



# City of Tualatin

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January 30, 2019

Skip Stanaway | Four S Corporation  
16316 SW 72<sup>nd</sup> Ave.  
Portland, OR 97224  
[skipstanaway@gmail.com](mailto:skipstanaway@gmail.com)

**RE: Final Decision Letter for AR18-0004; Four-S Corp Myslony, 12200 SW Myslony Street, Tualatin, OR.  
Tax lot: 2S122C1600**

Dear Skip Stanaway,

The 14-day period for requesting a review of the Architectural Review Decision for Four-S Corp Myslony, AR 18-0004, expired at 5:00 pm, January 29, 2019. As no requests for review were filed, the Architectural Review Decision dated January 15, 2019 becomes a final decision.

**AR18-0004 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.
- A2. Prior to building permit issuance, the applicant shall submit 3 revised paper plan sets—11x17 or larger, printed to scale, and electronic copies in Adobe PDF file format for review and approval to the Planning Division that meet the conditions of approval below. No piecemeal submittals will be accepted. Each submittal will be reviewed in two (2) weeks. 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.

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

- A3. The applicant must comply with the incorporated Public Facilities Recommendation (PFR) from the City of Tualatin Engineering Division.
- A4. All building and engineering permits must show tree preservation as reflected on Sheet C2.1, South Grading Plan, dated October 2018, Exhibit A7.

- A5. All parking stalls and drive aisles must be shown as constructed of asphalt or concrete, or a pervious hard surface such as pavers or grasscrete. Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.
- A6. The applicant must show at least two of the eight loading berths designed to meet the minimum dimension standards of 12 feet wide and 60 feet long described by TDC 73.390(2).
- A7. The applicant must demonstrate that the requirements for fire access are met to the satisfaction of Tualatin Valley Fire and Rescue as described in Exhibit D.
- A8. The applicant must design for a fire lane to the satisfaction of Tualatin Valley Fire and Rescue as described in Exhibit D.
- A9. The applicant must provide documentation of fire hydrant flow testing or fire modeling to the satisfaction of Tualatin Valley Fire and Rescue as described in Exhibit D.
- A10. The applicant must show the Fire Department Connection relocated to be near the main entrance to the satisfaction of Tualatin Valley Fire and Rescue as described in Exhibit D.

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

- A11. Install bicycle parking signage and vanpool/carpool parking signage per MUTCD standards pursuant to TDC 73.370(1) (u) and (x). All parking spaces must continue to comply with the dimensional standards specified in TDC 73.370.
- A12. The applicant must satisfy Tualatin Valley Fire and Rescue's standards for Emergency Responder Radio Coverage if not pursuing an alternative means of compliance, as described in Exhibit D. If the applicant is pursuing an alternative means of compliance, the alternative method must be requested prior to building permit issuance.
- A13. Provide an identification system which clearly locates buildings and their entries for patrons and emergency services as described in 73.160(3)(d).
- A14. The applicant shall construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval.
- A15. 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. 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. Per TDC 73.095 a temporary certificate of occupancy may be issued by the Building Official prior to the complete installation of all required on-site landscaping, landscaping in the public right-of-way and on-site exterior improvements if security equal to 110 percent of the cost of the landscaping and exterior improvements, as determined by the Community Development Director, is filed with the City, assuring such installation within a time specified by the Community Development Director, but not to exceed 6 months after granting of temporary occupancy.

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

- A16. 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).
- A17. The applicant must submit sign permit applications separately from this Architectural Review (AR) for any proposed signage.
- A18. 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 73.260(5).
- A19. 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)
- A20. Site landscaping and street trees shall be maintained to meet the vision clearance requirements of TDC 73.400(16).
- A21. The proposed development must comply with the noise standards of TDC 63.051(1).
- A22. 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 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 edge of public right of way.
- PFR-2 Submit final water system plans that show location of the water lines, grade, materials, and other details that include a separate lateral with a valve at the main for domestic and fire water services with backflows, irrigation double check valve assembly, and meter at the edge of the public easements.
- PFR-3 Submit final stormwater calculations and plans that include rip rap protection at outfalls into the detention pond, per Clean Water Services standards, and a clean out at right-of-way.
- PFR-4 Submit final plans that include replacement of the sidewalk on SW Myslony Street and ramp to direct pedestrians north at the intersection of SW 124th Avenue and SW Myslony Street demonstrating conformance with current PWCC/ADA/PWROWAG standards.

- PFR-5 Submit plans that include striping along to this development's property on SW Myslony Street for a 6-foot wide bike lane, 11-foot wide travel lane, and 11-foot wide center turn lane. Shadow in the north side 11-foot wide travel lane and 6-foot wide bike lane to be performed by others.
- PFR-6 Submit plans consistent with the submitted Service Provider Letter conditions in order to obtain a Stormwater Connection Permit Authorization Letter.
- 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.

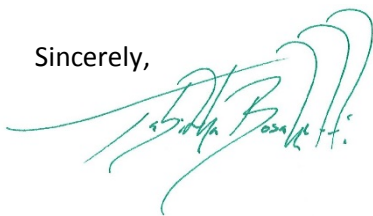
**B. PRIOR TO ISSUANCE OF A BUILDING PERMIT:**

- PFR-10 Obtain a 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.

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

- PFR-12 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-13 Provide a copy of a recorded dedication of right-of-way for SW Myslony Street to total 36 feet from centerline.
- PFR-14 Provide a copy of a recorded public utility easement adjacent to SW 124th Avenue and SW Myslony Street.

Sincerely,



Tabitha Boschetti,  
Assistant Planner

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

File: AR18-0004