

**CITY OF TUALATIN**  
*Planning Division*

## Land Use Application

**Project Information**

Project Title: Lucky Foods - Freezer

Brief Description:  
 5,160 SF metal building addition, for cold food storage.

**Property Information**

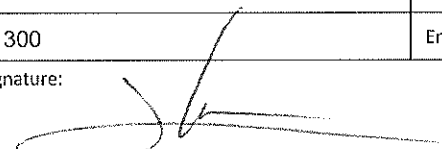
Address: 11847 SW Itel St., Tualatin OR, 97062

Assessor's Map Number and Tax Lots: 2S127BD01800

**Applicant/Primary Contact**

Name: Gavin Russell	Company Name: CIDA	
Address: 15895 SW 72nd Ave, Suite 200		
City: Portland	State: OR	ZIP: 97224
Phone: 503-226-1285	Email: gavinr@cidainc.com	

**Property Owner**

Name: Thrive Investment , LLC		
Address: 11847 SW Itel street		
City: Tualatin	State: OR	ZIP: 97062
Phone: 503-612-1300	Email: tammyjo@luckyfood.com	
Property Owner's Signature: 		Date: 4/29/2020

*(Note: Letter of authorization is required if not signed by owner)*

AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION IN AND INCLUDED WITH THIS APPLICATION IN ITS ENTIRETY IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGARDING BUILDING CONSTRUCTION AND LAND USE.

Applicant's Signature: 	Date: 4-29-2020
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Land Use Application Type:

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Annexation (ANN)                          | <input type="checkbox"/> Historic Landmark (HIST)     | <input type="checkbox"/> Minor Architectural Review (MAR) |
| <input checked="" type="checkbox"/> Architectural Review (AR)      | <input type="checkbox"/> Industrial Master Plan (IMP) | <input type="checkbox"/> Minor Variance (MVAR)            |
| <input type="checkbox"/> Architectural Review—Single Family (ARSF) | <input type="checkbox"/> Plan Map Amendment (PMA)     | <input type="checkbox"/> Sign Variance (SVAR)             |
| <input type="checkbox"/> Architectural Review—ADU (ARADU)          | <input type="checkbox"/> Plan Text Amendment (PTA)    | <input type="checkbox"/> Variance (VAR)                   |
| <input type="checkbox"/> Conditional Use (CUP)                     | <input type="checkbox"/> Tree Removal/Review (TCP)    |   |

**Office Use**

Case No:	Date Received:	Received by:
Fee:	Receipt No:	

**PROJECT SUMMARY**

**NEED ASSESSMENT:**

The Lucky Foods freezer Addition is to provide Lucky Foods with more production capability. A large portion of their product is frozen, and their present freezer is inadequate to meet the market demand for their frozen foods. In addition, their hallmark product, Kimchi, has had a significant increase in market share. This requires additional ambient storage for the bottles for the Kimchi. The existing cooler is of capacity to accommodate that product

**BUILDING DESCRIPTION:**

The building is 5,160 square foot refrigerated storage facility approximately 28 feet in height. The construction will be Insulated Metal Panels (IMP) with a pre-engineered metal building frame. This construction system provides significant improvement in freezer design regarding energy consumption and sanitary concerns of the food processing industry. The refrigeration equipment will be located on the ground at the north end of the building and will be screened. There will be no mechanical equipment on the roof. Exterior lighting will be building mounted.

The color of the addition will match the accent stripes on the existing building. We believe that based on the existing massing and the addition it would be more aesthetically pleasing to provide a contrast to the predominantly "white" of the building and identify the building as a separate but significant part of the function of the business.

**ZONING:** Chapter 61

Based on the Pre-application notes by the City of Tualatin the property is designated as General Manufacturing MG. In accordance with Table 61-1 this use is permitted outright in this Zone.

**SITE DEVELOPMENT STANDARDS** Chapter 73 A 400

All sidewalks and accessible routes to the building existing and were previously approved by the City. All shipping and receiving occur at the "rear" north side of the building and cannot be readily viewed from Itel Street. All activity from the freezer addition will go through the existing shipping and receiving vestibule.

**LANDSCAPING:** Exceeds Chapter 73. B requirements

Landscaping design is purposeful to the building function. There will be a 1-foot pest strip between the building and the landscaped area, the landscape is kept low and accessible for pest control reasons with the higher elements being away from the building.

**PARKING:** Meets standards in Chapter 73.C

The design accommodates the parking requirements for this Lan-use. See attached drawing for parking plan.

**WASTE MANAGEMENT:** Meets requirements of Chapter 73.D

The existing trash enclosure meets the standard for waste management. This addition will generate no additional waste. Cardboard and other recyclable activity occurs in the shipping vestibule.

**SEWER REGULATIONS:** TMC 03-02 – Propose addition will not impact the sanitary sewer

The building already is connected to the sanitary, and the addition will be freezer and refrigeration area and will not sanitary flow impacts. The requirements of TMC 03-02 will be met.

**WATER SERVICE:** TMC 03-03 – Propose addition will not impact the water service

The building already is connected to the City's water system and has a fire sprinkler system, the addition will be freezer and refrigeration area and will not impact domestic water flows, and interior fire sprinkler system

## PROJECT SUMMARY & NARRATIVE

may need to be enlarged but exterior improvements are not expected to be required. The requirements of TMC 03-03 will be met.

### SOIL EROSION, SURFACE WATER MANAGEMENT, WATER QUALITY FACILITIES AND BUILDING AND SEWER: TMC 03-05 –

The building already is connected to the sanitary, and the addition will be freezer and refrigeration area and will not impact sanitary flows. The requirements of TMC 03-02 will be met.

#### STORM DRAINAGE & WATER QUALITY

##### *TDC 74.630 Storm Drainage System*

As a part of the City of Tualatin approval in Case File # PAR-03-01, a stormwater facility for water quality and water quantity was constructed on Tract A per Partition Plat 2003-042. Storm drain easement and conveyance piping already exists for this site to drain to the noted Tract "A".

##### *TDC 74.650 Water Quality, Stormwater Detention and Erosion Control*

As a part of the City of Tualatin approval in Case File # PAR-03-01, a stormwater facility for water quality and water quantity was constructed on Tract A per Partition Plat 2003-042. Storm drain easement and conveyance piping already exists for this parcel to drain to the noted Tract "A".

#### WATER

Domestic water and Fire line connections already exist to the building.

#### SANITARY SEWER

*TDC 74.620 (1) Sanitary sewer lines shall be installed to serve each property in accordance with the Public Works Construction Code. Sanitary sewer construction plans and calculations shall be submitted to the City Engineer for review and approval prior to construction.*

A sanitary sewer connection already exists to the building. A portion of the on-site service line will be reinstalled as it fall under the future building addition.

#### UTILITY EASEMENTS

*TDC 74.330 Utility Easements (1) Utility easements for water, sanitary sewer and storm drainage facilities, telephone, television cable, gas, electric lines and other public utilities shall be granted to the City.*

No additional easements will be required.

#### GRADING

*TDC 74.640 (1) Development sites shall be graded to minimize the impact of stormwater runoff onto adjacent properties and to allow adjacent properties to drain as they did before the new development.*

*(2) A development applicant shall submit a grading plan showing that all lots in all portions of the development will be served by gravity drainage from the building crawl spaces; and that this development will not affect the drainage on adjacent properties. The City Engineer may require the applicant to remove all excess materials from the development site.*

The proposed grading plan minimizes the impact of stormwater runoff to adjacent properties and allows adjacent properties to drain as they did before the development.

## 8. EROSION CONTROL

## PROJECT SUMMARY & NARRATIVE

*TDC 74.650 (3) ..the applicant shall submit an erosion control plan prior to issuance of a Public Works Permit. No construction or disturbing of the site shall occur until the erosion control plan is approved by the City and the required measures are in place and approved by the City. In order to reduce the amount of sediment discharged into the public storm system, erosion control measures are required during construction. If the site is over 1 acre in size a NPDES Erosion Control Permit is required.*

The disturbance area will be less than one acre and therefore a NPDES EC permit is not required. Regardless though, an Erosion Control plan will be prepared with the final construction plans.

### OTHER IMPACTS:

A traffic letter is attached to this submittal. There will be no increase in employee per shift with this addition, existing warehouse staff will serve the freezer

Storm water impact will not be significantly impacted in fact there will be less impervious area than the original construction.

There are no wetland areas impacted by this development.



April 17, 2020

15895 SW 72<sup>nd</sup> Ave. Suite 200  
Portland, OR 97224

15895 SW 72<sup>ND</sup> AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

RE: **Lucky Foods - Freezer**  
CIDA Project Number: 190362.01

Dear Property Owner:

You are cordially invited to attend a meeting on May 04, 2020 at 6:00 PM at Lucky Foods, 11847 SW Itel St., Tualatin, OR 97062. This meeting shall be held to discuss a proposed project located at this same location. The proposal is to build an approximately 5,160 square foot freezer addition at the back of the existing building.

The purpose of the meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and identify any issues regarding this proposal. This meeting will be held outside in the parking lot and social distancing will be enforced.

Regards,

A handwritten signature in blue ink that reads "Gavin Russell".

Gavin Russell  
CIDA Architects and Engineers  
503.226.1285  
[gavinr@cidainc.com](mailto:gavinr@cidainc.com)

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS  
LANDSCAPE

TLID	OWNER1	OWNER2
2S127BD01600	2003-042 PARTITION PLAT OWNER O	
2S127C001400	2009-006 PARTITION PLAT OWNERS O	
2S127C000401	ASHWOOD CONSTRUCTION INC	
2S127C001300	CPUS 115TH COMMERCE PARK LP	BY NTRG
2S127BD01000	G & S FAMILY LP	
2S127BD01100	G & S FAMILY LP	
2S127BD01400	G & S FAMILY LP	
2S127BD01700	INDOOR ARENA INVESTORS LLC	
2S127BC00200	IPT TUALATIN DC LLC	BY MARVIN POER
2S127BD01300	ITEL MICHAEL	
2S127BD00400	KMS PETROLEUM LLC	
2S127BD01800	KSTUDE LLC &	KYLE CHRIS MEMORIAL TRUST
2S127C000100	MAJESTIC TUALATIN LLC	
2S127DB00100	MCLANE FOODSERVICE INC	
2S127BD00200	MILGARD MANUFACTURING INC	BY RYAN LLC
2S127BD01200	NICOL GORHAM DOUGLAS REV TRUST	NICOL ROBIN HIATT REV TRUST
2S127C001100	OREGON REAL ESTATE 8 LLC	
2S127AC00400	PACIFIC REALTY ASSOCIATES LP	
2S127AC00500	PACIFIC REALTY ASSOCIATES LP	
2S127AC00600	PACIFIC REALTY ASSOCIATES LP	
2S127AC00900	PACIFIC REALTY ASSOCIATES LP	
2S127AC01000	PACIFIC REALTY ASSOCIATES LP	
2S127DB00200	PACIFIC REALTY ASSOCIATES LP	
2S127C000500	PORTLAND GENERAL ELECTRIC CO	ATTN: 1WTC0510-CORP TAX DEPT
2S127BA00400	POWIN PACIFIC PROPERTIES LLC	
2S127BD01900	POWIN PACIFIC PROPERTIES LLC	
2S127C000300	TIGARD SAND & GRAVEL LLC	
2S127C000400	TIGARD SAND & GRAVEL CO INC	
2S127BC00100	TUALATIN 124 LLC	
2S127BD00100	TUALATIN ENERGY LLC	
2S127BD00500	TUALATIN CITY OF	
2S127BD00600	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC
2S127BD00700	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC
2S127BD00800	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC
2S127BD00900	TUALATIN SHERWOOD INVESTORS LLC	BY PANATTONI DEVELOPMENT LLC
2S127C001000	TUALATIN CITY OF	
2S127C001200	WESTERN PRECISION PROPERTIES LLC	BY WESTERN PRECISION PRODUCTS INC

OWNER3	OWNERADDR	OWNERCITY	OWNERSTATE	OWNERZIP
	1400 SW FIFTH AVE #810	PORTLAND	OR	97201-5506
			OR	00000
	29772 SW HEATER RD	SHERWOOD	OR	97140-5005
	14785 PRESTON RD #660	DALLAS	TX	75254-9172
	20752 SW 120TH AVE	TUALATIN	OR	97062-6961
	20752 SW 120TH AVE	TUALATIN	OR	97062-6961
	20752 SW 120TH AVE	TUALATIN	OR	97062-6961
	11883 SW ITEL ST	TUALATIN	OR	97062-6855
ATTN: SCOTT DONALD	18818 TELLER AVE #277	IRVINE	CA	92612-1612
	20900 SW 120TH AVE	TUALATIN	OR	97062-6817
	8404 SE 134TH DR	PORTLAND	OR	97236-7231
	4137 WESTBAY RD	LAKE OSWEGO	OR	97035-5521
	13191 CROSSROADS PKWY N FL 6	CITY OF INDUSTR	CA	91746-3421
	PO BOX 6115	TEMPLE	TX	76503-6115
ATTN: DEPT 720	PO BOX 4900	SCOTTSDALE	AZ	85261-4900
	3891 CALAROGA DR	WEST LINN	OR	97068-1071
	4930 CASH RD	DALLAS	TX	75247-6308
	15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224-7175
	15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224-7175
	15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224-7175
	15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224-7175
	15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224-7175
	15350 SW SEQUOIA PKWY #300	PORTLAND	OR	97224-7175
	121 SW SALMON ST	PORTLAND	OR	97204-2908
	PO BOX 483	TUALATIN	OR	97062-0483
	PO BOX 483	TUALATIN	OR	97062-0483
	PO BOX 4810	TUALATIN	OR	97062-4810
	PO BOX 4810	TUALATIN	OR	97062-4810
	9760 SW FREEMAN DR	WILSONVILLE	OR	97070-9221
	9600 SW CAPITOL HWY STE 200	PORTLAND	OR	97219-5275
	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092
	1400 SW 5TH AVE STE 810	PORTLAND	OR	97201-5506
	1400 SW 5TH AVE STE 810	PORTLAND	OR	97201-5506
	1400 SW 5TH AVE STE 810	PORTLAND	OR	97201-5506
	1400 SW 5TH AVE STE 810	PORTLAND	OR	97201-5506
	18880 SW MARTINAZZI AVE	TUALATIN	OR	97062-7092
	21101 SW 115TH AVE	TUALATIN	OR	97062-6959



# NEIGHBORHOOD MEETING SIGN IN SHEET

Project Name: Lucky Foods - Freezer  
1184 SW Itel St.  
Tualatin, OR 97062

15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
INFO@CIDAINC.COM  
WWW.CIDAINC.COM

Date: 5/4/2020 PRINT NAME Monty Hawkes SIGNATURE [Signature]

Blank lines for additional sign-in entries.

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS  
LANDSCAPE

cc: File





# Meeting Minutes

Date: 05/04/2020

Subject: Lucky Foods – Neighborhood Meeting

Project Title: Lucky Foods - Freezer

Project No: 190362.01

Present: Gavin Russell, David Welsh, Tristan Jo, Monty Hawkins

By: Gavin Russell

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15895 SW 72ND AVE  
SUITE 200  
PORTLAND, OR 97224  
PHONE: 503.226.1285  
FAX: 503.226.1670  
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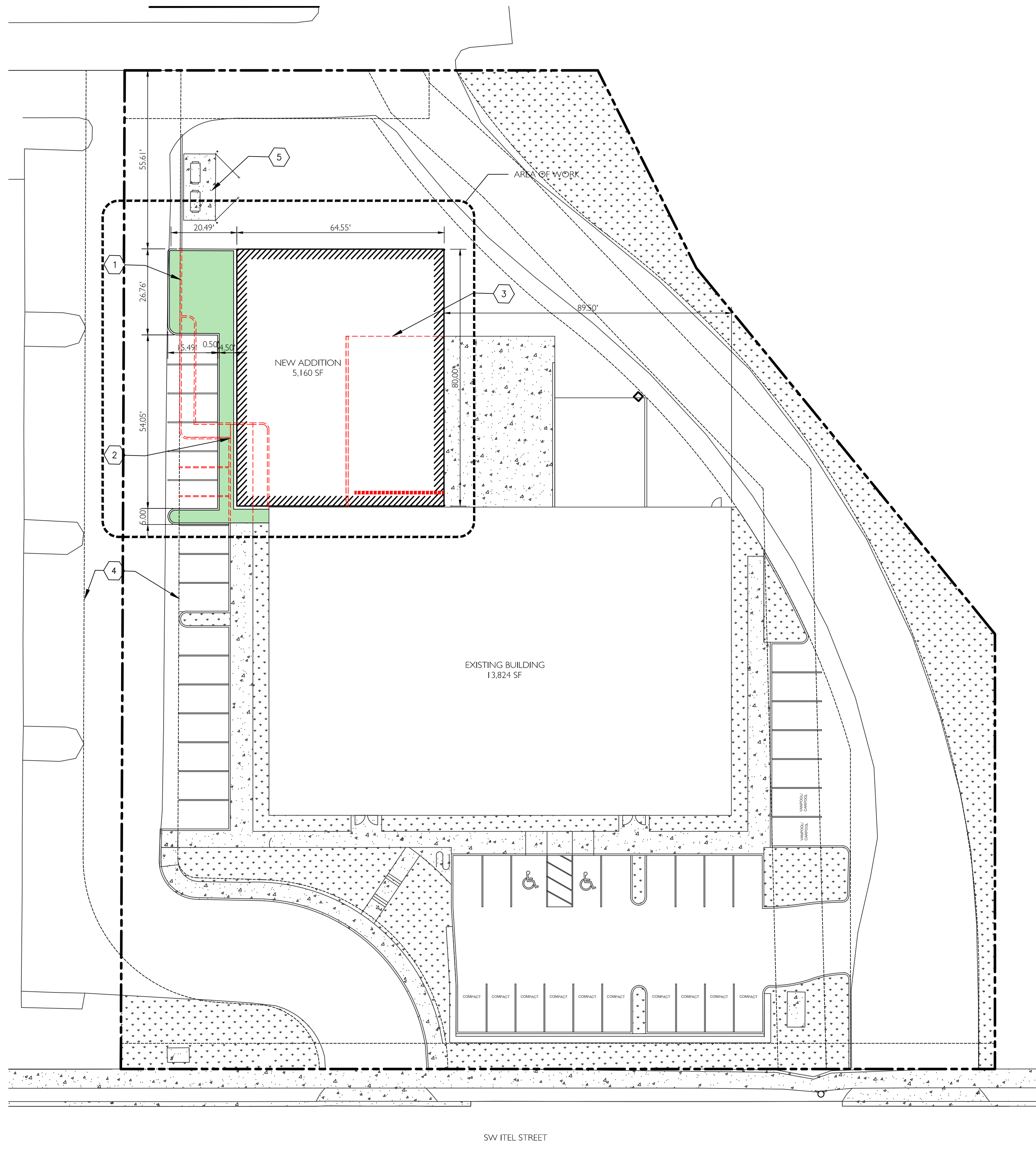
## Meeting Notes:

### Monty Hawkins

- Owner of building directly west of this site, they share access and parking
- Concerned about temporary impact to parking during construction
  - o Only a few spots should be impacted during construction and building owner was fine with sharing additional parking on site.
- Concerned if new addition would impact truck maneuverability if he were to hypothetically add truck docks to east side of his building (no docks currently exist)
  - o There is currently an existing curb, landscape and parking stalls in the area of concern on the Lucky Food's property. proposed addition does not have a significant impact to current access road width.

ARCHITECTURE  
ENGINEERING  
PLANNING  
INTERIORS

*Every effort has been made to accurately record this meeting. If any errors or omissions are noted, recipients are asked to please provide written response within five days of receipt.*



SW ITEL STREET

**NORTH**  
**1 SITE PLAN**  
**A0.1**  
 1" = 30'-0"

**GENERAL NOTES**

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES.
- TYPICAL CURB RADIUS = 3' UNLESS NOTED OTHERWISE.

**PROJECT INFO**

BUILDING AREA:	
(E) BUILDING	13,824 SF
NEW ADDITION	5,160 SF
<b>TOTAL BUILDING AREA:</b>	<b>19,002 SF</b>

SITE AREA:	
IMPERVIOUS SURFACE:	60,178 SF (83%)
REQUIRED LANDSCAPE AREA:	10,873 SF (15%)
PROPOSED LANDSCAPE AREA:	12,311.2 SF (17%)
EXISTING LANDSCAPE:	11,743.2 SF
LANDSCAPE REMOVED:	308 SF
NEW LANDSCAPE:	876 SF
<b>TOTAL SITE AREA:</b>	<b>72,489 SF (1.7 ACRES)</b>

PARKING:	
REQUIRED:	41 STALLS
PROVIDED:	
(E) PARKING:	39 STALLS
REMOVED:	3 STALLS
NEW PARKING:	6 STALLS
<b>TOTAL PARKING:</b>	<b>42 STALLS</b>

**LEGEND**

- ACCESSIBLE PARKING STALL
- PAINT STRIPED ACCESSIBLE AISLE AND NO PARKING AREA
- NEW LANDSCAPE

**KEYNOTES**

- ① REMOVE EXISTING CURB
- ② REMOVE EXISTING LANDSCAPE AND SIDEWALK
- ③ REMOVE AND INFILL EXISTING DOCK RAMP
- ④ EXISTING ACCESS EASEMENT
- ⑤ EXISTING TRASH ENCLOSURE

**PRELIMINARY  
 PLAN ONLY-NOT  
 FOR  
 CONSTRUCTION**

1' 04' 30"/2020 ARCHITECTURAL REVIEW

**CIDA**  
 ARCHITECTURE  
 ENGINEERING  
 PLANNING  
 INTERIORS  
 15895 SW 72ND AVE SUITE 308  
 PORTLAND, OREGON 97224  
 TEL: 503.226.1285  
 FAX: 503.226.1670  
 WWW.CIDAINC.COM

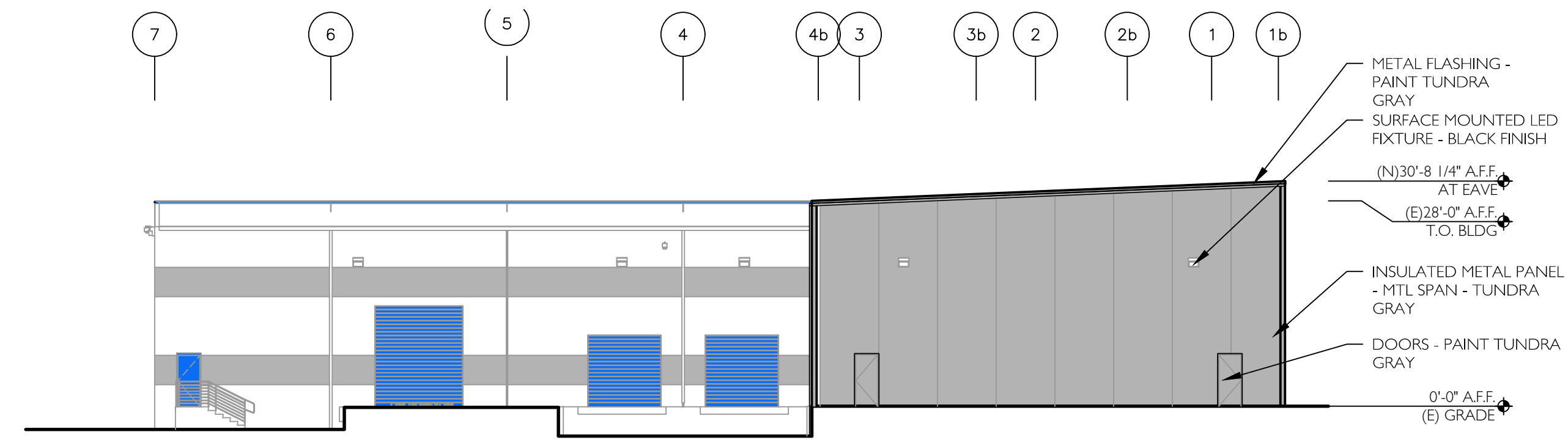
NEW CONSTRUCTION FOR:  
**LUCKY FOODS - FREEZER**  
 11847 SW ITEL STREET  
 TUALATIN, OREGON 97062

SITE PLAN

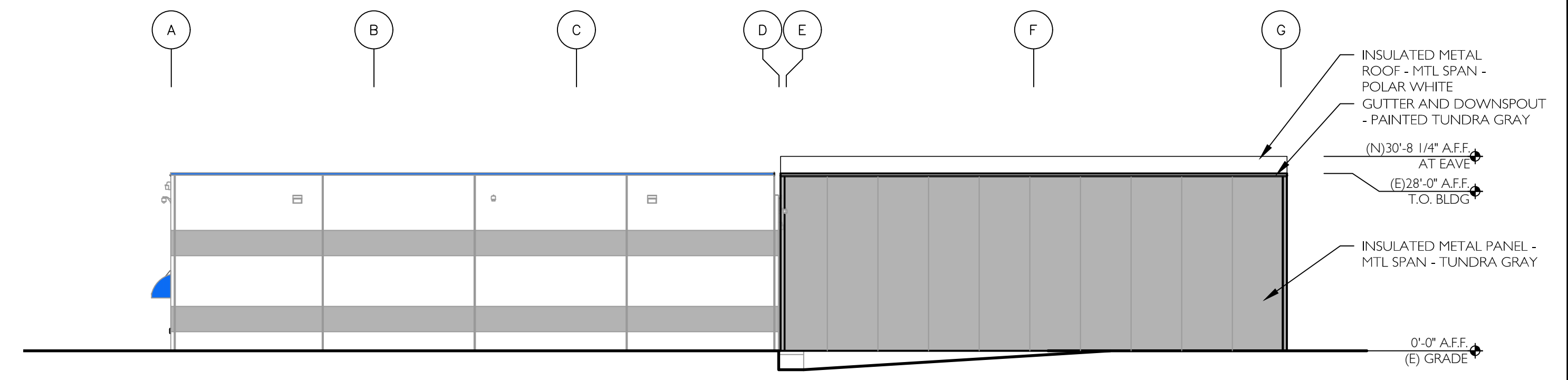
**A0.1**

JOB NO. 190362.01

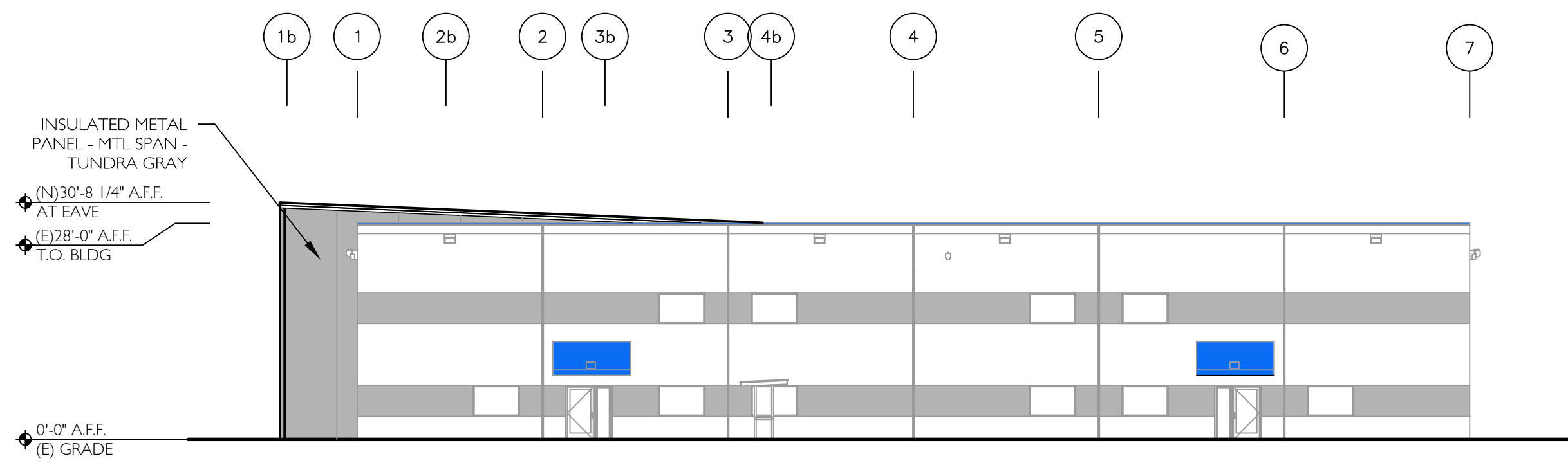
© 2019 CIDA, P.C./CIDA. ALL RIGHTS RESERVED



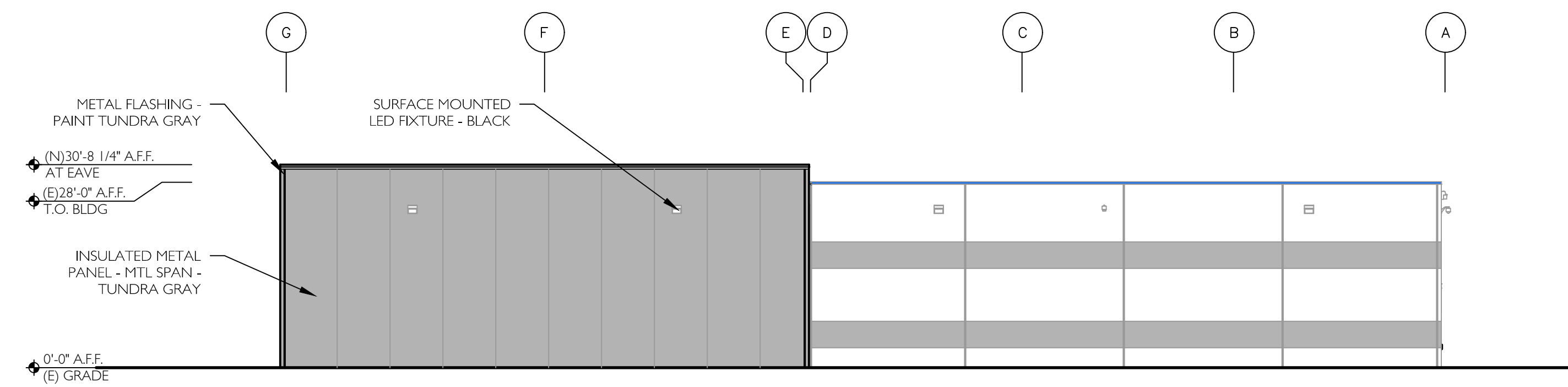
**1 NORTH ELEVATION**  
A2.1 1" = 16'-0"



**2 EAST ELEVATION**  
A2.1 1" = 16'-0"



**3 SOUTH ELEVATION**  
A2.1 1" = 16'-0"



**4 WEST ELEVATION**  
A2.1 1" = 16'-0"

**CERTIFICATION OF SIGN POSTING**

<p><b>NOTICE</b></p> <p><b>NEIGHBORHOOD / DEVELOPER MEETING</b></p> <p>__/__/2010 __:__.m.</p> <p>SW _____</p> <p>503-__-__</p>
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In addition to the requirements of TDC 32.150, the 18" x 24" sign must display the meeting date, time, and address as well as a contact phone number. The block around the word "NOTICE" must remain **orange** composed of the **RGB color values Red 254, Green 127, and Blue 0**. A PowerPoint template of this sign is available at: <https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>.

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As the applicant for the Lucky Foods - Freezer project, I hereby certify that on this day, 04/20/2020 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Gavin Russell

*(Please Print)*

Applicant's Signature: 

Date: 04/29/2020

CERTIFICATION OF SIGN POSTING



The applicant must provide and post a sign pursuant to Tualatin Development Code (TDC 32.150). The block around the word "NOTICE" must remain yellow composed of the RGB color values Red 255, Green 255, and Blue 0. A template is available at:

<https://www.tualatinoregon.gov/planning/land-use-application-sign-templates>

**NOTE:** For larger projects, the Community Development Department may require the posting of additional signs in conspicuous locations.

---

As the applicant for the Lucky Foods - Freezer project,  
I hereby certify that on this day, 05/21/2020 sign(s) was/were posted on the subject property in  
accordance with the requirements of the Tualatin Development Code and the Community Development Division.

Applicant's Name: Gavin Russell (Please Print)

Applicant's Signature: 

Date: 06/4/2020