



WASHINGTON COUNTY, OREGON

Department of Land Use and Transportation, Operations & Maintenance Division
1400 SW Walnut Street, MS 51, Hillsboro, Oregon 97123-5625
(503) 846-7623 · FAX: (503) 846-7620

June 13, 2019

To: Erin Engman – Associate Planner

From: Naomi Vogel – Associate Planner

RE: Mutual Material

City File Number: AR19-0003 (Previous City Casefile PAR-02-03)

County File Number: CP19-917

Tax Map and Lot Number: 2S127AA02100

Location: SW Tualatin-Sherwood Road

Washington County Department of Land Use and Transportation has reviewed the above noted development application for a new 4,200 square foot office/showroom and an 11,700 square foot storage building. Access to the development is proposed via an existing shared driveway on SW Tualatin-Sherwood Road, a County-maintained Arterial.

1. The statewide Transportation Planning Rule requires provision for adequate transportation facilities in order for development to occur. Accordingly, the County has classified roads and road segments within the County system based upon their function. The current Transportation Plan (regularly updated) contains adequate right-of-way, road width and lane provision standards based upon each roadway's classification. Subject right of way is considered deficient if half-width of the existing right of way does not meet that determined necessary within the County's current transportation plan.

The County's Transportation System Plan identifies SW Tualatin-Sherwood Road as an Arterial (5 lanes), which requires right-of-way to meet 51 feet from the centerline of the street. The applicant shall dedicate an additional two (2) feet of right-of-way along the site's frontage of SW Tualatin-Sherwood Road.

CONDITIONS OF APPROVAL

- I. **PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT BY THE CITY OF TUALATIN, THE APPLICANT SHALL COMPLETE THE FOLLOWING:**

- A. The applicant shall record a dedication of an additional two (2) feet of right-of-way from the centerline of SW Tualatin-Sherwood Road along the tax lot's flag pole frontage (John Kidd – 503.846.7932).
- B. The applicant shall obtain a "Right-of-Way Permit" from **Washington County** Operations Division (503.846.7623) for any work proposed within the right-of-way of SW Tualatin-Sherwood Road.

II. PRIOR TO OCCUPANCY BY THE CITY OF TUALATIN, THE APPLICANT SHALL COMPLETE THE ITEMS NOTED UNDER I. ABOVE.

If you have any questions, please contact me at 503-846-7639.

Naomi Vogel – Associate Planner