



# City of Tualatin

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August 28, 2019

Chris Goodell  
AKS Engineering & Forestry, LLC  
12965 SW Herman Rd #100  
Tualatin, OR 97062

RE: Final Decision for AR 19-0004; River Ridge Addition, Tax Lot: 2S115C2200

Dear Mr. Goodell,

The 14-day period for requesting a review of the Architectural Review Decision for River Ridge Addition, AR 19-0004, expired at 5:00 pm, August 26, 2019. As no requests for review were filed, the Architectural Review Decision dated August 12, 2019 becomes a final decision.

**AR 19-0004 is approved with the following Architectural Review conditions:**

**GENERAL:**

- A1. The Architectural Review approval for Phase I – parking lot shall expire after two years. Approval for Phase II – complete build-out shall expire after four years unless a building permit application has been issued, and substantial construction pursuant thereto has taken place, and an inspection has been performed by a member of the Building Division, under the terms of Section 33.020(10).
- A2. The applicant must comply with the incorporated Public Facilities Recommendation (Exhibit B) from the City of Tualatin Engineering Division, pursuant to Section 33.020(6)(a)(ii).

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

- A3. The applicant must submit revised plans showing:
  - a. An access stub on the western property line connecting to tax lot 2203 as indicated on Sheet P11 at 24-feet in width. Plans must indicate warning signage, will be provided at the stub to prevent use until such time the neighboring property redevelops.
- A4. 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:**

- A5. The applicant must install the drive-through window a minimum of 50 feet from the residentially zoned property to the northeast, pursuant to Section 73A.300(3).
- A6. The applicant must install an identification system which clearly locates buildings and their entries for patrons and emergency services, pursuant to Section 73A.400(4)(b).

- A7. 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).
- A8. Warning signage must be placed along the access stub constructed in accordance with Condition A3 in the form of reflector diamonds or similar treatment.
- 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 TDC 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 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 FOR THE FIRST PHASE:**

- PFR-1 The applicant must submit sanitary sewer system plans that:
  - a. Are in accordance with code section TMC 3-2-020, -030, -060, -080, and -160 and the Public Works Construction Code.
  - b. 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 that:
- a. Are in accordance with code section TMC 3-3-40, -110, -120, and -130.
  - b. Show location of the water lines, grade, materials, and other details prior to obtaining a public works permit including that show:
    - (1) A gate valve near the main.
    - (2) No bends within the right-of-way.
    - (3) A separate backflow device for the irrigation system on the private-side service.
- 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 In accordance with TMC 3-5-200 the applicant must:
- a. Submit final stormwater calculations including conveyance and plans.
  - b. Evaluate the outdoor seating areas and the trash enclosure to determine what treatment options are possible and propose an acceptable treatment.
  - c. Submit a copy of the recorded private stormwater easement on River Ridge Apartment's lot to the north, TLID 2S115C002300 in accordance with TMC 3-5-200.
  - d. Submit a copy of the ODOT Miscellaneous Permit to allow the second phase's roof to connect to the state highway drainage facilities.
- PFR-5 In accordance with TMC 3-5-280 the applicant must:
- a. Submit final private water quality facility plans and calculations must identify that design storm requirements of phosphorus and treatment storm events are met.
  - b. Include a cleanout at the right-of-way.
  - c. Submit financial assurance.
  - d. Record a stormwater facility agreement identifying the responsible party for the long-term compliance with the operation and maintenance plan.
- PFR-6 The applicant must submit a recorded copy of an 8-foot wide public utility easement adjacent to SW Pacific Highway right-of-way in accordance with TDC 74.330.
- 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 In accordance with TDC 74.425, 74.430, and 74.440 the applicant must submit final plans that include signage at the private access to River Ridge Apartments main access to provide notice stating "Do Not Block Intersection".
- PFR-9 In accordance with TDC 74.485 and 74.765 plus PWCC 203.2.16, the applicant must:
- a. Submit plans that show approvable street trees and planting locations:
  - b. Include root barriers ten feet wide and two feet deep centered on the trunk protecting public impervious areas and utilities.
  - c. Submit a copy of the ODOT permit and Design Exception Request for clear zone for planting trees in the planter strip.
- PFR-10 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-11 The applicant must submit plans that minimize the impact of stormwater from the development to adjacent properties consistent with TMC 3-5-200.

PFR-12 The applicant must record a revised public access easement that modifies the shared access easement allowing Casa Colima Mexican Restaurant, TLID 2S115C002203, to have access to SW Pacific Highway through the River Ridge Parking lot development, TLID 2S115C002200, instead of River Ridge Apartments, TLID 2S115C002300, in accordance with TDC 75.040.

PFR-13 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-14 In accordance with TDC 74.425, 74.430, 74.440 and 75.040 the applicant must submit final plans that vision clearance is maintained.

PFR-15 The applicant must submit PDFs of final site and permit plans.

**PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR THE FIRST PHASE:**

PFR-16 The applicant must obtain Erosion Control, Public Works, and Water Quality Permits from the City of Tualatin and an ODOT Miscellaneous Permit.

PFR-17 The applicant must financially secure all public improvements in accordance with PWCC 102.14.00.

**PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST PHASE:**

PFR-18 The applicant must complete all the private and public improvements as shown the approved plans. All improvements must also be accepted by the City in accordance with TDC 74.420.

PFR-19 In accordance with TDC 74.425, 74.430, 74.440 and 75.040 the applicant must submit sight distance verification, documented and stamped by a registered professional Civil or Traffic Engineer in the State of Oregon.

PFR-20 The applicant must submit as-built plans for review and acceptance by the City. The plans must be submitted on paper and electronically.

**PRIOR TO ISSUANCE OF BUILDING, EROSION CONTROL, PUBLIC WORKS, AND WATER QUALITY PERMITS FOR THE SECOND PHASE:**

PFR-21 The applicant must submit State Highway Approach Road Permit from ODOT in accordance with TDC 74.420.

Sincerely,



Erin Engman  
Associate Planner

Cc: Steve Koper, Planning Manager  
Chris Ragland, Building Official  
Tony Doran, Associate Engineer  
Chuck Gregory, [chuckg@aks-eng.com](mailto:chuckg@aks-eng.com)  
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File: AR19-0004