



WASHINGTON COUNTY

OREGON

August 31, 2022

To: Steven Regner – Senior Planner

From: Naomi Vogel – Associate Planner

RE: Scholls Ferry Apartments
City File Number: DR2022-0046 / TP2022-0007 / VAR2022-0001
County File Number: CP 21-906
Tax Map and Lot Number: 2S105BA00200
Location: 15584 SW Scholls Ferry Road

Washington County Department of Land Use and Transportation has reviewed this development application for a 96-unit apartment complex within two (2) buildings and access via SW Bunting Street and SW Winterhawk Lane. Access to SW Scholls Ferry Road is not proposed.

A Traffic Impact Analysis ETRC (March 2022) was submitted in accordance with Washington County R&O 86-95, "Determining Traffic Safety Improvements" for developments. County staff has reviewed the TIA and concurs with the findings of the analysis.

I. PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT BY THE CITY OF BEAVERTON, THE APPLICANT SHALL COMPLETE THE FOLLOWING:

- A. The applicant shall obtain a County Right-of-Way permit (Operations Division – 503.846.7623) for removal of the existing driveway and all other work proposed within the right-of-way of SW Scholls Ferry Road.**
- B. The following shall be recorded with Washington County (Contact John Kidd - Survey Division @ 503.846.7932):**
 - 1. Dedication of additional right-of-way to provide 51 feet from the centerline of SW Scholls Ferry Road.**

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

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

2. Provision of a non-access reservation along the site's SW Scholls Ferry Road frontage.

II. PRIOR TO ISSUANCE OF OCCUPANCY BY THE CITY OF BEAVERTON:

- A. All public improvements noted above shall be approved and accepted by Washington County, including dedication of right-of-way.

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

Cc: Survey Division
Operations Division
Transportation File