



City of Tualatin

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September 21, 2016

Darrel Smith
Lennar Northwest
11807 NE 99th St, Suite 1170
Vancouver, WA 98682

RE: FINAL DECISION FOR AR16-0007 SAGERT FARM SUBDIVISION – FENCING,
20130 SW 65TH AVE, (TAX LOTS 21E30B 00300 & 0600)

Dear Mr. Smith,

The 14-day period for requesting a review of the Architectural Review Decision for Sagert Farm Subdivision - Fencing expired at 5:00 pm, September 20, 2016. As no requests for review were filed, the Architectural Review Decision dated September 7, 2016 becomes a final decision.

AR16-0007 is approved with the following Architectural Review conditions:

PRIOR TO 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.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erin Engman', with a long horizontal flourish extending to the right.

Erin Engman
Assistant Planner

Is

Cc: Aquilla Hurd-Ravich, AICP, Planning Manager
Jeff Fuchs, PE, City Engineer
Tony Doran, EIT, Engineering Associate
File: AR16-0007