



City of Tualatin

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NOTICE OF DECISION

On September 7, 2016 the City of Tualatin approved with conditions AR16-0007 for Sagert Farm Subdivision - Fencing located at 20130 SW 65th Ave (Tax Lots: 21E30B00300 and 00600).

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

Date notice mailed: 9/7/2016

Date a Request for Review must be filed: 9/20/16

File: AR16-0007



City of Tualatin

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September 7, 2016

ARCHITECTURAL REVIEW FINDINGS AND DECISION

**** APPROVAL WITH CONDITIONS ****

Case #:	AR-16-0007
Project:	Sagert Farm Subdivision - Fencing
Location:	20130 SW 65 th Avenue (Tax Lot 21E30B 00300 and 00600)
Applicant:	Lennar Northwest; Darrel Smith, 11807 NE 99 th Street, Suite 1170, Vancouver, WA 98682
Project Contact:	3J Consulting; Andrew Tull, andrew.tull@3j-consulting.com; 5075 SW Griffith Drive, Suite 150, Beaverton, OR 97005 (503) 545-1907

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I. INTRODUCTION

The Sagert Farm Subdivision (SB 15-0002) was approved by the Tualatin City Council in February 8, 2016. The subdivision is located at 20130 SW 65th Avenue in Tualatin, Oregon and will create 79 new residential lots on 20.9 acres. The property is zoned Low Density Residential (RL) and owned by Lennar Northwest Inc.

The subdivision abuts two streets classified as Major Arterials, SW 65th Avenue (Washington County jurisdiction on the west half of the centerline and Clackamas County jurisdiction to the east half of the centerline) to the west and SW Borland Road (Clackamas County jurisdiction) to the north; SW Sagert

Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503-691-3026 and allow as much lead time as possible.

Street (City of Tualatin jurisdiction) is classified as a Minor Collector and bisects the subdivision east/west, which creates access restricted property lines and triggers fence standards contained in TDC 34.320-340. Through the review of the above mentioned subdivision application, the Applicant received two conditions of approval to ensure the subdivision would meet the access restricted fence standards.

Condition of Approval PFR-11 states: *Submit approvable plans and color elevations including all color and material specifications that show the entirety of the subject site's SW 65th Avenue frontage, the entirety of the subject site's SW Borland Road frontage, and the south side of SW Sagert Street with masonry fences with appropriate vision clearance per TDC 34.330 and 34.340 Fence Design or obtain an alternate approval through Architectural Review after the ability to issue Building Permits for lots 1, 2, 7, 8, 17, 18, 31, 32, 45, 46, 75, and 76.*

And PFR-12 states: *Submit a final site plan that demonstrates the masonry fence is located entirely along access restricted property lines parallel to SW 65th Avenue, SW Borland Road, and SW Sagert Street and located entirely outside the public right-of-way. This masonry fence site plan shall conform to all applicable sections of TDC 34.330 Fence Standards or obtain an alternate approval through Architectural Review after the ability to issue Building Permits for lots 1, 2, 7, 8, 17, 18, 31, 32, 45, 46, 75, and 76 as shown in this application.*

The Applicant has prepared this application for Architectural Review to request approval of cedar fencing with stone pilasters along SW Borland Road and SW Sagert Street instead of a continuous stone wall, to match existing fencing in a near-by neighborhood. The Applicant also seeks the ability to place pilasters at a 40 foot spacing interval rather than the 20 feet interval called out in the standards. Stone CMU fencing will be placed along SW 65th Avenue; however the Applicant seeks approval for the placement of up to 50 foot pilaster spacing along this frontage.

The Applicant attended a pre-application conference for this project with the City of Tualatin on May 25, 2016. A neighborhood/developer meeting was held on March 2, 2016 where seven people were in attendance. No comments were received. The application was submitted June 13, 2016 and deemed complete on July 1, 2016.

Notice was mailed to owners of property within 1,000 feet of the subject site, and to owners of property in any residential subdivision within 1,000 feet of the subject site on July 5, 2016, pursuant to Tualatin Development Code (TDC) 31.064(1). Staff received four written comments during the comment period that ended July 19, 2016. Clackamas County commented on fencing along Borland Road, Clean Water Services commented with no concerns or objections to this application, and two neighbors in Sequoia Ridge commented on fencing in rear yards (not reviewed under this project application).

For reference "subject site" or "subject project" means any proposed or required work directly associated with the Sagert Farm subdivision. "Subject property" means the tax lot on which the Sagert Farm subdivision will be developed.

II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented, AR-16-0007 is approved, subject to the following Architectural Review conditions of approval:

PRIOR TO THE ISSUANCE OF BUILDING PERMITS:

- AR-1 Prior to obtaining building permits on the subject site, the Applicant shall submit 3 revised paper plan sets – 24 x 36 and a paper narrative/document booklet and electronically in Adobe PDF file format – for review and approval to the Planning Division that meet the conditions of approval below. The narrative shall explain how and on what page each condition of approval has been met. The submittal shall contain page numbers and a table of contents. No piecemeal submittals will be accepted. Each submittal will be reviewed in 2 weeks.
- AR-2 The Applicant shall construct required fencing, as approved, prior to issuance of any residential dwelling building permits on Tax Lots 21E30B 00300 and 00600. TDC 34.330(1)(a)
- AR-3 The Applicant shall reestablish property corners after fence construction and ensure the fence is located entirely outside of the public right-of-way. Submit a property line survey showing the location of the fence in relation to the property line. TDC 34.330(1)(b)
- AR -4 The Applicant shall submit revised site plans that demonstrate continuous fencing with linear foot dimensions along all subdivision lots that abut a public street classified as an arterial/collector/expressway. At the transition point along SW Sagert Street between the existing retaining wall and the start of the new pilaster/fence line, the Applicant shall submit a revised plan showing the relationship between the site's proposed retaining rock wall, the new pilasters, and any existing fencing present along the site's boundary with Sequoia Ridge. Given the topographic constraints in this area, a gap in the fencing between the end of the fence and the retaining wall and the edge of the property may be permitted subject to the City Engineer's review and approval. TDC 34.330(3)(b)
- AR-5 The Applicant shall submit revised site plans that demonstrate that fencing meets all vision clearance requirements set forth in TDC 73.400(16) at Lots 2, 7, 8, 17, 18, 31, 32, 45, 46, 75, and 76. TDC 34.330(3)(c)
- AR-6 The Applicant shall submit detailed drawings that demonstrate proposed fence types will be constructed with a finished side that faces the public right-of-way and any structural components (metal brackets, etc.) are not visible from the public vantage point. Applicant shall install fencing according to these plans. TDC 34.340(1)(b)
- AR-7 The Applicant shall submit detailed drawings that demonstrate proposed fence types will be installed using a stair-step method. Applicant shall install fencing according to these plans. TDC 34.340(1)(c)
- AR-8 The Applicant shall submit detailed drawings that demonstrate proposed fence types will be six feet in height as measured from the up-slope end of each panel. Applicant shall install fencing according to these plans. TDC 34.340(1)(d)
- AR-9 The Applicant shall submit revised site plans that uniformly demonstrate pilasters or architectural feature will be set at approximately regular intervals and spaced no more than twenty feet apart of center. Pilasters shall be installed according to revised plans and shall be installed perpendicular to a zero-slope plane. TDC 34.340(1)(f)

Please note the following code requirements apply to the site in an on-going manner:

- All improvements approved through the Architectural Review Process must be continually maintained, including necessary repair, so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director’s approval. TDC 73.100(2)

Please be advised:

- The plan sets for the Planning Division must contain sheets relevant to AR conditions of approval while also not being a full building permit set. For example, because the Planning Division needs no erosion control or roof framing plan sheets, exclude them.
- Following Planning Division approval of revised plans and when the constructed site is ready, the Applicant must contact the Planning Division for a site inspection in order to obtain a certificate of occupancy (CO). This inspection is separate from inspection(s) done by the Building Division. Staff recommends scheduling a Planning inspection at least three business days in advance of the desired inspection date.

III. FINDINGS

Reviewing this application in terms of the Tualatin Development Code ([TDC](#)) and other ordinances, the following findings are relevant. All references are to sections in the TDC unless otherwise noted.

A. Previous Related Land Use Actions:

- Sagert Farm Subdivision SB 15-0002 creation of 79 lot subdivision
- Barngrover Barn HIST 14-01 Demolition of historic barn

B. Planning Districts and Adjacent Land Uses:

The subject property is located in the [Low Density Residential \(RL\) Planning District](#) where single-family dwellings are permitted pursuant to TDC [40.020](#).

Adjacent planning districts and land uses are clockwise:

N: CO / MC	Legacy Meridian Medical Park, Tualatin Professional Center
E: RL	Sequoia Ridge Subdivision
S: None	I-205, Clackamas County land Rural Residential Farm Forest 5 acres
W: RL	Atfalati City Park

C. Fence Standards:

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 installed 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.

The subject property is located on an access-restricted lot in the RL Planning District. This lot abuts two streets classified as Major Arterials: SW 65th Avenue to the west and SW Borland Road to the north. SW Sagert Street is classified as a Minor Collector and bisects the subdivision east /west. Interstate-205 is located to the south. The Applicant has proposed to place fencing along each of these frontages. The Applicant has asked to construct the required fencing while general site development activities are being carried out. Staff recommends iteration of this requirement to satisfy the criterion.

Condition of Approval: The Applicant shall construct required fencing, as approved, prior to issuance of any residential dwelling building permits on Tax Lots 21E30B 00300 and 00600.

(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, whichever is located furthest from the centerline of the street right-of-way.

The Applicant was conditioned as part of the approval for the Sagert Farm Subdivision SB 15-0002 (PFR12) to prepare a final plan which confirms that the fencing has been installed outside of the public right-of-way. The following right-of-way dedications were required as part of the subdivision approval: 47 feet from centerline on SW 65th Avenue and 41 feet from centerline on SW Borland Road. Right-of-way dedication and improvements on SW Sagert Street varies from 75 feet to 70.5 feet to taper and meet existing local road conditions, east of the subject site. 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. However plans do not specify the location of survey pins. Staff recommends conditioning the Applicant to locate fencing entirely outside of the public right-of-way, and demonstrate with a property line survey showing the location of the fence.

Condition of Approval: The Applicant shall reestablish property corners after fence construction and ensure the fence is located entirely outside of the public right-of-way. Submit a property line survey showing the location of the fence in relation to the property line.

(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.

The site abuts public streets which are classified as Major Arterial and Minor Collector. The width of the right-of-ways and streets which are considered within this application were evaluated during the

previously mentioned Sagert Farm Subdivision application. The City required the dedication of several feet of right-of-way along the property's frontages with SW Borland Road and SW 65th Avenue. SW Sagert Street's right-of-way width is a variable width 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 criterion.

(ii) For public streets classified as an arterial/collector/expressway, if an owner is granted a variance from TDC 34.330(1)(b) standards, which results in a fence being located within the ultimate right-of-way area (...)

The Applicant is not requesting a variance to locate a fence in the ultimate right-of-way. This requirement is not applicable to the proposal.

(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.

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. Staff notes that a grading plan was not submitted as part of this AR application; however the Applicant has submitted Erosion Control plans that are likely to be issued soon, as part of the previous application SB 15-0002. This criterion has been satisfied.

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

Where property is not the subject of a subdivision or partition application, and is developed with a single-family dwelling, and has an access-restricted property line or lot line that abuts a major arterial, minor arterial, major collector, minor collector, or expressway right-of-way, or interstate high-way property line, the following fence standards apply (...)

The property is the subject of subdivision application SB 15-0002. All structures existing before the subdivision submittal have been removed from site. This section does not apply to the proposal.

(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.

Staff notes that lots created by SB 15-0002 take access from internal streets and not the abutting SW Borland Road and SW 65th Avenue, classified as Major Arterials. SW Sagert Street is classified as Minor Collector. This requirement does not apply to the proposal.

(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 provided, 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.

Four fence gaps are shown on the Applicant's site plan, C200. One gap is located on the property's southwest corner at Tract F and C abutting SW 65th Avenue. The second gap is located on the northeast corner of the lot at Tract E. As tracts are non-buildable units of land, a fence is not required along these tracts per TDC 34.330(1)(a). A third gap is located between Lots 8 and 17, and a fourth is located on the eastern end of Lot 75 where it abuts the neighboring Sequoia Ridge development. Staff notes that an existing retaining wall is located on the south side of the SW Sagert Street extension. Additionally there is a transition in grade between the Sagert Farm neighborhood and the existing Sequoia Ridge Development. Staff recommends the Applicant work to create an effective transition plan for this area to successfully screen and close the gap along SW Sagert Street to satisfy the criterion.

Condition of Approval: The Applicant shall submit revised site plans that demonstrate continuous fencing with linear foot dimensions along all subdivision lots that abut a public street classified as an arterial/collector/expressway. At the transition point along SW Sagert Street between the existing retaining wall and the start of the new pilaster/fence line, the Applicant shall submit a revised plan showing the relationship between the site's proposed retaining rock wall, the new pilasters, and any existing fencing present along the site's boundary with Sequoia Ridge. Given the topographic constraints in this area, a gap in the fencing between the end of the fence and the retaining wall and the edge of the property may be permitted subject to the City Engineer's review and approval.

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

Vision clearance areas are shown at intersections on the site plan with the exception of the northeast corner of Lots 8 and 46 and the southwest corner of Lot 76. The Applicant states that the vision clearance areas are formed by a triangular line set back 25 feet from the intersection of right-of-way lines, as required by TDC 73.400(16). Staff notes that these vision clearance areas appear to be formed by a triangular line setback 10 feet from the intersection of right of way lines, rather than the required 25 feet. Staff recommends iteration of this requirement to satisfy the criterion.

Additionally SW Borland Road falls under Clackamas County jurisdiction. The County submitted comments in response to the project's Notice of Application that state, "The proposed improvements shall not be permitted to be constructed within the Borland Road right-of-way and shall also not be permitted within the Borland Road clear zone based on Clackamas County Roadway Standards section 245. While the submitted plans appear to be in compliance with these requirements, these comments have been provided to provide clear requirements regarding the proposed fencing in relation to the Borland Road right-of-way. In addition, fencing improvements shall not limit intersection sight distances to less than the required minimums identified in the approval of the subdivision." In summary CCRS section 245 requires a clear zone requirement of 10 feet from the edge of the travel lane, which is accomplished with a 4.2 ft bike lane, 5 ft landscape strip, and 5 ft sidewalk improvements.

Condition of Approval: The Applicant shall submit revised site plans that demonstrate that fencing meets all vision clearance requirements set forth in TDC 73.400(16) at Lots 2, 7, 8, 17, 18, 31, 32, 45, 46, 75, and 76.

(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.

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 located in Tract F and C.

(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 interstate 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.

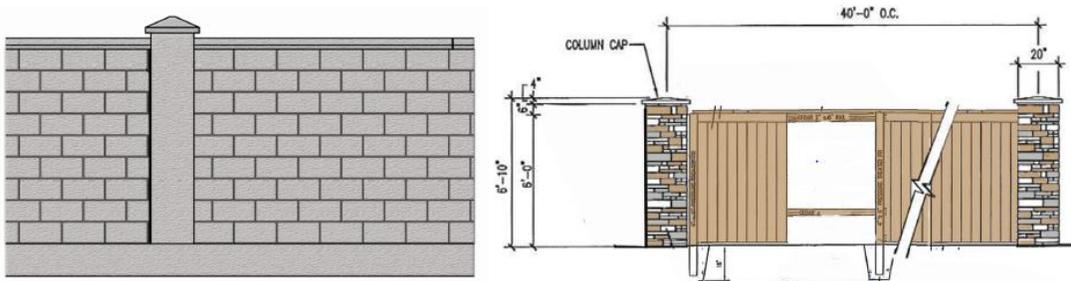
The Applicant has established that more than 200 feet of vegetation exist between the site’s southern boundary and Interstate Highway 205 through SB 15-0002. The vegetated buffer has been illustrated on the submitted site plan, C2.000. The requirements of this section do not apply to the proposal.

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.

The Applicant proposes a CMU masonry wall along SW 65th Avenue. The wall will have a grey, split face textured finish. Additionally a cedar fence with stone pilasters is proposed along SW Sagert Street and SW Borland Road. These fence types include a natural stone look and earth-tone hues as shown in the following images.



The proposed wooden fencing along SW Borland Road and SW Sagert Street is similar to the existing fence and pilaster wall which is located to the east, along Borland Road, in the following photograph. Staff finds the proposal to vary from the stone/masonry standards along SW Borland Road and SW Sagert Street acceptable to match the characteristics of nearby wooden fences.



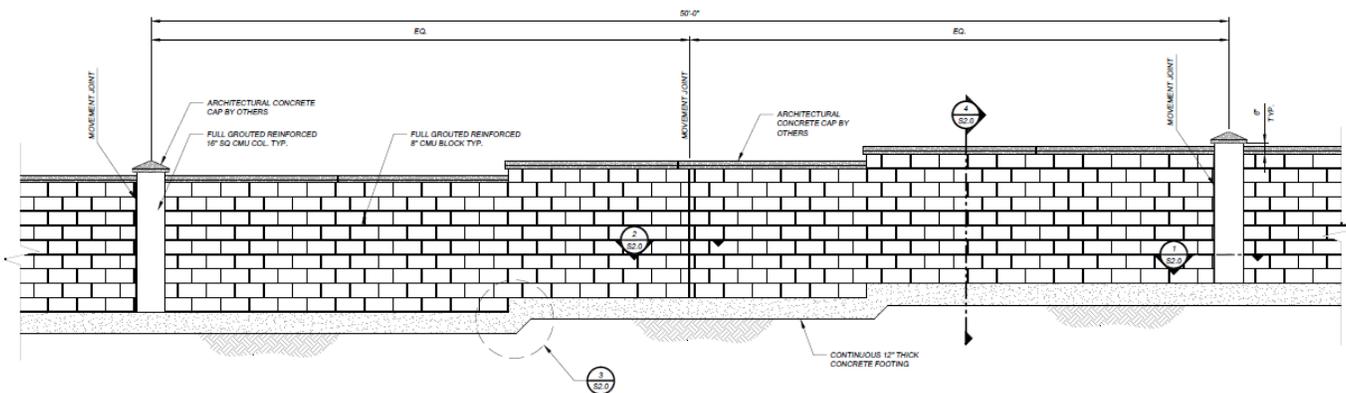
(b) Finished Face. Fence shall be constructed such that the finished side of the fence faces the public right-of-way or state-owned interstate highway, and any structural components (metal brackets, etc.) are not visible from the public or highway vantage point.

The Applicant proposes a CMU masonry wall along SW 65th Avenue. Structural plans and details were submitted for this fence, which show no structural components will be visible from the public's vantage point. Detailed plans were not provided for the cedar and stone pilaster fence proposed on SW Borland Road and SW Sagert Street. Staff recommends iteration of this requirement to satisfy the criterion.

Condition of Approval: The Applicant shall submit detailed drawings that demonstrate proposed fence types will be constructed with a finished side that faces the public right-of-way and any structural components (metal brackets, etc.) are not visible from the public vantage point. Applicant shall install fencing according to these plans.

(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.

The proposed CMU wall along SW 65th Avenue will be constructed using a stair-step method, as shown on submitted structural plans. The Applicant notes in emails dated July 11 and 25, 2016, that the slope along SW 65th Avenue requires the wall to step at random intervals, especially on the southern end.



Additionally, the Applicant has not provided detailed plans for the proposed cedar and stone fence along SW Borland Road and SW Sagert Street. Staff recommends iteration of this requirement to satisfy the criterion.

Condition of Approval: The Applicant shall submit detailed drawings that demonstrate proposed fence types will be installed using a stair-step method. Applicant shall install fencing according to these plans.

(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.)

The proposed fence panels along the project's perimeters will be six feet in height for the proposed CMU wall, as shown on C200 and S2.0. Details provided for the cedar fence on sheet C200 are difficult to read. Staff recommends iteration of this requirement to satisfy the criterion.

Condition of Approval: The Applicant shall submit detailed drawings that demonstrate proposed fence types will be six feet in height as measured from the up-slope end of each panel. Applicant shall install fencing according to these plans.

(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.

Proposed pilasters for the CMU wall will be taller than the adjoining wall sections and will be six inches higher than the highest attached fence panel or adjoining wall section. A six inch tall pilaster cap will be placed on top, as shown on S2.0.

Proposed pilasters for the wooden fence will be six inches taller than the adjoining wall sections and will include a four inch tall pilaster cap, as shown on C200. The Applicant's proposal satisfies this criterion.

(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.

The Applicant has submitted details that show proposed pilaster caps range in size from four to six inches. The Applicant's proposal satisfies this criterion.

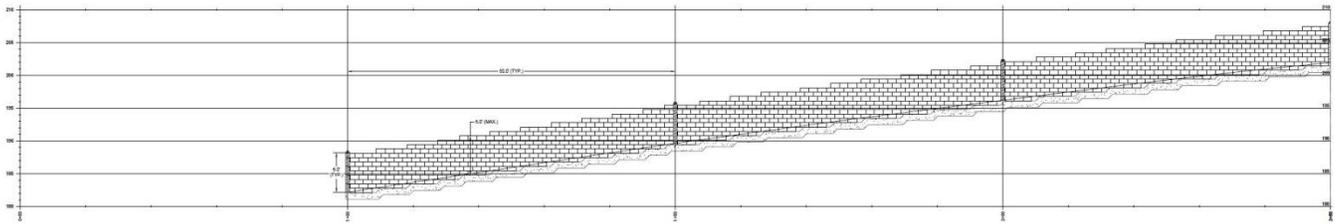
(e) Ground Clearance. There shall be no ground clearance or gap visible between the bottom of the fence panels and the underlying ground surface. Where a pre-cast panel system is used, any gaps that result beneath panels shall be filled in with earth, rock, evergreen vegetation, or similar material.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

No ground clearance gap has been proposed along the 65th Avenue masonry wall. The proposed wall will connect directly to a continuous foundation. Proposed fencing along SW Borland Road and SW Sagert Street 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. Staff finds that a small ground clearance along the wooden fence will be acceptable and will maintain the character of near-by fencing.

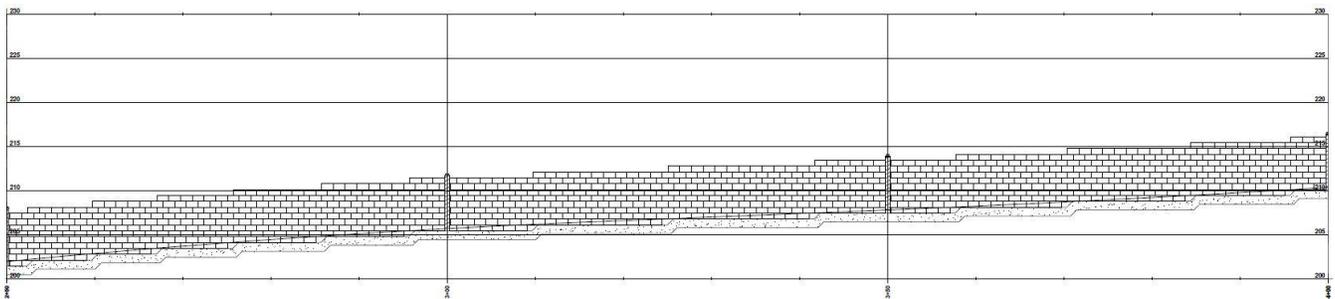
(f) Pilasters. The horizontal run of fence must be broken up by pilasters, which shall be set at approximately regular intervals, no more than twenty feet apart on center. Pilasters shall be installed perpendicular to a zero-slope plane.

The Applicant proposes to locate pilasters at 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 has proposed these intervals to maintain spacing that is evenly divided along the frontages.

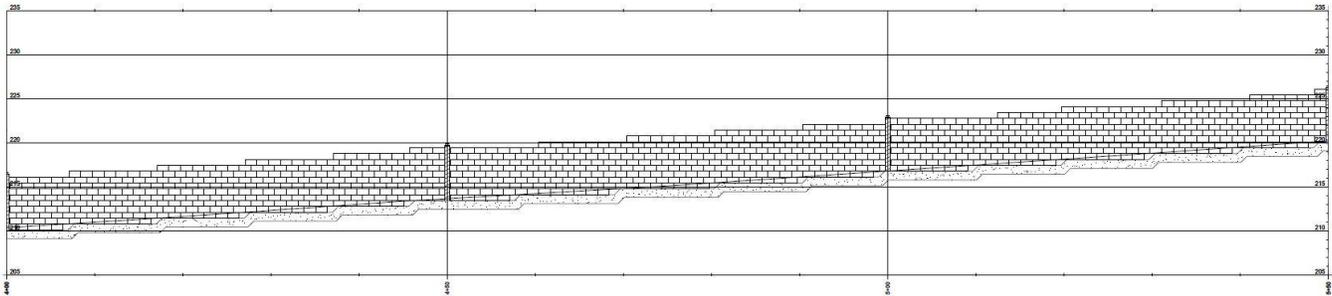
The Applicant provided expanded information regarding the CMU fence wall along SW 65th Avenue. In an email on July 11, 2016 the Applicant states “The proposed pilasters try to help transition the grade at logical intervals but dropping the wall down to a shorter interval isn’t going to smooth out the grade transition – there will still be multiple random steps.” The Applicant also provided the following profile exhibits.



SW 65TH AVE (CMU WALL) - PROFILE VIEW
STA: 1+00.0 - 2+50.0
SCALE: 1" = 5'



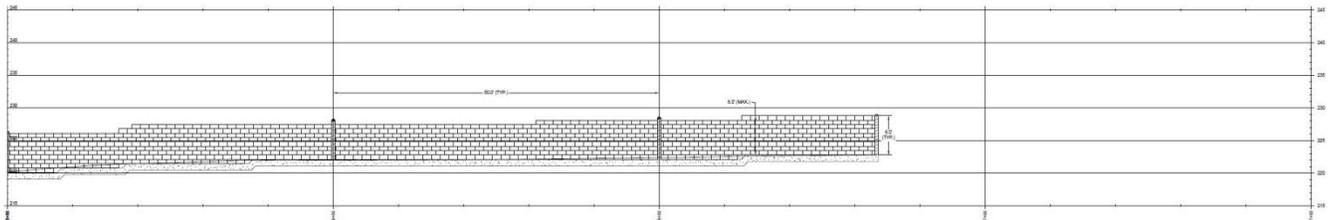
SW 65TH AVE (CMU WALL) - PROFILE VIEW
STA: 2+50.0 - 4+00.0
SCALE: 1" = 5'



SW 65TH AVE (CMU WALL) - PROFILE VIEW

STA: 4+00.0 - 5+50.0

SCALE: 1" = 5'



SW 65TH AVE (CMU WALL) - PROFILE VIEW

STA: 5+50.0 - 6+83.3

SCALE: 1" = 5'

In an email dated July 25, 2016, the Applicant further maintains “The fence along 65th Avenue is constrained by the excessive slope of the roadway causing a situation where the 20-ft column spacing and the amount of steps required in the wall itself would become busy, choppy, and be somewhat confusing to the eye. Section 34.340(1)(c) Slopes is the one design standard set forth that this development is unable to meet given the purpose of implementing the community design objectives of TDC 10.020. In short the excessive slope is creating an unattractive fence design and the applicant wishes to extend the columns from 20-ft to 50-ft.”

Staff finds the Applicant’s proposal does not provide adequate evidence that the fencing is unable to meet the standard per TDC 34.340(2)(a), in order to grant a variance. The fence as proposed isn’t incorporating the wall stepping intervals in an orderly manner; therefore pilaster spacing does not seem to be dictated by wall stepping intervals. The Applicant also hasn’t provided linear foot dimension of frontage along access restricted roads to further support their findings for regularly spaced intervals outside of the required standard. The standard is in place to provide a visual break in the fence paneling and to encourage a structurally sound fence design. Staff recommends iteration of this standard as a condition of approval.

Condition of Approval: The Applicant shall submit revised site plans that uniformly demonstrate pilasters or architectural feature will be set at approximately regular intervals and spaced no more than twenty feet apart of center. Pilasters shall be installed according to revised plans and shall be installed perpendicular to a zero-slope plane.

(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.

All proposed fencing will be 100 percent solid and opaque. The finished face of the CMU wall proposed along SW 65th Avenue will have the appearance of mortared stone. A cedar fence with stone pilasters is

proposed along SW Borland Road and SW Sagert Street. While the wooden fence does not meet the requirement, Staff finds it will be compatible with existing fencing that is located east of the Sagert Farm subdivision on SW Borland Road.

(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.

Cornice caps are proposed for the CMU wall and will be constructed using a split face grey concrete product. The Applicant is asking to vary the standards along SW Borland Road and SW Sagert Street with a wooden fence to be compatible with existing neighborhood fencing. Staff finds this proposal acceptable.

(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.

Pilaster caps for the CMU wall will be constructed using a split-face grey stone concrete product and will compliment the look and color of the CMU wall. No lighting is proposed within the cap. As previously mentioned, the caps will be six inches tall.

Pilaster caps are also proposed for the wooden fence. These caps will have a masonry appearance and will compliment the stone pilaster and cedar panels. No lighting is proposed within the cap. As previously mentioned, the caps will be four inches tall. The Applicant's proposal satisfies this criterion.

(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.

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 stone pilasters spaced at a 40 foot interval along SW Borland Road and SW Sagert Street, instead of a masonry fence with pilasters spaced at a 20 foot intervals per development standards. The Applicant states that pilasters spaced at 40 feet on center is an interval that is evenly divided along the frontages of SW Borland Road and SW Sagert Street. The Applicant also seeks the ability to place pilaster for the stone walls using a 50 foot pilaster spacing interval along SW 65th Avenue, rather than the standard 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 65th Avenue.

As previously mentioned, Staff finds the request to vary from standards to provide wooden fencing along SW Borland Road and SW Sagert Street acceptable as it will compliment surrounding conditions. However, Staff found that the Applicant's proposal to vary from standards for pilaster spacing did not demonstrate how the fencing was unable to meet the standard or compliment surrounding conditions. The proposed spacing of pilasters at double the standard will create a monotonous visual distraction and

may not have the structural integrity of a fence designed to standards. The Applicant has been conditioned to meet this standard.

(b) Application for Architectural Review 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.

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. Staff finds that a variance to provide a wooden fence along SW Borland Road and SW Sagert Street will be compatible and appropriate to the design character of the neighborhood.

See Figures 34-1 and 34-2

(16) Vision Clearance Area.

(c) Vertical Height Restriction - Except for items associated with utilities or publicly owned structures such as poles and signs and existing street trees, no vehicular parking, hedge, planting, fence, wall structure, or temporary or permanent physical obstruction shall be permitted between 30 inches and 8 feet above the established height of the curb in the clear vision area (see [Figure 73-2](#) for illustration).

Staff reviewed vision clearance requirements as they relate to the proposed fences in Section 34.330(3)(c). Staff has conditioned the Applicant with AR-5 to satisfy this criterion.

D. Time Limit on Approval:

73.056 Architectural Review approvals shall expire after two years unless:

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

deciding party fails to decide within the applicable time period, the decision shall default to approval.

IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on **September 21, 2016** unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., September 20, 2016. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant.** The plans and appeal forms are available at the Tualatin Library and at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:



Erin Engman
Assistant Planner

Issued by:



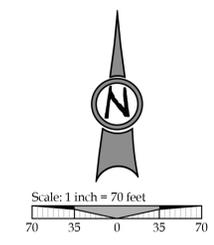
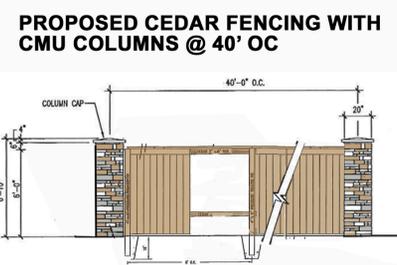
Aquilla Hurd-Ravich
Planning Manager

Attachments:

- 101. Site Plans and Fence Details
- 102. Notice of Application Comments Received

file: AR-16-0007

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

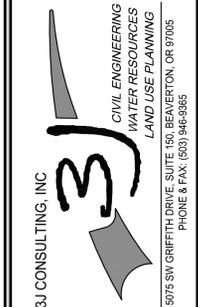


LEGEND

	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
	SLOPE EASEMENT

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 # | SB15-0002
 TAX LOT # | 251E308 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

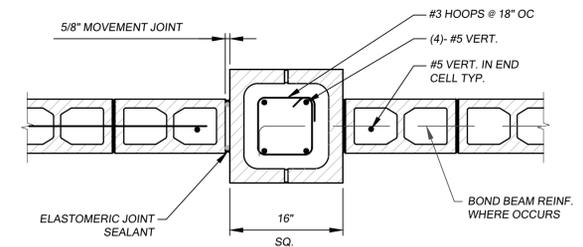
- MORTAR:** Mortar shall conform to ASTM C270, Type M or S.
- MASONRY GROUT:** Grout shall conform to ASTM C476 and shall have compressive strength as indicated in the preceding table. Grout shall have consist of a mixture of cementitious materials and aggregate to which sufficient water has been added 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".

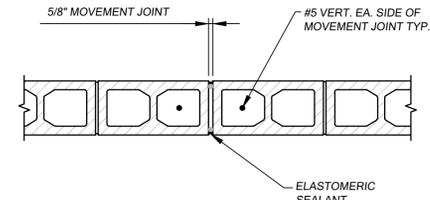
Grout Keys, form a grout key by terminating the grout a minimum of 1-1/2" inches below the mortar joint. Do not form grout keys within beams. At beams or lintels laid with closed bottom units terminate the grout pour at the bottom of the beam or lintel with out forming a grout key.

- 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:

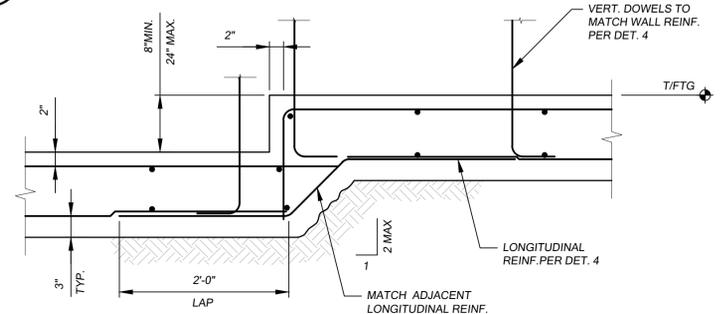
Wall Thickness	Vertical Bars	Horizontal Bars
8"	#5 @ 32" OC	#5 @ 36" OC



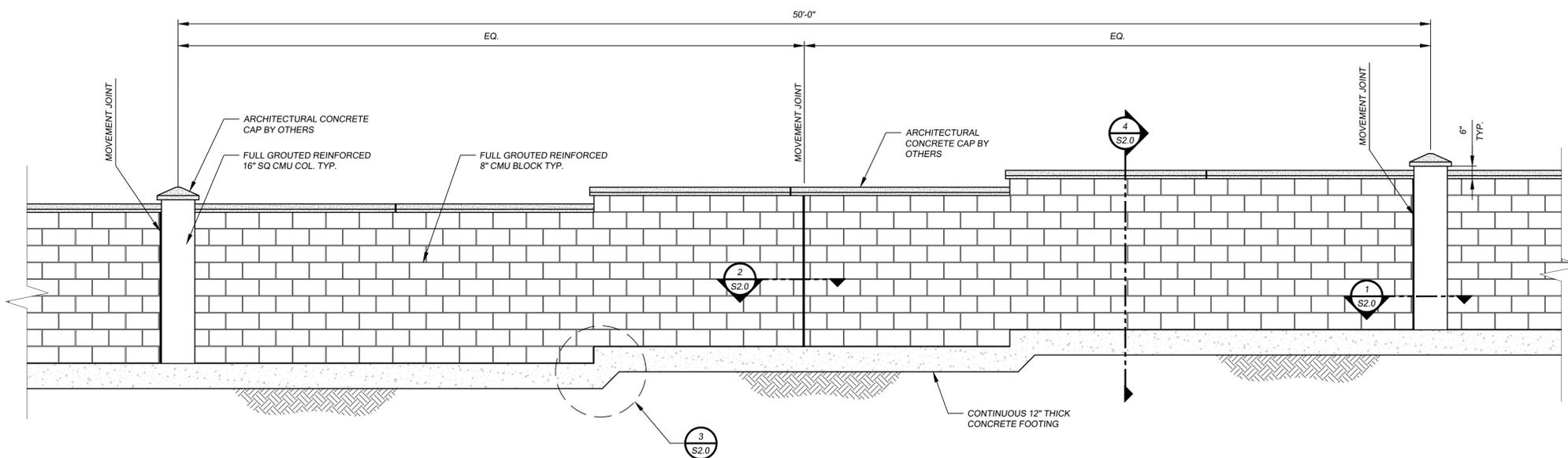
1 TYPICAL COLUMN SECTION
 SCALE: 1" = 1'-0"



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

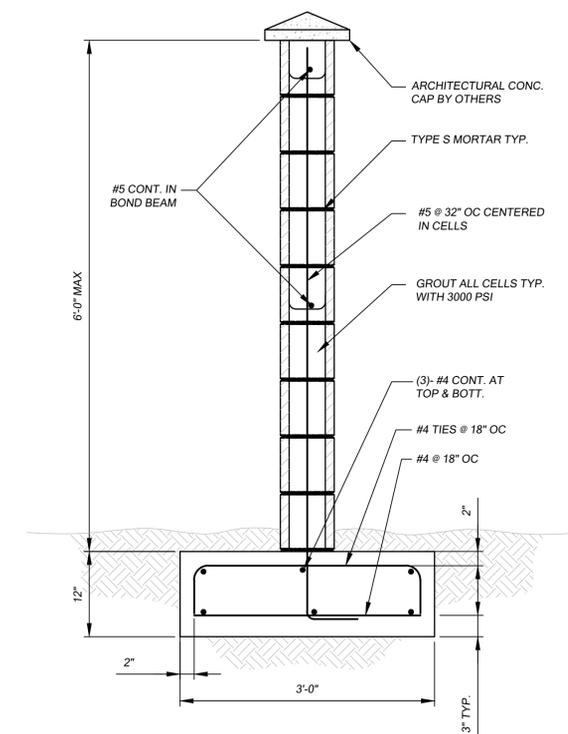


3 TYPICAL REINF. AT STEPPED FOOTING
 SCALE: 1" = 1'-0"



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
 113 W 7th ST SUITE 205
 VANCOUVER, WA 98660
 EMAIL: MIKE@MDESTRUCTURAL.COM

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

Erin Engman

From: Erin Engman
Sent: Monday, July 11, 2016 11:22 AM
To: Greg Knakal
Cc: brett@slaterinsurance.com; jhjelte@bhhsnw.com
Subject: RE: Sagert Farms Subdivision-Fencing

Hi Greg-

The applicant did discuss good neighbor fencing at the neighborhood meeting. I believe they anticipated that fencing would be important to those attending. For this application, there was no condition or policy that would require the applicant to show fencing for review along yards that abut Sequoia Ridge.

You may contact the applicant directly if you'd like to discuss that fencing. I haven't received anything in writing to describe it.

Erin Engman
503.691.3024

-----Original Message-----

From: Greg Knakal [<mailto:gknakal@princetonproperty.com>]
Sent: Monday, July 11, 2016 11:05 AM
To: Erin Engman
Cc: brett@slaterinsurance.com; jhjelte@bhhsnw.com
Subject: RE: Sagert Farms Subdivision-Fencing

Thanks Erin! I have no issues with this proposal. However, I was certain that the application discussed fencing along the neighboring houses (i.e. Sequoia Ridge) as it was discussed heavily in the neighborhood meetings?

Greg Knakal | Portfolio Manager
(503) 353-3474 direct | (503) 794-9045 fax

This email may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this email in error, please advise me immediately by reply email, keep the contents confidential, and immediately delete the message and any attachments from your system. Thank you.

-----Original Message-----

From: Erin Engman [<mailto:eengman@ci.tualatin.or.us>]
Sent: Monday, July 11, 2016 10:31 AM
To: Greg Knakal <gknakal@princetonproperty.com>
Subject: RE: Sagert Farms Subdivision-Fencing

Hi Greg-

Thanks for contacting me regarding the Sagert Farms fencing application. The application is to review fencing required along city roadways as part of their subdivision approval. The applicant is asking to vary from city standards contained in the Tualatin Development Code 34.320-340. These standards call for a masonry fence with pilasters 20 ft on center. The applicant is proposing cedar fencing with stone pilasters every 40 ft along SW Borland Road and SW Sagert Street to match existing fencing in a near-by neighborhood. Stone CMU fencing is proposed along SW 65th Avenue with pilaster spacing at 50 ft along this frontage. No fencing is proposed in the right of way.

This application does not contain fencing plans for rear property yards that abut neighboring developments.

Erin Engman
503.691.3024

-----Original Message-----

From: Greg Knakal [<mailto:gknakal@princetonproperty.com>]
Sent: Sunday, July 10, 2016 9:13 PM
To: Erin Engman; Lynette Sanford
Subject: Sagert Farms Subdivision-Fencing

My property (6065vSW Sequoia Drive) is adjacent to Sagert Farms and the new fence will butt up to my fence line. I received the notice about a change to the fence but I cannot tell what they change is going to be. I am assuming there are more detailed plans of the proposed change that could be emailed to me? Thanks!

Greg Knakal |Portfolio Manager
(503) 353-3474 direct | (503) 794-9045 fax

This email may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. If you are not the addressee or it appears from the context or otherwise that you have received this email in error, please advise me immediately by reply email, keep the contents confidential, and immediately delete the message and any attachments from your system. Thank you.

Erin Engman

From: Nancy Falconer [nifalconer@frontier.com]
Sent: Monday, July 11, 2016 1:13 PM
To: Erin Engman
Subject: fencing on Segert Farm property

Follow Up Flag: Follow up
Flag Status: Completed

Hello Erin,

This is just to remind you of my concern about what kind of fencing is proposed by the developers to separate the homes on Sequoia Drive from the home lots being constructed along the new street that exits onto Borland Rd. We presently have original farm yard post and barb wire fencing along our property lines and the farm.

Thank you for sharing this information at the meeting on July 19.

Nancy Falconer
owner of property at 6075 Sequoia Dr.

MEMORANDUM

Date: July 18, 2016

To: Erin Engman, Assistant Planner, City of Tualatin

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

Subject: Sagert Farms Fence Modification, AR16-0007, 21E 30B 00300, 00600

Clean Water Services has no concerns or objections to this application. The conditions as specified in the previous application request, SB15-0002, shall continue to apply.

From: [Hixson, Robert](#)
To: [Erin Engman](#)
Subject: RE: Notice of Application Submittal - AR16-0007 Sagert Farms Subdivision Fencing - Comments Due 7/19/16
Date: Friday, July 22, 2016 3:53:02 PM

Hi Erin,

The clear zone requirement is 10 feet from the edge of the travel lane.

Robert

From: Erin Engman [mailto:eengman@ci.tualatin.or.us]
Sent: Wednesday, July 20, 2016 9:28 AM
To: Hixson, Robert <roberth@co.clackamas.or.us>
Subject: RE: Notice of Application Submittal - AR16-0007 Sagert Farms Subdivision Fencing - Comments Due 7/19/16

Hi Robert-

Thank you for your comments. I will add these to the project file and decision. The Applicant will construct the fence outside of Borland Road's right of way. I'd also like to confirm the County's clear zone standard for SW Borland Road (35 mph) is 10 ft from the edge of the roadway.

Erin Engman

503.691.3024

From: Lynette Sanford
Sent: Monday, July 18, 2016 8:11 AM
To: Erin Engman
Subject: FW: Notice of Application Submittal - AR16-0007 Sagert Farms Subdivision Fencing - Comments Due 7/19/16

From: Hixson, Robert [mailto:roberth@co.clackamas.or.us]
Sent: Monday, July 18, 2016 8:01 AM
To: Lynette Sanford
Subject: RE: Notice of Application Submittal - AR16-0007 Sagert Farms Subdivision Fencing - Comments Due 7/19/16

Hi Lynette,

Clackamas County has jurisdiction over the Borland Road right-of-way.

The proposed improvements shall not be permitted to be constructed within the Borland Road right-of-way and shall also not be permitted within the Borland Road clear zone based on Clackamas County Roadway Standards section 245. While the submitted plans appear to be in compliance with these requirements, these comments have been provided to provide clear requirements regarding the proposed fencing in relation to the Borland Road right-of-way.

In addition, fencing improvements shall not limit intersection sight distances to less than the required minimums identified in the approval of the subdivision.

Sincerely,

Robert

Robert Hixson

Clackamas County, DTD Engineering

150 Beaver Creek Road

Oregon City, OR 97045

503-742-4708 (phone)

503-742-4659 (fax)

roberth@clackamas.us

Office hours: 7:30 AM - 4:00 PM Monday - Friday

From: Lynette Sanford [<mailto:LSanford@ci.tualatin.or.us>]

Sent: Tuesday, July 05, 2016 10:57 AM

To: Alice Cannon <Acannon@ci.tualatin.or.us>; Andrew Degner <adegner@ci.tualatin.or.us>; Aquilla Hurd-Ravich <AHURD-RAVICH@ci.tualatin.or.us>; Carrie Severson <cseverson@ci.tualatin.or.us>; Don Hudson <DHudson@ci.tualatin.or.us>; Ginny Kirby <GKIRBY@ci.tualatin.or.us>; Jerald Postema <JPostema@ci.tualatin.or.us>; Kelsey Lewis <klewis@ci.tualatin.or.us>; Kent Barker <kbarker@ci.tualatin.or.us>; Linda Moholt <linda@tualatinchamber.com>; Martin Loring <MLORING@ci.tualatin.or.us>; Matt Peckinpah <matt@atopcommunications.com>; Melinda Anderson <manderson@ci.tualatin.or.us>; Paul Hennon <PHENNON@ci.tualatin.or.us>; Rich Mueller <rmueller@ci.tualatin.or.us>; Sean Brady <SBrady@ci.tualatin.or.us>; Sherilyn Lombos <SLOMBOS@ci.tualatin.or.us>; Tom Scott <TSCOTT@ci.tualatin.or.us>; Tom Steiger <TSteiger@ci.tualatin.or.us>; Tony Doran <TDORAN@ci.tualatin.or.us>; Chris Ragland <cragland@ci.tualatin.or.us>; Kent, Ken <KenKen@co.clackamas.or.us>; Hixson, Robert <roberth@co.clackamas.or.us>; Clean Water Services <humphreysj@cleanwaterservices.org>; Frontier Communications <john.cousineau@ftr.com>; Metro <paulette.copperstone@oregonmetro.gov>; Metro - Martha Bennett <martha.bennett@oregonmetro.gov>; Metro - Matt Bihn <matt_bihn@oregonmetro.gov>; NW Natural - Rich Girard <richard.girard@nwnatural.com>; NW Natural Gas <andrea.kuehnel@nwnatural.com>; ODOT <Region1_DEVREV_Applications@odot.state.or.us>; OR Dept of Revenue - Annexations <boundary.changes@oregon.gov>; PGE <jennifer.stephens@pgn.com>; PGE <brandon.fleming@pgn.com>; PGE <Tod.Shattuck@pgn.com>; PGE-Ken Spencer <kenneth.spencer@pgn.com>; Republic Services <flonergan@republicservices.com>; Tigard Tualatin School District <sstarkhaydon@ttsd.k12.or.us>; Tri Met <baldwinb@trimet.org>; TVFR <ty.darby@tvfr.com>; US Postal Service <Jessica.l.berkey@usps.gov>; WCCCA <icrawford@wccca.com>

Cc: Erin Engman <eengman@ci.tualatin.or.us>

Subject: Notice of Application Submittal - AR16-0007 Sagert Farms Subdivision Fencing - Comments
Due 7/19/16

We've received an application for an Architectural Review (AR16-0007) for Sagert Farms Subdivision to seek approval of access restricted fence design that varies from development code standards. This project is located at 20130 SW 65th Ave, TLID's 21E30B00300 & 00600.

You may view the application materials on our Projects web page:
<https://www.tualatinoregon.gov/planning/ar16-0007-sagert-farms-subdivision-fencing>. Comments are due July 19, 2016.

Lynette Sanford

Office Coordinator
City of Tualatin | Planning Division
503.691.3026 | www.tualatinoregon.gov

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