



# City of Tualatin

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January 15, 2019

Gavin Russel, CIDA Inc.  
15895 SW 72<sup>nd</sup> Ave. Suite 200  
Portland, OR 97224  
[gavinr@cidainc.com](mailto:gavinr@cidainc.com)

RE: FINAL DECISION FOR AR18-0006; Sherwin-Williams Retail, 8930 SW Old Tualatin-Sherwood Rd, Tualatin, OR. Taxlot: 2S123DA01300

Dear Gavin Russel,

The 14-day period for requesting a review of the Architectural Review Decision for Sherwin-Williams Retail, AR 18-0006, expired at 5:00 pm, January 14, 2019. As no requests for review were filed, the Architectural Review Decision dated December 31, 2018 becomes a final decision.

**AR18-0006 is approved with the following Architectural Review conditions:**

**GENERAL:**

- A1. This Architectural Review approval shall expire after two years unless 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 an extension is granted under the terms of Section 73.056.

**PRIOR TO BUILDING OR ENGINEERING PERMIT ISSUANCE:**

- A2. The applicant must comply with the incorporated Public Facilities Recommendation (PFR) from the City of Tualatin Engineering Division.
- A3. Grading plans must reflect tree preservation measures for adjacent trees as shown on Sheet L1.0, Landscape Plan.

**PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:**

- A4. The applicant shall install bicycle parking signage and vanpool/carpool parking signage per MUTCD standards, pursuant to TDC 73.370(1) (u) and (x).
- A5. The applicant shall install "No Parking" signs along the site's SW 89<sup>th</sup> Avenue frontage at 25-foot intervals, in order to ensure adequate access for fire apparatus to the south driveway. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet, as described in Exhibit C, comments from Tualatin Valley Fire and Rescue. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background.

- A6. Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.
- A7. The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval. Subject to compliance with the requirements of TDC 73.095 a temporary certificate of occupancy may be issued by the Building Official.

**THE FOLLOWING CODE REQUIREMENTS APPLY TO THE SITE IN AN ON-GOING MANNER:**

- A8. The applicant or property owner shall submit scaled elevations that illustrate future above-grade mechanical equipment (including rooftop units) screened by a parapet or other method as proposed by the applicant when submitting for a mechanical permit in accordance with TDC 73.160(4)(a).
- A9. The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- A10. All landscaping approved through the AR process must be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved by the AR decision, unless subsequently altered with Community Development Director's approval. TDC 73.100(1)
- A11. All building exterior improvements approved through the AR process must be continually maintained, including necessary painting and repair, so as to remain substantially similar to original approval through the AR process, unless subsequently altered with Community Development Director's approval. TDC 73.100(2)
- A12. All parking spaces shall be continuously maintained in compliance with the dimensional standards specified in TDC 73.370.
- A13. Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- A14. The proposed development must comply with the noise standards of TDC 63.051(1).
- A15. The proposed development must comply with all applicable policies and regulations set forth by the TDC.

**The Architectural Review decision also incorporates the Public Facilities Review and its conditions:**

**A. PRIOR TO ISSUANCE OF EROSION CONTROL, PUBLIC WORKS, AND WATER QUALITY PERMITS:**

- PFR-1 Submit final sanitary sewer plans that show location of the lines, grade, materials, and other details which will include a clean out at the edge of public easements.
- PFR-2 Submit final water system plans that show location of the water lines, grade, materials, and other details which will include separate laterals with valves at the public main for the domestic and fire water services with backflows, irrigation double check valve assembly, and meter at the edge of the public easements.

- PFR-3 Obtain a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-4 Submit final stormwater calculations and plans that show 100 year overflow releasing to right-of-way.
- PFR-5 Satisfy Washington County requirements of 1-foot of dedication for SW Tualatin-Sherwood Road, obtain a Right-Of-Way permit for the sidewalk connection within right-of-way, and submit a copy of the approved permit to demonstrate compliance.
- PFR-6 Submit plans that include a 5-foot wide sidewalk adjacent to SW Old Tualatin-Sherwood Road within right-of-way that connects the existing sidewalk to the east to SW Tualatin-Sherwood Road. Include a concrete driveway apron to the private street. Plans will conform to Public Works Construction Code standards including sections 203.2.13 Driveways and 203.2.14 Sidewalks.
- PFR-7 Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions.
- PFR-8 Submit plans that minimize the impact of stormwater from the development to adjacent properties.
- PFR-9 Submit a plan sheet that includes all City Engineer and Planning Division conditions of approval. Include Clean Water Services' Service Provider Letter.
- PFR-10 Submit PDFs of final Engineering permit plans.

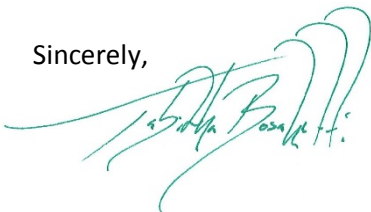
**B. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- PFR-11 Obtain an Erosion Control, Public Works, and Water Quality Permit from the City of Tualatin.
- PFR-12 Complete all the public improvements, shown on submitted plans and corrected by conditions of approval, and have them accepted by the City or provide financial assurance.

**C. PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:**

- PFR-13 Construct all private and public improvements, shown on final approved plans and submit asbuilt mylars of the public improvement and PDFs of both all Engineering permits.
- PFR-14 Provide a copy of a recorded public utility easement adjacent to this development to serve properties to the south.

Sincerely,



Tabitha Boschetti,  
Assistant Planner

Cc: Steve Koper, Planning Manager  
Chris Ragland, Building Official  
Tony Doran, Associate Engineer

File: AR18-0006