



City of Tualatin

www.tualatinoregon.gov

**"NECESSARY PARTIES"
MARKED BELOW**

NOTICE OF APPLICATION SUBMITTAL

- ANNEXATION CONDITIONAL USE PERMIT PLAN TEXT AMENDMENT
 ARCHITECTURAL REVIEW PLAN MAP AMENDMENT OTHER:

CASE/FILE: AR-15-08

(Community Development Dept.: Planning Division)

PROPOSAL	To reconfigure most of the existing parking area of the Hansen's Corner strip mall at the northeast corner of SW 63 rd Avenue and SW Lower Boones Ferry Road.
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PROPERTY	Name of Application	HANSEN'S CORNER PARKING IMPROVEMENTS			
	<input type="checkbox"/> n/a Street Address	17650 SW 63rd Ave			
	Tax Map and Lot No(s).	21E 18BC 01400			
	Planning District	General Commercial (CG)	Overlays <input type="checkbox"/>	NRPO <input type="checkbox"/>	Flood Plain <input type="checkbox"/>
	Previous Applications	AR-89-40, AR-06-07	Additional Applications: none		CIO COMMERCIAL

DATES	Receipt of application	4/13/2015	Deemed Complete	6/15/2015	CONTACT	Name: Colin Cortes
	Notice of application submittal			6/17/2015		Title: Assistant Planner
	Project Status / Development Review meeting			6/25/2015		E-mail: ccortes@ci.tualatin.or.us
	Comments due for staff report			7/1/2015		Phone: 503-691-3024
	Public meeting: <input type="checkbox"/> ARB <input type="checkbox"/> TPC <input checked="" type="checkbox"/> n/a					Notes: You may view the application materials through this City web page: www.tualatinoregon.gov/projects
	City Council (CC)			<input checked="" type="checkbox"/> n/a		

City Staff

- City Manager
- Building Official
- Chief of Police
- City Attorney
- City Engineer
- Community Dev. Director
- Community Services Director
- Economic Dev. liaison
- Engineering Associate*
- Finance Director
- GIS technician(s)
- IS Manager
- Operations Director*
- Parks and Recreation Coordinator
- Planning Manager
- Street/Sewer Supervisor
- Water Supervisor

Neighboring Cities

- Durham
- King City Planning Commission
- Lake Oswego
- Rivergrove PC
- Sherwood Planning Dept.
- Tigard Community Dev. Dept.
- Wilsonville Planning Div.

*Paper Copies

Counties

- Clackamas County Dept. of Transportation and Dev.
- Washington County Dept. of Land Use and Transportation (AR's)
- Washington County LRP (Annexations)

Regional Government

- Metro

School Districts

- Lake Oswego School Dist. 7J
- Sherwood SD 88J
- Tigard-Tualatin SD 23J (TTSD)
- West Linn-Wilsonville SD 3J

State Agencies

- Oregon Dept. of Aviation
- Oregon Dept. of Land Conservation and Development (DLCD) (via proprietary notice)
- Oregon Dept. of State Lands: Wetlands Program
- Oregon Dept. of Transportation (ODOT) Region 1
- ODOT Maintenance Dist. 2A

- ODOT Rail Div.

Utilities

- Republic Services
- Clean Water Services (CWS)
- Comcast [cable]*
- Frontier Communications [phone]
- Northwest Natural [gas]
- Portland General Electric (PGE)
- TriMet
- Tualatin Valley Fire & Rescue (TVF&R)
- United States Postal Service (USPS) (Washington; 18850 SW Teton Ave)
- USPS (Clackamas)
- Washington County Consolidated Communications Agency (WCCCA)

Additional Parties

- Tualatin Citizen Involvement Organization (CIO)
-

- 1.032: *Burden of Proof*
- 31.071 *Architectural Review Procedure*
- 31.074 *Architectural Review Application Review Process*
- 31.077 *Quasi-Judicial Evidentiary Hearing Procedures*
- Metro Code 3.09.045 Annexation Review Criteria*
- 32.030 *Criteria for Review of Conditional Uses*
- 33.020 *Conditions for Granting a Variance that is not a Sign or a Wireless Communication Facility*
- 33.022 *Criteria for Granting a Sign Variance*
- 33.024 *Criteria for Granting a Minor Variance*
- 33.025 *Criteria for Granting a Variance*
- 34.200 *Tree Cutting on Private Property without Architectural Review, Subdivision or Partition Approval, or Tree Removal Permit Prohibited*
- 34.210 *Application for Architectural Review, Subdivision or Partition Review, or Permit*
- 34.230 *Criteria (tree removal)*
- 35.060 *Conditions for Granting Reinstatement of Nonconforming Use*
- 36.160 *Subdivision Plan Approval*
- 36.230 *Review Process (partitioning)*
- 36.330 *Review Process (property line adjustment)*
- 37.030 *Criteria for Review (IMP)*
- 40.030 *Conditional Uses Permitted (RL)*
- 40.060 *Lot Size for Conditional Uses (RL)*
- 40.080 *Setback Requirements for Conditional Uses (RL)*
- 41.030 *Conditional Uses Permitted (RML)*
- 41.050 *Lot Size for Conditional Uses (RML)*
- 41.070 *Setback Requirements for Conditional Uses (RML)*
- 42.030 *Conditional Uses Permitted (RMH)*
- 42.050 *Lot Size for Conditional Uses (RMH)*
- 42.070 *Setback Requirements for Conditional Uses (RMH)*
- 43.030 *Conditional Uses Permitted (RH)*
- 43.060 *Lot Size for Conditional Uses (RH)*
- 43.090 *Setback Requirements for Conditional Uses (RH)*
- 44.030 *Conditional Uses Permitted (RH-HR)*
- 44.050 *Lot Size for Conditional Uses (RH-HR)*
- 44.070 *Setback Requirements for Conditional Uses (RH-HR)*
- 49.030 *Conditional Uses (IN)*
- 49.040 *Lot Size for Permitted and Conditional Uses (IN)*
- 49.060 *Setback Requirements for Conditional Uses (IN)*
- 50.020 *Permitted Uses (CO)*
- 50.030 *Central Urban Renewal Plan – Additional Permitted Uses and Conditional Uses (CO)*
- 50.040 *Conditional Uses (CO)*
- 52.030 *Conditional Uses (CR)*
- 53.050 *Conditional Uses (CC)*
- 53.055 *Central Urban Renewal Area – Conditional Uses (CC)*
- 54.030 *Conditional Uses (CG)*
- 56.030 *Conditional Uses (MC)*
- 56.045 *Lot Size for Conditional Uses (MC)*
- 57.030 *Conditional Uses (MUCOD)*
- 60.040 *Conditional Uses (ML)*
- 60.041 *Restrictions on Conditional Uses (ML)*
- 61.030 *Conditional Uses (MG)*
- 61.031 *Restrictions on Conditional Uses (MG)*
- 62.030 *Conditional Uses (MP)*
- 62.031 *Restrictions on Conditional Uses (MP)*
- 64.030 *Conditional Uses (MBP)*
- 64.050 *Lot Size for Permitted and Conditional Uses (MBP)*
- 64.065 *Setback Requirements for Conditional Uses (MBP)*
- 68.030 *Criteria for Designation of a Landmark*
- 68.060 *Demolition Criteria*
- 68.070 *Relocation Criteria*
- 68.100 *Alteration and New Construction Criteria*
- 68.110 *Alteration and New Construction Approval Process*
- 73.130 *Standards*
- 73.160 *Standards*
- 73.190 *Standards – Single-Family and Multi-Family Uses*
- 73.220 *Standards*
- 73.227 *Standards*
- 73.230 *Landscaping Standards*
- 73.300 *Landscape Standards – Multi-Family Uses*
- 73.310 *Landscape Standards – Commercial, Industrial, Public and Semi-Public Uses*
- 73.320 *Off-Street Parking Lot Landscaping Standards*
- 73.470 *Standards*
- 73.500 *Standards*

CITY OF TUALATIN
RECEIVED

APR 13 2015

COMMUNITY DEVELOPMENT
PLANNING DIVISION

APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to <u>IRINA LESCHUK</u>	
Name:	Title:
Address: <u>400 E EVERGREEN STE 114 VANCOUVER WA 98660</u>	E-mail address: <u>IMLE@DLENG.NET</u>
Phone Number: <u>503 644-4628</u>	Fax Number:
Applicant's Name:	E-mail address:
Address: <u>same</u>	
Phone Number:	Fax Number:
Applicant's Signature: <u>[Signature]</u>	Date:
Property Owner's Name: <u>DEAN McGehee</u>	Phone Number:
Address: <u>P.O. Box 513 WILSONVILLE OR 97070</u>	<u>503 678 2211</u>
Property Owner's Signature: <u>[Signature]</u>	Date: <u>4/16/15</u>
(NOTE: Letter of authorization is required if not signed by owner.)	
Architect	E-mail address:
Address:	
Phone Number:	Fax Number:
Landscape Architect:	E-mail address:
Address:	
Phone Number:	Fax Number:
Engineer:	E-mail address:
Address:	
Phone Number:	Fax Number:
Project Title:	
Project Address:	
Brief Project Description: <u>see attached</u>	
Proposed Use:	
VALUE OF IMPROVEMENTS: \$ <u>20,000</u>	
<p>AS THE PERSON RESPONSIBLE FOR THIS APPLICATION, I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND STATE THAT THE INFORMATION ABOVE, ON THE FACT SHEET AND THE SURROUNDING PROPERTY OWNER MAILING LIST IS CORRECT. I AGREE TO COMPLY WITH ALL APPLICABLE CITY AND COUNTY ORDINANCES AND STATE LAWS REGULATING BUILDING CONSTRUCTION AND LAND USE.</p>	
APPLICANT'S SIGNATURE <u>[Signature]</u>	DATE <u>4/7/15</u>

Case No. AR-15-08 Date Received 4/13/15 Application Complete as of _____
 Received by [Signature] Receipt No. 22905 ARB hearing date (if applicable) _____
 Fee: complete review (\$115-\$5040) \$550.00 Posting verification _____
 9 copies of drawings (folded) _____ 1 reproducible 8 1/2" x 11" site, grading, L.S. Public Facilities plan _____
 1 reproducible 8 1/2" X 11" vicinity map _____ Neighborhood / Developer meeting materials _____

GENERAL INFORMATION	
Site Address:	17773 Lower Boones Ferry Rd L.O. (17620-17660)
Assessor's Map and Tax Lot #:	21E 18BC 01000 & 18CB 01900
Planning District:	
Parcel Size:	33,509 sq Feet
Property Owner:	Dean McGregor
Applicant:	Irina Leschuk
Proposed Use:	Parking Improvements

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	24
Square footage of building(s):	7,730 sq Feet
Square footage of landscaping:	1540 sq Feet
Square footage of paving:	24,239 sq Feet
Proposed density (for residential):	

For City Personnel to complete:

Staff contact person:

CITY OF TUALATIN FACT SHEET

General

Proposed use: <i>see attached</i>			
Site area:	<i>0.77</i>	acres	Building footprint: <i>7700</i> sq. ft.
Development area:		acres	Paved area: sq. ft.
		Sq. ft.	Development area coverage: %

Parking

Spaces required (see TDC 73.400) (example: warehouse @ 0.3/1000 GFA) _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ _____ @ _____ /1000 GFA = _____ Total parking required: <i>31</i> spaces Handicapped accessible = <i>2</i> Van pool = _____ Compact = (max. 35% allowed) = _____ Loading berths = _____	Spaces provided: Total parking provided: <i>42</i> spaces Standard = _____ Handicapped accessible = <i>3</i> Van pool = _____ Compact = <i>2</i> Loading berths = _____
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4 per 1,000 sq ft

Bicycles

Covered spaces required: <i>2</i>	Covered spaces provided:
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Landscaping

Landscaping required: <i>15%</i> of dvpt. area <i>5,061</i> Square feet	Landscaping provided: <i>15%</i> of dvpt. area <i>6,167</i> Square feet
Landscaped parking island area required: %	Landscaped parking island area provided: <i>18</i> %

Trash and recycling facility

Minimum standard method:	square feet
Other method:	square feet

For commercial/industrial projects only

Total building area:	sq. ft.	2 nd floor:	sq. ft.
Main floor:	sq. ft.	3 rd floor:	sq. ft.
Mezzanine:	sq. ft.	4 th floor:	sq. ft.

For residential projects only

Number of buildings:	Total sq. ft. of buildings:	sq. ft.
Building stories:		

Hansens Corner
17650 SW 63rd Avenue

Tualatin Heritage Center Improvements Narrative

The proposed site improvements are related to the existing parking area only. In order to improve the parking situation at this site, the owner is making some enhancements including better defined parking spaces, landscape islands, and overall traffic control improvements. In addition, landscaping will be added at the east property line allowing runoff to be better captured and directed towards the existing catch basin.

When these parking improvements will be completed, it will be more difficult for cars to cut through the parking lot to access Safeway and the associated strip mall, thereby, increasing the overall traffic safety. Also, the creation of well defined parking spaces should increase the overall number of parking spaces for the businesses and create a safer situation. Finally, the addition of landscaping and numerous trees should soften the overall appearance of the site.

The current businesses on site are Sprint, Sport Clips, The Scooby Shack, Tan Republic, and The Nail Parlour

February 25, 2015



DL Design Group, Inc.
400 East Evergreen Blvd, Suite 114
Vancouver, WA 98660

RE: NOTICE OF NEIGHBORHOOD MEETING ON PROPOSED
PARKING IMPROVEMENTS PROJECT AT SW 63RD AVENUE AND LOWER
BOONES FERRY ROAD

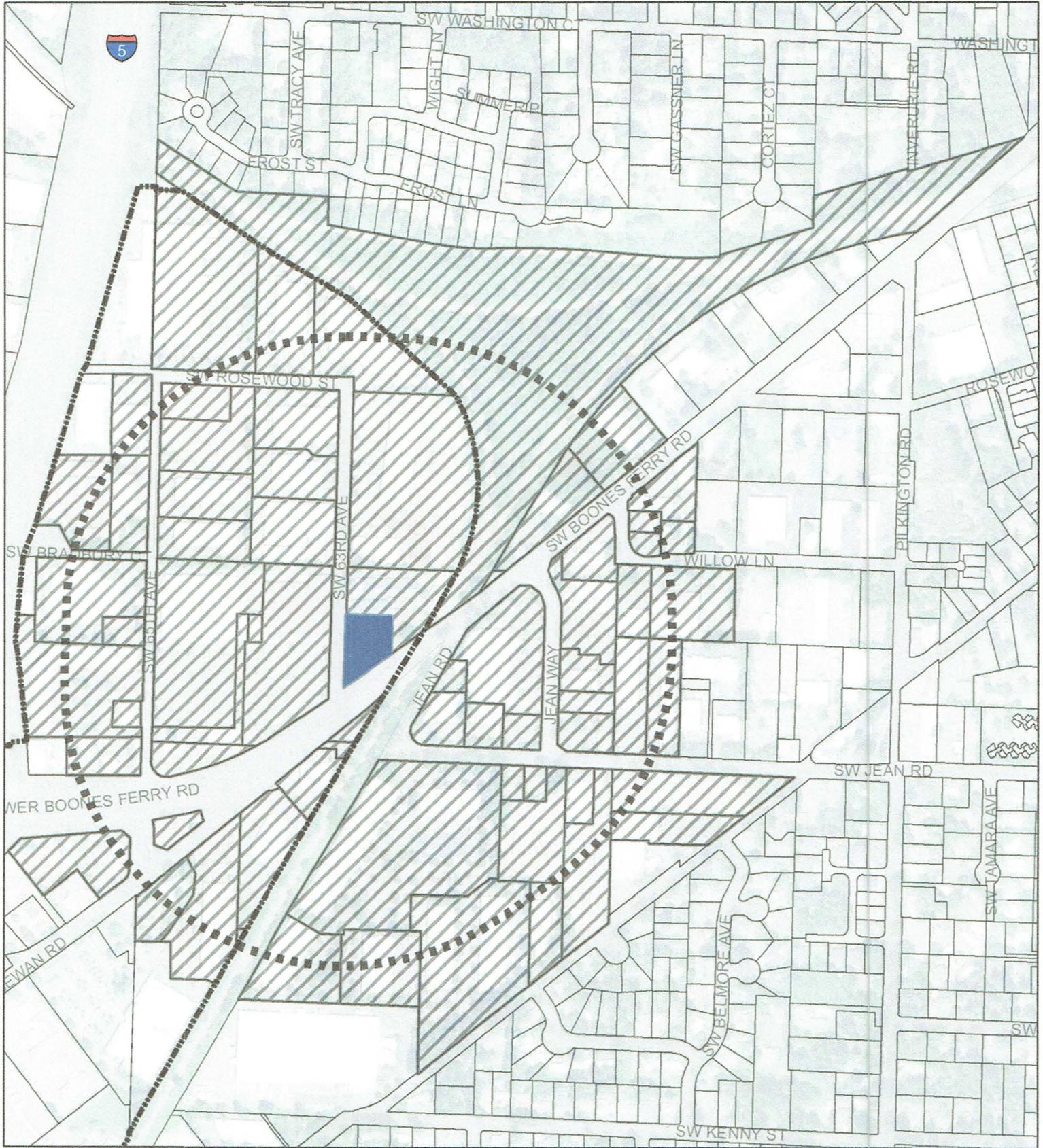
Dear Property Owner:

You are cordially invited to attend a meeting on 24 March, 2015 at 5:00 PM at the Tualatin Heritage Center, located at 8700 Southwest Sweek Drive. This meeting shall be held to discuss a proposed project located at 17650 SW 63rd Avenue. The proposal is to make parking improvements for the existing strip mall.

The purpose of this meeting is to provide a means for the applicant and surrounding property owners to meet and discuss this proposal and discuss this proposal and identify any issues regarding this proposal.

Regards,

Irina Leschuk
DL Design Group, Inc.
503-644-4628
iml@dleng.net



 1000' Buffer

 Selected Taxlots



AR-15-08

To lessen the bulk of the notice of application and to address privacy concerns, this sheet substitutes for the photocopy of the mailing labels. A copy is available upon request.

NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

3/24/2015: 5:00 p.m.

[8700 SW Sweek Drive]

503-885-1926

TAN
REPUBLIC the NAIL parlour

SPEED
25

NOTICE



NOTICE

**NEIGHBORHOOD /
DEVELOPER MEETING**

3/24/2015: 5:00 p.m.
[8700 SW Sweek Drive]
503-885-1926

TRAFFIC LAWS
NOT ENFORCED

NOTICE
NEIGHBORHOOD /
DEVELOPER MEETING
3/24/2015: 5:00 p.m.
[8700 SW Sweek Drive]
503-885-1926

NOTICE

NEIGHBORHOOD / DEVELOPER MEETING

3/24/2015: 5:00 p.m.

[8700 SW Sweek Drive]

503-885-1926

NEIGHBORHOOD MEETING ATTENDANCE ROSTER

PROJECT: SW63RD & Lower Boones Ferry Rd

MEETING DATE: 24 MAR 2015, 5:00 PM

PLEASE PRINT LEGIBLY!

PRINTED NAME	FULL MAILING ADDRESS & E-MAIL ADDRESS	CITY, STATE	ZIP CODE	PHONE #
Colin Cortes	Cot			
				
				

Neighborhood Meeting Minutes
63rd Ave and Lower Boones Ferry Road

Property Location: 17650 SW 63rd Avenue, Tax lot 21E18BC01400

Proposal: Parking Lot Improvements Project

Date and Time: March 24, 2015 @ 5:00 PM

Location: Tualatin Heritage Center

Presenter: Gary Darling, PE, DL Design Group, Inc.

General Discussion Items:

- Overview of proposed site development, and engineering anticipations.
- Improvements will include parking improvements with limited landscaping.
- Dean had questions about drainage and trees

Questions and Responses:

Additional Notes: The owner of the property (Dean MacGregor) was present as was a Representative from the City of Tualatin, Colin Cortes. Nobody from the local community attended the meeting. We discussed process going forward. Colin said that City has 30 days to review for completeness. Approximate time for decision once application is complete is approx. 8 weeks.

Colin though we might be able to avoid building permit or engineering permit.

Legal Description

" Beginning at the Northwest corner of Lot 28, of ROSEWOOD, a duly recorded plat on file in the records of the County Clerks office in Clackamas County, Oregon, and running thence along the Westerly boundary line of said Lot 28, South 171.22 feet to a point; said point being the true place of beginning of this description; thence continuing South 352.58 feet to an iron pipe set in the Northwesterly right-of-way line of Market Road No. 13; thence following said right-of-way line North 48°26' East 250.00 feet to an iron pipe; thence North 186.70 feet to an iron pipe; thence West 187.05 feet to the true place of beginning of this description. EXCEPTING THEREFROM that portion thereof described in Deed recorded December 7, 1914, in Deed Book 137, Page 617. AND FURTHER EXCEPTING THEREFROM a parcel of land lying in Lot 28, ROSEWOOD, Clackamas County, Oregon and being a portion of that property described in that Deed to Carl P. and Nina B. Hansen, recorded in Book 653, Page 407 of Clackamas County Record of Deeds; the said parcel being described as follows: Beginning on the West line of said property (East line of a 20 foot roadway as described in that Deed to the Public, recorded in Book 137, Page 617 of Clackamas County Record of Deeds) at a point 70 feet North of the intersection of said West line with the Northwesterly line of Lower Boones Ferry Road; thence South along said West line 70 feet to said Northwesterly line; thence Northeasterly along said Northwesterly line to the Southeast corner of said Hansen property; thence North along the East line of said Hansen property 50 feet; thence Southwesterly in a straight line to the point of beginning."

1

NEIGHBORHOOD / DEVELOPER MEETING CERTIFICATION OF SIGN POSTING

NOTICE

NEIGHBORHOOD /
DEVELOPER MEETING

3 / 24 / 2015 5:00 p.m.

8700 SW Sweep Drive

503-885-1926

24" 18"

In addition to the requirements of TDC 31.064(2) quoted earlier in the packet, the 18" x 24" sign that the applicant provides must display the meeting date, time, and address and 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**. Additionally, the potential applicant must provide a flier (or flyer) box on or near the sign and fill the box with brochures reiterating the meeting info and summarizing info about the potential project, including mention of anticipated land use application(s). Staff has a Microsoft PowerPoint 2007 template of this sign design available through the Planning Division homepage at < www.tualatinoregon.gov/planning/land-use-application-sign-templates >.

As the applicant for the

Parking Improvements project, I

hereby certify that on this day, 03 MARCH 2015 sign(s) was/were posted on the subject property in accordance with the requirements of the Tualatin Development Code and the Community Development Department - Planning Division.

Applicant's Name: Irina Leschuk
(PLEASE PRINT)

Applicant's Signature: *Irina Leschuk*

Date: 4/7/15

**NEIGHBORHOOD/DEVELOPER MEETING
AFFIDAVIT OF MAILING**

STATE OF OREGON)
) SS
COUNTY OF WASHINGTON)

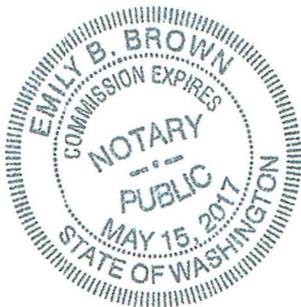
I, Irina Leschak, being first duly sworn, depose and say:

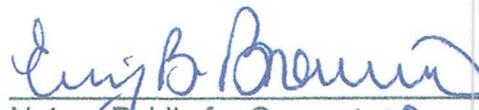
That on the 25th day of February, 2015, I served upon the persons shown on Exhibit "A," attached hereto and by this reference incorporated herein, a copy of the Notice of Neighborhood/Developer meeting marked Exhibit "B," attached hereto and by this reference incorporated herein, by mailing to them a true and correct copy of the original hereof. I further certify that the addresses shown on said Exhibit "A" are their regular addresses as determined from the books and records of the Washington County and/or Clackamas County Departments of Assessment and Taxation Tax Rolls, and that said envelopes were placed in the United States Mail with postage fully prepared thereon.



Signature

SUBSCRIBED AND SWORN to before me this 7th day of April, 2015.



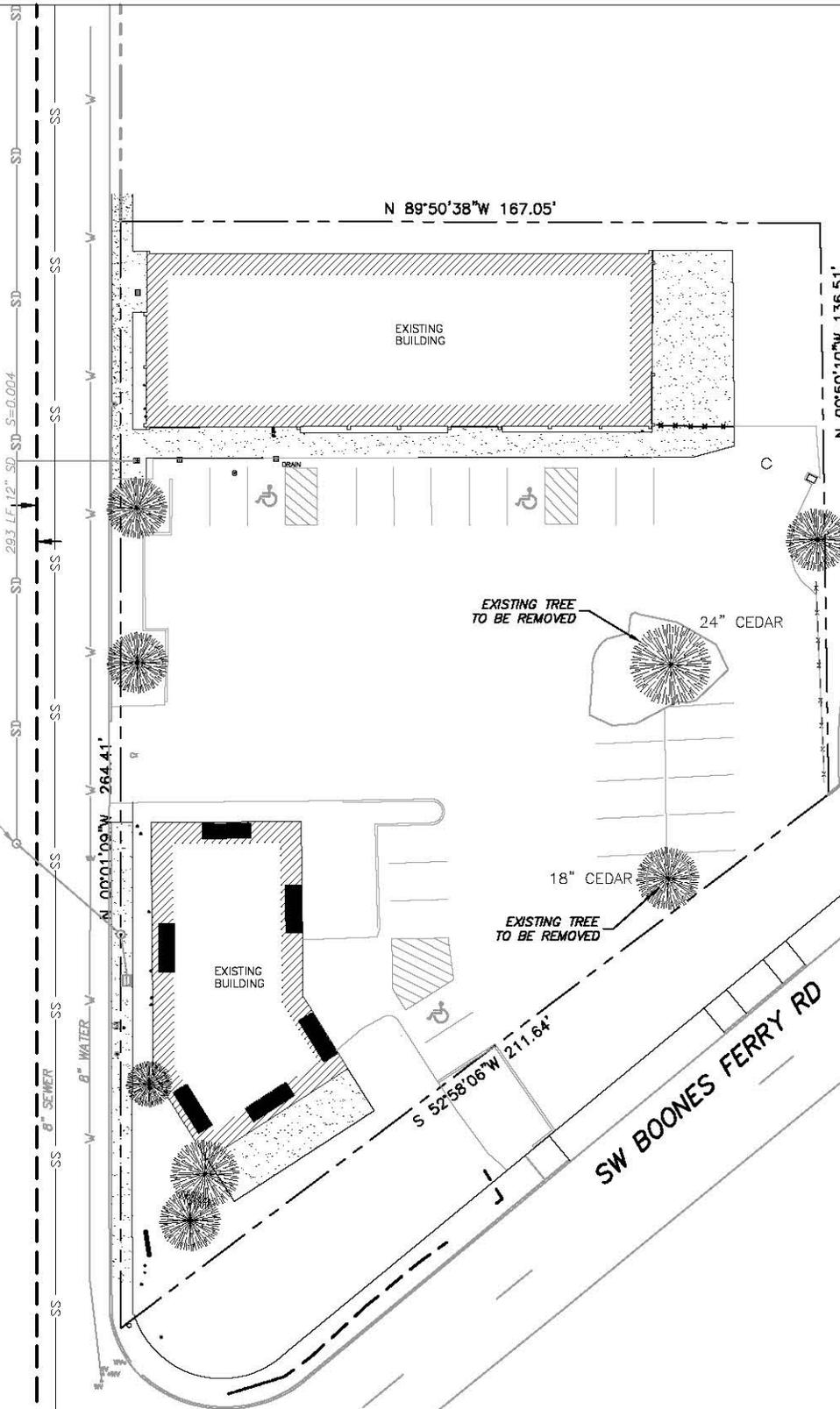


Notary Public for Oregon LOA
My commission expires: 5/15/17

RE: _____

EXIST SD MH
 RIM 102.61
 IE OUT 96.10
 12"SD S=0.004

SW 63RD AVE



**SW BOONES FERRY RD
 @ SW 63RD AVE
 EXSTING CONDITIONS**

DIL
DESIGN GROUP INC.
 400 EAST EVERGREEN BLVD
 Suite 114
 VANCOUVER, WA 98660
 (503) 644-4628

REGISTERED PROFESSIONAL
 ENGINEER
 19160
 OREGON
 JULY 15, 1997
 GARY J. DARLING
 EXPIRES 12-31-15

Project No.	MCG010	Date:	03/30/15
Scale:	1" - 40'	Drawn By:	KRF

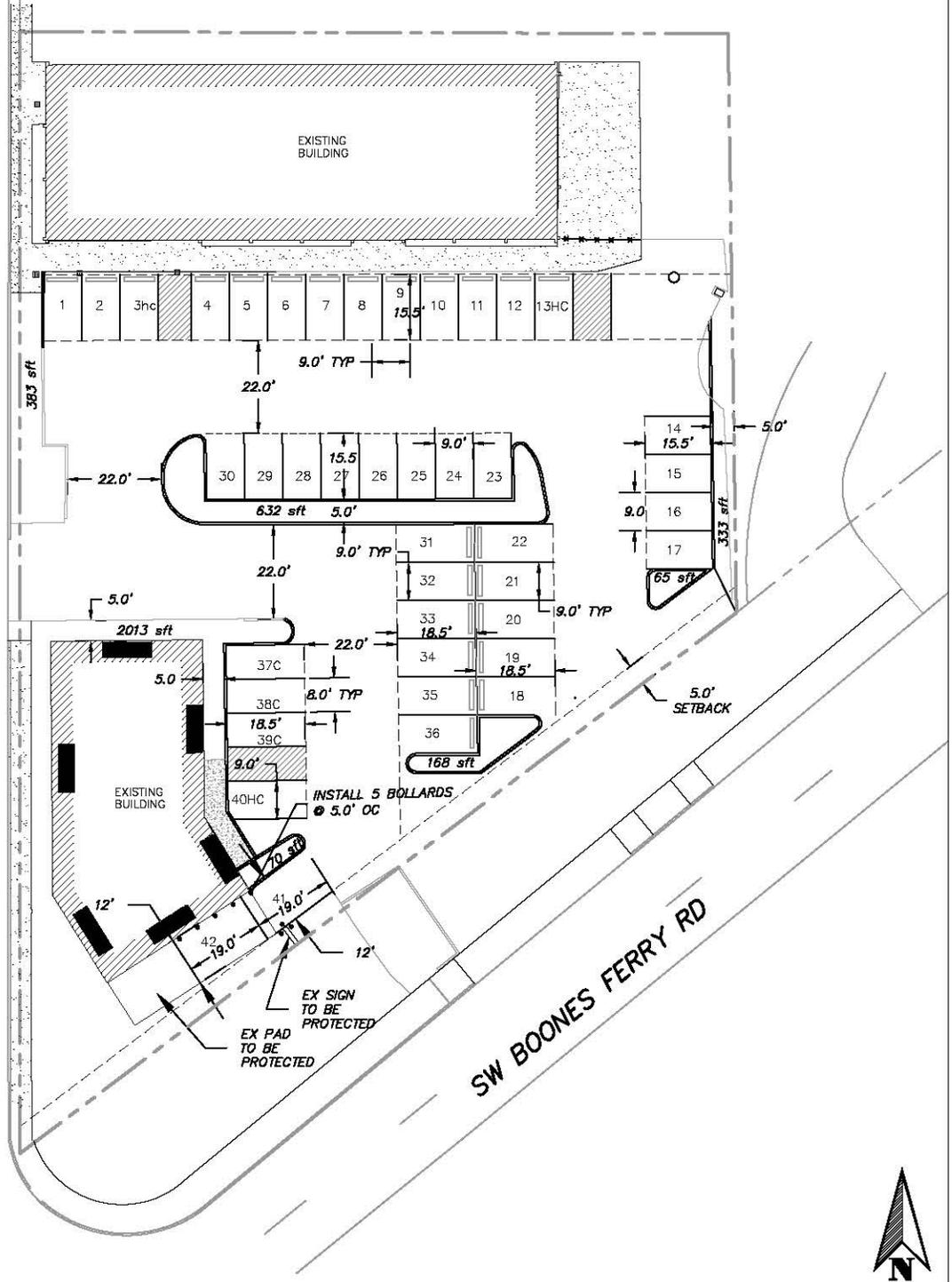
TOTAL SITE 33,742 SF

EXISTING LANDSCAPE WITHIN PARKING: 1540 SF
 EXIST AC: 16,030 SF

PROPOSED LANDSCAPE WITHIN PARKING: 3,664 SF
 PROPOSED AC: 17,710 SF

PARKING:
 ADA ACCESSIBLE: 3
 COMPACT: 3
 OTHER: 36
 TOTAL: 42 SPACES

SW 63RD AVE



**SW BOONES FERRY RD
 @ SW 63RD AVE
 CONCEPTUAL SITE IMPROVEMENTS**

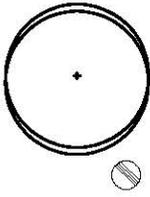
Project No. MCG010 Date: 04/28/15
 Scale: 1" = 40' Drawn By: KRF

2 of **3**

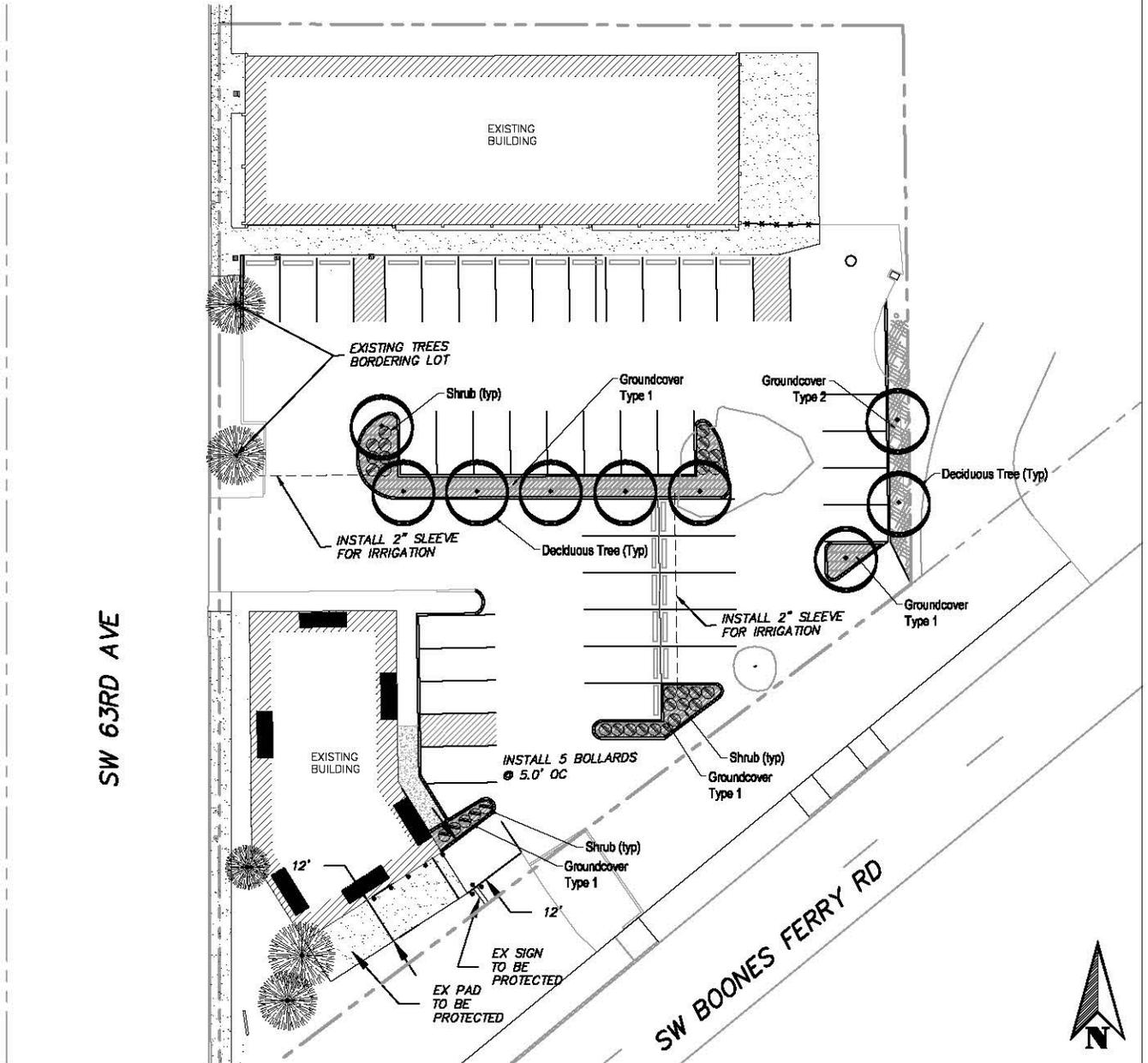
DL
 DESIGN GROUP INC.
 400 EAST EVERGREEN BLVD
 Suite 114
 VANCOUVER, WA 98660
 (503) 644-4628



PLANT LEGEND



Type	Size	Spacing	Quantity	Notes
Columnar, Small Trees for Perimeter (non native)	1.5" caliper, min of 5' branching from ground	18' O.C.	9	See plan for layout
Interior Shrub type 1	5 Gallon	3' O.C.	32	See plan for layout
Type 1 Groundcover	4" pot	18" O.C. triangular spacing	40	See plan for layout
Type 2 Groundcover	4" pot	18" O.C. triangular spacing	40	See plan for layout



**SW BOONES FERRY RD
@ SW 63RD AVE
LANDSCAPE PLAN**

Project No.	MCG010	Date:	04/28/15
Scale:	1" = 40'	Drawn By:	KRF

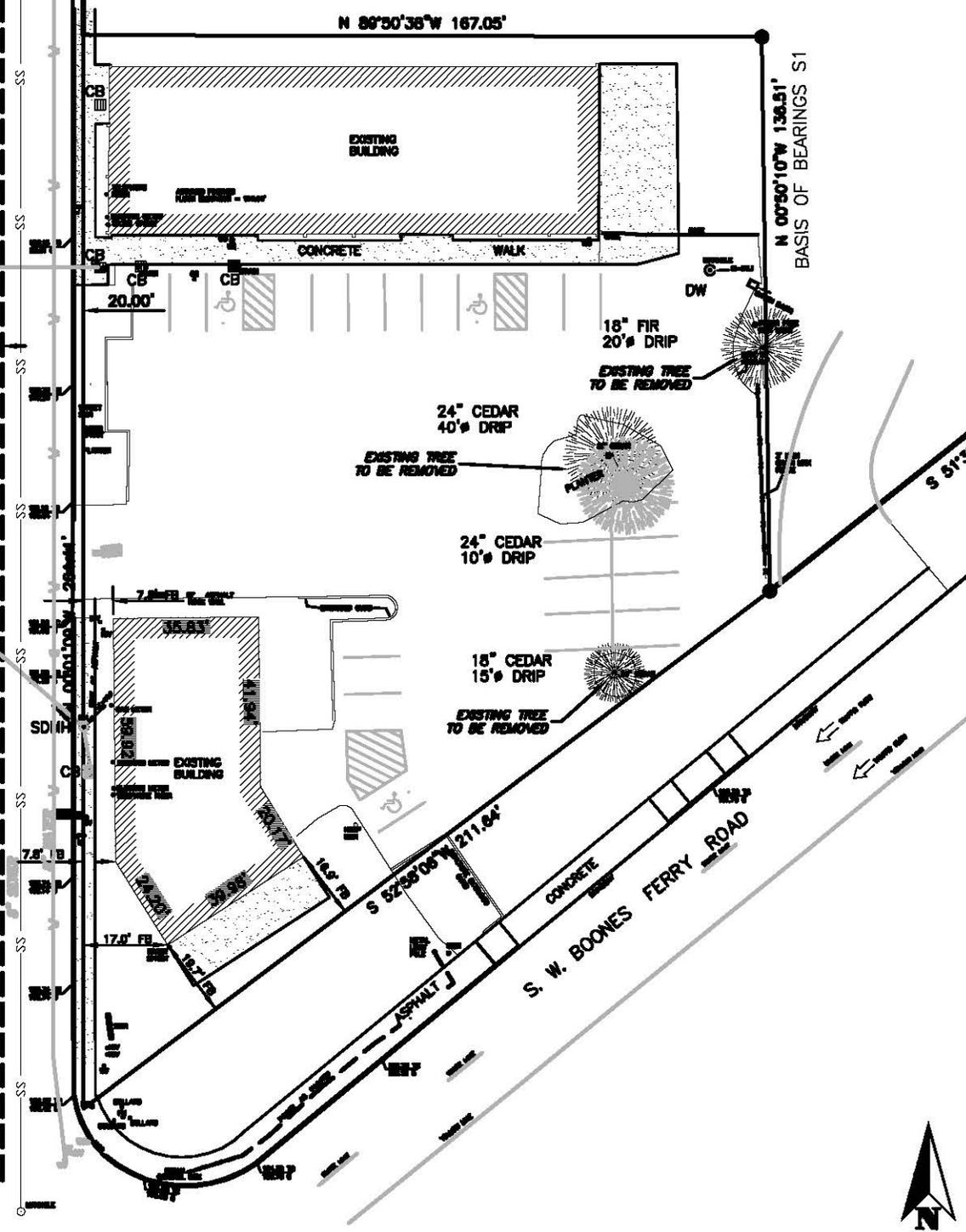
32.00'

EXIST SD MH
RM 102.61
IE OUY 96.10
12"SD S=0.004

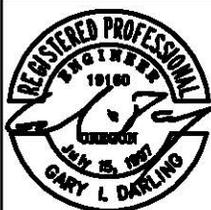
SW 63RD AVE

N 89°30'36"W 167.05'

N 00°50'10"W 136.51'
BASIS OF BEARINGS S1



400 EAST EVERGREEN BLVD
Suite 114
VANCOUVER, WA 98660
(503) 644-4828



BOONES FERRY RD @ SW 63RD AVE EXISTING CONDITIONS

Project No.	MCG010	Date:	07/17/14
Scale:	1" = 40'	Drawn By:	KRF

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 21E18BC01400

Site Address: 17650 SW 63rd Ave

City, State, Zip: Lake Oswego, OR 97035

Nearest Cross Street: Lower Boones Ferry Road

3. Owner Information

Name: Gary Darling (Rep for Dean MacGregor/Owner)

Company: DL Design Group, Inc

Address: 17650 SW 63rd Ave

City, State, Zip: Lake Oswego, OR 97035

Phone/Fax: 503-644-4628 (Rep)

E-Mail: gid@dleng.net

4. Development Activity (check all that apply)

- Addition to Single Family Residence (rooms, deck, garage)
- Lot Line Adjustment Minor Land Partition
- Residential Condominium Commercial Condominium
- Residential Subdivision Commercial Subdivision
- Single Lot Commercial Multi Lot Commercial
- Other _____

5. Applicant Information

Name: Gary Darling

Company: DL Design Group

Address: 400 East Evergreen Blvd, Suite 114

City, State, Zip: Vancouver, WA 98660

Phone/Fax: 503-644-4628

E-Mail: gid@dleng.net

6. Will the project involve any off-site work? Yes No Unknown

Location and description of off-site work _____

7. Additional comments or information that may be needed to understand your project _____

Parking lot improvements with minor landscaping improvements to commercial parking lot

This application does NOT replace Grading and Erosion Control Permits, Connection Permits, Building Permits, Site Development Permits, DEQ 1200-C Permit or other permits as issued by the Department of Environmental Quality, Department of State Lands and/or Department of the Army COE. All required permits and approvals must be obtained and completed under applicable local, state, and federal law.

By signing this form, the Owner or Owner's authorized agent or representative, acknowledges and agrees that employees of Clean Water Services have authority to enter the project site at all reasonable times for the purpose of inspecting project site conditions and gathering information related to the project site. I certify that I am familiar with the information contained in this document, and to the best of my knowledge and belief, this information is true, complete, and accurate.

Print/Type Name Gary Darling Print/Type Title PE

ONLINE SUBMITTAL

Date 3/25/2015

FOR DISTRICT USE ONLY

- Sensitive areas potentially exist on site or within 200' of the site. **THE APPLICANT MUST PERFORM A SITE ASSESSMENT PRIOR TO ISSUANCE OF A SERVICE PROVIDER LETTER.** If Sensitive Areas exist on the site or within 200 feet on adjacent properties, a Natural Resources Assessment Report may also be required.
- Based on review of the submitted materials and best available information Sensitive areas do not appear to exist on site or within 200' of the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, State, and federal law.
- Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect additional water quality sensitive areas if they are subsequently discovered. This document will serve as your Service Provider letter as required by Resolution and Order 07-20, Section 3.02.1. All required permits and approvals must be obtained and completed under applicable local, state and federal law.
- This Service Provider Letter is not valid unless _____ CWS approved site plan(s) are attached.
- The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Chuck Mitchell Date 3/25/15



REPUBLIC
SERVICES

10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.570.0626 F: 503.982.9307 republicservices.com

April 29, 2015

Kamm Fowler
Civil TAD Technician
DL Design Group Inc.
400 East Evergreen Blvd.
Suite 114
Vancouver, Washington 98660

Re: Hanson's Corner Improvements

Dear Kamm;

Thank you, for sending us your site plans for these parking & landscaping improvements in Tualatin.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Tualatin. We provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

It looks like the locations of the enclosures, and size of the enclosures will be fine for us to service them, as they are not being either moved or changed. I appreciate you opening up the access to the enclosure by eliminating two parking spots; it does not appear that my trucks will have any issues in continuing the service.

Thank you Kamm; for your help and concerns for our services prior to this project being developed.

Sincerely,

Frank J. Loneragan
Operations Manager
Republic Services Inc.