



12725 SW Millikan Way, P.O. Box 4755, Beaverton, OR 97076 [www.beavertonoregon.gov](http://www.beavertonoregon.gov)

April 21, 2017

Glen Bolen, Sr. Planner  
Otak, Inc.  
808 SW Third Avenue, Suite 300  
Portland, OR 97204

**Subject: Pre-Application Summary Notes for South Cooper Mtn. Heights PUD Modifications (PA2017-0017)**

Dear Mr. Bolen,

Thank you for attending the Pre-Application Conference held on March 22, 2017. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App but have provided written comments hereto. Please feel free to contact anyone who provided comments. Contact names, telephone numbers and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Freund", is written over the typed name.

Sandra Freund, AICP  
Planning Supervisor/Development Process Coordinator  
(503) 526-3718

# PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

## Prepared for South Cooper Mountain Heights PUD PA 2017-0017, March 22, 2017

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: [www.beavertonoregon.gov](http://www.beavertonoregon.gov). Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

**PRE-APPLICATION CONFERENCE DATE:** March 22, 2017

### PROJECT INFORMATION:

Project Name:	South Cooper Mountain Heights PUD / West Hills Development
Project Description:	Modification of Decision of approved Conditional Use - PUD, and Land Division – Preliminary Subdivision to add ten (10) additional lots. The subject site is within the South Cooper Mountain Community Plan Area.
Property/Deed Owners	Dyches Family, LLC c/o West Hills Development 3330 NW Yeon Avenue, Suite 200, Portland, OR 97210
Site Address:	South Cooper Mountain Heights PUD – SW Scholls Ferry and SW 175 <sup>th</sup> Avenue
Tax Map and Lots:	2S106, AC 00103
Zoning:	City of Beaverton R-7 and R-5
Comp Plan Designation	Standard Density Residential
Site Size:	Approximately 53 acres

### APPLICANT INFORMATION:

Owners Name:	Dyches Family, LLC c/o West Hills Development, Attn: Dan Grimberg 3330 NW Yeon Avenue, Suite 200, Portland, OR 97210
Applicant's Rep:	Otak, Inc., Attn: Glen Bolen 808 SW Third Avenue, Suite 300, Portland, OR 97204 Glen Bolen
Phone / e-mail	503.415.2375/ e-mail: <a href="mailto:glen.bolen@otak.com">glen.bolen@otak.com</a>

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**PREVIOUS LAND USE HISTORY:**

The subject site is within the South Cooper Mountain Community Plan area, which was annexed to the City of Beaverton in January, 2013, and given the City of Beaverton Land Use Designations of Standard Density Residential and Medium Density Residential. The subject property is part of the larger South Cooper Mountain Heights Planned Unit Development, and is proposed to be Phase 2 of the PUD. In January 2016, the Planning Commission approved the development of the South Cooper Mountain Heights PUD, which consisted of the following land use applications: CU2015-0006, DR2015-0071, LD2015-0013, TP2015-0008, and ZMA2015-0006. The approved PUD consists of a 384 lot PUD (271 single family homes, 110 townhomes, and 340 apartment units; totaling 721 dwelling units), with associated streets, open spaces, and park(s).

**SECTION 50.25 (APPLICATION COMPLETENESS):**

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed "complete" that is not accompanied with a continuance to provide staff the necessary time to review the new material.

**APPLICATION FEES:**

Based on the plans and materials provided, staff has identified the potential applications and fees (land use only) as follows:

<b>Conditional Use-Minor Modification</b>	\$704
<b>Land Division - Preliminary Subdivision</b>	\$4,301 + \$99/Lot
<b>Land Division: Final Subdivision</b>	\$1,096

Staff recommends following up with Planning on the site and building design as it progresses to determine the applicable land use applications for the ultimate submittal, as changes in the proposal can require additional or different land use applications than those reviewed at the pre-application conference stage.

\* **See Key Issues/Considerations** for description of applications and associated process. Application fees are subject to change on July 1, 2017. The fees in effect at the time a complete application is received will control.

**SECTION 50.15. CLASSIFICATION OF APPLICATIONS:**

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.2 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses separate code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type which requires the broadest notice and opportunity to participate.

**SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):**

Based on the information presented at the pre-application, a Neighborhood Review Meeting will not be required per Section 50.95.2 *Modification of a Decision*.

**CHAPTER 20 (LAND USES):**

Zoning: See Development Standards of the applicable residential zone in table of 20.10.15.

**CHAPTER 30 (NON-CONFORMING USES):**

Proposal subject to compliance to this chapter?  Yes  No

**CHAPTER 40 (PERMITS & APPLICATIONS):**

Facilities Review Committee review required?  Yes  No

**Please Note:** Applicant's written response to Section 40.03 (Facilities Review) should address each criterion. If response to criterion is "Not Applicable", please explain why the criterion is not applicable.

**Applicable Application Type(s):**

	Application Description	Code Reference	Application Type (process)			
1.	<b>Conditional Use – Minor Modification</b> (Threshold #4) (for the 10-new lots in the PUD)	40.15.15.1.A.4	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
3.	<b>Land Division – Preliminary Subdivision</b> (Threshold #1) (New lots and modification of the LD decision and affected COA's to change the COAs of the approval)	40.15.15.5.A.1	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
4.	<b>Final Land Division</b> (Threshold #1)	40.45.15.8.A.1	<input checked="" type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

**Comments:** In order for your application(s) to be deemed complete, a written statement is necessary, supported by substantial evidence in response to all applicable approval criteria. Your application narrative will need to explain how and why the proposed application will meet the approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

**CHAPTER 60 (SPECIAL REGULATIONS):**

The following special requirements when checked are applicable to your development. Please review special requirements in the preparation of written and plan information for a formal application:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> <b>Section 60.05 (Design Review Principles Standards and Guidelines)</b> | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities)                      |
| <input type="checkbox"/> Section 60.10 (Floodplain Regulations)  | <input checked="" type="checkbox"/> <b>Section 60.15 (Land Division Standards)</b>       |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations)                              | <input type="checkbox"/> Section 60.25 (Off-Street Loading)                              |
| <input checked="" type="checkbox"/> <b>Section 60.30 (Off-Street Parking)</b>                                | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities)                  |
| <input checked="" type="checkbox"/> <b>Section 60.35 (Planned Unit Development)</b>                          | <input type="checkbox"/> Section 60.40 (Sign Regulations)                                |
| <input checked="" type="checkbox"/> <b>Section 60.45 (Solar Access Protection)</b>                           | <input type="checkbox"/> Section 60.50 (Special Use Regulations)                         |
| <input checked="" type="checkbox"/> <b>Section 60.55 (Transportation Facilities)</b>                         | <input checked="" type="checkbox"/> <b>Section 60.60 (Trees and Vegetation)</b>          |
| <input checked="" type="checkbox"/> <b>Section 60.65 (Utility Undergrounding)</b>                            | <input checked="" type="checkbox"/> <b>Section 60.67 (Significant Natural Resources)</b> |
| <input type="checkbox"/> Section 60.70 (Wireless Communication)  |  |

**Comments:** For the application(s) listed above to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above. See *Key Issues / Considerations* herein for additional notes.

For notes concerning 60.55 (Transportation Facilities) in addition to Street Design Standards, including off-street parking calculations, see *Key Issues/Consideration* herein and summary notes prepared by Ken Rencher.

**OTHER DEPARTMENT / AGENCY CONTACTS:**

Your project may require review by other City departments and outside agencies. Staff recommend contacting the following persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended  
contact for  
further  
information  
if checked

Clean Water Services

(CWS not sent copy of Pre-Application materials)

The Clean Water Services (CWS) is the agency that regulates sanitary sewer, storm and surface water management within Washington County and the City of Beaverton. CWS Design and Construction Standards, adopted by Resolution & Order (R&O) 04-09, effective March 1, 2004, establish technical requirements for the design and construction of sanitary and surface water management systems built as part of residential or commercial development. Pursuant to City Development Code Section 50.25.1.F, in order for the application to be deemed complete the applicant is required to submit documentation from CWS stating that water quality will not be adversely affected by the proposal. For most development proposals, CWS typically issues a "Service Provider Letter". Alternatively, CWS may issue a statement indicating no water quality sensitive areas exist on or within 200 feet of the subject site. Development activity subject to CWS review is defined in Section 1.02.14 of the CWS Design & Construction Standards. For more information contact: **Laurie Harris** (503) 681-3639.



**Jeremy Foster**, Tualatin Valley Fire & Rescue  
503 259-1414 / [jeremy.foster@tvfr.com](mailto:jeremy.foster@tvfr.com)

Plans reviewed.



**Brad Roast**, Building, City of Beaverton  
(503) 526-2524 / [broast@beavertonoregon.gov](mailto:broast@beavertonoregon.gov)

Plans reviewed. No comments



**Steve Brennen**, Operations, City of Beaverton  
(503) 526-2200 / [sbrennen@beavertonoregon.gov](mailto:sbrennen@beavertonoregon.gov)

Plans reviewed. No comments.



**Naomi Patibandla**, Site Development, City of Beaverton  
(503) 526-2513 / [npatibandla@beavertonoregon.gov](mailto:npatibandla@beavertonoregon.gov)

Plans reviewed. Written comments attached hereto.



**Ken Rencher**, Transportation, City of Beaverton  
(503) 536-2427 / [krencher@beavertonoregon.gov](mailto:krencher@beavertonoregon.gov)  
 Plans reviewed. Written comments attached hereto.



**Naomi Vogel**, Washington County Land Use and Transportation  
(503) 846-7639 [Naomi\\_Vogel@co.washington.or.us](mailto:Naomi_Vogel@co.washington.or.us)

Plans reviewed.

## KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Applications** In review of the plans and materials submitted for consideration, staff has identified the following land use applications.

**Conditional Use – Minor Modification. (Type 2)** The South Cooper Mountain Heights PUD was approved on January 20, 2016 by the City of Beaverton Planning Commission, for a total of 721 dwelling units over five phases of development. The proposal of 10 additional lots to Phase 2 of the PUD results in a minor modification of the conditional use permit to the PUD. Per Section 40.15.15.1.A *Threshold*, the proposal qualifies under Threshold 4, for a Conditional Use – Minor Modification application, and is supported by Criterion number 4.

**Preliminary Subdivision (Land Division) (Type 2).** A Preliminary Subdivision application is required for the additional 10 lots to the preliminary subdivision, and the conditions of approval which are proposed to be modified and/or deleted. (Section 40.15.15.5.A.1). Preliminary Plats should be provided with the land use application which identify proposed lots, tracts, and streets.

**Final Land Division (Land Division) (Type 1).** A Final Land Division application is required to ensure that the recorded subdivision is consistent with prior approvals. Final Land Divisions may be applied for once utility construction is substantially complete.

2. **Consolidated Application Submittal** As previously stated, Section 50.15.2 of Development Code provides for consolidated processing of multiple applications thereby allowing one decision making body (the Planning Commission) to hear multiple applications at one hearing date. If all applications (and limited land use) are submitted on the same date, staff will prepare one hearing notice for all applications and all applications can be heard by the Planning Commission on the same date. Staff notes that the land use designations and zone(s) must take effect before the city issues a Site Development Permit and/or Building Permit that would allow construction of the site or building improvements associated with the development proposal.
3. **Transportation Impact Analysis (TIA) required** See attached notes provided by Ken Rencher, Associate Planner, City Transportation. Staff recommends the applicant's Traffic Engineer prepare an updated traffic analysis, as outlined in Ken's attached notes. In addition, the applicant will need to provide a Plan which re-evaluates the on-street parking in relation to street trees and driveway distances in Phase 2 of the approved PUD where the additional 10 lots will be located.
4. **Street Design Standards – Modification subject to City Engineer approval** See attached notes prepared by Ken Rencher, Associate Planner, City Transportation. For internal streets affected by the additional 10 lots, the applicant will be required to provide a plan demonstrating that the streets for the development will comply with the applicable standard cross-sections shown in the EDM. With the approval of the South Cooper Mountain Heights Planned Unit Development (CU2015-0006 and LD2015-0013), some of the internal streets were approved to be constructed to the narrower L2 Local Street standard. Others were required to be built to the standard L1 dimensions. With the proposed additional units, the traffic analysis will need to be updated to show that all proposed L2 streets will continue to operate with traffic volumes below the 500 trips per day threshold. If any street segments previously designed to the L2 standard will have more than 500 trips per day, they will need to be redesigned to the L1 standard.

5. **Facilities Review Approval Criteria** Written response to the Facilities Review approval criteria is necessary (Section 40.03 of the Development Code). The applicant's site development engineer should respond to critical facilities and services related to the development (Criterion 1.A)
6. **Parks / Active Open Space.** Open space requirements are identified in the South Cooper Mountain Community Plan (SCMCP) and the Planned Unit Development (PUD) section of 60.35. of the Development Code. Natural Resources identified in the SCMCP are to be preserved and may be counted toward open space requirements. Active Open Space is required for all planned unit developments in accordance with the requirements of Section 60.35. Active Open Space area is to be equal in size to a minimum of 25% of the area identified as natural resource areas in the SCMCP. Active Open Space should be designed in accordance with Section 60.35 of the Development Code.

Staff recommends the applicant review all approved project Open Space, including Active Open Space to be sure the addition of 10 lots is in compliance with the requirements as identified in the SCMCP and the Development Code. Additionally, the applicant is advised to coordinate with THPRD to be sure the additional lots are included in any plans the TRHPRD may have as they relate to the Trails Functional Plan of the 2013 THPRD Comprehensive Plan, in regard to the overall development of the SCM Heights PUD project. Please do not hesitate to contact staff with questions related to the development and calculation of active open space requirements. Please note with phased developments, adequate parks space must be provided in the first phase for the entire development, or open space provided to adequately meet the needs of each phase as it is developed.

7. **Natural Resources.** Natural resources identified in the South Cooper Mountain Community Plan (SCMCP) are to be protected to the maximum extent possible. Resource delineations should be conducted to determine if the additional 10-lots will affect the resources of the project site.
8. **PUD Standards for South Cooper Mountain Plan (SCMCP)** See minimum / maximum lot sizes of the zone based on unit type. A specific (lot-by-lot) summary with updated minimum and maximum density calculations should be provided with the application package, to show that the proposed 10 lots will meet the overall densities of the approved PUD, and are within the allowed range as outlined within the SCMCP and the Table in Section 60.35.25 of the Development Code. Lot sizes are to be identified on the site plan, as well as the resubmittal of a new site plan which shall demonstrate all new lot numbering as a result of the additional 10 lots.
9. **Annexation to THPRD & CWS.** Annexation to THPRD and CWS is typically required. However, because the South Cooper Mountain Heights PUD project has already been through the approval process, staff advises the applicant verify with THPRD and CWS to find out if by adding 10-additional lots, there needs to be an amendment or addendum to the annexation documents if it's already been completed with said agencies.

Annexation to THPRD may not be required if commensurate park facilities are provided in accordance with the standards in the THPRD Waiver of Annexation application, Section 40.90 of the Development Code. Please contact Sambo Kirkman with Washington County Planning (503.846.3593) for information on application, fees and timelines for annexation to THPRD & CWS. Staff suggests making the application as soon as possible to CWS. For information on the THPRD Annexation Waiver please contact planning division staff.



10. **Clean Water Service – Service Provider Letter.** Figure 5 and 8 of the South Cooper Mountain Plan indicate *Wetland/Probable Wetland* to occupy portions of the property. The CWS Service Provider Letter is to be included with materials submitted to the City. CWS may require a set-aside (i.e., creation of buffer tract as part of the subdivision/PUD) to wetlands identified through the site assessment. The applicant's plans should show what changes/improvements are required in response to the Service Provided Letter. Mitigation (if applicable) is to be identified (on-site/off-site). Reports submitted to CWS for the Service Provider Letter are to be provided as part of the materials packaged submitted to the city (e.g., wetlands delineation report/study). All other sensitive-area reports/documents (i.e., for DSL review) are to be provided. Please note it is the applicant's responsibility to check with CWS in regard to the effects, if any, the additional 10 lots will have on their ability to provide services.
11. **Site Development Standards.** Site Development Standards, such as setbacks, building heights and lot sizes may be modified for lots internal to the PUD, in accordance with the provisions of Section 60.35. Perimeter setbacks should be maintained for the parent parcel, per PUD requirements.
12. **South Cooper Mountain Community Plan Compliance.** Applications should address compliance with applicable policies of the SCMCP in the narrative portion of the Conditional Use – Minor Modification portion of the application, and Preliminary Subdivision (Land Division) application as applicable.
13. **Building Architectural Elevations.** See PUD standards related to building architecture and orientation. For South Cooper Mountain Plan area, structures that do not abut the exterior boundary of the plan area may be allowed to vary building heights, without satisfying the graduated building height transitions of Section 60.35.20. Staff recommends plan sheets that identify several building types and a location (key) to the site plan. Heights (dimensions) are to be shown along with material elements. See also CU-PUD approval criteria No. 6...*can be made reasonably compatible with and have a minimum impact on livability and appropriate development of properties in the surrounding area...*
14. **Systems Development Charges.** The City's SDC fee schedule can be found at the following link. <http://www.beavertonoregon.gov/DocumentCenter/View/605> For a Transportation Development Tax (TDT) estimate please contact Jabra Khasho, City Transportation Engineer (503)526-2221. Please note the subject site is located within the area subject to South Cooper Mountain Supplemental TDT.
15. **Stormwater Quality & Quantity.** See Pre-App Summary Notes attached hereto prepared by Naomi Patibandla, Site Development – Engineering.
16. **Follow Up.** Please continue to work with staff as you develop your plans. If substantial changes occur a second pre-application conference may be advised.
17. **Planning Staff Additional Comments.** Staff have identified the following topic points as a result of the Pre-Application meeting of March 22, 2017:

A. Emergency Access:

With approval of the proposed modifications to the conditions of approval, and related land use applications, secondary emergency access will be required to go through the Multi-Family portion (Phase 5) of the approved PUD prior to the approval and recordation of the first Final Plat on the west side (Tax Lot 200), in order to serve as emergency access for Phase 4, the Townhomes. This access will be required in lieu of Road 6C being constructed from the intersection of Street F, north to SW 175<sup>th</sup> Avenue at the time the Townhome construction commences.

**B. Critical Infrastructure:**

With approval of the proposed modifications to the conditions of approval, and related land use applications, the remainder of Road 6C (from Street F towards the eastern property line of Tax Lot 200), including the bridge crossing over the wetlands, must be constructed and completed prior to the issuance of an Occupancy Permit for the first Townhome in Phase 4. The remainder of Road 6C, from SW 175<sup>th</sup> Avenue, east to the bridge crossing and/or eastern property line of Tax Lot 200 (Crescent Grove Cemetery property), will be required to be constructed prior to Final Plat approval and recordation of Phase 1 – single-family detached portion of the PUD.

**C. Phasing Plan:**

The applicant shall submit a detailed phasing plan for the South Cooper Mountain Heights PUD in order to:

- Identify the order of all phases
- Identify infrastructure for each phase
- Take into consideration the potential renaming and/or renumbering the Phases of the approved PUD to be in accordance with newly proposed modifications to the approved PUD.

**D. Additional Lots:**

With approval of the proposed modifications to the conditions of approval, and related land use applications, the applicant shall address all grading plans and proposed retaining walls that will be affected by the additional lots.



## MEMORANDUM

### Community Development

**To:** Sandra Freund, Planning Supervisor  
**From:** Ken Rencher, Associate Transportation Planner  
**Date:** April 12, 2017  
**Subject:** PA2017-0017 South Cooper Mountain Heights Modifications,  
Pre-Application Review

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This memo includes important transportation-related items that should be addressed in the materials submitted for the proposal noted above. All comments provided here are based solely on the pre-application materials provided. Other issues, applications, or analysis may be identified and or required upon review of the application(s).

**General note:** The application should address all applicable transportation related criteria found in *Beaverton Development Code (BDC)* Sections 40.03 Facilities Review, 60.05 Design Review, 60.15 Land Division Standards, 60.30 Off-Street Parking, and 60.55 Transportation Facilities; and standards included in *Beaverton Engineering Design Manual (EDM)* Chapter II Streets, Chapter VII Bicycle and Pedestrian Facilities, and Chapter VIII Standard Drawings. The proposal will also be subject to the applicable provisions of the South Cooper Mountain Community Plan. System Development Charges, including the Transportation Development Tax, may apply.

#### **Summary of existing transportation infrastructure**

The site is approximately 109 acres of farmland recently annexed and brought into the Urban Growth Boundary. It abuts SW 175<sup>th</sup> Ave. on the east and SW Scholls Ferry Rd. on the south. SW 175<sup>th</sup> Ave. and SW Scholls Ferry Rd. are both Arterial Streets under the operational and maintenance jurisdiction of Washington County.

Currently, SW 175<sup>th</sup> Ave. is improved with two travel lanes and a left turn lane at SW Scholls Ferry. In lieu of a bike lane, the street has a paved shoulder, with a fog stripe separating the travel lane from the shoulder area available to bicycle riders. Sidewalks are only in place at the corners of the SW Scholls Ferry Rd. intersection. Washington County and the Beaverton School District are in the process of widening the street to its ultimate five-lane configuration, as required for the High School and SCM Heights development approvals.

SW Scholls Ferry Rd. is improved with two through travel lanes in each direction and a westbound double left turn lane at the SW 175<sup>th</sup> Ave. intersection. It also has buffered

bike lanes (bike lanes with a striped area separating the bike lane from the vehicle lane). SW Scholls Ferry Rd. also has newly installed curbs, gutters, sidewalks, and planter strips.

Stubbed to the site are the following Local Streets: SW Moorhen Wy., SW Oystercatcher Ln., and SW Bittern Ter. From the Churchill Forest development to the southeast; from the north there is the stub of an unimproved street connecting to SW Alvord Ln.

There is not yet any transit service to the area.

**PLEASE NOTE THE FOLLOWING:**

**In regard to BDC 40.03 Facilities Review Committee:**

40.03.1: This section requires critical facilities, which includes transportation facilities related to the proposed development, to be installed and available at the time of the development's completion, which for subdivisions, means the approval or signature of the final plat. Pedestrian and bicycle facilities, as well as transit facilities are defined as essential facilities. Essential facilities are expected to be provided prior to occupancy of any new structure. In lieu of providing essential facilities and services, the applicant may show a specific plan that shows that essential facilities will be provided within five years of occupancy. Given the lack of TriMet bus routes serving the South Cooper Mountain area, the applicant will probably have to rely on the five-year clause for transit services.

This section also requires that the development connect to the surrounding vehicular and pedestrian circulation systems in a safe, efficient, and direct manner. It will be critical that this development show high levels on connectivity—both within the development and to the surrounding system and the proposed future development that is expected to occur in the South Cooper Mountain area.

Emergency access requires two points of entry for housing developments. At the Pre-Application conference, the applicant proposed a temporary access that crossed the future multi-family phase and connected to SW 175<sup>th</sup>, south of Street H. This will provide acceptable alternate access until the extension of SW Barrows Rd (Road 6C) can be constructed,

**In regard to BDC 60.05 Design Review Standards:**

Because Design Review is required for uses within a Planned Unit Development (PUD), the transportation-related Design Standards of Section 60.05.20 will apply to the development. Key among these is the requirement to make pedestrian, bicycle, and motor vehicle connections as shown in the Comprehensive Plan and South Cooper Mountain Community Plan.

Another important standard to note is the requirement for pedestrian walkways that are at least 5 feet wide. This will be the minimum for both sidewalks in the public right-of-way, and walkways connecting primary building entrances to the public sidewalks.

Where surface parking lots are proposed to abut a public street, the screening and landscaping standards of Section 60.05.20.4 and .5 will apply.

Parking lot drive aisles are generally to be designed as streets, with sidewalks or walkways along at least one side. Section 60.05.20.8 contains the specific requirements, as well as the allowable exceptions.

**In regard to BDC 60.15 Land Division Standards:**

Note: At the Pre-Application Conference meeting the applicant mentioned that they are likely to phase the development of the site. Each phase or subdivision will need to independently meet all of the applicable standards and infrastructure development and services provision requirements. It is strongly preferred that the critical infrastructure (Arterial and Collector streets and utilities) be provided in the first phase(s) of the development. The development will need to be shown to be safe and meet standards with and without potential future off-site connections and improvements.

60.15.15.3: Dedications: This section requires public improvements such as public streets, sidewalks, pedestrian walkways, bikeways, multi-use paths, traffic control devices, and other public ROW needed to serve the development to be installed at the expense of the developer and dedicated or otherwise conveyed to the City or other appropriate jurisdiction prior to Final Land Division approval. Even if the applicant works out an arrangement with the City whereby the construction of the Collector Street is deferred, the right-of-way should be dedicated with the first subdivision final plat.

60.15.15.6: Street Trees: For detached dwelling land divisions, the developer pays the City a fee for street trees and the City installs the trees and maintains them for the first year. Currently, the fee is \$200 per tree, with one tree for every 30 feet of street frontage. Note that the frontage is calculated for each side of the street. Fees are subject to change by City Council each July. For all other land division applications the trees are required to be planted according to the approved plans.

**In regard to BDC 60.30 Off-Street Parking Standards:**

60.30.10: Number of Required Parking Spaces: This section gives the minimum and maximum vehicle parking spaces required for each dwelling, by dwelling type.

60.30.15: Off-Street Parking Lot Design: The standards for off-street parking lots will apply to the parking areas for the apartments.

**In regard to BDC 60.55 Transportation Facilities:**

60.55.20 Traffic Impact Analysis (TIA): With the modification proposal, the applicant will need to submit a memo from a traffic engineer that indicates that the modeling and mitigation from the prior TIA will remain valid with the increased traffic loads.

60.55.25 Street and Bicycle and Pedestrian Circulation: As noted above, the applicant will be required to construct the streets as shown in the Community Plan. Although the Plan does not show Local Streets, the Plan's policies call for a connected network of Local Streets within each neighborhood. The Engineering Design Manual (EDM) sets the connectivity standards by establishing minimum and maximum block lengths for each class of streets. The standards of Section 210.11 of the EDM are summarized in the following table:

<b>Functional Classification</b>	<b>MIN Intersection Spacing</b>	<b>MAX Intersection Spacing</b>
Arterial Street	600 feet	1000 feet
Collector Street	200 feet	530 feet
Neighborhood Route	100 feet	530 feet
Local Street	100 feet	530 feet

Where possible and practical, the applicant should consider augmenting the pedestrian and bicycle circulation system provided by public sidewalks with trails and pedestrian walkways. The Community Plan calls for trail connections across wetland resource areas to be designed on a case-by-case basis. It specifically calls for pedestrian and/or bicycle connections to the River Terrace Trail south of SW Scholls Ferry Rd. and between the existing Scholls Heights Elementary School and the proposed South Cooper Mountain High School. The Plan calls for this trail to be a multi-use path, which typically would be an off-street pathway. If the applicant elects to place a portion of the trail along the proposed Collector Street shown in the Plan, the standard sidewalk may need to be widened to accommodate the trail.

The applicant should not plan on using the existing SW Oystercatcher right-of-way for construction access. The applicant should work with Washington County to provide safe construction access from SW Scholls Ferry Rd. via the existing driveway or alternate means.

60.55.30 Minimum Street Widths: The new streets for the development should comply with the applicable standard cross-sections shown in the EDM. Low Impact Development and "green streets" are specifically encouraged by the Community Plan. However, the applicant should not expect the City Engineer to be amenable to design modifications that reduce the widths of required planter strips and sidewalks, given that the site is greenfield development on over 100 acres. Where new lots are proposed, the applicant should include in the application submittal package a memo from a traffic engineer that demonstrates that any streets designed to the City's L2 Local Street Standard will continue to serve fewer than 500 trips per day. If this standard cannot be met, the streets shall be redesigned to comply with the City's L1 Local Street Standard.

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## **SUPPLEMENTAL INFORMATION & RESOURCES**

### **System Development Charges, including the Transportation Tax, may apply:**

The Washington County Transportation Development Tax (TDT) may be due for this development prior to issuance of building permits, in addition to other System Development Charges. The SDC charges are not assessed or evaluated through the land use application review process.

The tax is based on Measure No. 34-164, which was approved by the citizens of Washington County in 2008. The TDT is based on the estimated traffic generated by each type of development. All revenue is dedicated to transportation capital improvements designed to accommodate growth. The TDT is collected prior to the issuance of a building permit; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application. Options exist, however, for payment of the tax over time, or in certain cases, deferral of payment until occupancy.

To estimate the tax please use the TDT Self Calculation Form (see web address below). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or [jkhasho@BeavertonOregon.gov](mailto:jkhasho@BeavertonOregon.gov). For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please see the Building Division web

address below or contact Brad Roast, City of Beaverton Building Official, at (503) 526-2493 or [cddmail@BeavertonOregon.gov](mailto:cddmail@BeavertonOregon.gov).

Supplemental SDCs specific to the South Cooper Mountain area will also apply.

**Online resources:**

- A. *Beaverton Development Code*: [www.BeavertonOregon.gov/dc](http://www.BeavertonOregon.gov/dc)
- B. *Beaverton Engineering Design Manual*: [www.BeavertonOregon.gov/edm](http://www.BeavertonOregon.gov/edm)
- C. *SDC Fee Schedule*: [www.BeavertonOregon.gov/Building](http://www.BeavertonOregon.gov/Building)  
<http://www.beavertonoregon.gov/DocumentCenter/Home/View/605>
- D. *Washington County TDT*:  
[www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm.gov/edm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm.gov/edm)

## Sandra Freund

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**From:** Naomi Patibandla  
**Sent:** Wednesday, March 29, 2017 3:30 PM  
**To:** Sandra Freund  
**Cc:** Jim Duggan  
**Subject:** PANP2017-0017 SCM Heights PUD Modification

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

### SD comments:

To facilitate adequate provisions for critical urban services such as public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection; the wet utilities and the vehicular access connection from Street 6C to SW 175<sup>th</sup> Ave must be substantially complete to the proposed new lots before any final plat can be recorded, building permits issued, and/or new lots can be sold.

The storm water report will need to document how the storm water management facilities will continue to meet SLOPES V requirements with the PUD modifications.



# PRE-APPLICATION CONFERENCE

## STAFF NOTICE

TO: Assigned Planner

Jim Duggan

Brad Roast

Ken Rencher

Steve Brennan, Ops

Jeremy Foster, Fire

Jeannine Rustad, THPRD

ODOT

Naomi Vogel, Wash Co

PA2017-00017

FROM: **Scott Whyte**

Assigned Planner

TITLE: SCM HEIGHTS PUD MODIFICATION

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There will be a pre-application conference for the attached proposal on 03/22/2017

at 8:30 AM.

APPLICANT REP. Name: Otak Inc.

Address: 808 SW Third Ave, Suite 300

Portland OR 97204

Phone: (503) 415-2375

SITE LOCATION:

SITE ADDRESS: [Click here to enter text.](#)

MAP #(S): 2S106AC TAX LOT(S): 00200, 00103, 00100

ZONE: R-1

PROPOSAL: Modification Decision (COA) and Land Division to add ten (10) add'l lots.

STAFF COMMENTS: ① once exceeding 30 homes in any  
Phase, (2) points of Continuous FD Access Req'd-

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Counter Copy

Log Book

## Sandra Freund

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# PRE APPLICATION CONFERENCE ATTENDANCE

PRE APP NO: PA2017-0017

DATE: 03/22/2017

PRE APP NAME: SCM HEIGHTS PUD MODIFICATION

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
Jabra Khasho	City of Beaverton	503-526-2221
Ken Rencher	Beaverton Transportation	503-526-2427 971-770-6371
Jeanine Rustad	THPRD	<del>503-526-2427</del>
Dan Grimberg	West Hills	503-789-0358
STEVE DIXON	OTAK	503-380-9039
MIKE PEEBLES	OTAK	503 415 2354
BEN BORTOLAZZO	OTAK	503 317 2956
JIM DUGGAN	COB	503 526 2442
Naomi Patibandla	COB-S.D.	503-526-2513
Sandra Freund	COB-CDD	503-526-3718