



February 16, 2022

**To: Erin Engman – Senior Planner**

**From: Naomi Vogel – Associate Planner**

**RE: Tualatin Logistics Park**  
**City File Number: AR 21-0011**  
**County File Number: CP 22-904**  
**Tax Map and Lot Number: 2S128A000100**  
**Location: 20400 SW Cipole Road**

**Washington County Department of Land Use and Transportation** has reviewed this development application to construct an approximately 455,000 square foot multi-tenant distribution warehouse with approximately 197 passenger vehicle parking spaces, 133 trailer parking spaces, 115 dock doors and 4 grade doors that will replace the existing Tualatin Island Greens golf/miniature golf course. The site will obtain access via a new right-in/right-out access on SW 124<sup>th</sup> Avenue and an existing driveway on SW Cipole Road, a County-maintained Collector.

The applicant submitted a Traffic Impact Analysis dated December 15, 2021 (Lancaster/Mobley) for the proposed development. County Traffic Engineering has reviewed the TIA and supplemental analysis for compliance with County R&O 86-95 “Determining Safety Improvements for Traffic”. The required traffic mitigation measures have been included in the conditions of approval noted below.

### **CONDITIONS OF APPROVAL**

#### **I. PRIOR TO APPROVAL OF PUBLIC IMPROVEMENT PERMIT BY THE CITY OF TUALATIN:**

- A. Obtain a Washington County Facility Permit for all public improvements on SW Cipole Road as noted below.

**Department of Land Use & Transportation**  
**Operations and Maintenance**

1400 SW Walnut Street, MS 51, Hillsboro, OR 97123-5625  
phone: 503-846-7623 • fax: 503-846-7620  
[www.co.washington.or.us/lut](http://www.co.washington.or.us/lut) • [lutops@co.washington.or.us](mailto:lutops@co.washington.or.us)

1. Submit to Washington County Public Assurance Staff: A completed "Design Option" form (original copy), City's Notice of Decision (NOD) and County's Letter dated February 16, 2022.
2. **\$25,000.00** Administration Deposit

*NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and permit processing. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.*

3. Electronic submittal of engineering plans, geotech/pavement report, engineer's estimate, preliminary sight distance certification and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements:

*Note: Improvements within the ROW may be required to be relocated or modified to permit the construction of public improvements. All public improvements and modifications shall meet current County and ADA standards. Public improvements that do not meet County standards shall submit a design exception to the County Engineer for approval.*

- a. Completion of the half-street improvement of a County C-1 standard along the site's frontage of SW Cipole Road. The half-street shall include a C-1 pavement width, buffered bike lane, gutter/curb, 6 foot sidewalk with a 6 foot planter strip and street trees (root barrier per County detail).
- b. Installation of continuous street lighting and conduit along the site's frontage of SW Cipole Road to County standards.
- c. Access driveway to SW Cipole Road to County standards. Turning templates for the largest truck using the access shall be included.
- d. Construction access and traffic circulation/control plan.
- e. Preliminary Sight Distance Certification for access to SW Cipole Road.

## **II. PRIOR TO ISSUANCE OF A WASHINGTON COUNTY FACILITY PERMIT:**

- A. The following shall be recorded with Washington County Survey Division (Survey Division – John Kidd @ 503.846.7932):

1. Provision of a non-access restriction along the site's frontage of SW Cipole Road.
2. Dedication of additional right-of-way to meet 38 feet of right-of-way from the centerline of SW Cipole Road.
3. Dedication of an 8-foot PUE along the site's frontage of SW Cipole Road.

**III. PRIOR TO OCCUPANCY BY THE CITY OF TUALATIN:**

- A. The road improvements required in condition **I.A.3.** above shall be completed and accepted by Washington County, including final sight distance certification for access to SW Cipole Road.

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

Cc: Road Engineering Services  
Traffic Engineering Services  
Assurances Section