

Received
Planning Division
11/03/2023



August 17, 2023

TNHC Oregon, LLC
Attn: Chris Walther
15455 NW Greenbrier Parkway, Ste 240
Beaverton, OR 97006

Subject: Pre-Application Summary Notes for Vineyard Phase II Townhomes (PA2023-00468)

Dear Chris Walther,

Thank you for attending the Pre-Application Conference held on July 26, 2023. 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. Please feel free to contact anyone who provided comments. Contact names, telephone number 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 highly 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. Please do not hesitate to contact us if you have any questions.

Sincerely,

Aaron Harris
Senior Planner
Phone (cell): 503-616-8453
E-mail: aharris@beavertonoregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for Vineyard Phase II Townhomes PA2023-00468

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. 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: July 26, 2023

PROJECT INFORMATION:

Project Name: **Vineyard Phase II Townhomes**

Project Description: Proposal for the construction of 32 attached units (8 structures) within The Vineyard at Cooper Mountain PUD – specifically lots numbered 156–174 and 186–198.

Property/Deed Owner: AF EHC II (NWHM) Multi State 2, LLC
Attn.: Chris Walther
15455 NW Greenbrier Parkway, Ste 240
Beaverton, OR 97006

Site Address: 17520 SW Horse Tale Drive

Tax Map and Lot: Map: 1S13100 Lots: 1600 and 3600
Zoning: Residential Mixed A (RMA) Residential Mixed B (RMB) Residential Mixed C (RMC)
(Previously Urban Standard Density (R7), Urban Standard Density (R5), Urban Medium Density (R4), and Urban Medium Density (R2),

Comp Plan Designation: Lower Density Neighborhoods (Previously Neighborhood Residential Standard Density and Medium Density)

Site Size: Approximately 26.4 acres

APPLICANT INFORMATION:

Applicant's Name: TNHC Oregon, LLC
Attn: Chris Walther
15455 NW Greenbrier Parkway, Ste 240
Beaverton, OR 97006

Phone / Email: (503) 312-6213 / cwalther@nwhm.com

PREVIOUS LAND USE HISTORY: Fox Hollow/Vineyard South Cooper Mountain Comprehensive Plan Amendment (CPA2018-00001), The Vineyard at Cooper Mountain PUD (ZMA2018-0005/CU2018-0014/LD2018-0025/LD2018-0026/PLA2018-0002/SDM2018-0004/TP2018-0007), Vineyard Large Plat (LD2021-0003), Vineyards at Cooper Mountain Estates Plat (LD2022-0022).

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, the identified application fees (land use only) are as follows. The City charges a 5% technology fee in addition to the base application fees. Projects that require multiple applications that are reviewed concurrently per BDC 50.15.3 shall be charged 100% of the highest application fee, and 75% of the remaining application fees. The fees below do not include the technology fee or the application bundling fee reduction but are the independent application fees. The Planning Division Fee Schedule can be found on our website: <https://www.beavertonoregon.gov/777/Applications-Fees-Brochures>

Application Type	Fees	Tech Fee/Total
Design Review 2	1.25% of project value Min. \$7,024 Max. \$27,015	*Tech fee and total are calculated based on the application fee calculated as a percentage of the project value
OR		
(possible) Design Review Three	1.25% of project value Min. \$10,806 Max. \$29,176	*Tech fee and total are calculated based on the application fee calculated as a percentage of the project value.

See Key Issues/Considerations for description of applications and associated process. Application fees may be subject to increase. The fees in effect at the time a complete application is received will control.

*Land use application project value is the total cost of all on-site improvements, inclusive of buildings and site area subject to land use review based on professional estimates by a licensed engineer, architect, landscape designer, or contractor. These estimates may include, but are not limited to, grade and fill of the site, paving, placement of utilities, lighting, landscaping, and other site improvements. Not included are land costs, administrative and professional fees, and other government fees.

For more information, please see the full fee schedule here: <https://content.civicplus.com/api/assets/e7c3660b-65cf-405f-9e32-d475a26d2b7a?cache=1800>

SECTION 50.15 (CLASSIFICATION OF APPLICATIONS):

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.3 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses a separate set of code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type of the application which requires the broadest notice and opportunity to participate. For example, a Type 2 application will be consolidated with a Type 3 application for the same proposal on the same site, in which case, the Type 2 application will be reviewed by the decision making authority of the Type 3 application. The decision-making authority's action on the Type 2 application will be based on the approval criteria governing the Type 2 application.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

If the proposal meets the thresholds for a Type 2 Procedure, then a Neighborhood Review Meeting is not required. If the proposal meets the thresholds for a Type 3 Procedure, then a Neighborhood Review Meeting ***is required***. Please see the **Key Issues/Considerations** section of these notes for description of land use applications and associated notes.

The subject site is located in the **Neighbors Southwest Neighborhood Advisory Committee (NAC)**. Contact: Andrew Aebi, NAC Chair at andrew.aebi@me.com.

For meetings held at the NAC, staff recommend that a separate sign-in sheet be provided. Note that after the neighborhood meeting, summary of the meeting along with a copy of your sign-in sheet is to be mailed to the NAC contact above. The city also request that the summary of the meeting and sign-in sheet is also sent to: City of Beaverton, Neighborhood Program, P.O. Box 4755, Beaverton, OR 97076 or emailed to: neighbormail@beavertonoregon.gov

Instructions for conducting or attending Neighborhood Review Meetings can be found in BDC Section 50.30 and in the following link:

<https://content.civicplus.com/api/assets/3f3dbebe-bd25-4ed6-8102-2d198238db25?cache=1800>

The Request for Neighborhood Meeting Labels Form can be found here:

<https://content.civicplus.com/api/assets/1a02c228-0536-4277-8039-89550c936e56?cache=1800>

The Neighborhood Meeting may be held either in person or virtually. Mailing notices should provide a link to the virtual meeting and directions to provide the project team with comments and questions after viewing the virtual meeting. A copy of a sample letter describing a virtual meeting can be provided to you. The City requires that the summary of the meeting and sign-in sheet be submitted with the application packet and also emailed to neighbormail@beavertonoregon.gov **and** sent via certified mail to the NAC Chair.

CHAPTER 20 (LAND USES):

Note: The subject lots are part of an approved Planned Unit Development (PUD), The Vineyard at Cooper Mountain. Base zoning standards found in Chapter 20 (Section 20.05.15) for the **R2 zone and R4 zone** may be modified through the PUD, as outlined in Section 60.35.10 (Ordinance 4729; 4/27/2018). The modified approved site development standards are provided in the Vineyard at Cooper Mountain PUD staff report on pages FR22–23 (attached).

CHAPTER 30 (NONCONFORMING USES):

Proposal subject to compliance to this chapter? Yes No

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required? Yes No

Please Note: Section 40.03 (Facilities Review) is applicable to all Design Review Two and Design Review Three applications. Staff acknowledges that many of the essential and critical facilities have been reviewed through the initial PUD process. The applicant’s written response to Section 40.03 should address each criterion separately. If response to criterion is “Not Applicable”, please explain why the criterion is not applicable or how it has already been addressed in previous land use applications. For Section 40.03, Critical and Essential Facilities are defined (Chapter 90) in the following way:

Facilities, Critical. [ORD 4224; September 2002] For the purposes of Facilities Review critical facilities and services shall include potable and non-potable public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection. For the purposes of floodplain regulation and building construction hazard designations, critical facilities are defined as hospitals, significant medical care facilities, fire stations, police stations, storage of critical records, emergency community shelters, emergency operation centers, emergency management offices, and similar facilities.

Facilities, Essential. [ORD 4224; September 2002] Essential facilities and services shall include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

The applicant’s written responses to Section 40.03 should state how all critical and essential services will serve the site, proposed or existing.

Applicable Application Type(s):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	Design Review Two (Threshold #3)	40.20.15.2	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> Type 2	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
<u>Possible Application(s):</u>						
2.	Design Review Three (Threshold #8)	40.20.15.3	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> Type 3	<input type="checkbox"/> Type 4

See **Key Issues/Considerations** for description of applications and associated process.

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. Specifically, your application narrative(s) will need to explain how and why the proposed application meets the applicable 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. You should consult these special requirements in the preparation of written and plan information for a formal application:

- Section 60.05 (Design Review Principles Standards and Guidelines)**
- Section 60.07 (Drive-Up Window Facilities)
- Section 60.10 (Floodplain Regulations)
- Section 60.15 (Land Division Standards)
- Section 60.20 (Mobile & Manufactured Home Regulations)
- Section 60.25 (Off-Street Loading)
- Section 60.30 (Off-Street Parking)**
- Section 60.33 (Park and Recreation Facilities)
- Section 60.35 (Planned Unit Development)**
- Section 60.40 (Sign Regulations)
- Section 60.55 (Transportation Facilities)**
- Section 60.60 (Trees and Vegetation)
- Section 60.65 (Utility Undergrounding)**
- Section 60.67 (Significant Natural Resources)
- Section 60.70 (Wireless Communication)

Comments: For the application(s) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff 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 <input checked="" type="checkbox"/>	Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a Service Provider Letter (SPL)</u> . For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in Chapter 3 of the <i>Design and Construction Standards</i> at: www.cleanwaterservices.org/permits-development/design-construction-standards If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the City will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain a SPL, complete the <u>pre-screening site assessment form</u> . Please visit this website for
---	---

	more information about CWS environmental review: http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/
<input checked="" type="checkbox"/>	Lawrence Arnbrister , Building, City of Beaverton (503) 526-2408 / larnbrister@beavertonoregon.gov <input checked="" type="checkbox"/> Building and MEP permits required. Please contact Building Division for additional information.
<input type="checkbox"/>	Steve Brennen , Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov <input checked="" type="checkbox"/> No written comments provided to date / not expected.
<input checked="" type="checkbox"/>	Silas Shields , Site Development, City of Beaverton (503) 350-4055 / sshields@beavertonoregon.gov <input checked="" type="checkbox"/> No written comments provided to date / not expected.
<input checked="" type="checkbox"/>	Kate McQuillan , Planning, City of Beaverton (503) 526-2427 / kmcquillan@beavertonoregon.gov <input checked="" type="checkbox"/> Written comments provided herein.
<input type="checkbox"/>	Elizabeth Cole , Recycling, City of Beaverton (503) 526-2460 / ecole@beavertonoregon.gov <input checked="" type="checkbox"/> No comments provided to date / not expected.

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. **BEAVERTON DEVELOPMENT CODE:** The initial applications for The Vineyard at Cooper Mountain Planned Unit Development were submitted on June 13, 2018, therefore the PUD approval was reviewed under the April 27, 2018, ordinance. Per ORS, the applicant may decide which code is applicable to the Design Review of the townhomes (the 2018 or current version), however all applicable aspects of one code shall be addressed, rather than a combination from both codes. These notes assume that the Development Code in effect when the PUD application was submitted are applied, should that not be the case please consult with staff for further reviews that may be necessary.
2. **DESIGN REVIEW:** New construction of attached residential dwellings excluding duplexes, in any zone where attached dwellings are a permitted or conditional use require a **Design Review Two (Type 2)** application, as detailed in Section 40.20.15.2. The proposal may be processed under a Design Review Two if all applicable approval criteria in Section 40.20.15.2.C are met and the proposal complies with all applicable Design Standards for residential buildings in residential zones as outlined in Section 60.05.05 through 60.05.30 and Table 60.05-1 Technical Lighting Standards. A project meeting the Design Review Two threshold which does not meet an applicable design standard is subject to the **Design Review Three (Type 3)** application. The applicant may also choose to address the Design Review Guidelines in lieu of the Standards, however, please note that the Guidelines may only be reviewed through the Design Review Three application (none of the Guidelines can be addressed through the Design Review Two application).
 - Design Review Two: Please review the Design Review Two thresholds and approval criteria in Section 40.20.15.2 and Design Review Standards in Sections 60.05.05-60.05.30 as well as Table 60.05-1 Technical Lighting Standards.

- Design Review Three: Please review the Design Review Three thresholds and approval criteria in Section 40.20.15.3 and Design Review Guidelines in Section 60.05.35-60.05.50. The applicant may choose to address a combination of Design Review Standards and Guidelines with a Design Review Three application.
 - Please review Chapter 50 Procedures for more information on Type 1, 2, and 3 Procedures. Please note that applications processed under a Type 3 Procedure require a Neighborhood Review Meeting prior to application submittal and the decision making authority for a Type 3 application is the Planning Commission.
 - Although the applicant has described the proposed development as townhomes, the 2017 Beaverton Development Code had only two primary housing categories, attached or detached. Because the proposed development is attached townhomes, the standards/guidelines for attached residential buildings will be applicable. Please note that some standards may refer to the entire building (Section 60.015.15.1.A), rather than individual units, while other standards are applicable to individual lots (Table 60.05-1).
3. **ZONING:** The applicant's pre-application form states that the site is zoned R4. The site appears to be a combination of R2 and R4 zoning according to the proposed zoning map attached.
 4. **BUILDING HEIGHT:** The Planned Unit Development process allows for some modifications to base zoning standards. The maximum height increase allowed through the PUD application is 12 feet, however, building heights along the perimeter of the South Cooper Mountain Community Plan area are subject to graduated building heights. Building height exceptions have been set with the original PUD and may not be modified unless the PUD itself is modified through a separate land use application.

Section 60.35.20.3 (BDC):

- A. *Maximum building height standards may be increased up to twelve feet (12') when the applicable building setback distance along the perimeter of the parent parcel is increased at a ratio of 1.5 additional feet of setback for every foot of building height over the base zone standard for building height.*
 - B. *For the South Cooper Mountain Community 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 60.35.20.3 in order to provide for a variety in housing types within developments.*
5. **WETLANDS:** Tax lot 1600 may contain wetlands. Please see the attached DSL memorandum, dated August 7, 2023 for additional information.
 6. **TRANSPORTATION:** Please refer to the attached memo from Transportation Planner Kate McQuillan, dated August 4, 2023, for additional comments.
 7. **SERVICE PROVIDER LETTERS (SPLs):** The City of Beaverton requires SPLs from special districts who provide services to the subject site. SPLs are required prior to your application being deemed complete in the land use process. City staff acknowledge that The Vineyard at Cooper Mountain PUD has already received service provider letters or service provider permits from special districts. The applicant may submit alternative documentation, such as email or letter, from outside agencies if they do not require revised or new SPLs/SPPs. City staff has identified the following SPLs as applicable to your proposal:
 - a. **Beaverton School District:** Beaverton School District SPL is required if the number of units is proposed to change from the approved PUD. The SPL form can be found attached to these pre-application conference notes and should be submitted to Robert McCracken at Robert_Mccracken@beaverton.k12.or.us once completed.

- b. **Clean Water Services (CWS):** All development within the City requires a CWS SPL for environmental review. Please visit this website for more information: <http://cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>.
 - c. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires a SPL to address fire code issues related to development. The SPL form can be found at the following link: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-letter-for-city-of-Beav-62>
 - d. **Water Service:** All developments require a Water SPL to address water service provision. The SPL form can be found attached to these pre-application conference notes and should be submitted to mailboxengineering@beavertonoregon.gov once completed.
8. **SYSTEM DEVELOPMENT CHARGES (SDCs):** The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits, in addition to other SDCs. The SDCs are not assessed or evaluated through the land use application process.

The TDT is based on the estimated traffic generated by each type of development. 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.

To estimate the TDT, please use Washington County's Self-Calculation Form: <https://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm>

For more information regarding the TDT, please contact City of Beaverton Transportation Engineer Jabra Khasho at (503) 526-2221 or jkhasho@beavertonoregon.gov.

Please review this website for information regarding other applicable system development fees, such as fees for sanitary sewer, storm sewer, water, and parks; the Metro Construction Excise Tax; and the School District Construction Excise Tax: <https://www.beavertonoregon.gov/798/Development-Charges>. For more information, please contact the Building Division at cddmail@beavertonoregon.gov.

9. **ELECTRONIC PLAN REVIEW:** The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. Please visit the "Apply for Permits" webpage for more information: <https://beavertonoregon.gov/188/Apply-for-Permits>



TRANSPORTATION NOTES FROM PRE-APPLICATION MEETING

Community Development Department

Project Name: **Vineyard Phase 2 Townhomes**

Pre-Application Conference #: **PA2023-000468**

Date: August 4, 2023

Applicant: Chris Walther, TNHC Oregon, LLC

Matt Sprague, Pioneer Design Group, Applicant's Representative

Project Planner: Aaron Harris, AICP, Senior Planner

Notes prepared by: Kate McQuillan, AICP, Senior Planner

 (503) 526-2427  kmcquillan@beavertonoregon.gov

These comments are based on the information provided at the **7/26/23 Pre-Application Conference Meeting** for a proposal at **Phase 2a of the Vineyards at South Cooper Mountain Planned Unit Development (PUD)**. The summary notes below are to highlight key transportation issues that need to be addressed in any future land use applications for the discussed proposal. Any proposed development and its associated transportation impacts shall be in compliance with the City of Beaverton's Transportation System Plan (TSP) and the Engineering Design Manual 2019 (EDM) in addition to all applicable sections of the Beaverton Development Code (BDC).

GENERAL NOTES

Please ensure that all proposed driveways meet the minimum standard residential width of 12-foot wide, and that all driveways are located a minimum of 3-feet from adjacent property lines to ensure the required driveway aprons will not encroach into neighboring driveway(s). Please also ensure that any easements required in the original Planned Unit Development (PUD) approval are shown on submitted plan sets.

REQUIREMENTS TO BE ADDRESSED

Right of Way Dedication

Right of way dedication is not anticipated at this time.

Traffic Impact Analysis

Based on the size and impact of the proposal, a Traffic Impact Analysis is not required for land use application submittal.

Frontage Improvements

Construct sidewalk improvements to the minimum Local Street standard of 6.5-foot wide landscape strip and 5-foot wide sidewalk, or as otherwise approved in the original PUD. (EDM Standard Drawings 200)

Off-Street Loading Requirements

Off-street loading requirements are not applicable at this time.

Off-Street Parking (Vehicles and Bicycles)

Off-street vehicle parking requirements are not applicable at this time.

Bicycle and Pedestrian Circulation

Bicycle and pedestrian circulation requirements do not apply.

Access / Driveways

New or modified driveway(s) must meet the minimum width of 12-feet as shown in EDM Standard Drawings 211, Standard Residential Driveway. (BDC 60.55.35.3)

Driveway meets the minimum spacing standards for both the nearest neighboring driveway and the nearest public intersection as detailed in EDM Section 210.21. (BDC 60.55.35.3)

Demonstrate that any access(es) to public rights of way meet the minimum is required to submit verification that the minimum sight distance standards in EDM Section 210.21 can be met. Verification may be required from a registered engineer in the state of Oregon. (BDC 60.55.35.3)

SYSTEM DEVELOPMENT CHARGES

Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

The TDT is based on the estimated traffic generated by each type of development. To estimate the tax please use Washington County's TDT Self Calculation Form: [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/Transportation Planning/transportation-development-tax.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm)). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or jkhasho@BeavertonOregon.gov.

Additional SDC's May Apply. For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please use the Building Division link: <http://www.beavertonoregon.gov/DocumentCenter/Home/View/605> or contact the Building Department at cddmail@BeavertonOregon.gov.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.25.05 – Density Calculations			
Minimum Residential Density	Minimum Density: 206 units Maximum Density: 558 units	The applicant proposes 297 units which is within the permitted density range.	Yes-See Density Table Below
Development Code Section 20.05.20 (Uses)			
R2, R4, R5, and R7	The PUD allows all types of attached and detached housing in any zone so long as density requirements are met.	Detached Single Family and Attached Single Family dwellings are proposed.	Yes
Development Code Section 20.05.15 (Site Development Standards)			
Minimum Lot Area	R2 - 2,000 sq. ft. / DU R4 - 4,000 sq. ft. / DU R5 - 5,000 sq. ft. / DU R7 - 7,000 sq. ft. / DU	Adjusted with PUD	See CU staff report.
Minimum Yard Setbacks	Parent parcels are subject to the minimum yard setbacks of the zone. <u>Front Setbacks (SW 175th Ave.):</u> R2: 10 feet R4: 10 feet R7: 17 feet <u>Sides (north and south):</u> R4: 10 feet R7: 5 feet <u>Rear (west):</u> R4: 15 feet R5: 20 feet R7: 25 feet	Through the CU-PUD process the parent parcels are subject to the minimum yard setbacks of the zone and individual lots not abutting the perimeter may have setbacks reduced through PUD consideration. The applicant proposes to meet the setbacks for the parent parcel's front, rear and side setbacks. See Setback Table below for proposed interior setbacks. Staff recommends a condition of approval that the minimum parent parcel setbacks be maintained with development.	See CU staff report w/ COA.
Maximum Building Height	R2 – 40 feet R4 – 35 feet R5 – 35 feet R7 – 35 feet	Maximum building height will be verified at the time of building permit. The applicant has requested maximum height exceptions in the all zoning districts to allow a maximum height of 12 additional feet within each zoning district. The	See CU Staff Report

		applicants request will be considered in the CU-PUD section of the staff report.	
--	--	--	--

Proposed Density

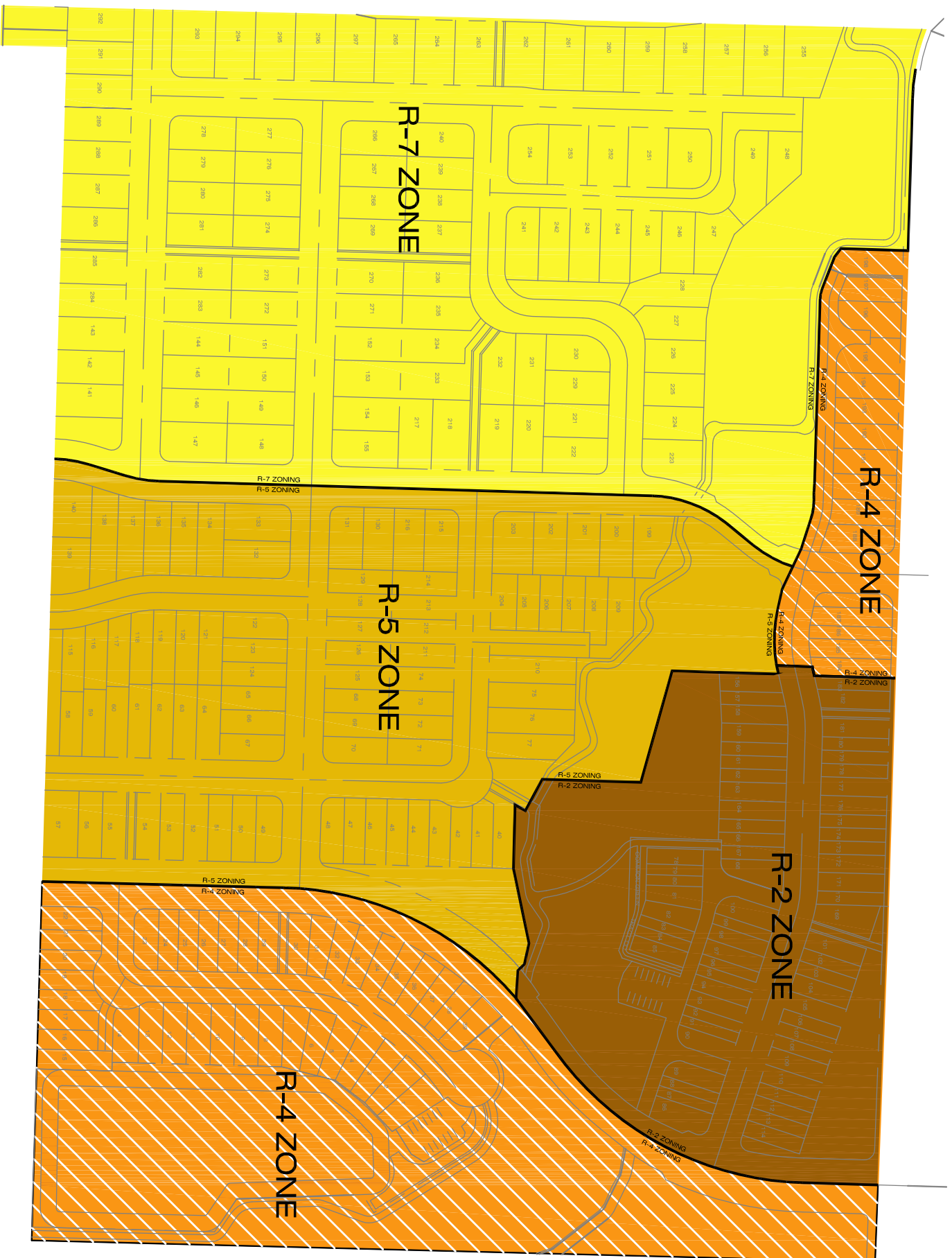
20.25.05 Density Calculations					
Proposed Zoning	Gross Acres	Net Acres	Max Density (Units)	Minimum Density (Units)	Proposed Units
R2	8.25	2.69	180	59	65
R4	12.40	3.31	135	36	54
R5	13.45	6.37	117	55	82
R7	20.18	8.97	126	56	96
Total	54.28	21.34	558	206	297

Proposed Building Setbacks

Setback	R2		R4		R5		R7	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Front	10	8	10	8	15	12	17	12
Garage	5 or 18.5	20	20	20	20	20	20	20
Side	0 or 5 or 10	0/3/8	0/5/10	<u>Attached</u> 0/3/8 <u>Detached</u> 3/8	5	4/8	5	5/8
Rear	15	12	15	12	20	15	25	15
Rear Garage	5 or 18.5	4/20	24	4/20	24	N/A	24	N/A

ZONING PLAN EXHIBIT

THE VINEYARD AT COOPER MOUNTAIN

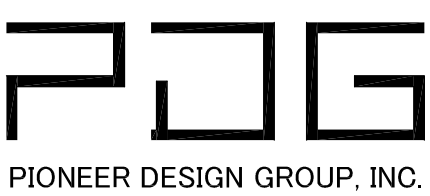
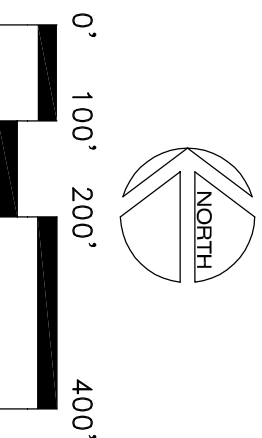


LEGEND

- R-2 ZONE
- R-4 ZONE
- R-5 ZONE
- R-7 ZONE

PROPOSED ZONING AREAS

- TOTAL SITE = 54.28 AC
- R-2 = 8.25 AC
- R-4 = 12.40 AC
- R-5 = 13.45 AC
- R-7 = 20.18 AC



9020 SW WASHINGTON SQUARE RD.
 SUITE 170
 PORTLAND, OREGON 97223
 p 503.643.8286
 f 844.715.4743
 www.pd-grp.com

Designed by MLS **Date** 05/2018
Drawn by MJP **Date** 05/2018
Reviewed by MLS **Date** 05/2018
Project No. 235-048 **REF.**
Horiz. Scale: N/A
Vert. Scale: 1" = 200'

ZONING PLAN

Project
 THE VINEYARD
No.
 235-048
Type
 PLANNING
Sheet



Water Service Provider Letter (SPL)

PLEASE RETURN THIS FORM TO:

PRE-APPLICATION DATE: _____

SITE INFORMATION:

Tax Map(s): _____ Lot Number(s): _____

Size: _____

Address: _____

Nearest cross-street (or directions to site): _____

APPLICANT:

Contact: _____

Company: _____

Address: _____

Phone: _____

Email: _____

OWNER(S):

Contact: _____

Company: _____

Address: _____

Phone: _____

Email: _____

PROPOSED PROJECT NAME: _____

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.): _____

EXISTING USE: _____ PROPOSED USE: _____

RESIDENTIAL: _____ INDUSTRIAL/COMMERCIAL: _____ CONDITIONAL USE: _____
Single Fam. _____ Multi-Fam. _____ Type of Use: _____ No. of Students/Employees/Etc.: _____
No. of Units: _____ Gross Floor Area _____ SQ. FT. Gross Floor Area _____ SQ FT.

Average Daily Demand (gallons/day): _____ Peak Daily Demand (gallons/day): _____ Peak Hour (gallons/day): _____

FIRE FLOW REQUIRED: (gpm): _____ IRRIGATION FLOW REQUIRED: (gpm): _____

FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE

***Both agency signatures required

TVWD [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: _____ TITLE: _____ DATE: _____

COB [] ADEQUATE [] INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: _____ TITLE: _____ DATE: _____

Request for Service Provider Statement



Please, complete and submit this form, via mail or electronically, to the Beaverton School District. The District will review and issue a service provider statement to you directly. The District will not send the service provider statement to the city or county.

Service Provider Statement Requests
Facilities Department
16550 SW Merlo Road • Beaverton, Oregon 97006
ph: (503) 356-4449 • fax: (503) 356-4484

Applicant Information

Owner Name

Applicant Name

Address

Phone

Email

Where the District will return the service provider statement.

Project Information

Project Name

Project Address (or approx. location)

Jursidiction Unincorp. Washington County City of Hillsboro
 City of Beaverton City of Tigard

Project name should match land use submittal

Taxlot ID(s)

Please, attach a taxlot map w/ location marked.

Project Description

Please, attach a site plan.

Does this project require a comprehensive plan amendment or zoning change? Yes No

Residential Units Proposed

	Unit Count	Notes on approximate phasing
Single-Family Detached	<input type="text"/>	<input type="text"/>
Single-Family Attached	<input type="text"/>	
Multi-Family	<input type="text"/>	

Questions? Please contact Robert McCracken, Facilities Planning Coordinator
503.356.4319
robert_mccracken@beaverton.k12.or.us

This information is requested to inform future enrollment planning.



Response Page

Department of State Lands (DSL) WN# *

WN2023-0605

Responsible Jurisdiction

Staff Contact

Aaron Harris

Jurisdiction Type

City

Municipality

Beaverton

Local case file #

PA2023-00468

County

Washington

Activity Location

Township	Range	Section	QQ section	Tax Lot(s)
01S	01W	31		1600,3600

Street Address

16520 SW Horse Tail Ln

Address Line 2

City

Beaverton

State / Province / Region

OR

Postal / Zip Code

97007

Country

Washington

Latitude

45.451959

Longitude

-122.889365

Wetland/Waterway/Other Water Features

- There are/may be wetlands, waterways or other water features on the property that are subject to the State Removal-Fill Law based upon a review of wetland maps, the county soil survey and other available information.
- The National Wetlands Inventory shows wetland, waterway or other water features on the property

Applicable Oregon Removal-Fill Permit Requirement(s)

- A state permit is required for 50 cubic yards or more of fill removal or other ground alteration in wetlands, below ordinary high water of waterways, within other waters of the state, or below highest measured tide.

Closing Information

Additional Comments

The wetland delineation for this project was conducted in 2017 and has expired. However, there is an activin permit for the project which locked in the wetland boundaries.

This project has been permitted under APP 61734 and any activities shall abide by the permit conditions for this project. Please contact Aquatic Resource Coordinator Mike De Blasi at (503) 986-5226 for questions.

This is a preliminary jurisdictional determination and is advisory only.

This report is for the State Removal-Fill law only. City or County permits may be required for the proposed activity.

A Federal permit may be required by The Army Corps of Engineers: (503)808-4373

Contact Information

- For information on permitting, use of a state-owned water, wetland determination or delineation report requirements please contact the respective DSL Aquatic Resource, Proprietary or Jurisdiction Coordinator for the site county. The current list is found at: <http://www.oregon.gov/dsl/ww/pages/wwstaff.aspx>
- The current Removal-Fill permit and/or Wetland Delineation report fee schedule is found at: <https://www.oregon.gov/dsl/WW/Documents/Removal-FillFees.pdf>

Response Date

8/7/2023

Response by:

Chris Stevenson

Response Phone:

503-986-5246