



April 1, 2022

**To: Brittany Gada – Associate Planner**

**From: Naomi Vogel – Associate Planner**

**RE: Scholls Heights Apartments**

City File Number: **DR2021-0163**

**County File Number: CP22-904**

Tax Map and Lot Number: **2S2010004200**

Location: **SW Scholls Ferry Road/SW Tile Flat Road**

Washington County Department of Land Use and Transportation has reviewed the above noted development application for construction of 216 multi-family units within 8 buildings (Lot 11 of South Cooper Mountain Scholls Heights – South Phase). Access to the site will be via approved City Streets (Street N and Street P) that access directly onto Tile Flat Road and Scholls Ferry Road, County-maintained roads. Frontage improvements on Scholls Ferry Road and Tile Flat Road are under construction by others via County Facility Permit #17920.

#### **CONDITIONS OF APPROVAL**

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

A. Obtain a **Washington County** Right-of Way Permit(s) from the Operations Division (503.846.7623) via the **Public Permitting and Services Portal** (WashCoORACA.com) for temporary construction access, if proposed directly to County-maintained road sections. Include the following items with the application submittal:

- Preliminary/Final Sight Distance Certification.
- Traffic Control/Circulation Plan.
- Trip Generation estimate.

**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](http://www.co.washington.or.us/lut) • [lutops@co.washington.or.us](mailto:lutops@co.washington.or.us)

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

Cc: Operations Division (Permits Section)  
Traffic Section  
Transportation File