



City of Tualatin

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NOTICE OF DECISION

On September 25, 2015 the City of Tualatin approved with conditions AR 15-0020 for Horizon Community Church Modular Classroom Building located at 23370 SW Boones Ferry Rd. (Tax Lot: 2S135D000106).

This staff level decision will be final after 14 calendar days from the date of this mailing unless a written request for review is received by the **Community Development Department – Planning Division at 18880 SW Martinazzi Avenue, Tualatin, OR 97062 before 5:00 p.m.** The appeal must be submitted on the City Request for Review (i.e. Appeal) form with all the information requested, as required by TDC 31.075, and signed by the appellant. Only those persons who submitted comments during the notice period may submit a request for review. The plans and appeal forms are available at the Planning Counter. The appeal forms must include reasons, the appeal fee and meet the requirements of Section 31.076 of the Tualatin Development Code.

Date notice mailed: 9/25/2015

Date a Request for Review must be filed: 10/9/15

File: AR-15-0020



City of Tualatin

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September 25, 2015

ARCHITECTURAL REVIEW FINDINGS AND DECISION

**** APPROVAL WITH CONDITIONS ****

Case #: AR-15-0020
Project: Horizon Community Church Modular Classroom Building
Location: [23370 SW Boones Ferry Rd](#) (Tax Lot 2S1 35D 000106)
Applicant: Scott Platt, Facilities Director, Horizon Community Church (503-729-0173; applicant project no. 15-1039)

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Arrangements can be made to provide these materials in alternative formats such as large type or audio recording. Please contact the Planning Division at 503-691-3026 and allow as much lead time as possible.

O. Signs:.....23
P. Time Limit on Approval:23
IV. APPEAL.....25

I. INTRODUCTION

The request is to install a modular classroom building of approximately 1,802 square feet (sq ft) near the southeast corner of Tax Lot 2S1 35D 000106 (Lot 106) near three other previously installed such buildings and in an area slated for up to five such buildings. The building is to be part of Horizon Christian Schools on the Horizon Community Church campus, within the existing site development "Grace Community Church Ph. I" approved by Washington County when the subject property was under County jurisdiction until 2008. The site redevelopment area is limited to the building and immediate area and involves no changes such that a Public Facilities Review (PFR) would be required. This is the second Architectural Review (AR) for the subject property following annexation.

The neighborhood/developer meeting was on July 9, 2015. Staff received no letters of comment from property owners within 1,000 ft of the subject property, including pursuant to Tualatin Development Code (TDC) 31.064(1) within any residential subdivisions platted through the City, during the comment period that ended August 25, 2015.

II. CONDITIONS OF APPROVAL

Based on the Findings and Conclusions presented, AR-15-0020 is approved, subject to the following Architectural Review conditions:

AR-1 All further submittals shall be sent in one complete and full set. No piecemeal submittals will be accepted. Submittals prior to building permit shall contain one plan set, with one table of contents that includes all pages submitted. All plan set pages and documents shall be numbered in accordance with table of contents. All plan submittals must be on 24 x 36 inch paper. All submittals shall be stapled or bound together down the length of the bound side. Please do not use binder or paper clips. The entire set will be reviewed at one time. A narrative shall be included and will address each condition of approval. Each applicant narrative response shall include how the condition is being addressed and on what revised plan page the condition is shown to be met in drawn form. Each resubmittal will start a new 2-week minimum review period by staff.

AR-2 Prior to obtaining a building permit, the applicant shall submit two revised plan sets – plan size and ledger (11 x 17) – for review and approval to the Planning Division with the following changes:

- a. To meet the requirement of 73.240(3), the minimum area requirement for landscaping for uses in IN, CN, CO/MR, MC and MP Planning Districts shall be twenty-five (25) percent of the total land area to be developed.
 - The applicant shall revise the site plans to note the square footage of landscaping on the subject tax lot and its percentage of the lot.

- b. To meet the requirement of 73.240(11), a maximum of 10% of the landscaped area may be covered with unvegetated areas of bark chips, rock or stone.
 - The applicant shall revise the site plans to note the percentage of landscaped area covered with unvegetated areas of bark chips, rock or stone.
- c. To meet the requirement of 73.280, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.
 - The applicant shall revise the site plans to note landscaped areas irrigated with an automatic underground or drip irrigation system.
- d. To meet the requirement of 73.370(2)(a) Places of Public Assembly (ii) Nursery, primary, elementary or middle school, child day care center, and, other places of public assembly, including churches, the minimum bicycle parking requirements are respectively 4, or 1.00 space per 5 students based on the design capacity of the facility, whichever is greater and 1.0 space per 40 seats or 80 feet of bench length.
 - The applicant shall revise the site plans to indicate total on-site building square footage and its division by the primary uses of the subject property, church and school, and tabulate the minimum required bicycle parking supply and compare it with any existing supply.
- e. To meet the requirement of 73.370(1),
 - (n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist's lock securing the frame and both wheels.
 - (o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.
 - (p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.
 - (q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.
 - (r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.
 - (s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.
 - (u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the Manual on Uniform Traffic Control Devices (MUTCD) (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.

- The applicant shall revise the site plans to indicate bicycle parking facilities that meet the security, dimensional, and signage requirements.
- f. To meet the requirement of 73.370(2)(a) Places of Public Assembly (ii) Nursery, primary, elementary or middle school, child day care center, and, other places of public assembly, including churches, the minimum motor vehicle parking requirements are respectively 2.00 spaces per employee and 1.00 space per 4 seats or 8 feet of bench length.
- The applicant shall revise the site plans to indicate total on-site building square footage and its division by the primary uses of the subject property, church and school, and tabulate the minimum required parking supply and compare it with the existing supply.
- g. To meet the requirement of 73.370(3), the minimum number of off-street Vanpool and Carpool parking for commercial uses is 1 for each 25 spaces for 26 and greater number of required parking spaces.
- The applicant shall revise the site plans to illustrate the required number of carpool/vanpool (C/V) spaces.
- h. To meet the requirement of 73.370(1)(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.
- The applicant shall revise the site plans to indicate that C/V spaces have the required dimensions and signage and/or striping.

AR-3 To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.

AR-4 To meet the requirement of 73.100(1), all landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered through the AR process.

AR-5 The applicant shall separately from this AR submit sign permit applications for any changed or new signage.

III. FINDINGS

Reviewing this application in terms of the Tualatin Development Code ([TDC](#)) and other ordinances, the following findings are relevant. All references are to sections in the TDC unless otherwise noted.

A. Previous Land Use Actions:

- ANN-08-01: The church developed the site under Washington County jurisdiction and later had it annexed in 2008. (Ordinance No. 1233-07)
- PMA-08-02: The City approved the plan map amendment to amend the planning district designation from Washington County FD-20 to Tualatin Institutional (IN) to preclude the

possibility of residential redevelopment of the rural property in the absence of an adopted concept plan for what would become known as the Basalt Creek Concept Plan Area. (Ordinance No. 1232-07)

- AR-12-03: Approval to construct a batting cage and related improvements.

B. Other Permit Actions:

Clean Water Services (CWS) Service Provider Letter (SPL) No. 15-002341, July 22, 2015.

C. Planning Districts and Adjacent Land Uses:

The subject property is located in the [Institutional \(IN\) Planning District](#) in which a school and a church are permitted uses pursuant to [49.020](#)(1) and (2). Adjacent planning districts and land uses are clockwise:

- N: RL: Tualatin Hills Christian Church; Pennington Heights, Norwood Heights No. 2, and Norwood Heights residential subdivisions
FD-20 Within unincorporated Washington County: single-family house
- E: IN: City Norwood Reservoir
FD-20 Within unincorporated Washington County: undeveloped forest
- S: FD-20 Within unincorporated Washington County: single-family house
- W: FD-20 Within unincorporated Washington County: single-family houses

D. Lot Sizes:

49.040 Lot Size for Permitted and Conditional Uses.

Except for lots for greenways and natural areas, sewer and water pump stations and wireless communication facilities, which shall be established through the Subdivision, Partition or Lot Line Adjustment process, the following minimum lot dimensions shall apply:

- (1) The minimum lot size shall be one and one-half (1.5) acres.
- (2) The minimum average lot width shall be 100 feet.
- (3) When a lot has frontage on a public street, the minimum lot width shall be 40 feet at the street.
- (4) For flag lots, the minimum lot width at the street shall be sufficient to comply with at least the minimum access requirements contained in TDC 73.400.

31.060 “Definitions:”

“Lot Line, Rear.” A lot line which is opposite and most distant from the front lot line and, in the case of an irregular, triangular, or other-shaped lot, a line ten feet in length within the lot, parallel to and at a maximum distance from the front lot line. On a corner lot, the shortest lot line abutting adjacent property that is not a street shall be considered a rear lot line.

“Lot Width.” The horizontal distance between the side lot lines, ordinarily measured parallel to the front lot line, at the center of the lot, or, in the case of a corner lot, the horizontal distance between the front lot line and a side lot line.

“Lot Width, Average.” The sum of the length of the front lot line and the rear lot line divided by 2.

Because the proposal involves neither changed or additional lots, the requirement is not applicable.

E. Setback Requirements:

Section 49.050 Setback Requirements for Permitted Uses.

Except as determined and approved through the Architectural Review process in accordance with TDC Chapter 73, which may establish greater minimum setback requirements, the setbacks for permitted uses shall be:

(1) Front Yard. The minimum front yard setback shall be 25 feet.

(2) Side Yard. The minimum side yard setback shall be 10 feet.

(3) For a Corner Lot, the minimum setback shall be 25 feet from any street other than an alley.

(4) Rear Yard. The minimum rear yard setback shall be 25 feet.

The proposal involves an additional building. The building is sited near other modular buildings near the southeastern corner of the 36.66-acre Horizon campus and is nearest the east and south property lines. The subject property is an irregular lot near the southeast corner of SW Boones Ferry Road and SW Norwood Road that does not come to the corner and so is not a corner lot. The lot, having a frontage each along each road, has two corresponding rear yards, east and south. The proposed building setback 42 ft from the east rear property line and 321 ft from the south rear property line, exceeding the minimum requirement.

49.050(5) Off-street parking and vehicular circulation areas shall be set back a minimum of 30 feet from any public right-of-way, and a minimum of 10 feet from any other property line.

Because the applicant proposes no change to any off-street parking and vehicular circulation areas such that any would be within 5 ft of a public right-of-way (ROW), and the site plans propose no additional parking within 5 ft of a public ROW, the requirement is not applicable.

49.050(6) No fence shall be constructed within 5 feet of a public right-of-way.

Because the applicant proposes no change to any existing fence within 5 ft of a public ROW, and the site plans propose no such additional fencing, the requirement is not applicable.

F. Structure Height:

49.080(1) Except for flagpoles displaying the flag of the United States of America, either alone or with the State of Oregon flag, which shall not exceed 100 feet in height above grade, and except as provided in subsection (2) of this section, the maximum height of any structure is 50 feet.

The proposed building is 15½ high, meeting the requirement.

49.080(2) Exterior lighting, where height of tallest portion of fixture or standard is greater than the height of the tallest permitted building on site is subject to conditional use approval, as set forth in TDC 49.030(4)(c).

Because the proposal involves neither changed or additional such lighting, the requirement is not applicable.

G. Site Planning:

73.050(1)(a) The proposed site development, including the site plan, architecture, landscaping and graphic design, conforms to the standards of this and other applicable City ordinances, insofar as the location, height, appearance, etc. of the proposed development are involved.

This project has been reviewed based on TDC standards and other applicable general ordinances of the City of Tualatin. The proposed location, height, appearance, etc. of the development complies with the TDC and other applicable general ordinances as identified in this report, and with applicable conditions of approval will be in compliance.

73.160 The following standards are minimum requirements for commercial, industrial, public and semi-public development and it is expected that development proposals shall meet or exceed these minimum requirements.

73.160(1) Pedestrian and Bicycle Circulation.

(a) For commercial, public and semi-public uses:

- (i) a walkway shall be provided between the main entrance to the building and any abutting public right-of-way of an arterial or collector street where a transit stop is designated or provided. The walkway shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (ii) walkways shall be provided between the main building entrances and other on-site buildings and accessways. The walkways shall be a minimum of 6 feet wide and shall be constructed of concrete, asphalt, or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable;**
- (iii) walkways through parking areas, drive aisles, and loading areas shall be visibly raised and of a different appearance than the adjacent paved vehicular areas;**
- (iv) accessways shall be provided as a connection from the development's internal bikeways and walkways to all of the following locations that apply: abutting arterial or collector streets upon which transit stops or bike lanes are provided or designated; abutting undeveloped residential or commercial areas; adjacent undeveloped sites where an agreement to provide an accessway connection exists; and to abutting publicly-owned land intended for general public use, including schools;**
- (v) fences or gates which prevent pedestrian and bike access shall not be allowed at the entrance to or exit from any accessway.**
- (vi) bikeways shall be provided which link building entrances and bike facilities on the site with the adjoining public right-of-way and accessways.**
- (vii) Outdoor Recreation Access Routes shall be provided between the development's walkway and bikeway circulation system and parks, bikeways and greenways where a bike or pedestrian path is designated.**

31.060

Outdoor Recreational Access Route. A pedestrian path that provides access to a recreation trail. These trails are on City-owned property, exclusive rights-of-way or easements, but are not necessarily located in a designated greenway. They are typically 1/4 mile or less in length.

Walkway. A pedestrian facility which provides a paved surface for pedestrian circulation within a development. A walkway may be shared with bicycles and may cross vehicle areas.

Because the site redevelopment area does not abut ROW or include paved vehicular areas, the requirements except (ii) are not applicable.

The site plans illustrate extension of the walkway system with a walkway at least 6 ft wide leading to the building entrance, meeting the requirement of (ii).

73.160(1)(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

Because the proposal involves no changed or additional walkway that would cross a curb, the requirement is not applicable.

73.160(1)

(c) Curb ramps shall be provided wherever a walkway or accessway crosses a curb.

(d) Accessways shall be a minimum of 8 feet wide and constructed in accordance with the Public Works Construction Code if they are public accessways, and if they are private accessways they shall be constructed of asphalt, concrete or a pervious surface such as pervious asphalt or concrete, pavers or grasscrete, but not gravel or woody material, and be ADA compliant, if applicable.

(e) Accessways to undeveloped parcels or undeveloped transit facilities need not be constructed at the time the subject property is developed. In such cases the applicant for development of a parcel adjacent to an undeveloped parcel shall enter into a written agreement with the City guaranteeing future performance by the applicant and any successors in interest of the property being developed to construct an accessway when the adjacent undeveloped parcel is developed. The agreement shall be subject to the City's review and approval.

(f) Where a bridge or culvert would be necessary to span a designated greenway or wetland to provide a connection to a bike or pedestrian path, the City may limit the number and location of accessways to reduce the impact on the greenway or wetland.

(g) Accessways shall be constructed, owned and maintained by the property owner.

31.060

Accessway. A non-vehicular, paved pathway designed for pedestrian and bicycle use and providing convenient linkages between a development and adjacent residential and commercial properties and areas intended for public use such as schools, parks, and adjacent collector and arterial streets where transit stops or bike lanes are provided or designated. An accessway is not a sidewalk.

Because the proposal involves no changed or additional accessway and none is required, the requirements are not applicable.

73.160(3)

(a) Locate windows and provide lighting in a manner which enables tenants, employees and police to watch over pedestrian, parking and loading areas.

(b) In commercial, public and semi-public development and where possible in industrial development, locate windows and provide lighting in a manner which enables surveillance of interior activity from the public right-of-way.

(c) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way.

(d) Provide an identification system which clearly locates buildings and their entries for patrons and emergency services.

(e) Shrubs in parking areas must not exceed 30 inches in height. Tree canopies must not extend below 8 feet measured from grade.

The proposed building is sited near two other modular classroom buildings to form a third and east side of what would be an academic quadrangle and contains windows along its long axis that would face east and west and wall-mounted lighting along the front west façade, meeting the requirements of (a)-(c).

Regarding (d), Tualatin Valley Fire & Rescue (TVF&R), the fire district, in an e-mail dated August 11, 2015 commented that, "The existing onsite fire apparatus access is acceptable for the proposed modular structure. The Fire District has no further comment." The requirement is met.

Regarding (e), with proper pruning and maintenance the proposed shrubbery and trees can meet the requirement.

73.160(4)(a) On and above grade electrical and mechanical equipment such as transformers, heat pumps and air conditioners shall be screened with sight obscuring fences, walls or landscaping.

Because the proposal involves no existing, changed, or new such equipment, the requirement is not applicable.

73.160(4)(b) Outdoor storage, excluding mixed solid waste and source separated recyclables storage areas listed under TDC 73.227, shall be screened with a sight obscuring fence, wall, berm or dense evergreen landscaping.

Because the proposal involves no existing, changed, or new outdoor storage, excluding mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

H. Structure Design:

73.050(1)

(b) The proposed design of the development is compatible with the design of other developments in the same general vicinity.

(c) The location, design, size, color and materials of the exterior of all structures are compatible with the proposed development and appropriate to the design character of other developments in the same vicinity.

The general vicinity is within approximately 150 ft of the proposed building. Existing development within this vicinity is composed of three similar modular classroom buildings. The requirements are met.

73.100(2) All building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval. Because staff cannot determine compliance until after AR approval and construction, staff is imposing a condition.

Condition

To meet the requirement of 73.100(2), all building exterior improvements approved through the Architectural Review Process shall be continually maintained including necessary painting and repair so as to remain substantially similar to original approval through the Architectural Review Process, unless subsequently altered with Community Development Director approval, as a condition of approval.

73.220(1)

(a) Locate, orient and select on-site lighting to facilitate surveillance of on-site activities from the public right-of-way or other public areas.

(b) Provide an identification system, which clearly identifies and locates buildings and their entries.

(c) Shrubs in parking areas shall not exceed 30 inches in height, and tree canopies must not extend below 8 feet measured from grade, except for parking structures and underground parking where this provision shall not apply.

Staff examined these requirements as part of 73.160(3) above.

I. Mixed Solid Waste and Source Separated Recyclables Storage Areas:

73.227(2)(a)(i) The storage area requirement is based on the area encompassed by predominant use(s) of the building (e.g., residential, office, retail, wholesale/warehouse/manufacturing, educational/institutional or other) as well as the area encompassed by other distinct uses. If a building has more than one use and that use occupies 20 percent or less of the gross leasable area (GLA) of the building, the GLA occupied by that use shall be counted toward the floor area of the predominant use(s). If a building has more than one use and that use occupies more than 20 percent of the GLA of the building, then the storage area requirement for the whole building shall be the sum of the area of each use.

73.227 outlines four methods to provide required area, the first of which is “minimum standards”, using a ratio premised on building square footage. The proposal opts for the fourth, the “franchised hauler review” method. The waste hauler received notice of the pending application, and the applicant included among the AR application materials a letter from the waste hauler dated July 28, 2015 stating that the proposal would not interfere with existing service. Because the hauler requested no additional storage area, the requirement is not applicable.

73.227(2)(a)(v) Commercial, industrial, public and semi-public developments shall provide a minimum storage area of 10 square feet plus: office - 4 square feet/1000 square feet gross leasable area (GLA); Retail - 10 square feet/1000 square feet GLA; Wholesale/Warehouse/Manufacturing - 6 square feet/1000 square feet GLA; Educational and institutional - 4 square feet/1000 square feet GLA; and other - 4 square feet/1000 square feet GLA.

For the reasons discussed for the requirement of 73.227(2)(a)(i), the requirement is not applicable.

73.227(6)(a)

(iv) Exterior storage areas shall not be located within a required front yard setback or in a yard adjacent to a public or private street.

(v) Exterior storage areas shall be located in central and visible locations on the site to enhance security for users.

(vi) Exterior storage areas can be located in a parking area, if the proposed use provides parking spaces required through the Architectural Review process.

(vii) Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site. Storage areas shall be accessible for collection vehicles and located so that the storage area will not obstruct pedestrian or vehicle traffic movement on site or on public streets adjacent to the site.

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

73.227(6)(b)

(iii) Exterior storage areas shall be enclosed by a sight obscuring fence or wall at least 6 feet in height. In multi-family, commercial, public and semi-public developments evergreen plants shall be placed around the enclosure walls, excluding the gate or entrance openings. Gate openings for haulers shall be a minimum of 10 feet wide and shall be capable of being secured in a closed and open position. A separate pedestrian access shall also be provided in multi-family, commercial, public and semi-public developments.

(iv) Exterior storage areas shall have either a concrete or asphalt floor surface.

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

73.227(6)(c)

(i) Access to storage areas can be limited for security reasons. However, the storage areas shall be accessible to users at convenient times of the day, and to hauler personnel on the day and approximate time they are scheduled to provide hauler service.

(ii) Storage areas shall be designed to be easily accessible to hauler trucks and equipment, considering paving, grade, gate clearance and vehicle access. A minimum of 10 feet horizontal clearance and 8 feet vertical clearance is required if the storage area is covered.

(iii) Storage areas shall be accessible to collection vehicles without requiring backing out of a driveway onto a public street. If only a single access point is available to the storage area, adequate turning radius shall be provided to allow vehicles to safely exit the site in a forward motion.

Because the proposal involves no existing, changed, or new mixed solid waste and source separated recyclables storage areas, the requirement is not applicable.

J. Landscaping:

73.100(1) All landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered with Community Development Director approval.

The development will have landscaping to maintain. Because staff cannot determine compliance until after AR approval and construction, staff is imposing a condition.

Condition

To meet the requirement of 73.100(1), all landscaping approved through the Architectural Review Process shall be continually maintained, including necessary watering, weeding, pruning and replacement, in a manner substantially similar to that originally approved through the Architectural Review Process, unless subsequently altered through the AR process.

73.240(4) The minimum area requirement for landscaping for uses in IN, CN, CO/MR, MC and MP Planning Districts shall be twenty-five (25) percent of the total land area to be developed. When a dedication is granted in accordance with the planning district provisions on the subject property for a fish and wildlife habitat area, the minimum area requirement for landscaping may be reduced by 2.5 percent from the minimum area requirement as determined through the AR process.

Because the applicant proposes no dedication for a greenway or natural area and none is required, the minimum area requirement for landscaping would be 25%.

Because the site plans do not indicate the total square footage of landscaping or a percentage of Lot 106, staff cannot determine compliance and so is applying a condition.

Condition

To meet the requirement of 73.240(3), the minimum area requirement for landscaping for uses in IN, CN, CO/MR, MC and MP Planning Districts shall be twenty-five (25) percent of the total land area to be developed.

- The applicant shall revise the site plans to note the square footage of landscaping on the subject tax lot and its percentage of the lot.

73.240(8) Developments not in a Low Density Residential (RL) or Manufacturing Park (MP) Planning district but which abut an RL or MP Planning District shall provide and perpetually maintain dense, evergreen landscaped buffers between allowed uses in the district and the adjacent Low Density Residential (RL) or Manufacturing Park (MP) Planning District as approved through the Architectural Review process.

Because the site redevelopment area doesn't abut an RL or MP Planning District, the requirement is not applicable.

73.240(9) Yards adjacent to public streets, except as described in 73.240(7), shall be planted to lawn or live groundcover and trees and shrubs and shall be perpetually maintained in a manner providing a park-like character to the property as approved through the Architectural Review process.

Because the site redevelopment area includes no yards adjacent to public streets, the requirement is not applicable.

73.240(10) Yards not adjacent to public streets or Low Density Residential (RL) or Manufacturing Park (MP) Planning Districts shall be planted with trees, shrubs, grass or other live groundcover, and maintained consistent with a landscape plan indicating areas of future expansion, as approved through the Architectural Review process.

The proposed building is sited near other modular buildings near the southeastern corner of the Horizon campus and is nearest the east and south property lines. The subject property is an irregular lot near the southeast corner of SW Boones Ferry Road and SW Norwood Road that does not come to the corner and so is not a corner lot. The lot, having a frontage each along each road, has two corresponding rear yards, east and south. The application materials include photos of the existing gravel pad for the building and surrounding landscaping of grass that is to remain as is, meeting the requirement.

73.240(11) Any required landscaped area shall be designed, constructed, installed, and maintained so that within three years the ground shall be covered by living grass or other plant materials. (The foliage crown of trees shall not be used to meet this requirement.) A maximum of 10% of the landscaped area may be covered with unvegetated areas of bark chips, rock or stone.

Because the site plans do not indicate the percentage of landscaping, if any, that is unvegetated area of bark chips, rock or stone, staff cannot determine compliance and so is applying a condition.

Condition

To meet the requirement of 73.240(11), a maximum of 10% of the landscaped area may be covered with unvegetated areas of bark chips, rock or stone.

- The applicant shall revise the site plans to note the percentage of landscaped area covered with unvegetated areas of bark chips, rock or stone.

73.260(1)(a) Deciduous shade and ornamental trees shall be a minimum one and one-half inch (1½") caliper measured six inches (6") above ground, balled and burlapped. Bare root trees will be accepted to plant during their dormant season. Trees shall be characteristically shaped specimens.

Because the applicant proposes no additional deciduous trees and none are required, the requirement is not applicable.

73.260(1)(b) Coniferous trees shall be a minimum five feet (5') in height above ground, balled and burlapped. Bare root trees will be acceptable to plant during their dormant season. Trees shall be well branched and characteristically shaped specimens.

Because the applicant proposes no additional conifers and none are required, the requirement is not applicable.

73.260(1)(c) Shrubs. Evergreen and deciduous shrubs shall be at least one (1) to five (5) gallon size. Shrubs shall be characteristically branched. Side of shrub with best foliage shall be oriented to public view.

Because the applicant proposes no additional shrubs and none are required, the requirement is not applicable.

73.260(1)(d) Groundcovers shall be fully rooted and shall be well branched or leafed. English ivy (Hedera helix) is considered a high maintenance material, which is detrimental to other landscape materials and buildings and is therefore prohibited.

Because the applicant proposes no additional groundcovers and none are required, the requirement is not applicable.

73.280 Landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

Because the site plans do not indicate irrigation with an automatic underground or drip irrigation system, the requirement is not met, and staff is applying a condition.

Condition

To meet the requirement of 73.280, landscaped areas shall be irrigated with an automatic underground or drip irrigation system.

- The applicant shall revise the site plans to note landscaped areas irrigated with an automatic underground or drip irrigation system.

73.290(1) Where natural vegetation has been removed or damaged through grading in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, such areas shall be replanted.

Because the site redevelopment area includes no natural vegetation pre-dating site development and in areas not affected by the landscaping requirements and that are not to be occupied by structures or other improvements, the requirement is not applicable.

73.310(1) A minimum 5-foot-wide landscaped area must be located along all building perimeters, which are viewable by the general public from parking lots or the public right-of-way, excluding loading areas, bicycle parking areas and pedestrian egress/ingress locations. Pedestrian amenities such as landscaped plazas and arcades may be substituted for this requirement. This requirement shall not apply where the distance along a wall between two vehicle or pedestrian access openings (such as entry doors, garage doors, carports and pedestrian corridors) is less than 8 feet.

The site plans, narrative, and existing conditions photos illustrate a 6-ft wide landscaped area along the building perimeter, excluding pedestrian egress/ingress, exceeding the minimum requirement.

73.310(2) Areas exclusively for pedestrian use that are developed with pavers, bricks, etc., and contain pedestrian amenities, such as benches, tables with umbrellas, children's play areas, shade trees, canopies, etc., may be included as part of the site landscape area requirement.

The applicant has chosen not to exercise this option.

73.310(3) All areas not occupied by buildings, parking spaces, driveways, drive aisles, pedestrian areas or undisturbed natural areas shall be landscaped.

The site plans illustrate the site redevelopment area with a proposed modular building and walkway extension to the building and the improvements bordered by grass, meeting the requirement.

73.340(1) A clear zone shall be provided for the driver at ends of on-site drive aisles and at driveway entrances, vertically between a maximum of 30 inches and a minimum of 8 feet as measured from the ground level, except for parking structures and underground parking, where this provision shall not apply.

Because the site redevelopment area includes no changed or additional drive aisles or driveway entrances, the requirement is not applicable.

73.340(2) Perimeter site landscaping of at least 5 feet in width shall be provided in all off-street parking and vehicular circulation areas (including loading areas).

(a) The landscape area shall contain:

(i) Deciduous trees an average of not more than 30 feet on center. The trees shall meet the requirements of 73.360(7).

(ii) Plantings which reach a mature height of 30 inches in 3 years which provide screening of vehicular headlights year round.

(iii) Shrubs or ground cover, planted so as to achieve 90 percent coverage within three years.

Because the site redevelopment area includes no changed or additional landscaping in off-street parking and vehicular circulation areas, the requirement is not applicable.

73.360

(1) A minimum of 25 square feet per parking stall shall be improved with landscape island areas which are protected from vehicles by curbs. These landscape areas shall be dispersed throughout the parking area [see 73.380(3)].

(2) All landscaped island areas with trees shall be a minimum of 5 feet in width (60 inches from inside of curb to curb) and protected with curbing from surface runoff and damage by vehicles. Landscaped areas shall contain groundcover or shrubs and deciduous shade trees.

(3) Provide a minimum of one deciduous shade tree for every four (4) parking spaces to lessen the adverse impacts of glare from paved surfaces and to emphasize circulation patterns. Required shade trees shall be uniformly distributed throughout the parking lot. The trees shall meet the requirements of 73.360(7).

(4) Landscape islands shall be utilized at aisle ends to protect parked vehicles from moving vehicles and emphasize vehicular circulation patterns. Landscape island location requirements shall not apply to parking structures and underground parking.

Because the applicant proposes no change or addition to either parking stall count or landscaped islands, the requirement is not applicable.

73.360(6)(a) Except as in (b) below, site access from the public street shall be defined with a landscape area not less than 5 feet in width on each side and extend 25 feet back from the property line for commercial, public, and semi-public development with 12 or more parking spaces and extend 30 feet back from the property line for industrial development.

Because the applicant proposes no changed or additional landscaping affecting site access from either SW Boones Ferry Road or SW Norwood Road, the requirement is not applicable.

73.360(7) Deciduous shade trees shall meet the following criteria:

- (a) Reach a mature height of 30 feet or more**
- (b) Cast moderate to dense shade in summer**
- (c) Long lived, i.e., over 60 years**
- (d) Do well in an urban environment**
 - (i) Pollution tolerant**
 - (ii) Tolerant of direct and reflected heat**
- (e) Require little maintenance**
 - (i) Mechanically strong**
 - (ii) Insect and disease resistant**
 - (iii) Require little pruning**
- (f) Be resistant to drought conditions**
- (g) Be barren of fruit production.**

Because the applicant proposes no changed or additional deciduous trees, the requirements are not applicable.

74.765 All trees, plants or shrubs planted in the right-of-way of the City shall conform in species and location and in accordance with the street tree plan in Schedule A.

Because the applicant proposes no changed or additional street trees, the requirement is not applicable.

K. Tree Preservation:

73.050(4) As part of Architectural Review, the property owner may apply for approval to cut trees in addition to those allowed in TDC 34.200. The granting or denial of a tree-cutting permit shall be based on the criteria in TDC 34.230.

34.230 The Community Development Director shall consider the following criteria when approving, approving with conditions, or denying a request to cut trees.

The Community Development Director may approve a request to cut a tree when the applicant can satisfactorily demonstrate that any of the following criteria are met:

- (a) The tree is diseased, and**
 - (i) The disease threatens the structural integrity of the tree; or**
 - (ii) The disease permanently and severely diminishes the aesthetic value of the tree; or**
 - (iii) The continued retention of the tree could result in other trees being infected with a disease that threatens either their structural integrity or aesthetic value.**
- (b) The tree represents a hazard, which may include but not be limited to:**
 - (i) The tree is in danger of falling;**
 - (ii) Substantial portions of the tree are in danger of falling.**
- (c) It is necessary to remove the tree to construct proposed improvements based on Architectural Review approval, building permit, or approval of a Subdivision or Partition Review.**

Because the applicant proposes no tree removal, the requirement is not applicable.

73.250

(1) Trees and other plant materials to be retained shall be identified on the landscape plan and grading plan.

(2) During the construction process:

(a) The owner or the owner’s agents shall provide above and below ground protection for existing trees and plant materials identified to remain.

(b) Trees and plant materials identified for preservation shall be protected by chain link or other sturdy fencing placed around the tree at the drip line.

(c) If it is necessary to fence within the drip line, such fencing shall be specified by a qualified arborist as defined in 31.060.

(d) Neither top soil storage nor construction material storage shall be located within the drip line of trees designated to be preserved.

(e) Where site conditions make necessary a grading, building, paving, trenching, boring, digging, or other similar encroachment upon a preserved tree’s drip line area, such grading, paving, trenching, boring, digging, or similar encroachment shall only be permitted under the direction of a qualified arborist. Such direction must assure that the health needs of trees within the preserved area can be met.

(f) Tree root ends shall not remain exposed.

(3) Landscaping under preserved trees shall be compatible with the retention and health of said tree.

(4) When it is necessary for a preserved tree to be removed in accordance with TDC 34.210 the landscaped area surrounding the tree or trees shall be maintained and replanted with trees that relate to the present landscape plan, or if there is no landscape plan, then trees that are complementary with existing, nearby landscape materials.

Because the site redevelopment area contains no trees, the requirements are not applicable.

L. Grading:

73.270(1) After completion of site grading, topsoil is to be restored to exposed cut and fill areas to provide a suitable base for seeding and planting.

Because the applicant proposes no grading, the requirement is not applicable.

73.270(4) Impervious surface drainage shall be directed away from pedestrian walkways, dwelling units, buildings, outdoor private and shared areas and landscape areas except where the landscape area is a water quality facility.

Because the applicant proposes no grading, re-grading, or other disturbance of impervious surface, the requirement is not applicable.

M. Bicycle Parking, Off-Street Parking and Loading:

Bicycle Parking:

73.370(2)(a):

Use	Bicycle Parking Requirement	Percentage of Bicycle Parking to Be Covered
<u>Places of Public Assembly</u> (ii) Nursery, primary, elementary or middle school, child day care center	4, or 1.00 space per 5 students based on the design capacity of the facility, whichever is greater	75%
<u>Places of Public Assembly</u> (iv) Other places of public assembly, including churches	1.0 space per 40 seats or 80 feet of bench length	35%

The site plans do not note an existing bicycle parking supply or tabulate the square footages of the primary uses of the property for a church and a school. Without this information, staff is unable to calculate a minimum required bicycle parking supply and compare it with any existing supply to determine if any existing bicycle parking can accommodate the proposed modular classroom building. For this reason, staff is applying a condition.

Condition

To meet the requirement of 73.370(2)(a) Places of Public Assembly (ii) Nursery, primary, elementary or middle school, child day care center, and, other places of public assembly, including churches, the minimum bicycle parking requirements are respectively 4, or 1.00 space per 5 students based on the design capacity of the facility, whichever is greater and 1.0 space per 40 seats or 80 feet of bench length.

- The applicant shall revise the site plans to indicate total on-site building square footage and its division by the primary uses of the subject property, church and school, and tabulate the minimum required bicycle parking supply and compare it with any existing supply.

73.370(1)

(n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist's lock securing the frame and both wheels.

(o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.

(p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.

(q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.

(r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.

(s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.

(u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the *Manual on Uniform Traffic Control Devices (MUTCD)* (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.

Because the site plans indicate no existing or additional bicycle parking, staff is unable to determine compliance and so is applying a condition.

Condition

To meet the requirement of 73.370(1),

(n) Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks, which accommodate a bicyclist's lock securing the frame and both wheels.

(o) Each bicycle parking space shall be at least 6 feet long and 2 feet wide, and overhead clearance in covered areas shall be at least 7 feet, unless a lower height is approved through the Architectural Review process.

(p) A 5-foot-wide bicycle maneuvering area shall be provided beside or between each row of bicycle parking. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.

(q) Access to bicycle parking shall be provided by an area at least 3 feet in width. It shall be constructed of concrete, asphalt or a pervious surface such as pavers or grasscrete, but not gravel or woody material, and be maintained.

(r) Required bicycle parking shall be located in convenient, secure, and well lighted locations approved through the Architectural Review process.

(s) Bicycle parking facilities may be provided inside a building in suitable secure and accessible locations.

(u) Bicycle parking areas and facilities shall be identified with appropriate signing as specified in the *Manual on Uniform Traffic Control Devices (MUTCD)* (latest edition). At a minimum, bicycle parking signs shall be located at the main entrance and at the location of the bicycle parking facilities.

- The applicant shall revise the site plans to indicate bicycle parking facilities that meet the security, dimensional, and signage requirements.

Off-Street Vehicle Parking:

73.370

(1)(a) At the time of establishment of a new structure or use, or change in use, or change in use of an existing structure, within any planning district of the City, off-street parking spaces, off-street vanpool and carpool parking spaces for commercial, institutional and industrial uses, off-street bicycle parking, and off-street loading berths shall be as provided in this and following sections, unless greater requirements are otherwise established by the conditional use permit or the Architectural Review process, based upon clear findings that a greater number of spaces are necessary at that location for protection of public health, safety and welfare or that a lesser number of vehicle parking spaces will be sufficient to carry out the objectives of this section. In the Central Design District, the Design Guidelines of TDC 73.610 shall be considered. In case of conflicts between guidelines or objectives in TDC Chapter 73, the proposal shall provide a balance.

(1)(b) At the time of enlargement of an existing multi-family residential, commercial, institutional or industrial structure or use, TDC 73.370 shall apply to the existing and enlarged structure or use.

(2)(a):

Use	Minimum Motor Vehicle Parking Requirement	Maximum
<u>Places of Public Assembly (ii)</u> Nursery, primary, elementary or middle school, child day care center	2.00 spaces per employee	None
<u>Places of Public Assembly (iv)</u> Other places of public assembly, including churches	1.00 space per 4 seats or 8 feet of bench length	Zone A: 0.6 spaces per seat Zone B: 0.5 spaces per seat

The site redevelopment area is within Zone B per [Figure 73-3](#) Parking Maximum Map.

The site plans note that the Horizon campus has a total of 451 parking spaces, and though the supply appears sufficient the plans do not tabulate the square footages of the primary uses of the property for a church and a school. Without this information, staff is unable to calculate a minimum parking requirement and compare it with the existing supply to determine if existing parking can accommodate the proposed modular classroom building. For this reason, staff is applying a condition.

Condition

To meet the requirement of 73.370(2)(a) Places of Public Assembly (ii) Nursery, primary, elementary or middle school, child day care center, and, other places of public assembly, including churches, the minimum motor vehicle parking requirements are respectively 2.00 spaces per employee and 1.00 space per 4 seats or 8 feet of bench length.

- The applicant shall revise the site plans to indicate total on-site building square footage and its division by the primary uses of the subject property, church and school, and tabulate the minimum required parking supply and compare it with the existing supply.

73.370(3) The minimum number of off-street Vanpool and Carpool parking for commercial, institutional, and industrial uses is as follows:

Number of Required Parking Spaces	Number of Vanpool or Carpool Spaces
0 to 10	1
10 to 25	2
26 and greater	1 for each 25 spaces

For the reason described for the requirement of 73.370(2)(a), staff is unable to determine required parking and so is unable to determine the number of required carpool/vanpool (C/V) parking spaces for the institutional uses of church and school. For these reasons, staff is applying a condition.

Condition

To meet the requirement of 73.370(3), the minimum number of off-street Vanpool and Carpool parking for commercial uses is 1 for each 25 spaces for 26 and greater number of required parking spaces.

- The applicant shall revise the site plans to illustrate the required number of carpool/vanpool (C/V) spaces.

73.370(1)(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

For the reason described for the requirement of 73.370(2)(a), staff is unable to determine required parking and so is unable to determine the number of required carpool/vanpool (C/V) parking spaces for the institutional uses of church and school. For these reasons, staff is applying a condition.

Condition

To meet the requirement of 73.370(1)(x) Required vanpool and carpool parking shall meet the 9-foot parking stall standards in Figure 73-1 and be identified with appropriate signage.

- The applicant shall revise the site plans to indicate that C/V spaces have the required dimensions and signage and/or striping.

73.380

(1) Off-street parking lot design shall comply with the dimensional standards set forth in Figure 73-1 of this section.

(2) Parking stalls for sub-compact vehicles shall not exceed 35 percent of the total parking stalls required by Section 73.370(2).

(3) Off-street parking stalls shall not exceed eight continuous spaces in a row without a landscape separation.

(4) Areas used for standing or maneuvering of vehicles shall have paved asphalt or concrete surfaces maintained adequately for all-weather use and so drained as to avoid the flow of water across sidewalks.

(6) Artificial lighting, which may be provided, shall be so deflected as not to shine or create glare in any residential planning district or on any adjacent dwelling, or any street right-of-way in such a manner as to impair the use of such way.

(8) Service drives to off-street parking areas shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.

(9) Parking bumpers or wheel stops or curbing shall be provided to prevent cars from encroaching on the street right-of-way, adjacent landscaped areas, or adjacent pedestrian walkways.

(11) On-site drive aisles without parking spaces, which provide access to parking areas with regular spaces or with a mix of regular and sub-compact spaces, shall have a minimum width of 22 feet for two-way traffic and 12 feet for one-way traffic. On-site drive aisles without parking spaces, which provide access to parking areas with only sub-compact spaces, shall have a minimum width of 20 feet for two-way traffic and 12 feet for one-way traffic.

Regarding (1)-(4), (8), (9), and (11), because the applicant proposes no changes to any off-street parking or vehicular circulation areas, the requirements are not applicable.

Regarding (6), because the wall-mounted exterior lighting that is part of the modular classroom would not face any residential planning district, adjacent dwelling, or street ROW, the requirement is not applicable.

73.390

(1) The minimum number of off-street loading berths for commercial, industrial, public and semi-public uses is as follows:

<u>Square Feet of Floor Area</u>	<u>Number of Berths</u>
Less than 5,000	0
5,000 - 25,000	1
25,000-60,000	2
60,000 and over	3

Because the proposed modular classroom building is approximately 1,802 sq ft, a loading berth is not required.

(2) Loading berths shall conform to the following minimum size specifications:

- (b) Industrial uses - 12' x 60'**
- (c) Berths shall have an unobstructed height of 14'**
- (d) Loading berths shall not use the public right-of-way as part of the required off-street loading area.**

Because the requirement of 73.390(1) is not applicable, the requirement is not applicable.

(3) Required loading areas shall be screened from public view from public streets and adjacent properties by means of sight-obscuring landscaping, walls or other means, as approved through the Architectural Review process.

Because the requirement of 73.390(1) is not applicable, the requirement is not applicable.

N. Access:

73.400(11) Minimum Access Requirements for Commercial, Public and Semi-Public Uses. In the Central Design District, when driveway access is on local streets, not collectors or arterials and the building(s) on the property is(are) less than 5,000 square feet in gross floor area, or parking is the only use on the property, ingress and egress shall not be less than 24 feet. In all other cases, ingress and egress for commercial uses shall not be less than the following:

Required Parking Spaces	Minimum Number Required	Minimum Pavement Width	Minimum Pavement Walkways, Etc.
1-99	1	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
100-249	2	32 feet for first 50 feet from ROW, 24' thereafter	Curbs required; walkway 1 side only
Over 250	As required by City Engineer	As required by City Engineer	As required by City Engineer

The site redevelopment area is not within the Central Design District, and Lot 106 has two driveways, one each to SW Boones Ferry Road and SW Norwood Road. Because the proposal includes no change to either driveway, the requirement is not applicable.

Vision clearance requirements at the driveways and street intersection shall comply with the requirements of 73.400(16).

Because the applicant proposes no site plan changes that would affect vision clearance at the driveway intersections with SW Boones Ferry and SW Norwood Roads, the requirement is met.

O. Signs:

Condition

The applicant shall separately from this AR submit [sign permit](#) applications for any changed or new signage.

P. Time Limit on Approval:

73.056 Architectural Review approvals shall expire after two years unless:

- (1) A building, or grading permit submitted in conjunction with a building permit application, has been issued and substantial construction pursuant thereto has taken place and an inspection performed by a member of the Building Division; or
- (2) The Architectural Review (AR) applicant requests in writing an extension and the City approves it. If the Community Development Director and City Engineer or their designees approved the AR. then the Community Development Director and City Engineer shall decide upon the extension request. If the Architectural Review Board (ARB) approved the AR. then the ARB shall decide upon the extension request. The applicant shall provide notice of extension request to past recipients of the AR notice of application and post a sign pursuant to TDC 31.064. Before

approving an extension, the deciding party shall find the request meets these criteria:

- (a) The applicant submitted a written extension request prior to the original expiration date.**
- (b) There have been no significant changes in any conditions, ordinances, regulations or other standards of the City or applicable agencies that affect the previously approved project so as to warrant its resubmittal for AR.**
- (c) If the previously approved application included a special study, the applicant provided with the extension a status report that shows no significant changes on the site or within the vicinity of the site. A letter from a recognized professional also would satisfy this criterion if it states that conditions have not changed after the original approval and that no new study is warranted.**
- (d) If the AR applicant neglected site maintenance and allowed the site to become blighted, the deciding party shall factor this into its decision.**
- (e) The deciding party shall grant no more than a single one-year extension for an AR approval.**
- (f) If the Community Development Director and City Engineer or their designees are the deciding party, then they shall decide within thirty (30) days of receipt of the request. If the ARB is the deciding party, then the ARB shall decide within sixty (60) days of receipt of the request. If the deciding party fails to decide within the applicable time period, the decision shall default to approval.**

IV. APPEAL

The Architectural Review portion of this decision will be final after 14 calendar days on **October 9, 2015**, unless a written appeal is received by the **Community Development Department – Planning Division at 18880 Martinazzi Avenue, Tualatin, Oregon 97062 before 5:00 p.m., October 9, 2015**. The appeal must be submitted on the City appeal form with all the information requested provided thereon and signed by the appellant. The plans and appeal forms are available at the Community Development Department – Planning Division offices. Appeals of a staff Architectural Features decision are reviewed by the Architectural Review Board (ARB).

Submitted by:



Colin Cortes, AICP, CNU-A
Assistant Planner

- Attachments:
- 101. Tax Map
 - 102. Site Plans and Other Application Materials
 - 103. Agency Comments
 - 104. "No Public Facilities Recommendation (PFR)" Memo

file: AR-15-0020



City of Tualatin

www.tualatinoregon.gov

CITY OF TUALATIN
RECEIVED

JUL 28 2015

COMMUNITY DEVELOPMENT
PLANNING DIVISION

APPLICATION FOR ARCHITECTURAL REVIEW

Direct Communication to:

Name:	SCOTT PLATT	Title:	Facilities Director
Company Name:	Horizon Community Church		
Current address:	23370 SW Boones Ferry Rd		
City:	Tualatin	State:	OR
		ZIP Code:	97062
Phone:	503 729 0173	Fax:	503 691 9677
Email:	splatt@horizonlife.org		

Applicant

Name:	SCOTT PLATT	Company Name:	Horizon Community Church	
Address:	23370 SW Boones Ferry Rd PO Box 2690			
City:	Tualatin	State:	OR	
		ZIP Code:	97062	
Phone:	503 612 6688	Fax:	503 691 9677	
Email:	splatt@horizonlife.org			
Applicant's Signature:	[Signature]		Date:	7/24/15

Property Owner

Name:	Horizon Community Church			
Address:	# 23370 SW Boones Ferry Rd			
City:	Tualatin	State:	OR	
		ZIP Code:	97062	
Phone:	503 612 6688	Fax:	503 691 9677	
Email:	splatt@horizonlife.org			
Property Owner's Signature:	[Signature]		Date:	

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

Architect

Name:	Kenneth A Rasmussen / modern Building Systems Inc		
Address:	9493 Porter Rd		
City:	Amesville	State:	OR
		ZIP Code:	97325
Phone:	503 749 4949	Fax:	503 749 4950
Email:	krassmussen@modernbuilding systems.com		

Landscape Architect

Name:			
Address:	N/A		
City:		State:	
		ZIP Code:	
Phone:		Fax:	
Email:			

Engineer

Name:	Kenneth A Rasmussen / modern Building Systems Inc		
Address:	9493 Porter Rd		
City:	Amesville	State:	OR
		ZIP Code:	97325
Phone:	503 749 4949	Fax:	503 749 4950
Email:	krassmussen@modernbuilding systems.com		

Project

Project Title:	modular #4		
Address:	23370 SW Boones Ferry Rd		
City:	Tualatin	State:	OR
		ZIP Code:	97062
Brief Project Description:	modular classroom		
Proposed Use:	classroom		

Architectural Review Checklist for Commercial, Industrial & Public - Page 11

GENERAL INFORMATION	
Site Address:	23370 SW Boones ferry Rd
Assessor's Map and Tax Lot #:	25135 D0 0106
Planning District:	
Parcel Size:	38.5 acres
Property Owner:	Horizon Community Church
Applicant:	
Proposed Use:	modular classroom

ARCHITECTURAL REVIEW DETAILS	
<input type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial	
Number of parking spaces:	
Square footage of building(s):	
Square footage of landscaping:	
Square footage of paving:	
Proposed density (for residential):	

For City Personnel to complete:

Staff contact person:

Value of Improvements:

\$79,000-

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 PERTY OWNER MAILING LIST 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:

7/28/15

Office Use

Case No:

AR-15-0020

Date Received:

7/28/15

Received by:

CC

Fee: Complete Review (\$115-\$5040):

\$990.00

Receipt No:

29850

Application Complete as of:

ARB hearing date (if applicable):

Posting Verification:

6 copies of drawings (folded)

1 reproducible 8 1/2" X 11" vicinity map

1 reproducible 8 1/2" X 11" site. grading. LS. Public Facilities plan

Neighborhood/Developer meeting materials



Clean Water Services File Number

15-002341

Sensitive Area Pre-Screening Site Assessment

1. Jurisdiction: ~~Washington County~~ City of Tualatin

2. Property Information (example 1S234AB01400)

Tax lot ID(s): 25135D
Tax Lots ~~106, 110, 300, 302~~

OR Site Address: 23370 SW DOONES FRY RD.

City, State, Zip: TUAL, OR 97062
Nearest Cross Street: Norwood Street

3. Owner Information

Name: Horizon Community Church
Company: _____
Address: PO BOX 2690
City, State, Zip: TUALATIN OR 97062
Phone/Fax: 503 612 6688
E-Mail: _____

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 Modular Classroom on existing Gravel Pad

5. Applicant Information

Name: SCOTT PLATT
Company: Horizon Community Church
Address: PO BOX 2690
City, State, Zip: TUALATIN OR 97062
Phone/Fax: 503-729-0173
E-Mail: Splatt@horizonlife.org

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 We had previous CWS approval in 2007 for this project but didn't have funds to complete

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 SCOTT PLATT Print/Type Title Facilities Director
Signature [Signature] Date 7/21/15

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.

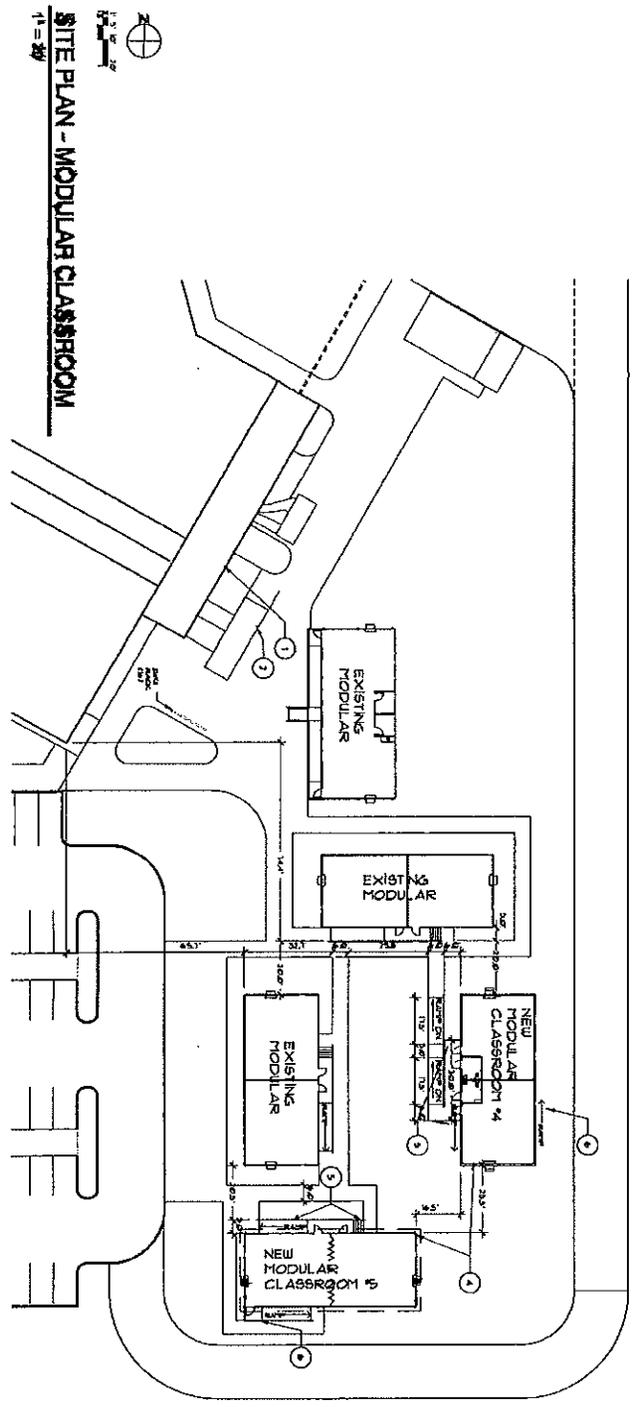
Based on review of the submitted materials and best available information the above referenced project will not significantly impact the existing or potentially sensitive area(s) found near the site. This Sensitive Area Pre-Screening Site Assessment does NOT eliminate the need to evaluate and protect 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.

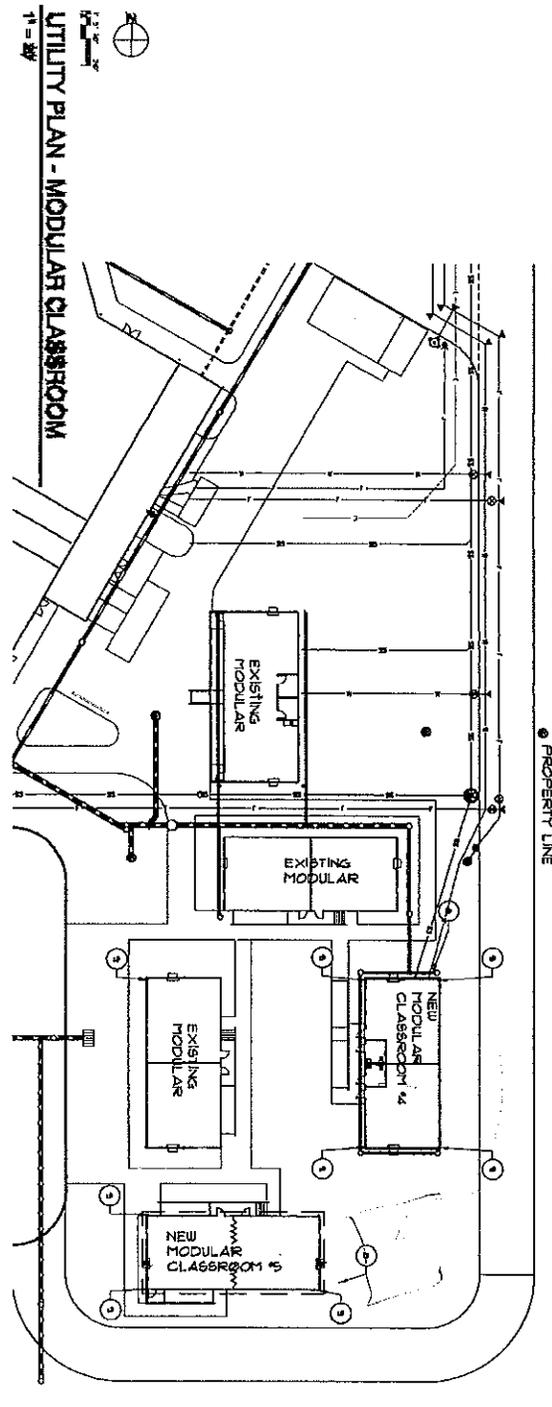
The proposed activity does not meet the definition of development or the lot was platted after 9/9/95 ORS 92.040(2). NO SITE ASSESSMENT OR SERVICE PROVIDER LETTER IS REQUIRED.

Reviewed by Laurie Harris Date 07/22/15

Once complete, email to: SPLReview@cleanwaterservices.org • Fax: (503) 681-4439
OR mail to: SPL Review, Clean Water Services, 2550 SW Hillsboro Highway, Hillsboro, Oregon 97123



SITE PLAN - MODULAR CLASSROOM



UTILITY PLAN - MODULAR CLASSROOM

- KEYNOTES**
1. HULL OF EXISTING BUILDING. N.
 2. EXISTING HVAC UNIT ON CONC. PAD.
 3. NOT USED
 4. MODULAR CLASSROOM #4 AND 5. SEE ATTACHED PERMIT BUILDING SYSTEMS INC. (PBI) - (11-24) DRAWING FOR SPECIFICATIONS FOR CONSTRUCTION.
 5. GAS PUMP AND ACCESS STATION. SEE SHEET A11.
 6. GAS PUMP SEE SHEET A11. A11 FOR PLUMBING PLAN AND DETAILS.
 7. NOT USED
 8. POUND ELECTRICAL. SEE CONNECTION TO MODULAR PANEL. NO 1/2" / 3/4" SHALL HAVE 2" AIR-GAP AS NOTED.
 9. DOWNPOUTS - CONNECT TO EXISTING STORM WATER SYSTEM.

7/28/15
David Bissett

MODULAR CLASSROOM #4 AND 5
 BUILDING PERMIT
 SUBMITTAL

Project Name	Horizon Community Church & School
Project No.	DBA-15-003
Scale	1" = 20'
Date	7/28/15
Drawn By	DBA
Checked By	DBA
Project Manager	DBA
Client	DBA
Site	DBA
Sheet	A11

SITE PLAN - UTILITY PLAN
 HORIZON COMMUNITY CHURCH & SCHOOL
 MODULAR CLASSROOM #4
 23620 SW BOONES FERRY ROAD
 TUALATIN, OREGON 97062

dba DAVID BISSETT ARCHITECT & ASSOCIATES
 503.341.4445 davidb@dbaarch.com
 www.DBAarch.com



Property Description
Project No. 1892-01
May 4, 2006
Annexation to the City of Tualatin
Page 1 of 3



Renewal 12/31/2007

PROPERTY DESCRIPTION

A tract of land located in southwest $\frac{1}{4}$ and southeast $\frac{1}{4}$ of Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, more particularly described as follows:

Beginning at the northwest corner of the southeast $\frac{1}{4}$ of said Section 35;

Thence along the northerly line of said southeast $\frac{1}{4}$, North $89^{\circ}41'31''$ East a distance of 30.00 feet to a point on the Tualatin City Limits line;

Thence along said City Limits line and parallel with and 30.00 feet easterly of the centerline of SW Boones Ferry Road, when measured at right angles there from, South $00^{\circ}05'17''$ East a distance of 330.00 feet, more or less, to a point on the northerly line of that property conveyed to Paul J. Dionne and Norma F. Dionne by Warranty Deed recorded June 6, 1986 as Document No. 86-023829, Deed Records of Washington County, Oregon;

Thence along the northerly line of said Dionne property and the Tualatin City Limits line North $89^{\circ}41'31''$ East a distance of 10.00 feet to the northeast corner of that property dedicated to the public by Dedication Deed recorded October 11, 1984 as Document No. 84-040292, Deed Records of Washington County, Oregon, said point on the easterly right-of-way line of SW Boones Ferry Road;

Thence departing the Tualatin City Limits Line and along the easterly line of that property dedicated by said Document No. 84-040292, being also the easterly right-of-way line of SW Boones Ferry Road, South $00^{\circ}05'17''$ East a distance of 165.00 feet to the southeast corner of that property dedicated by said Document No. 84-040292, said point being also on the northerly line of that property conveyed to Diane M. Yackey and Tod C. Gannett, wife and husband, by Deed recorded May 31, 2002 as Document No. 2002-062462, Deed Records of Washington County, Oregon;

Thence along the northerly line of said Yackey property South $89^{\circ}41'31''$ West a distance of 10.00 feet to a point on the easterly right-of-way line of SW Boones Ferry Road that is 30.00 feet from the centerline thereof when measured at right-angles.

Thence along said easterly right-of-way line South $00^{\circ}05'17''$ East a distance of 181.44 feet, more or less, to a point on the southerly line of said Yackey property;

Thence departing said easterly right-of-way line and along the southerly line of said Yackey property North $89^{\circ}38'45''$ East a distance of 264.00 feet to the southwest corner of that property conveyed to Grace Community Church Non-Profit Corporation by Warranty Deed recorded October 7, 2005 as Document No. 2005-124105, and re-recorded May 3, 2006 as Document No. 2006-052495, Deed Records of Washington County, Oregon;

Property Description

Project No. 1892-01

May 4, 2006

Annexation to the City of Tualatin

Page 2 of 3

Thence along the westerly line of said Grace Community Church property North $00^{\circ}05'17''$ West a distance of 661.23 feet to the most easterly southeast corner of that property conveyed to the public by Warranty Deed of Dedication recorded September 6, 1974 in Book 991, Page 609, Deed Records of Washington County, Oregon, said point being also on the Tualatin City Limits line;

Thence continuing along the westerly line of said Grace Community Church property and the Tualatin City Limits Line North $00^{\circ}05'17''$ West a distance of 15.00 feet to the northwest corner of said Grace Community Church property, said point being on the southerly right-of-way line of SW Norwood Road and the northerly line of said southeast $\frac{1}{4}$;

Thence along said southerly right-of-way line and the Tualatin City Limits line North $89^{\circ}41'31''$ East a distance of 85.00 feet, more or less, to the northwest corner of that property conveyed to Tom K. Williams by Warranty Deed recorded August 22, 1989 as Document No. 89-038984, Deed Records of Washington County, Oregon;

Thence departing the Tualatin City Limits line and along the westerly line of said Williams property South $00^{\circ}05'17''$ East a distance of 215.00 feet to a point;

Thence along the southwesterly line of said Williams property South $53^{\circ}03'42''$ East a distance of 77.67 feet to the most southerly southwest corner thereof;

Thence along the southerly line of said Williams property North $89^{\circ}41'40''$ East a distance of 110.00 feet to the southeast corner thereof, being also a point on the westerly line of Parcel II of that property conveyed to Grace Community Church of the Assemblies of God, Inc. by Warranty Deed recorded June 12, 2001 as Document No. 2001-055727, Deed Records of Washington County, Oregon;

Thence along the westerly line of said Parcel II, North $00^{\circ}05'17''$ West a distance of 262.00 feet to the northwest corner thereof, said point being on said southerly right-of-way line and the Tualatin City Limits line;

Thence along the northerly line of said Parcel II and the Tualatin City Limits line North $89^{\circ}41'31''$ East a distance of 748.98 feet, more or less, to the northeast corner thereof;

Thence departing the Tualatin City Limits line along the easterly line of said Parcel II and the southerly extension thereof South $00^{\circ}09'07''$ East a distance of 1647.78 feet to a point on the northerly line of that property conveyed to Kimball Hill Homes Oregon, Inc. by Warranty Deed recorded October 3, 2005 as Document No. 2005-121808, Deed Records of Washington County, Oregon;

Thence along the northerly line of said Parcel I South $89^{\circ}36'05''$ West a distance of 1365.65 feet, more or less, to a point on the easterly right-of-way line of SW Boones Ferry Road;

Property Description
Project No. 1892-01
May 4, 2006
Annexation to the City of Tualatin
Page 3 of 3

Thence North $72^{\circ}53'43''$ West a distance of 60.00 feet to a point on the westerly right-of-way line of SW Boones Ferry Road 30.00 feet from the centerline thereof, when measured at right angles;

Thence along said westerly right-of-way line North $17^{\circ}06'17''$ East a distance of 176.90 feet to a point;

Thence continuing along said westerly right-of-way line 260.91 feet through the arc of a 869.50 foot radius curve to the left, said curve having a central angle of $17^{\circ}11'34''$, a chord bearing of North $08^{\circ}30'30''$ East and a chord length of 259.93 feet to a point;

Thence continuing along said westerly right-of-way line North $00^{\circ}05'17''$ West a distance of 1206.33 feet, more or less to the northerly line of the southwest $\frac{1}{4}$ of said Section 35;

Thence along the northerly line of said southwest $\frac{1}{4}$, North $89^{\circ}41'31''$ East a distance of 30.00 feet to the Point of Beginning.

EXCEPTING THEREFROM a tract of land located in the southwest and southeast $\frac{1}{4}$ of Section 35, Township 2 South, Range 1 West, Willamette Meridian, Washington County, Oregon, being that portion of the property conveyed to Thomas J. Re and Kathryn S. Re, Husband and Wife by Warranty Deed recorded September 15, 2003 as Document No. 2003-156709, Deed Records of Washington County, Oregon, lying easterly of the easterly right-of-way line of SW Boones Ferry Road and more particularly described as follows:

Commencing at the northwest corner of said southeast $\frac{1}{4}$; thence along the westerly line of said southeast $\frac{1}{4}$, South $00^{\circ}05'17''$ East a distance of 1024.86 feet, more or less to the northwest corner of said Re property; thence along the northerly line of said Re property North $89^{\circ}36'07''$ East a distance of 30.00 feet to a point on said easterly right-of-way line and the Point of Beginning.

Thence continuing along the northerly line of said Re property North $89^{\circ}36'07''$ East a distance of 349.92 feet, more or less, to the northeast corner thereof;

Thence along the easterly line of said Re property South $00^{\circ}06'08''$ East a distance of 574.95 feet, more or less, to the southeast corner thereof;

Thence along the southerly line of said Re property South $89^{\circ}36'05''$ West a distance of 428.38 feet, more or less, to its intersection with said easterly right-of-way line;

Thence along said easterly right-of-way line North $17^{\circ}06'17''$ East a distance of 124.44 feet to a point;

Thence continuing along said easterly right-of-way line 278.92 feet through the arc of a 329.50 foot radius circular curve to the left, said curve having a central angle of $17^{\circ}11'34''$, a chord bearing of North $08^{\circ}30'30''$ East and a chord length of 277.87 feet to a point;

Thence continuing along said easterly right-of-way line North $00^{\circ}05'17''$ West a distance of 181.75 feet to the point of beginning.



administrative offices
po box 2690
23370 sw boones ferry road
tualatin, or 97062
503.612.6688
www.horizoncommunity.church

Date: 07/24/2015

To: City Of Tualatin

From: Horizon Community Church

RE: Tree preservation plan, site grading and utilities at 23370 SW Boones Ferry Rd

- 1) There are No trees to be removed as a result of the modular building installation.
- 2) There is an existing gravel pad the size of the modular building so no site grading will be necessary.
- 3) All utilities are existing in ground, stubbed to the site area.
- 4) Landscaping will consist of 6' grass buffer at building.

Regards,

Scott Platt, Facilities Director



10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.404-2135 F: 503.682-9004 republicservices.com

July 28, 2015

Scott Platt

Re: Horizon School Modular Building

Dear Scott;

Thank you, for sending me the site plans for the additional modular buildings that will be placed on the Horizon Campus 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 services and recycling services as needed on a weekly basis for this location.

I do not see any interference of where the buildings are going to be placed that will affect your garbage & recycling services.

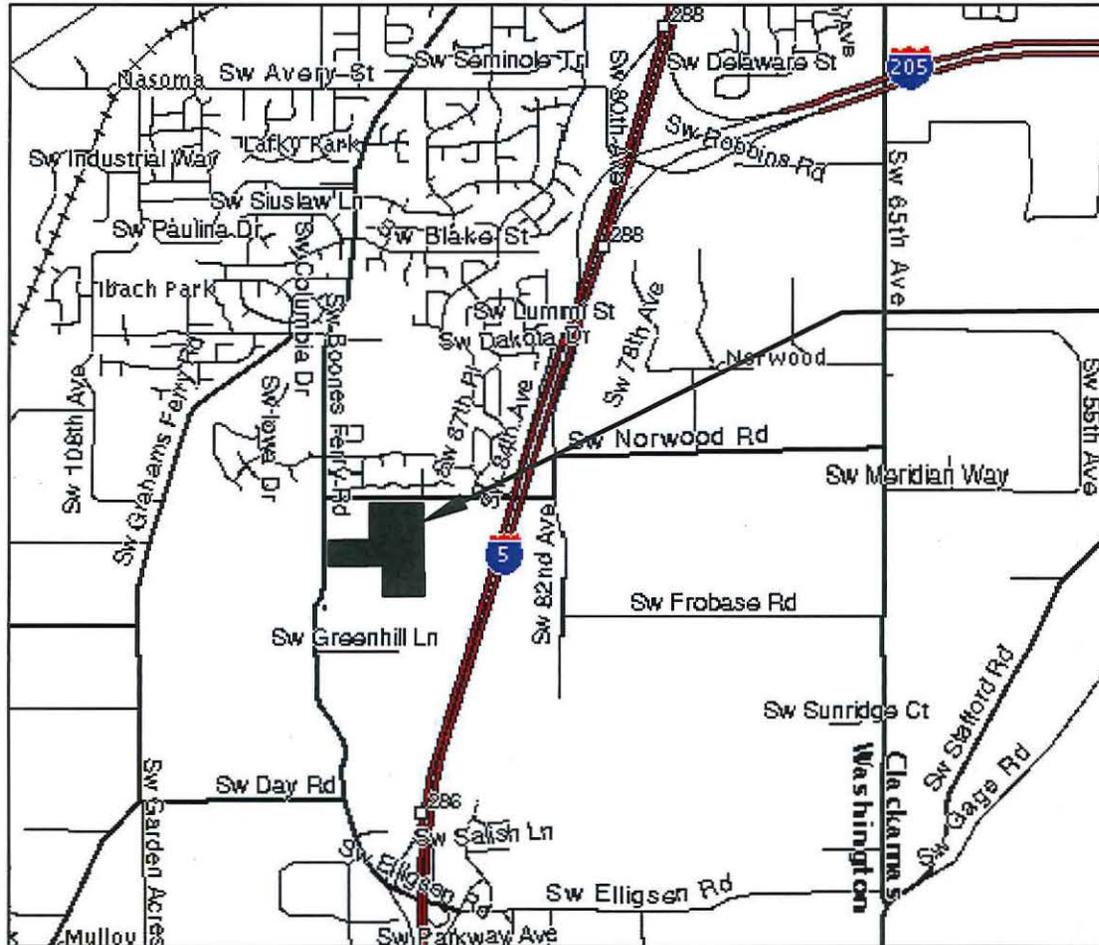
Thanks for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in cursive script that reads "Frank J. Lonergan".

Frank J. Lonergan
Operations Manager
Republic Services Inc.

VICINITY MAP



**SITE
LOCATION**

Proposed New Construction For:

HORIZON COMMUNITY CHURCH

MODULAR CLASSROOM #4
WASHINGTON COUNTY, OREGON



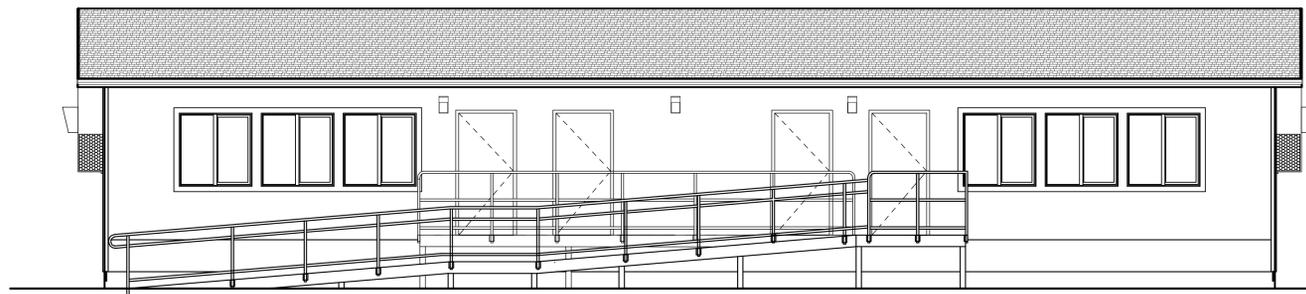
dba DAVID BISSETT
ARCHITECT PC
503.341.4445 davidb@dbaarch.com
www.DBAarch.com

COVER SHEET
HORIZON COMMUNITY CHURCH & SCHOOL
MODULAR CLASSROOM #4
23620 SW BOONES FERRY ROAD
TUALATIN, OREGON 97062

MATERIALS

	EARTH		WOOD FRAMING (THROUGH MEMBER)
	SAND / MORTAR PLASTER		WOOD BLOCKING (INTERRUPTED MEMBER)
	CONCRETE		PLYWOOD
	BRICK / VENEER CMU		ACOUSTIC TILE / BOARD
	CONCRETE MASONRY UNIT		GYPSUM BOARD
	METAL		BATT INSULATION
	FINISH WOOD		RIGID INSULATION

ELEVATIONS



INDEX OF SHEETS

NO.	DESCRIPTION
C6	COVER SHEET
A1.0	FULL SITE PLAN
A1.1	SITE PLAN - UTILITY PLAN
A2.1	PLANS MOD. #4
A2.2	ELEVATIONS & DETAILS MOD. #4

ATTACHMENTS
MODERN BUILDING SYSTEMS, INC DRAWINGS:
2015-AR-34 (MODULAR CLASSROOM #4)

PROJECT TEAM

ARCHITECT:
DAVID BISSETT ARCHITECT PC
10340 SW BARNES RD, #101
PORTLAND, OR 97225
PH: (503) 341-4445

OWNER
HORIZON COMMUNITY CHURCH
& SCHOOL
2362 SW BOONES FERRY ROAD
TUALATIN, OR 97062
PH: (503) 129-0173

MODULAR BUILDER
MODERN BUILDING SYSTEMS, INC.
9493 PORTER ROAD
P.O. BOX 110
AUMSVILLE, OR 97325
PH: (503) 149-4949
FAX: (503) 149-4950

Revisions

Drawn By MAF	Checked By DB
Project Number 15-1039	
Issue Date 05-22-15	
Drawing File Name	

Sheet Number
MR-SHEETS

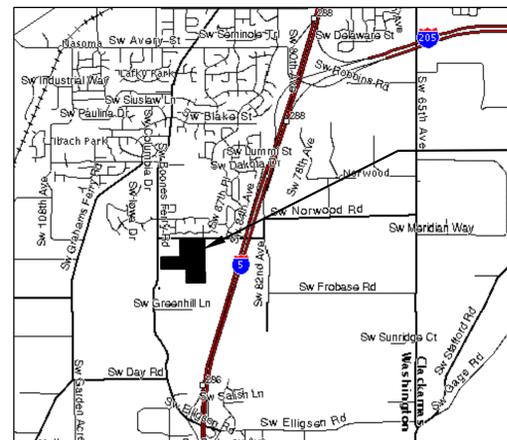
C6

DBArch Copyright 2015

SYMBOLS

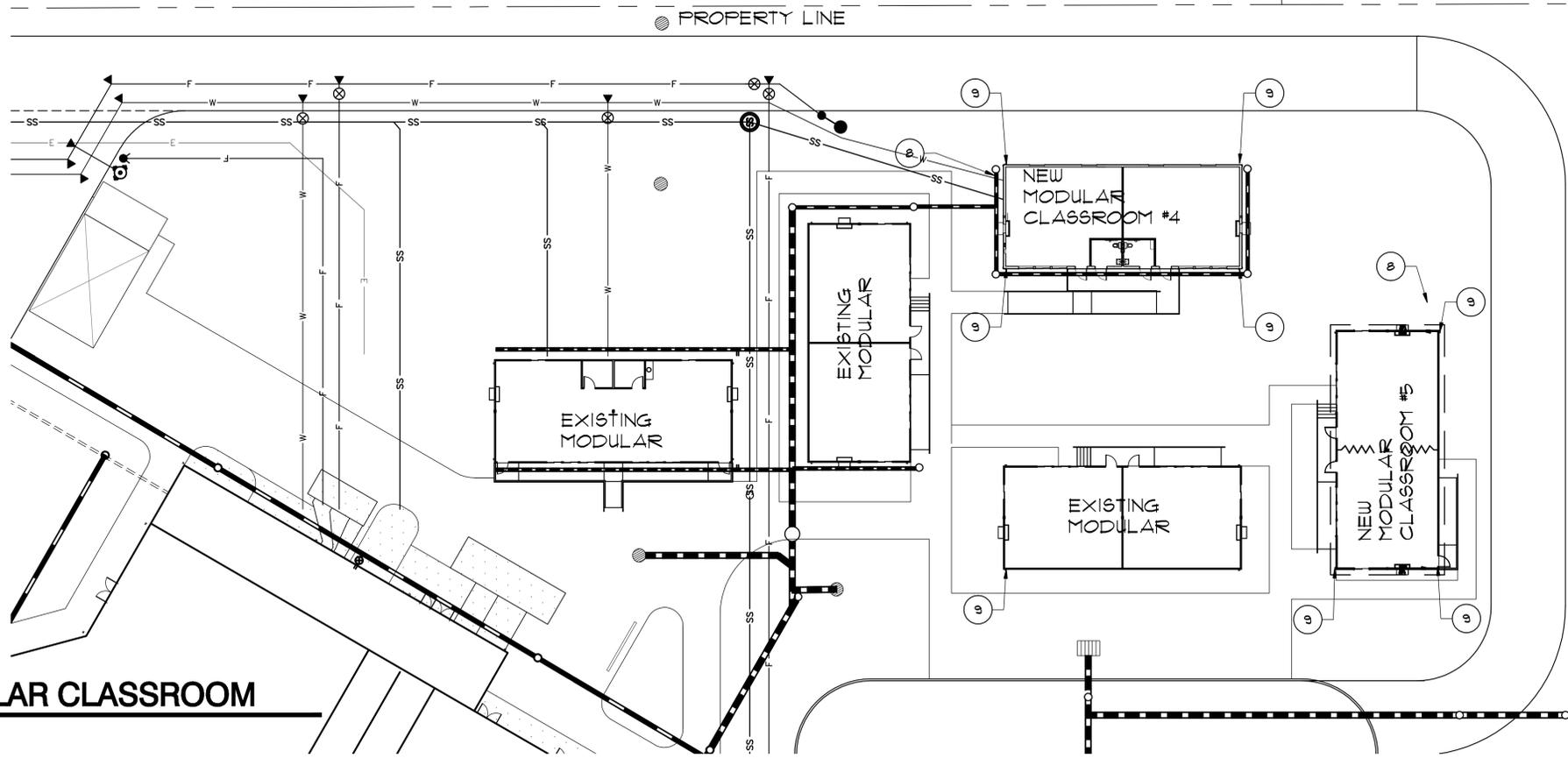
	DETAIL NUMBER		NUMBER
	SHEET WHERE DETAIL IS DRAWN		LETTER FOR WINDOW
DETAIL		WINDOW	
	SECTION NUMBER		REVISION NUMBER
	SHEET WHERE SECTION IS DRAWN		AREA TO BE DETAILED OR ENLARGED
SECTION		DETAIL - ENLARGED PLAN	
	ELEVATION LETTER		ELEVATION NUMBER
	INTERIOR ELEVATION KEY		SHEET WHERE ELEVATION IS DRAWN
	ROOM NUMBER		ELEVATION TAG
	LOCATION OF DETAIL ON SHEET WHERE IT IS DRAWN		WALL TYPE
DRAWING NAME			
DRAWING TITLE			

VICINITY MAP



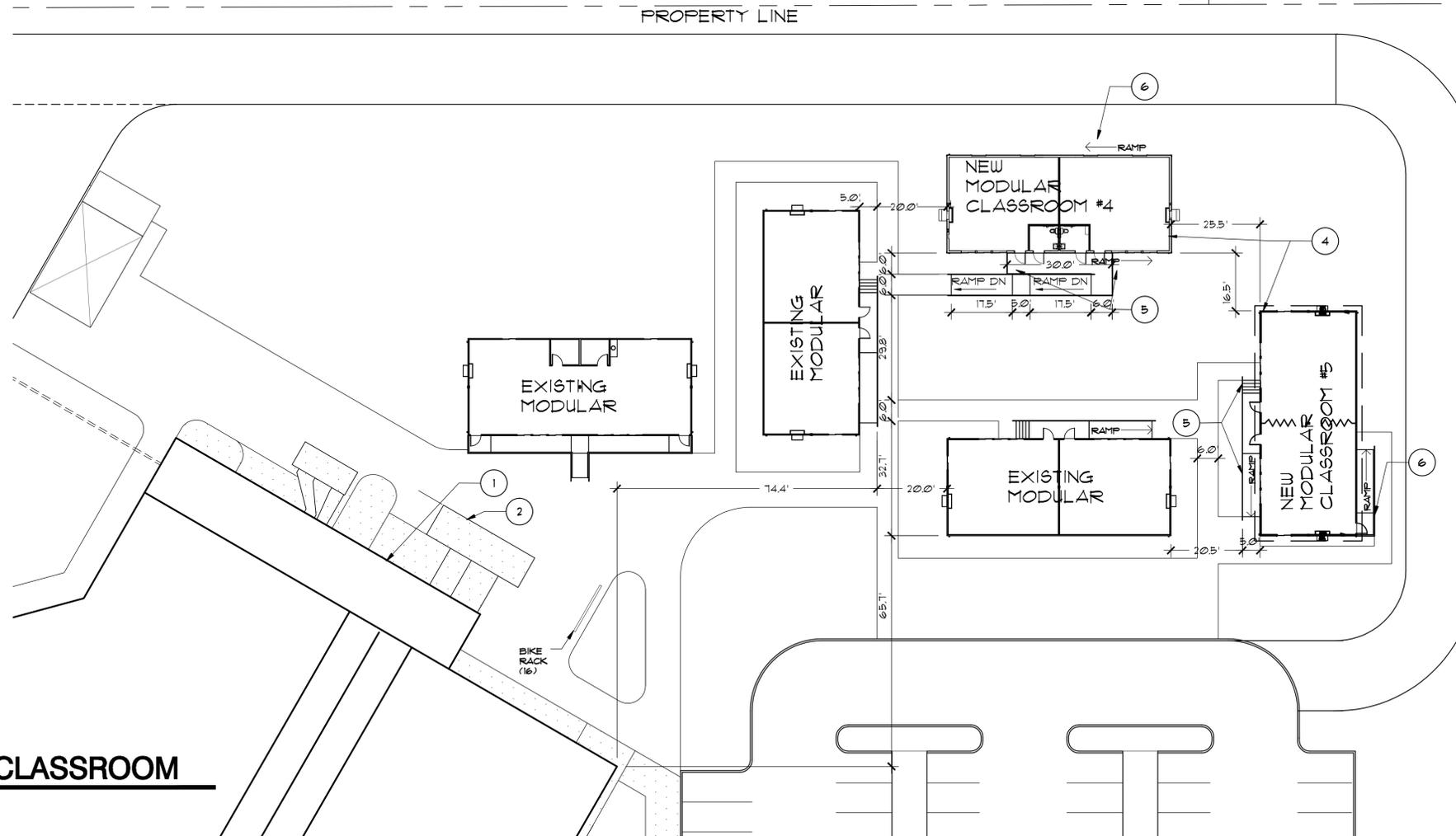
**SITE
LOCATION**

MODULAR CLASSROOM #4
BUILDING PERMIT
SUBMITTAL



UTILITY PLAN - MODULAR CLASSROOM

1" = 20'



SITE PLAN - MODULAR CLASSROOM

1" = 20'

KEYNOTES

- 1 WALL OF EXISTING BUILDING #3.
- 2 EXISTING HVAC UNIT ON CONC. PAD.
- 3 NOT USED
- 4 MODULAR CLASSROOM #4 AND 5, SEE ATTACHED MODERN BUILDING SYSTEMS, INC. (2006-HE-59) PLANS & SPECIFICATIONS FOR CONSTRUCTION DRAWINGS.
- 5 ADA RAMP AND ACCESS STAIRS, SEE SHEET A2.1 & A2.2 FOR ENLARGED PLANS AND DETAILS.
- 6 ADA RAMP, SEE SHEET A2.1 & A2.2 FOR ENLARGED PLANS AND DETAILS.
- 7 NOT USED
- 8 PROVIDE ELECTRICAL POWER CONNECTION TO MODULAR PANEL: 120 / 240V / 225A SINGLE PHASE W/ 2" STUB-OUT AS NEEDED.
- 9 DOWNSPOUTS - CONNECT TO EXISTING STORY SEWER SYSTEM.



dba DAVID BISSETT ARCHITECT PC
 503.341.4445 davidb@dbaarch.com
 www.dbaarch.com

SITE PLAN - UTILITY PLAN
 HORIZON COMMUNITY CHURCH & SCHOOL
 MODULAR CLASSROOM #4
 23620 SW BOONES FERRY ROAD
 TUALATIN, OREGON 97062

Revisions

NO.	DATE	DESCRIPTION

Drawn By MAF	Checked By DB
Project Number 15-1039	
Issue Date 05-22-15	
Drawing File Name	

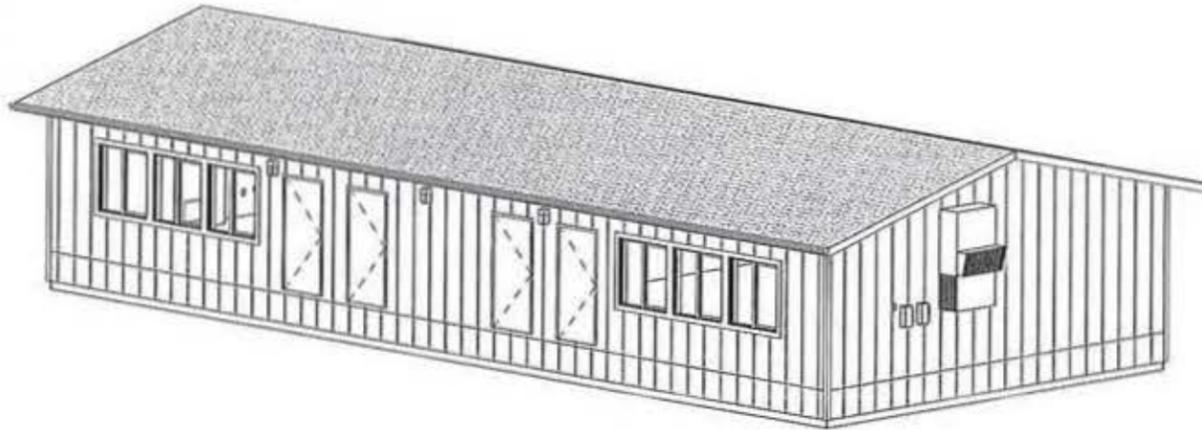
Sheet Number

A11

**MODULAR CLASSROOM #4 AND 5
 BUILDING PERMIT
 SUBMITTAL**

HORIZON CHRISTIAN

28' x 64' MODULAR CLASSROOM

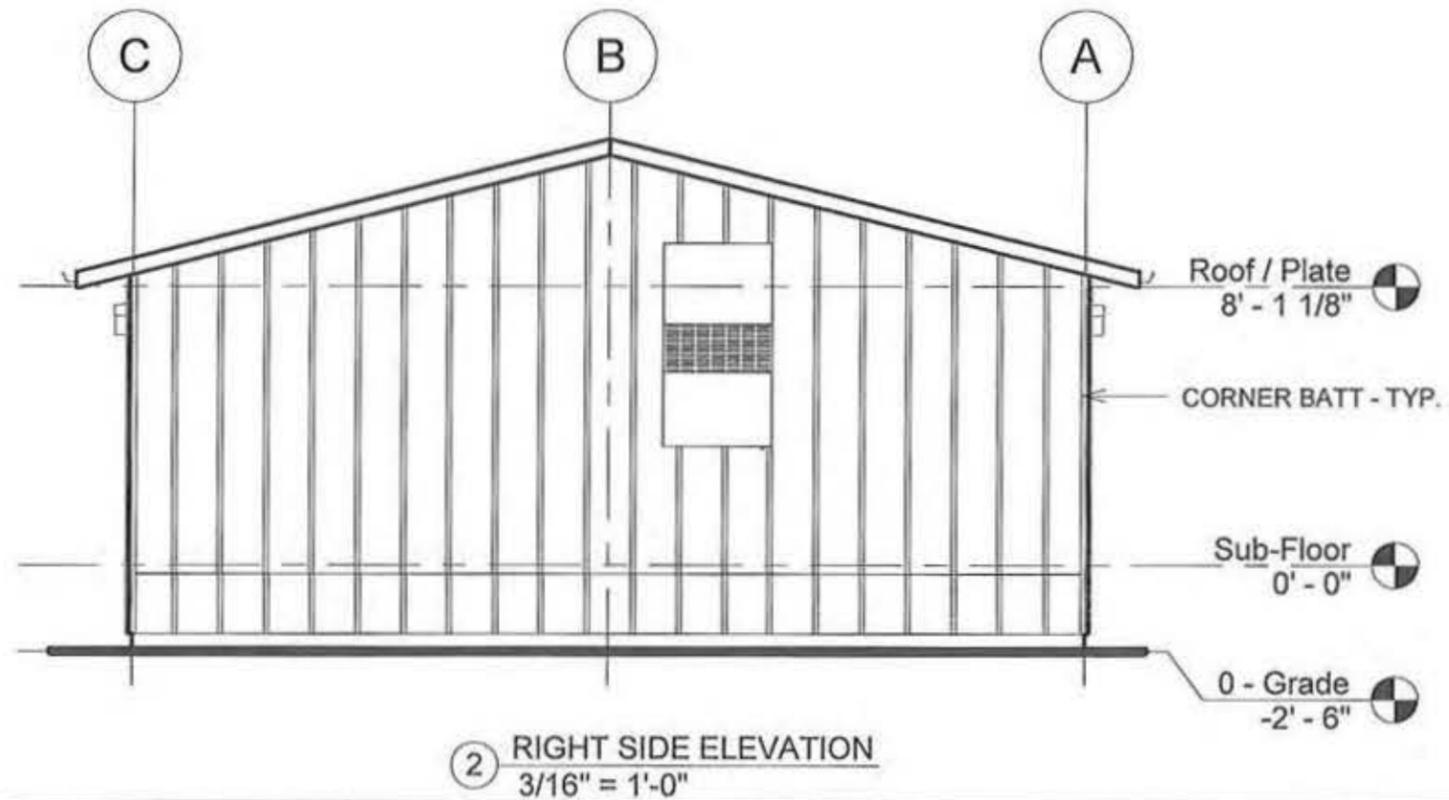
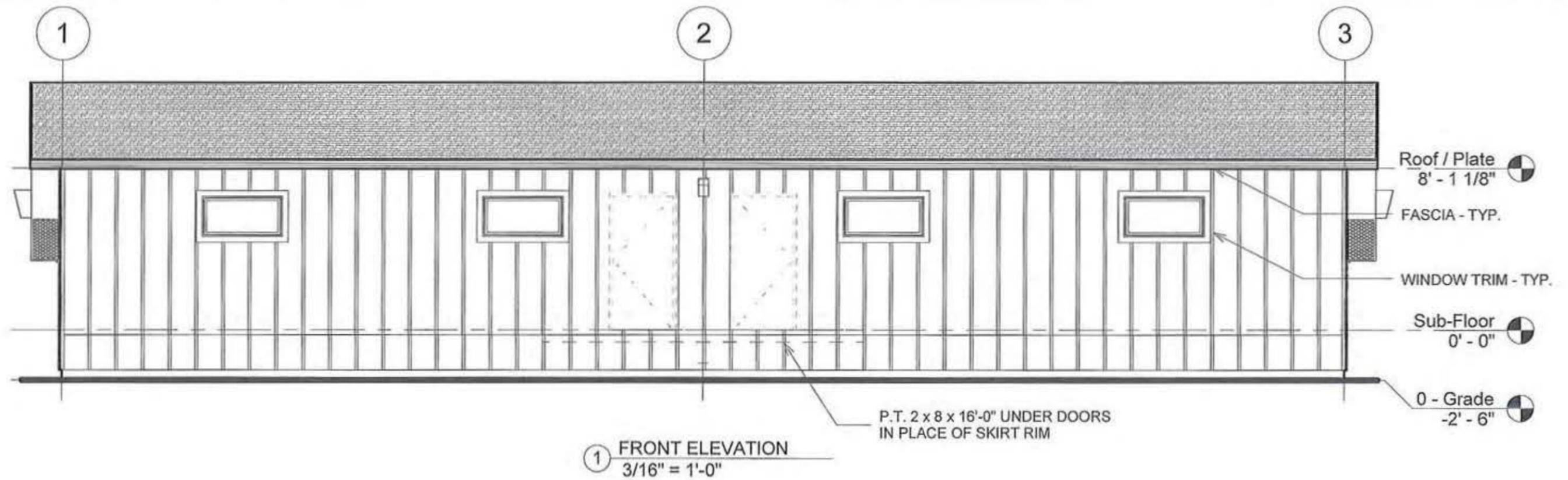


SHEET INDEX

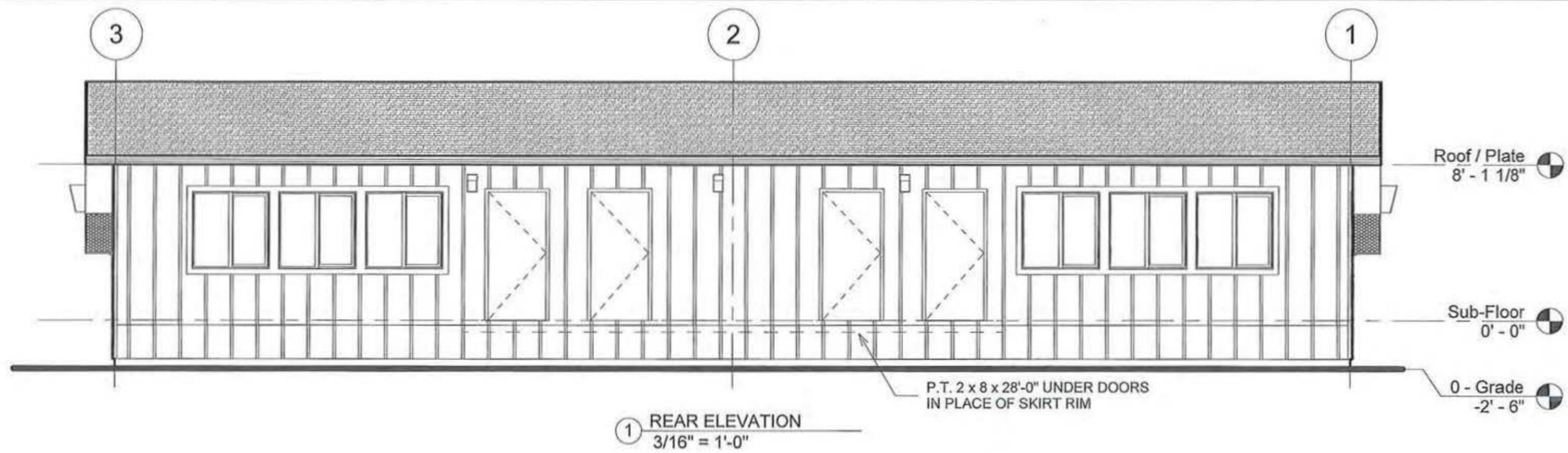
SHT. NO.	SHEET NAME	Current Rev.	Rev Issued By	Checked By
A 0.0	COVER SHEET			KR
A 0.1	GENERAL NOTES			KR
A 0.2	ENERGY CODE NOTES			KR
A 1.0	FLOOR PLAN			KR
A 1.1	REFLECTED CEILING PLAN			KR
A 1.2	ROOF PLAN (NOT USED)			
A 2.0	EXTERIOR ELEVATIONS			KR
A 2.1	EXTERIOR ELEVATIONS			KR
A 3.0	FINISH PLAN (NOT USED)			
A 3.1	FINISH NOTES			KR
A 3.2	SCHEDULES			KR
A 3.3	DATA SCHEDULES			KR
A 4.0	INTERIOR ELEVATIONS			KR
A 5.0	DETAILS			KR
A 5.1	DETAILS			KR
S 1.0	FOUNDATION PLAN			KR
S 2.0	FRAMING PLAN (NOT USED)			
S 3.0	BUILDING SECTIONS			KR
S 4.0	FOUNDATION NOTES & DETAILS			KR
S 4.1	FOUNDATION DETAILS			KR
S 4.2	FOUNDATION DETAILS			KR
S 4.3	DETAILS			KR
S 4.4	DETAILS			KR
S 4.5	DETAILS			KR
E 0.1	ELECTRICAL LEGEND & NOTES			KR
E 1.0	ELECTRICAL PLAN			KR
E 2.0	LIGHTING PLAN			KR
E 3.0	ELEC. PANELS & LOAD CALCS.			KR
M 0.1	HVAC NOTES & LEGEND			KR
M 1.0	HVAC PLAN			KR
P 1.0	PLUMBING NOTES & ISOMETRICS			KR



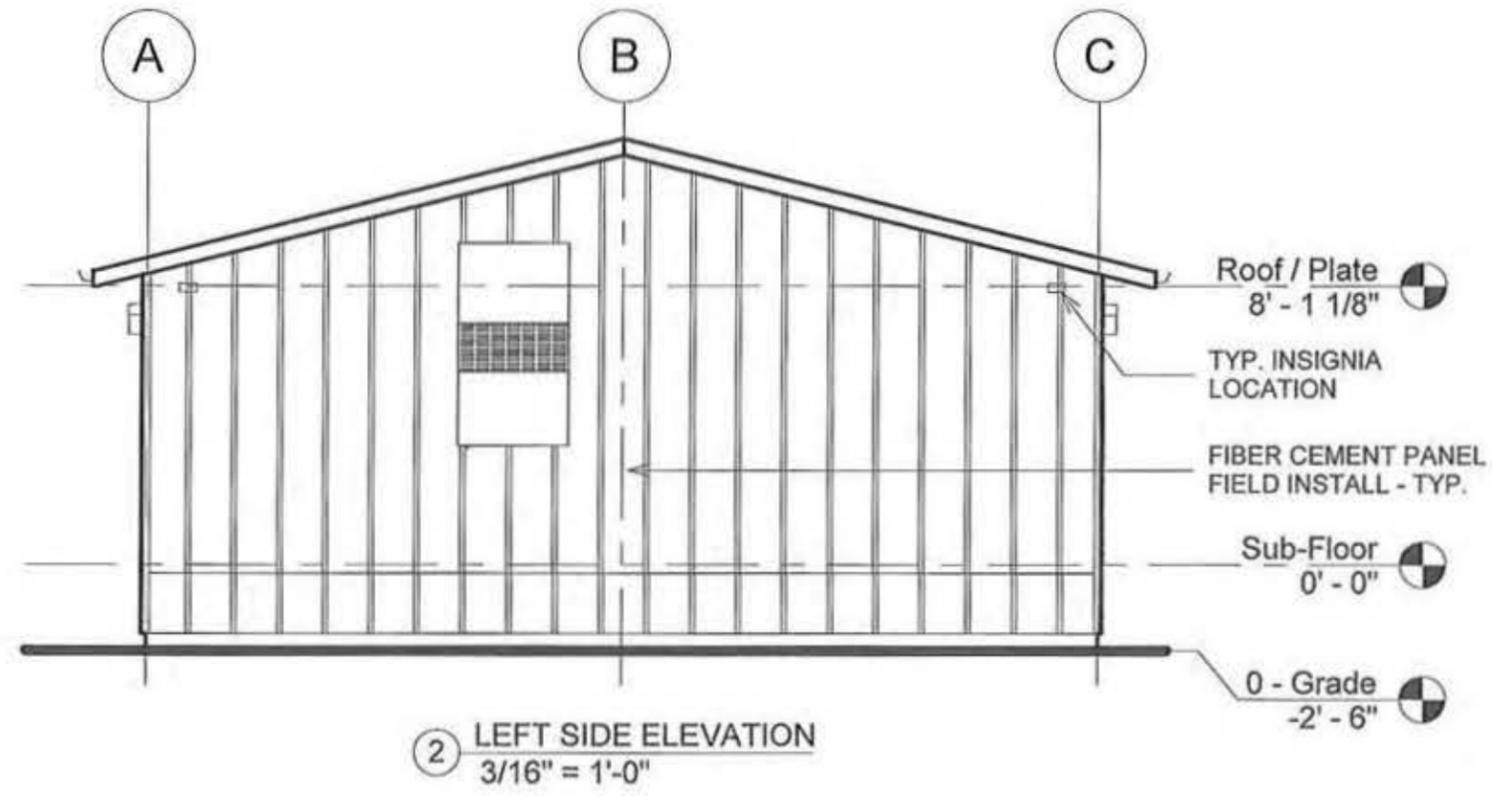
REV.	DESCRIPTION	DATE	BY	<p>REUSE OF DOCUMENTS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF MODERN BUILDING SYSTEMS INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER USE OR PROJECT WITHOUT WRITTEN AUTHORIZATION.</p>  <p>MODERN BUILDING SYSTEMS, INC. TELEPHONE: (503) 749-4949 FAX: (503) 749-4950 P.O. BOX 110, 9493 PORTER ROAD, ALJUVILLE, OR 97325 CHECK OUT OUR WEB PAGE: www.modernbuildingsystems.com © MODERN BUILDING SYSTEMS, INC. 2015</p>	SHEET COVER SHEET	JOB# 2015-AR-34
					PROJ. 28' x 64' MODULAR CLASSROOM HORIZON CHRISTIAN	SHEET # A 0.0
					ADDRESS 23370 SW BOONES FERRY RD, TUALATIN, OR 97062	DATE 4/17/15
					DRW SR	



REV.	DESCRIPTION	DATE	BY			SHEET	EXTERIOR ELEVATIONS	JOB#	2015-AR-34
				REUSE OF DOCUMENTS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF MODERN BUILDING SYSTEMS INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER USE OR PROJECT WITHOUT WRITTEN AUTHORIZATION.	MODERN BUILDING SYSTEMS	PROJ.	28' x 64' MODULAR CLASSROOM HORIZON CHRISTIAN	SHEET #	A 2.0
				MODERN BUILDING SYSTEMS, INC. TELEPHONE: (503) 749-4949 FAX: (503) 749-4950 P.O. BOX 110, 9493 PORTER ROAD, AUMSVILLE, OR 97325 CHECK OUT OUR WEB PAGE: www.modernbuildingsystems.com © MODERN BUILDING SYSTEMS, INC. 2015		ADDRESS	23370 SW BOONES FERRY RD, TUALATIN, OR 97062	DRW	SR
								DATE	4/17/15



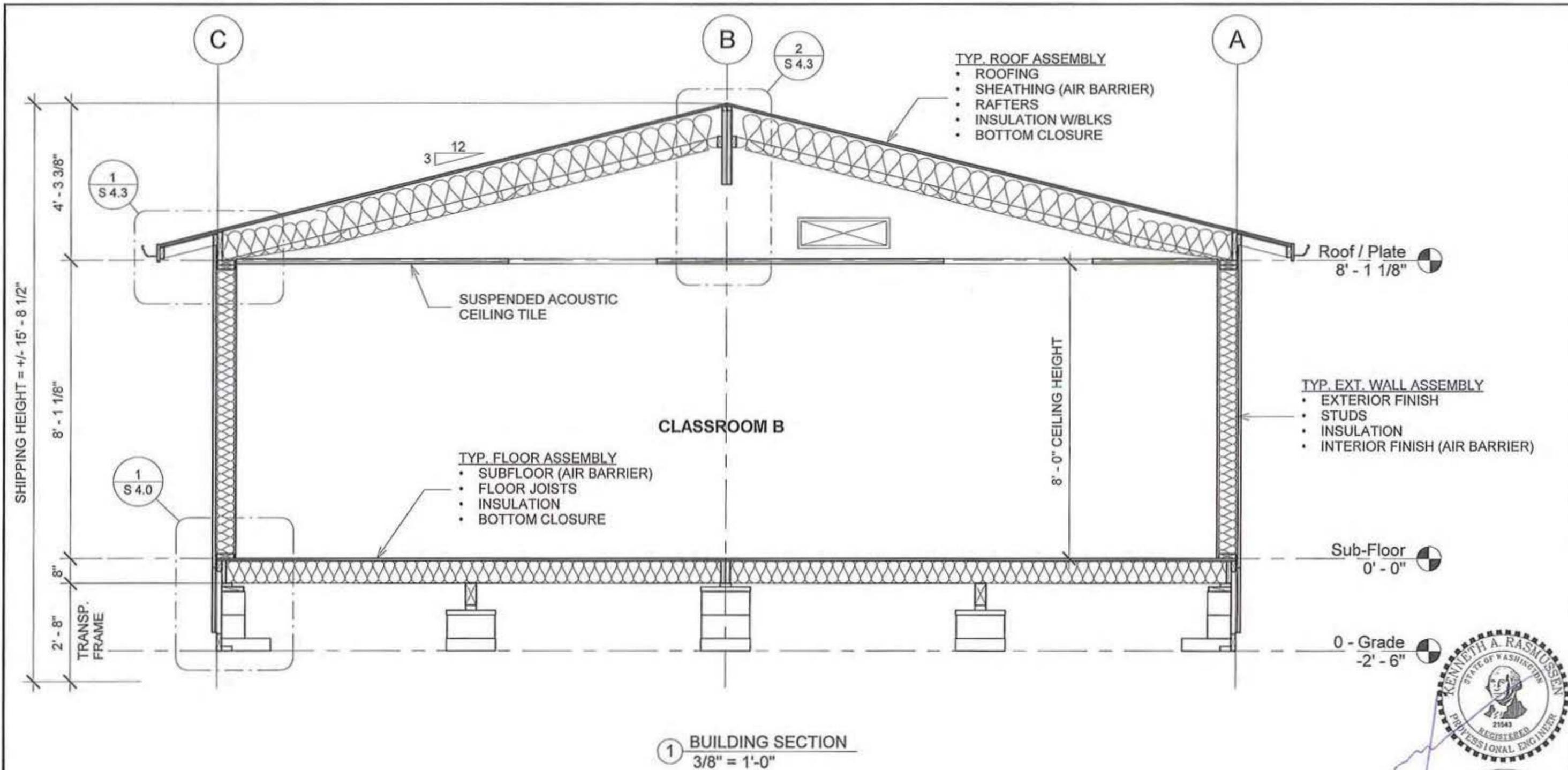
1 REAR ELEVATION
3/16" = 1'-0"



2 LEFT SIDE ELEVATION
3/16" = 1'-0"



REV.	DESCRIPTION	DATE	BY			SHEET	EXTERIOR ELEVATIONS	JOB#	2015-AR-34		
				REUSE OF DOCUMENTS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF MODERN BUILDING SYSTEMS INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER USE OR PROJECT WITHOUT WRITTEN AUTHORIZATION.	 MODERN BUILDING SYSTEMS, INC. TELEPHONE: (503) 746-4949 FAX: (503) 749-4950 P.O. BOX 110, 9493 PORTER ROAD, AUMSVILLE, OR 97325 CHECK OUT OUR WEB PAGE: www.modernbuildingsystems.com © MODERN BUILDING SYSTEMS, INC. 2015	PROJ.	28' x 64' MODULAR CLASSROOM HORIZON CHRISTIAN	SHEET #	A 2.1		
						ADDRESS	23370 SW BOONES FERRY RD, TUALATIN, OR 97062	DRW	SR	DATE	4/17/15



NOTES:

PER C402.4.1.2.3 BUILDING TEST. THE COMPLETED BUILDING SHALL BE TESTED AND AIR LEAKAGE RATE OF THE BUILDING ENVELOPE SHALL NOT EXCEED 0.40 CFM/SQ. FT. AT A PRESSURE DIFFERENTIAL OF 0.3 INCHES OF WATER GAUGE IN ACCORDANCE WITH ASTM E 779 OR AN EQUIVALENT METHOD APPROVED BY THE CODE OFFICIAL.

THE AIR BARRIER SHALL BE CONTINUOUS FOR THE THERMAL ENVELOPE & ACROSS THE JOINTS & ASSEMBLIES. JOINTS & SEAMS SHALL BE SEALED, INCLUDING SEALING TRANSITIONS IN PLACES & CHANGES IN MATERIALS. PENETRATIONS OF THE AIR BARRIER & PATHS OF AIR LEAKAGE SHALL BE CAULKED, GASKETED, OR OTHERWISE SEALED IN A MANNER COMPATIBLE WITH THE CONSTRUCTION MATERIALS & LOCATION



REV.	DESCRIPTION	DATE	BY	REUSE OF DOCUMENTS THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN ARE THE PROPERTY OF MODERN BUILDING SYSTEMS INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER USE OR PROJECT WITHOUT WRITTEN AUTHORIZATION.	MODERN BUILDING SYSTEMS MODERN BUILDING SYSTEMS, INC. TELEPHONE: (503) 748-4949 FAX: (503) 748-4950 P.O. BOX 110, 9483 PORTER ROAD, AMMSVILLE, OR 97325 CHECK OUT OUR WEB PAGE: www.modernbuildingsystems.com © MODERN BUILDING SYSTEMS, INC. 2015	SHEET BUILDING SECTIONS	JOB# 2015-AR-34	
						PROJ. 28' x 64' MODULAR CLASSROOM HORIZON CHRISTIAN	SHEET# S 3.0	
						ADDRESS 23370 SW BOONES FERRY RD, TUALATIN, OR 97062	DRW SR	DATE 4/17/15

1

LIGHTING PLAN NOTES

OCCUPANCY SENSOR(S) IN EACH ROOM WILL BE WIRED TO CONTROL ALL LIGHT FIXTURES IN THAT ROOM.

LIGHT WIRING AS SHOWN IS FOR GENERAL CONTROL CLARIFICATION ONLY. ACTUAL WIRING FOR CONTROLS (I.E.: SWITCHES, OCCUPANCY SENSORS AND DAYLIGHT SENSORS) SHALL BE PER CONTROL MANUFACTURER'S SPECIFICATIONS AND AS NECESSARY TO MEET THE CODE REQUIREMENTS FOR EACH CONTROL AND THE LIGHT FIXTURES CONNECTED TO IT.

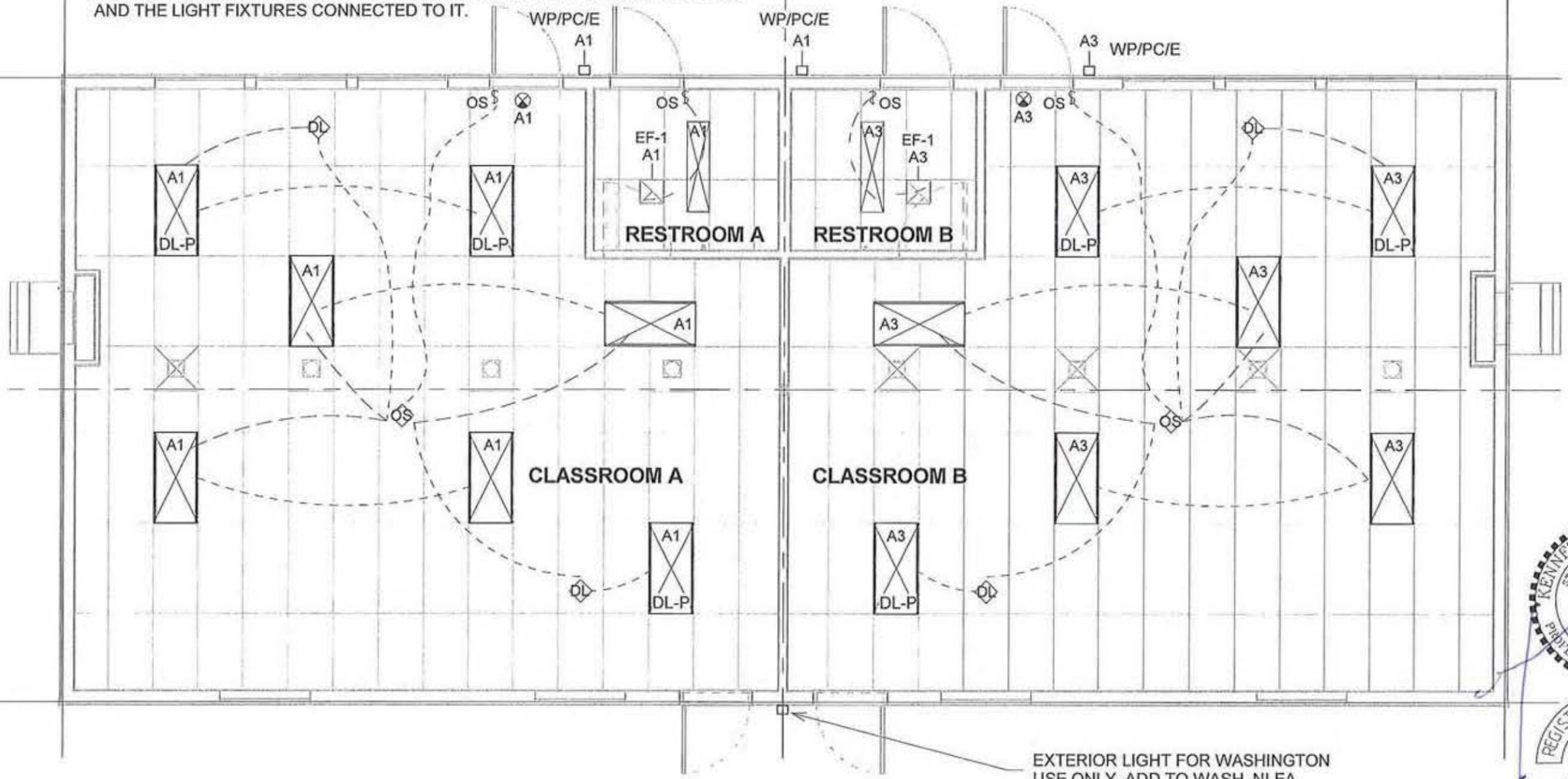
2

3

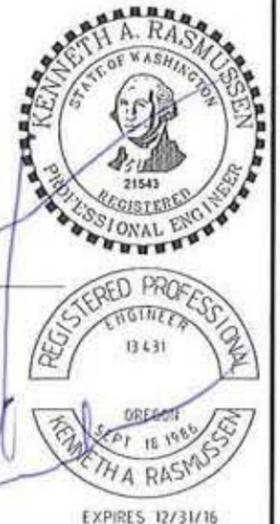
A

B

C



1 LIGHTING PLAN
3/16" = 1'-0"



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						PROJ.	28' x 64' MODULAR CLASSROOM HORIZON CHRISTIAN		SHEET #	E 2.0		
						ADDRESS	23370 SW BOONES FERRY RD, TUALATIN, OR 97062		DRW	SR	DATE	4/17/15













MEMORANDUM

Date: August 20, 2015

To: Colin Cortes, Assistant Planner, City of Tualatin

From: Jackie Sue Humphreys, Clean Water Services (the District)

Subject: Horizon Community Church Modular Classroom, AR-15-0020, 2S135D000106

Please include the following comments when writing your conditions of approval:

PRIOR TO ANY WORK ON THE SITE

A Clean Water Services (the District) Storm Water Connection Permit Authorization must be obtained. Application for the District's Permit Authorization must be in accordance with the requirements of the Design and Construction Standards, Resolution and Order No. 07-20, (or current R&O in effect at time of Engineering plan submittal), and is to include:

- a. Detailed plans prepared in accordance with Chapter 2, Section 2.04.2.b-1.
- b. Detailed grading and erosion control plan. An Erosion Control Permit will be required. Area of Disturbance must be clearly identified on submitted construction plans.
- c. Detailed plans showing each lot within the development having direct access by gravity to public storm and sanitary sewer.
- d. Provisions for water quality in accordance with the requirements of the above named design standards. Water Quality is required for all new development and redevelopment areas per R&O 07-20, Section 4.05.5, Table 4-1. Access shall be provided for maintenance of facility per R&O 07-20, Section 4.02.4.
- e. If use of an existing, offsite or regional Water Quality Facility is proposed, it must be clearly identified on plans, showing its location, condition, capacity to treat this site and, any additional improvements and/or upgrades that may be needed to utilize that facility.

- f. If private lot LIDA systems proposed, must comply with the current CWS Design and Construction Standards. A private maintenance agreement, for the proposed private lot LIDA systems, needs to be provided to the City for review and acceptance.
- g. Show all existing and proposed easements on plans. Any required storm sewer, sanitary sewer, and water quality related easements must be granted to the City.
- h. Any proposed offsite construction activities will require an update or amendment to the current Service Provider Letter for this project.

CONCLUSION

This Land Use Review does not constitute the District's approval of storm or sanitary sewer compliance to the NPDES permit held by the District. The District, prior to issuance of any connection permits, must approve final construction plans and drainage calculations.

Colin Cortes

From: Darby, Ty M. [Ty.Darby@tvfr.com]
Sent: Tuesday, August 11, 2015 4:05 PM
To: Colin Cortes
Subject: RE: Notice of Application Submittal - AR-15-0020 - Horizon Community Church Modular Classroom - 23370 SW Boones Ferry Rd - Comments Due 8/25/15

Colin,

The existing onsite fire apparatus access is acceptable for the proposed modular structure. The Fire District has no further comment.

Thank you.

Ty Darby | Deputy Fire Marshal

Tualatin Valley Fire & Rescue
Direct: 503-259-1409
www.tvfr.com

From: Lynette Sanford [<mailto:LSanford@ci.tualatin.or.us>]
Sent: Tuesday, August 11, 2015 12:38 PM
To: City of Wilsonville; City of Wilsonville; Clean Water Services; Frontier Communications; NW Natural Gas; ODOT; PGE; PGE; PGE; PGE-Ken Spencer; Republic Services; Sherwood School District; Tri Met; Darby, Ty M.; US Postal Service; Washington County - Naomi Vogel; WCCCA; Alice Cannon; Aquilla Hurd-Ravich; Ben Bryant; Don Hudson; Jerald Postema; Jim Sayers; Kelsey Lewis; Kent Barker; Linda Moholt; Linda Odermott; Martin Loring; Matt Peckinpah; Mick Wilson; Paul Hennon; Rich Mueller; Sean Brady; Sherilyn Lombos; Tom Scott; Tom Steiger; Tony Doran
Cc: Colin Cortes; Ginny Kirby
Subject: Notice of Application Submittal - AR-15-0020 - Horizon Community Church Modular Classroom - 23370 SW Boones Ferry Rd - Comments Due 8/25/15

We've received an application for an Architectural Review (AR-15-0020) from Horizon Community Church to install a modular classroom building on a portion of the Horizon Community Church campus. This is located at 23370 SW Boones Ferry Rd, TLID 2S136D00106.

You may view the application materials on our web page: <http://www.tualatinoregon.gov/planning/ar-15-0020-horizon-community-church-modular-classroom>

Lynette Sanford

Office Coordinator
City of Tualatin | Planning Division
503.691.3026 | www.tualatinoregon.gov



MEMORANDUM

CITY OF TUALATIN

DATE: September 15, 2015

TO: Colin Cortes
Assistant Planner

FROM: Tony Doran
Engineering Associate

SUBJECT: AR15-0020, HORIZON COMMUNITY CHURCH MODULAR
CLASSROOM

No PFR is needed based on the following:

- The proposed development's impervious area flows to approved drywells onsite.
- There are no proposed connections to public sanitary sewer, stormwater lines, or water.
- This development does not affect the 100-year floodplain.

If you have any questions, please contact me at ext 3035.