



# City of Tualatin

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January 17, 2019

Stan Chesshir  
Chesshir Architecture  
2337 NW York #208  
Portland, OR 97210

RE: FINAL DECISION FOR AR18-0005 COLUMBIA ROOFING BUILDING ADDITION, 18525 SW 126<sup>TH</sup> PLACE, TUALATIN (TAX LOT 2S1 21A 04200)

Dear Mr. Chesshir,

The 14-day period for requesting a review of the Architectural Review Decision for Columbia Roofing expired at 5:00 pm, January 16, 2019. As no requests for review were filed, the Architectural Review Decision dated January 2, 2019 becomes a final decision.

**AR18-0005 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 ISSUANCE OF BUILDING OR ENGINEERING PERMIT:**

- A2 The applicant must revise the Grading Plan, Sheet C3 to illustrate tree protection fencing as shown in **Exhibit A – Tree Assessment and Preservation Plan by Teragan & Associates, Inc. on November 6, 2018**, Attachment 1 and described in Attachment 3. The project arborist must approve of temporary storage and temporary stockpile areas located near trees proposed for retention, pursuant to TDC 73.250.
- A3 The applicant must revise the Plan Set to include a five-foot-wide landscaped area along the eastern and southern building perimeters of the expansion, excluding bicycle parking areas, tenant entryways, and loading doors, pursuant to TDC 73.310(1). Areas exclusively for pedestrian use that contain pedestrian amenities may be included as part of the site landscape area requirement, pursuant to TDC 73.310(2).
- A4 The applicant must revise the Plan Set to include a five-foot-wide (from inside of curb to curb) landscape island north of parking space #54 (as indicated on Sheet A1) to protect parked vehicles from moving vehicles, pursuant to TDC 73.360(4). This landscape island must include one deciduous shade tree that meets the requirements of TDC 73.360(7) and must be planted with groundcover or shrubs, pursuant to TDC 73.360(1).

- A5 The applicant must revise the Plan Set to include deciduous shade trees that are barren of fruit production in the parking lot landscape areas, pursuant to TDC 73.360(7)(g).
- A6 The applicant must revise the Plan Set to illustrate the location of two, covered bicycling parking spaces in the form of stationary racks, lockable enclosures, or in the building, pursuant to TDC 73.370(1)(n) and 73.370(2). Each bicycle space must be six feet long by two feet wide, with an overhead clearance of at least seven feet, pursuant to TDC 73.370(1)(o). A five-foot wide bicycle maneuvering area must be provided beside or between each row of bicycle parking with at least a three-foot wide access area, pursuant to TDC 73.370(1)(p) and (q). Maneuvering and access areas must be constructed of concrete, asphalt, or a suitable pervious surface. Bicycle parking areas must be identified with signage as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition), and must be located at the main building entrance and at the location of the bicycle parking facilities, pursuant to TDC 73.370(1)(u).
- A7 The applicant must revise the Plan Set to illustrate that the expanded parking lot will provide a minimum of 58 parking stalls for the site which comply with the dimensional standards set forth in Figure 73-1, pursuant to TDC 73.380(1).
- A8 The applicant must revise the Plan Set to illustrate that the western truck berth be screened from SW Leveton Drive by sight obscuring landscaping, walls, or other means as approved by the City Manager or designee, pursuant to TDC 73.390(3). The western truck berth must also meet the requirements of Figure 73-1 and provide 12 feet of clearance for a one-way drive aisle or 22 feet of clearance for a two-way drive aisle, pursuant to TDC 73.390(6). If these standards are not met, the western truck berth must be removed from the proposal.
- A9 The applicant must comply with the Public Facilities Decision, included as Exhibit B.

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

- A10 The applicant must install the trash enclosure gate to open to at least 120 degrees, pursuant to TDC 73.227(6)(b) and as illustrated in Exhibit F.
- A11 All required landscaping must be installed in accordance with the provisions of Sunset New Western Garden Book (latest edition) or the American Nurserymen Association Standards (latest edition), pursuant to TDC 73.260(3). All trees and plant materials shall be healthy, disease-free, damage-free, well-branched stock, characteristic of the species, pursuant to TDC 73.260(4).
- A12 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 ON-GOING MANNER:**

- A13 Future tenant uses must comply with the permitted Light Manufacturing uses listed under [TDC 60.020](#), and must meet the restrictions listed in [TDC 60.021](#). Additional uses listed in [TDC 60.037](#) are permitted; provided the site is substantially used for industrial purposes and the non-industrial use complies the mixed use percentage restrictions in [TDC 60.038](#). Conditional uses listed [TDC 60.040](#) require prior approval of a Conditional Use Permit per TDC 32.030.
- A14 The applicant must maintain compliance with conditions of approval of CU-06-02 (Exhibit H).
- A15 No fence is to be constructed within 10 feet of SW Leveton Drive or SW 126<sup>th</sup> Place, pursuant to TDC 60.070(8).
- A16 The applicant must continually maintain, including necessary watering, weeding, pruning, and replacement, all landscaping improvements approved through the Architectural Review Process

shall be so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with approval by the City Manager or designee, pursuant to TDC 73.100(1). All plant growth in landscaped areas must be pruned, trimmed or otherwise so that plant growth does not interfere with designated pedestrian or vehicular access and will not constitute a traffic hazard because of reduced visibility, pursuant to TDC 73.160(3)(e), 73.260(5), and 73.340(1).

- A17 The applicant must continually maintain, including necessary painting and repair, all exterior improvements approved through the Architectural Review Process shall be so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with approval by the City Manager or designee, pursuant to TDC 73.100(2).
- A18 The applicant must submit scaled elevations that illustrate future rooftop units are screened by a parapet or other method with approval by the City Manager or designee, when submitting for a mechanical permit, pursuant to TDC 73.160(4)(a).
- A19 If future tenants desire outdoor storage, such facilities must be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping, pursuant to TDC 73.160(4)(b). Planning Division approval for screening facilities must be approved through a Minor Architecture Review application.

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

**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 including a clean out at the right-of-way.
- 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.
- 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.
- PFR-5 Prove that the existing sidewalks for SW 126th Place and SW Leveton Drive are in conformance with Public Works Construction Code/ADA/PROWAG or show the sections to be reconstructed.
- PFR-6 Submit plans that are sufficient to obtain a Stormwater Connection Permit Authorization Letter that complies with the submitted Service Provider Letter conditions.
- PFR-7 Submit plans that minimize the impact of stormwater from the development to adjacent properties.
- PFR-8 Submit a plan sheet that includes all City Engineer and Planning Division conditions of approval. Include Clean Water Services' Service Provider Letter.
- PFR-9 Submit PDFs of final Engineering permit plans.

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

- PFR-10 Obtain an Erosion Control, Public Works, and Water Quality Permit from the City of Tualatin.
- PFR-11 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.

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

PFR-12 Construct all private and public improvements, shown on final approved plans and submit as-built mylars of the public improvement and PDFs of both all Engineering permits.

Sincerely,

A handwritten signature in blue ink, consisting of several loops and a long horizontal stroke extending to the right.

Erin Engman  
Associate Planner

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

File: AR18-0005