



June 16, 2022

To: Madeleine Nelson – Assistant Planner

From: Naomi Vogel – Associate Planner

RE: Avery Industrial

City File Number: **AR22-0003**

County File Number: CP22-911

Tax Map and Lot Number: **2S127AA02100**

Location: **10700 SW Tualatin-Sherwood Road**

Washington County Department of Land Use and Transportation has reviewed the above noted development application to construct a two-building industrial facility. Building A will be 81,175 square feet and Building B will be 31,100 square feet for a total of 112,275 square feet on a 7.4-acre site. Access to the site is proposed via an existing shared driveway on SW Tualatin-Sherwood Road, a County-maintained Arterial.

The applicant submitted a Traffic Impact Analysis (TIA) dated February 24, 2022 and supplemental Addendum dated June 14, 2022 (Lancaster/Mobley) for the proposed development. County Traffic Engineering has reviewed the TIA for compliance with County R&O 86-95 “Determining Safety Improvements for Traffic” for developments that impact County-maintained roads. The County concurs with the findings on page 18 of the TIA and supplemental Addendum.

CONDITIONS OF APPROVAL

I. PRIOR TO APPROVAL OF A GRADING/EROSION CONTROL PERMIT BY THE CITY OF TUALATIN:

- A. Obtain a **Washington County** Right-of Way Permit(s) from the Operations Division (503.846.7623) via the **Public Permitting and Services Portal** (WashCoORACA.com) for the following:

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 • lutops@co.washington.or.us

- a. All work proposed within SW Tualatin-Sherwood Road right-of-way, including construction access if required. NOTE: Coordinate with County Capital Services (Matt Meier, P.E. – 503.846.7829).
- B. Submit a final Sight Distance Certification for the existing access on SW Tualatin-Sherwood Road.

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

Cc: Operations Division (Permits Section)
Transportation File