



City of Tualatin

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September 19, 2019

Susannah Stanley
Mackenzie
1515 SE Water Ave. Suite 100
Portland, OR 97214
SStanley@mcknze.com

RE: Final Decision for AR 19-0003; Mutual Materials Tualatin, 10700 SW Tualatin-Sherwood Rd,
Tax Lot: 2S127AA02100.

Dear Stanley,

The 14-day period for requesting a review of the Architectural Review Decision for the Mutual Materials Tualatin, AR 19-0003, expired at 5:00 pm, September 18, 2019. As no requests for review were filed, the Architectural Review Decision dated September 4, 2019 becomes a final decision.

AR 19-0003 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 33.020(10).
- A2. The applicant must comply with the incorporated Public Facilities Recommendation (see page 3) from the City of Tualatin Engineering Division, pursuant to Section 33.020(6)(a)(ii).
- A3. AR 19-0003 must comply with conditions attached to CUP 19-0001 (Exhibit C).

PRIOR TO BUILDING OR ENGINEERING PERMIT ISSUANCE:

- A4. The applicant must submit revised plans showing:
 - a. Tree protection fencing for trees located on adjacent properties along the northern and western border, that meets the standards of Section 73B.070(3).
- A5. The applicant must install the tree protection fencing consistent with Section 73B.070(3). Please contact the Planning Division and provide at least 48 hours' notice.

PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY:

- A6. The applicant must install an identification system which clearly locates buildings and their entries for patrons and emergency services, pursuant to Section 73A.300(4)(d).

- A7. The applicant must install a bike parking facility that will provide a minimum of two covered spaces that are at least six-feet wide by two-feet long with five-foot wide maneuvering area, pursuant to Section 73C.050.
- A8. The applicant must install bicycle parking signage per MUTCD standards and vanpool/carpool parking signage, pursuant to Section 73C.050(2)(d) and 73C.100(2).
- A9. The applicant must construct proposed buildings and all site improvements as illustrated on approved plans and conditions of approval. A site inspection by the Planning Division staff is required to verify satisfaction of all requirements. Please contact the Planning Division and provide at least 48 hours' notice. This inspection is separate from inspection(s) done by the Building Division.

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

- A10. All mechanical equipment must be screened in accordance with Section 73A.300(5). Prior to approval of a mechanical permit, the applicant or property owner must submit scaled elevations that illustrate screening by a parapet or other method.
- A11. All sign permits require separate sign permit approval. This approval does not constitute sign permit approval.
- A12. 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, except as permitted under Section 33.020(7) *Modifications to Previously Approved Final Architectural Review Decisions*.
- A13. 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, except as permitted under Section 33.020(7) *Modifications to Previously Approved Final Architectural Review Decisions*.
- A14. All parking spaces shall be continuously maintained in compliance with the dimensional standards specified in TDC Figure 73-1.
- A15. Site landscaping shall be maintained to meet the vision clearance requirements of TDC Figure 73-2.
- A16. The proposed development must comply with the Environmental Regulations of TDC 63.
- A17. The proposed development must comply with all applicable standards and objectives set forth in TDC Chapters 73A through 73D.

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 The applicant must submit sanitary sewer system plans:
- a. In accordance with code section TMC 3-2-020, -030, -060, -080, and -160 and the Public Works Construction Code.
 - b. That show location of the sanitary sewer lines, grade, materials, and other details including a cleanout at the right-of-way.
 - c. Comply the contractor insurance and bond requirements of the City of Tualatin.
- PFR-2 The applicant must submit final water system plans in accordance with code section TMC 3-3-40, -110, -120, and -130 that show location of the water lines, grade, materials, and other details prior to obtaining a public works permit including:
- a. Tap a 2” separate service for their domestic line with valve near the main on SW Tualatin-Sherwood Road and add an approved Reduced Pressure Backflow Device (RPBD).
 - b. Install a gate valve near the main for the new domestic service.
 - c. Have a separate backflow device for the irrigation system on the private-side service.
 - d. Show the vaults for water services are located appropriately or that the vaults will be relocated to accommodate the full dedication of 51 feet from centerline and full construction of the Enhanced Arterial cross-section of SW Tualatin-Sherwood Road.
- PFR-3 The applicant must submit plans for a City of Tualatin erosion control permit in accordance with code section TMC 3-5-060.
- PFR-4 The applicant must submit plans for a 1200CN NPDES Erosion Control Permit in accordance with code section TMC 3-5-060.
- PFR-5 The applicant must submit final stormwater calculations including conveyance and plans in accordance with TMC 3-5-200 that verify that the treatment of the flag remains in adequate condition or provide maintenance to the existing facilities to be in acceptable condition.
- PFR-6 The applicant must submit a recorded copy of an 8-foot wide public utility easement adjacent to SW Tualatin-Sherwood Road right-of-way in accordance with TDC 74.330. If needed, extend the public utility easement further than 8 feet from right-of-way to include any portions of the private water system up to and including the reduced pressure backflow device.
- PFR-7 The applicant must submit plans that show improvement of all public sidewalks and driveways abutting the property to meet ADA/PROWAG in accordance with TDC 74.420.
- PFR-8 The applicant must dedicate additional right-of-way for SW Tualatin-Sherwood Road to total of 51 feet from centerline in accordance with TDC 74.210.
- PFR-9 The applicant must submit plans that demonstrate compliance with the submitted Service Provider Letter conditions to obtain a Stormwater Connection Permit Authorization Letter in accordance with TDC 74.650.
- PFR-10 The applicant must submit plans that minimize the impact of stormwater from the development to adjacent properties consistent with TMC 3-5-200.

PFR-11 The applicant must submit plans that show temporary pedestrian access during reconstruction of any public sidewalks or driveway within right-of-way in accordance with TDC 75.040.

PFR-12 The applicant must submit final plans that vision clearance is maintained.

PFR-13 The applicant must submit PDFs of final site and permit plans.

PRIOR TO ISSUANCE OF A BUILDING PERMIT:

PFR-14 The applicant must obtain Erosion Control, Public Works, and Water Quality Permits from the City of Tualatin. If needed, the applicant must obtain a Right-of-Way permit from Washington County to perform any work within SW Tualatin-Sherwood Road.

PFR-15 The applicant must financially secure private water quality improvements in accordance with PWCC 102.14.00. If needed to perform any work within right-of-way, the applicant must also financially secure public improvements.

PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY:

PFR-16 The applicant must complete all the private and public improvements as shown on the approved plans. All improvements must also be accepted by the City in accordance with TDC 74.420.

PFR-17 The applicant must submit as-built plans for review and acceptance by the City. The plans must be submitted on paper and electronically.

Sincerely,



Erin Engman
Associate Planner

Cc: Steve Koper, Planning Manager
Chris Ragland, Building Official
Tony Doran, Associate Engineer
Kimberly Eiring, keiring@mutualmaterials.com

File: AR19-0003