

**From:** Mike McCarthy  
**Sent:** Friday, October 17, 2025 9:08 AM  
**To:** Keith Leonard; Tony Doran  
**Cc:** Hayden Ausland  
**Subject:** AR24-0004, Teton Lot 9 Traffic Memo

Hi Keith,

I have reviewed the application package for AR24-0004, 19225 SW Teton Ave Lot 9. The proposed development – 7,478 square feet of light industrial space – is smaller than the threshold for requiring additional traffic analysis (15,000 square feet of light industrial space) so no additional traffic analysis is required for this case.

Thanks,

**Mike McCarthy**  
Tualatin City Engineer  
**Phone:** 503.691.3674  
**Cell:** 971.666.0000