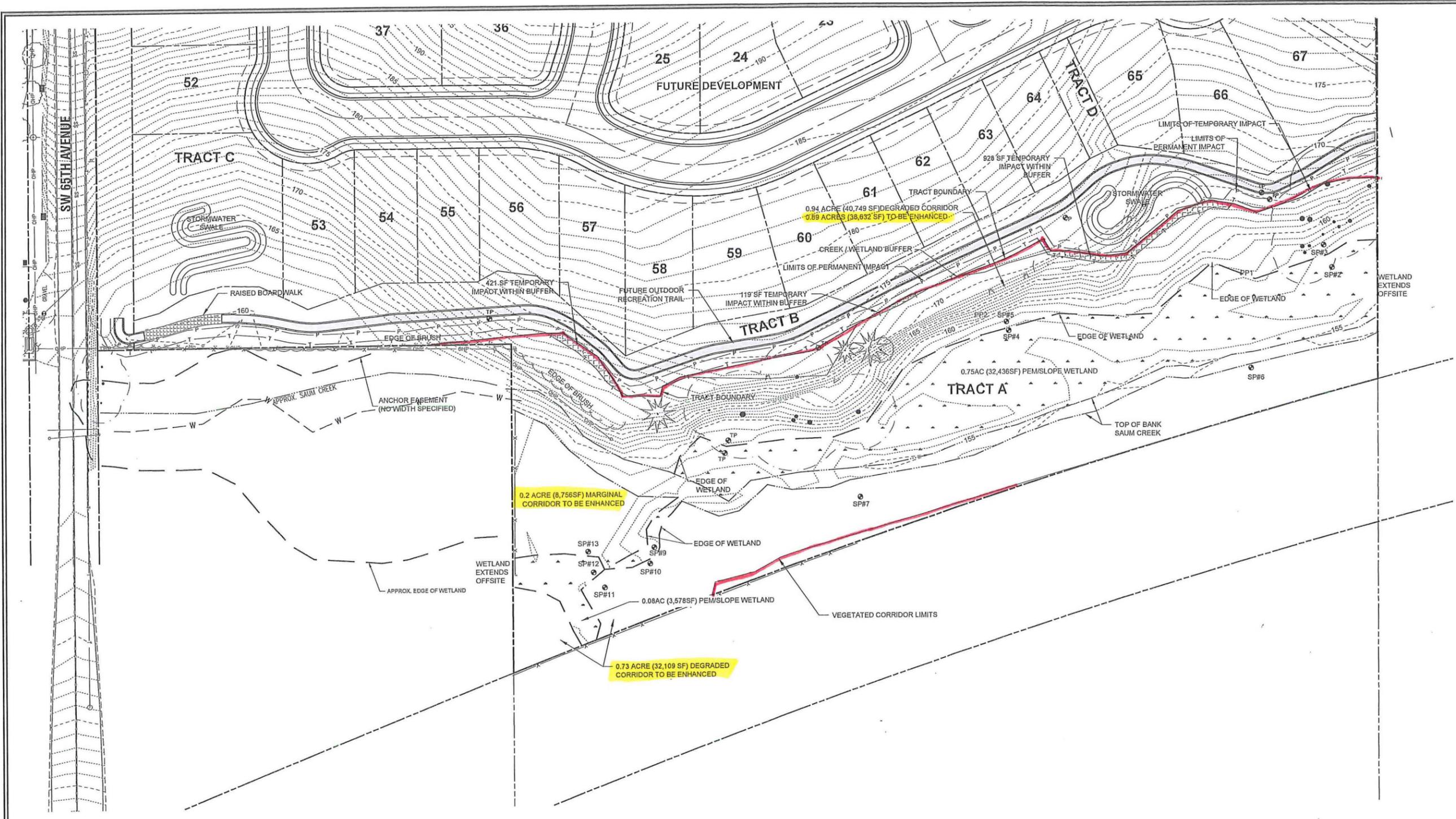
**This Service Provider Letter is not valid unless CWS-approved site plan is attached.**

Please call (503) 681-3667 with any questions.

*Stacy Benjamin*

Stacy Benjamin  
Environmental Plan Review

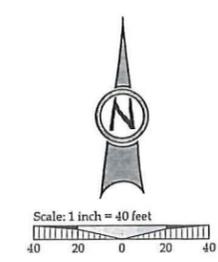
Attachments (2)



CWS File No. 15-000154  
 Approved  
 Clean Water Services  
 For Environmental Review  
 By SUB Date 5/21/15  
 SPL Attachment 2 of 2

LEGEND

	EXISTING TREE GROVE		WETLAND EXTENTS
	EXISTING TREES		TEMPORARY IMPACTS WITHIN CORRIDOR
	BOUNDARY LINE		CORRIDOR BEYOND 50'
	RIGHT-OF-WAY		Vegetated Corridor
	LOT LINE		
	1 FT CONTOUR		
	5 FT CONTOUR		
	CREEK EXTENTS		
	TEMPORARY IMPACT LIMIT		
	PERMANENT IMPACT LIMIT		



C.W.S. EXHIBITS

REVISION SUMMARY	BY	DATE

VEGETATED CORRIDOR IMPACT AREAS PLAN  
 SAGERT FARMS  
 SUBDIVISION  
 TUALATIN, OREGON  
 LENNAR NORTHWEST, INC

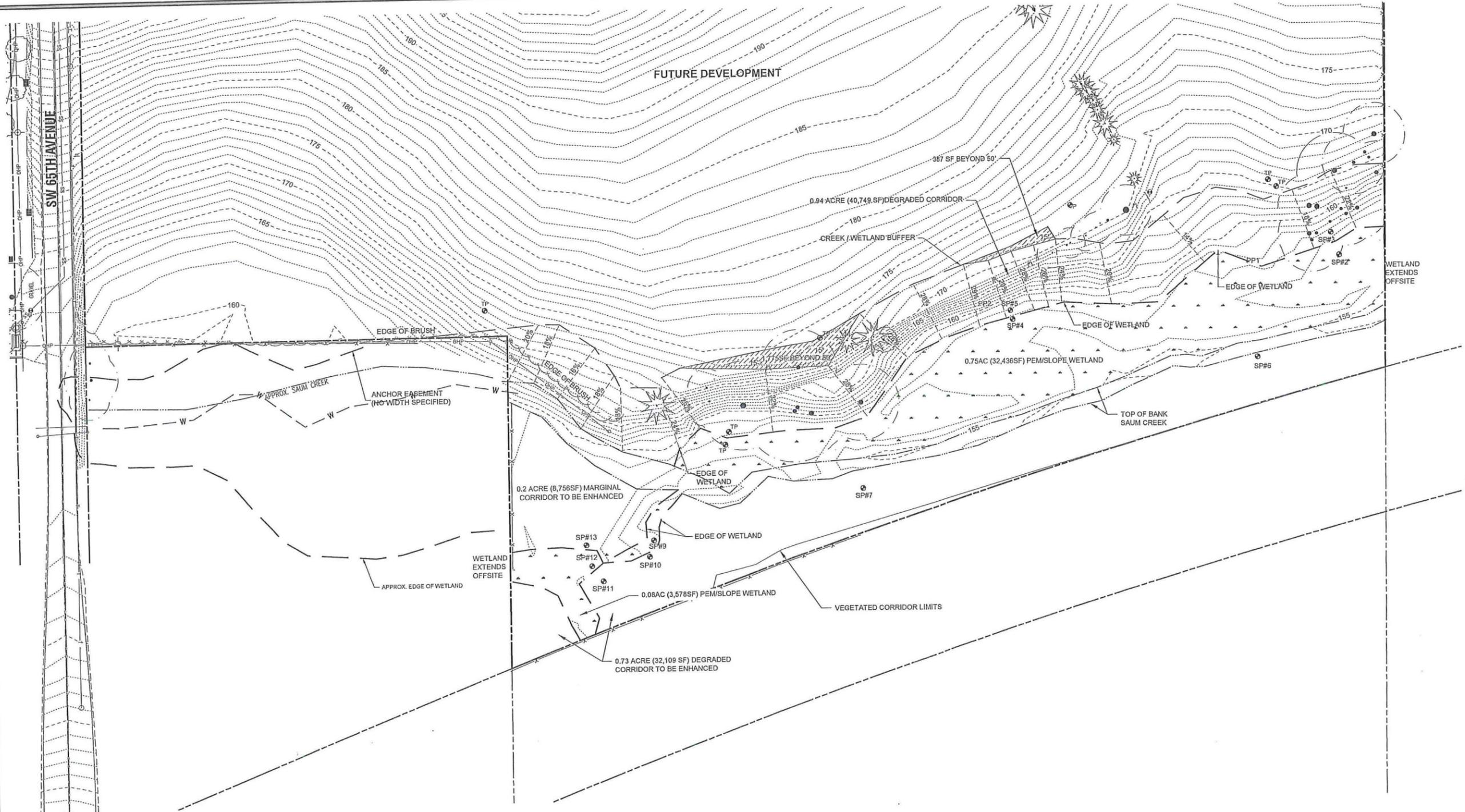
LENNAR

3J CONSULTING, INC  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 LAND USE PLANNING  
 10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005  
 PHONE & FAX: (503) 946-3385

3J JOB ID # | 13159  
 LAND USE # |  
 TAX LOT # | 281E308 300 & 600  
 DESIGNED BY | JTE  
 CHECKED BY | JOH

SHEET TITLE  
 IMPACT AREAS

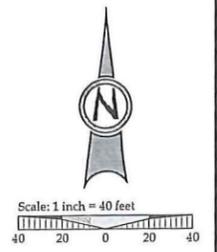
SHEET NUMBER  
 Figure 2



CWS File No. 15-000154  
 Approved  
 Clean Water Services  
 For Environmental Review  
 By SNB Date 5/21/15  
 SPL Attachment 1 of 2

**LEGEND**

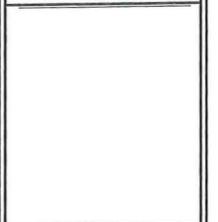
	EXISTING TREE GROVE		WETLAND EXTENTS
	EXISTING TREES		CORRIDOR BEYOND 50'
	BOUNDARY LINE		
	RIGHT-OF-WAY		
	LOT LINE		
	1 FT CONTOUR		
	5 FT CONTOUR		
	200'		
	CREEK EXTENTS		



C.W.S. EXHIBITS

REVISION SUMMARY	BY	DATE

EXISTING VEGETATED CORRIDOR  
 SAGERT FARMS  
 SUBDIVISION  
 TUALATIN, OREGON  
 LENNAR NORTHWEST, INC



3J CONSULTING, INC  
  
 CIVIL ENGINEERING  
 WATER RESOURCES  
 LAND USE PLANNING  
 10445 SW CANYON ROAD SUITE 245, BEAVERTON, OR 97005  
 PHONE & FAX: (503) 946-5385

3J JOB ID #	13159
LAND USE #	
TAX LOT #	281E208 300 & 600
DESIGNED BY	JTE
CHECKED BY	JDH

SHEET TITLE  
 EXISTING  
 SHEET NUMBER  
**Figure 1**