

**BEFORE THE PLANNING
COMMISSION FOR
THE CITY OF BEAVERTON,
OREGON**

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2732
OF A MAJOR ADJUSTMENT FOR BEAVERTON) ADJ2019-0015 ORDER APPROVING
SENIOR LIVING. CA SENIOR BEAVERTON OR) BEAVERTON SENIOR LIVING, MAJOR
PROPERTY OWNER, LLC, APPLICANT.) ADJUSTMENT.

The matter came before the Planning Commission on January 15, 2020, on a request for a Major Adjustment to increase the height of a portion of the Beaverton Senior Living facility, a Residential Care Facility development, above the standard maximum height of the R2 Urban Medium Density zoning district. The subject site is located at 18480 NW Walker Road, 970 NW 185th Avenue, and 900 NW 185th Avenue. Tax Lots 8200, 1000 and 1100 on Washington County Tax Assessor’s Map 1N131CB.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

During the hearing, the Planning Commission identified a typographical error in the Staff Report dated January 8, 2020 on page FR-6. In response to criterion C, specifically in regards to off-street parking requirements, on page FR-6, the Staff Report incorrectly stated “units” rather

than “beds” when breaking down the number of beds by use: “With 122 beds (34 memory care units and 88 assisted living units) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces.” The numbers are in reference to beds proposed and not units. Planning division staff acknowledged that this was indeed an error and therefore, the correct sentence should read: “With 122 beds (34 memory care beds and 88 assisted living beds) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces.”

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 8, 2020 Staff Supplemental Memorandum dated January 15, 2020 and the findings contained therein, as applicable to the approval criteria contained in Section 40.10.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **ADJ2019-0015** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 8, 2020, Staff Supplemental Memorandum dated January 15, 2020, subject to the condition of approval as follows:

A. General Conditions, the Applicant shall:

1. Ensure the associated land use applications CU2019-0005, DR2019-0111, LD2019-0023, and TP2019-0011 have been approved.

Motion **CARRIED**, by the following vote:

AYES: Lawler, Uba, Nye, Overhage, Saldanha, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Brucker.

Dated this 23 day of January, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2732 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on February 3, 2020.

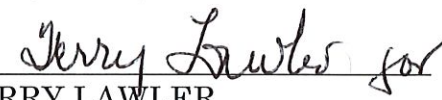
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



TERRY LAWLER
Vice-Chair



JANA FOX
Current Planning Manager

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OREGON**

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2733
OF A NEW CONDITIONAL USE FOR BEAVERTON) CU2019-0005 ORDER APPROVING
SENIOR LIVING. CA SENIOR BEAVERTON OR) BEAVERTON SENIOR LIVING, NEW
PROPERTY OWNER, LLC, APPLICANT.) CONDITIONAL USE.

The matter came before the Planning Commission on January 15, 2020, on a request for a New Conditional Use approval to establish a Residential Care Facility within the residential zoning district, R2 Urban Medium Density, for Beaverton Senior Living. The subject site is located at 18480 NW Walker Road, 970 NW 185th Avenue, and 900 NW 185th Avenue. Tax Lots 8200, 1000 and 1100 on Washington County Tax Assessor’s Map 1N131CB.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

During the hearing, the Planning Commission identified a typographical error in the Staff Report dated January 8, 2020 on page FR-6. In response to criterion C, specifically in regards to off-street parking requirements, on page FR-6, the Staff Report incorrectly stated “units” rather than “beds” when breaking down the number of beds by use: “With 122 beds

(34 memory care units and 88 assisted living units) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces.” The numbers are in reference to beds proposed and not units. Planning division staff acknowledged that this was indeed an error and therefore, the correct sentence should read: “With 122 beds (34 memory care beds and 88 assisted living beds) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces.”

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 8, 2020 Staff Supplemental Memorandum dated January 15, 2020 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2019-0005** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 8, 2020, Staff Supplemental Memorandum dated January 15, 2020, subject to the condition of approval as follows:

A. General Conditions, the Applicant shall:

1. Ensure the associated land use application DR2019-0111, LD2019-0023, and TP2019-0011 have been approved. (Planning / ES)

Motion **CARRIED**, by the following vote:

AYES: Lawler, Uba, Nye, Overhage, Saldanha, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Brucker.


Dated this 23 day of January, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2733 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on February 3, 2020.


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



TERRY LAWLER
Vice-Chair



JANA FOX
Current Planning Manager

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12725 SW Millikan Way
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IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2734
OF A DESIGN REVIEW THREE FOR BEAVERTON) DR2019-0111 ORDER APPROVING
SENIOR LIVING, CA SENIOR BEAVERTON OR) BEAVERTON SENIOR LIVING, DESIGN REVIEW
PROPERTY OWNER, LLC, APPLICANT.) THREE.

The matter came before the Planning Commission on January 15, 2020, on a request for Design Review Three approval for the construction of a new building, approximately 199,524 square feet in size, to accommodate a Residential Care Facility, a non-residential use, and age-restricted independent living units, within the residential zoning district R2 Urban Medium Density, for Beaverton Senior Living. The subject site is located at 18480 NW Walker Road, 970 NW 185th Avenue, and 900 NW 185th Avenue. Tax Lots 8200, 1000 and 1100 on Washington County Tax Assessor's Map 1N131CB.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

During the hearing, the Planning Commission identified a typographical error in the Staff Report dated January 8, 2020 on page FR-6.

In response to criterion C, specifically in regards to off-street parking requirements, on page FR-6, the Staff Report incorrectly stated “units” rather than “beds” when breaking down the number of beds by use: “With 122 beds (34 memory care units and 88 assisted living units) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces.” The numbers are in reference to beds proposed and not units. Planning division staff acknowledged that this was indeed an error and therefore, the correct sentence should read: “With 122 beds (34 memory care beds and 88 assisted living beds) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces.”

The Planning Commission also raised concerns about potential lighting impacts on the remaining wetland area located on the subject site, adjacent to the parking lot. The Planning Commission asked the applicant if they would consider limiting the lighting in the area adjacent to the wetland. The applicant acknowledged the Planning Commission’s concerns and stated that it is feasible to regulate lighting levels in this area. Therefore staff recommended adding additional language to condition of approval no. 34 to address the Planning Commission’s concerns. Condition of approval no. 34 is modified to include: “In addition, lighting shall not exceed zero (0) foot-candles five (5) feet beyond the eastern edge of the parking lot.”

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 8, 2020 Staff Supplemental Memorandum dated January 15, 2020 and the findings

contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2019-0111** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 8, 2020, Staff Supplemental Memorandum dated January 15, 2020, subject to the condition of approval as follows:

A. General conditions, the applicant shall:

1. Ensure that any landscaping, above ground utilities, and site signage be located and maintained such that they provide minimum required sight lines at both access locations. (Planning / ES)
2. Ensure the associated land use applications ADJ2019-0015, CU2019-0005, LD2019-0023 and TP2019-0011 have been approved. (Planning / ES)

B. Prior to issuance of the site development permit, the applicant shall:

3. Submit plans showing temporary tree protection fencing for all trees not approved for removal by TP2019-0011, including those trees located within the Clean Water Services Vegetated Corridor, consistent with Section 60.60.20 Tree Protection Standards during Development. (Planning/ES)
4. Submit plans showing the sidewalks designed to meet applicable City standards for Arterials, which includes a 6 foot wide sidewalk and 7.5 foot planter strip, as shown on 2019 Engineering Standard Drawing 200-1, on both frontages (NW Walker Road and NW 185th Avenue), except for that portion of the NW Walker Road sidewalk which may be constructed as approved by PTF2019-0001, SDM2019-0002 and TP2019-0002. (Planning / ES)
5. Submit a detailed grading plan, demonstrating compliance with all applicable sections of 60.15.10 of the Beaverton Development

Code. Any changes in proposed grading after land use approval must comply with provisions of Beaverton Code 9.05.110 and 9.05.115.; no grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Planning / ES) (Site Development Div./CR)

6. Submit landscaping plans for the two courtyard areas, consistent with applicable Design Review Standards outlined in Section 60.05.25.5. (Planning / ES)
7. Provide plans demonstrating compliance with Tualatin Valley Fire and Rescue (TVF&R) requirements as outlined in the TVF&R Permit #2019-0013, prepared by Jeremy Foster, Deputy Fire Marshal. (TVFR/JF and Planning/ES)
8. Provide plans demonstrating compliance with Clean Water Services (CWS) Amended Service Provider Letter, CWS Case File Number 18-003243, amended date on October 22, 2019. (Planning/ES)
9. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist Site Development application and review content shall be submitted online via the BOX system (<https://www.beavertonoregon.gov/2119/Apply-for-Permits-Site-Development>). (Site Development Div./CR)
10. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4542 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (April 2019, Resolution and Ordinance 2019-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./CR)
11. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./CR)

12. Submit any required easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./CR)
13. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to 185th Avenue and Walker Road right of way. (Site Development Div./CR)
14. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (for work within or affecting a jurisdictional wetland). (Site Development Div./CR)
15. If determined to be needed by the City Building Official, submit an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./CR)
16. Obtain the Clean Water Services District Stormwater Connection Permit as a part of the City's plan review process. (Site Development Div./CR)
17. Obtain the Clean Water Services District concurrence for sanitary sewer capacity at the downstream pump station. (Site Development Div./CR)
18. Obtain approval from TVWD and submit to the City a copy of issued permits or other approvals needed from TVWD for work on their systems within Walker Road. (Site Development Div./CR)
19. Submit to the City a copy of issued permits or other approvals needed from City of Hillsboro for any work within their jurisdiction. (Site Development Div./CR)
20. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div./CR)
21. Provide final construction plans and a final drainage report

demonstrating compliance with City surface water management requirements and maintenance access per Section 530, of City Resolution 4542 and with CWS Resolution and Order 2019-05. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. (Site Development Div./CR)

22. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed storm water management facilities. On all plan sheets that show grading and elevations, the 100 year inundation level shall be identified. (Site Development Div./CR)
23. Submit a private plumbing application to the building division to obtain the City Building Official's review of the proposed private system per OAR 918-780-0040. (Site Development Div./CR)
24. Submit a design for the retaining designed by a civil engineer or structural engineer for the expected conditions of the site. Retaining walls may be required to be watertight where deemed necessary by the City Engineer. (Site Development Div./CR)
25. Any changes in proposed grading after land use approval must comply with provisions of Beaverton Code 9.05.110 and 9.05.115. No grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Site Development Div./CR)
26. Submit plans demonstrating that the proposed grading plan shall also have a minimum building pad elevation that is at least one foot higher than the maximum possible high-water elevation (emergency overflow) of the SWM facility. Additionally, a minimum finish floor elevation that is at least three feet higher than the maximum possible high-water elevation shall be established for each new building lot and documented on the plans. (Site Development Div./CR)
27. Provide plans showing a proprietary Stormfilter system for treatment of the site's piped surface water runoff. Plans shall also show a trash capture water quality pre-treatment unit (ex: sumped, lynch-type catch basin, sedimentation structure, or other City of Beaverton approved equivalent as determined by City Engineer) located directly upstream from any Stormfilter system. Plans shall also show a high flow bypass system to bypass surface

water runoff high flows if needed around any Stormwater vaults.
(Site Development Div./CR)

28. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces on the site. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, equipment pads, parking lots and driveways, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, modified existing impervious, the new impervious surface area created, and total final impervious surface area on the entire site after completion. (Site Development Div./CR)
29. Pay storm water system development charges (hydromodification, storm water quality, quantity, and overall system conveyance) for the new impervious area proposed. (Site Development Div./CR)
30. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./CR)
31. Provide plans for street lights per jurisdictional lighting standards (Option C for the City of Beaverton, unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./CR)
32. Submit the following items to Washington County Public Assurance Staff a request for a Facility Permit for all public improvements on NW Walker Road and NW 185th Avenue. (Washington County / NV)
 - a. Completed "Design Option" form (original copy), "Facility Permit Information Form", City's Notice of Decision with County's Letter dated December 6, 2019.

1. **\$20,000.00** Administration Deposit.
- b. Electronic submittal of engineering plans, geotech/pavement report and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements - include construction access and construction traffic circulation plan (if proposing direct access to County-maintained streets):
 1. Half-street improvement on NW Walker Road to include a buffered bike lane, curb/gutter, 7.5 foot planter strip, 6 foot sidewalk, and continuous street lighting (to County standard). The 7.5 foot planter strip shall transition east of the driveway to match the County's MSTIP – Walker Road capital project (Matt Costigan, 503.846.7825). The frontage improvement shall include upgrades to the existing ADA ramps at the intersection and a bus stop sidewalk layout for the existing Trimet bus stop to County requirements.
 2. Reconstruction of the existing sidewalk on NW 185th Avenue with a 7.5 foot planter strip, 6 foot sidewalk and upgrades to existing street lighting (location/equipment/type). The frontage improvement shall include upgrades to the existing ADA ramps at the intersection. The planter strip can be reduced as needed to address existing signal poles at the intersection. Any damaged curb shall be replaced.
 3. Access to NW 185th Avenue and NW Walker Road subject to County Engineer approval. Include preliminary Sight Distance for each access.
 4. All existing access to NW 185th Avenue and NW Walker Road shall be closed.
- c. Obtain a Washington County Facility Permit upon completion of the following:
 1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **32.b.**

C. Prior to building permit issuance, the applicant shall:

33. Submit plans showing that all required short-term bicycle parking spaces are located no further than 100 feet from a primary entrance, as outlined in Section 60.30.10.2.B. (Planning / ES)
34. Submit a photometric lighting plan, architectural elevations and a site plan showing compliance with all applicable lighting levels, as outlined in Section 60.05.30 and Table 60.05-1 Technical Lighting Standards of the Development Code, including the location and placement of lighting fixtures on elevations. The photometric lighting plan shall show all open air areas, including courtyards. In addition, lighting shall not exceed zero (0) foot-candles five (5) feet beyond the eastern edge of the parking lot. (Planning/ES)
35. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./CR)
36. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./CR)

D. Prior to final inspection and final occupancy permit issuance of any building permit, the applicant shall:

37. Have installed street trees along all frontages. (Planning/ES)
38. Have recorded the final plat in County records and submitted a recorded copy to the City. (Planning/ES)
39. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified and approved by the decision making authority. (On file at City Hall). (Planning/ES)
40. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority. (On file at City Hall). (Planning/ES)
41. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required

provided that temporary above-ground irrigation is provided for the establishment period. (Planning/ES)

42. The road improvements required in condition 32.b above shall be completed and accepted by Washington County. (Washington County / NV)
43. Final Sight Distance Certification shall be submitted for County review and approval. (Washington County / NV)
44. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./CR)
45. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./CR)
46. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the site frontage. (Site Development Div./CR)
47. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./CR)
48. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./CR)
49. If a Source Control Sewage permit is required as determined by CWS, obtain permit from the Clean Water Services District (CWS) and submit a copy to the City Building Official. (Site Development Div./CR)

E. Prior to release of performance security (2 year), the applicant shall:

50. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the

City Engineer. (Site Development Div./CR)

51. Submit any required easements, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./CR)
52. Provide a post-construction cleaning, system maintenance, and StormFilter recharge/replacement servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./CR)
53. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the vegetation as shown on the approved plan within the vegetated corridor, and the wetland mitigation areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Operations Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Operations Director prior to release of the security. (Site Development Div./CR)

Motion **CARRIED**, by the following vote:

AYES: Lawler, Uba, Nye, Overhage, Saldanha, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Brucker.

Dated this 23 day of January, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2734 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on February 3, 2020.

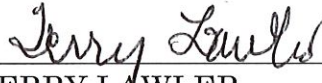
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



TERRY LAWLER
Vice-Chair



JANA FOX
Current Planning Manager

**BEFORE THE PLANNING
COMMISSION FOR
THE CITY OF BEAVERTON,
OREGON**

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IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2735
OF A DESIGN REVIEW THREE FOR BEAVERTON) LD2019-0023 ORDER APPROVING
SENIOR LIVING. CA SENIOR BEAVERTON OR) BEAVERTON SENIOR LIVING, REPLAT ONE.
PROPERTY OWNER, LLC, APPLICANT.)

The matter came before the Planning Commission on January 15, 2020, on a request for Replat One approval for the consolidation of three lots into one to accommodate a Residential Care Facility, and age-restricted independent living units, within the residential zoning district R2 Urban Medium Density, for Beaverton Senior Living. The subject site is located at 18480 NW Walker Road, 970 NW 185th Avenue, and 900 NW 185th Avenue. Tax Lots 8200, 1000 and 1100 on Washington County Tax Assessor’s Map 1N131CB.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

During the hearing, the Planning Commission identified a typographical error in the Staff Report dated January 8, 2020 on page FR-6. In response to criterion C, specifically in regards to off-street parking requirements, on page FR-6, the Staff Report incorrectly stated “units” rather

than “beds” when breaking down the number of beds by use: “With 122 beds (34 memory care units and 88 assisted living units) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces.” The numbers are in reference to beds proposed and not units. Planning division staff acknowledged that this was indeed an error and therefore, the correct sentence should read: “With 122 beds (34 memory care beds and 88 assisted living beds) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces.”

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 8, 2020 Staff Supplemental Memorandum dated January 15, 2020 and the findings contained therein, as applicable to the approval criteria contained in Section 40.45.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2019-0023** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 8, 2020, Staff Supplemental Memorandum dated January 15, 2020, subject to the condition of approval as follows:

A. Prior to approval of the final plat, the applicant shall:

1. The following shall be noted on the plat and recorded with Washington County Survey Division (Survey Division 503.846.8723) (Washington County / NV):
 - a. Dedication of an additional 11 feet of right-of-way to meet 56 feet from the centerline of NW Walker Road, including

dedication of corner radius/cord at the intersection with NW 185th Avenue.

- b. Dedication of an additional 17 feet of right-of-way to meet 67 feet from the centerline of NW 185th Avenue, including dedication of corner radius/cord at the intersection.
 - c. Provision of a non-access restriction for the site's frontage on NW Walker Road and NW 185th Avenue with the exception of the proposed access on NW Walker Road and NW 185th Avenue (pending approval by the County Engineer).
2. Have submitted the paper copies of the draft final plat needed for City review and to the County Surveyor to begin processing. (Site Development Div./CR)
 3. Have commenced construction of the site development improvements to provide minimum critical public services to the lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./CR)
 4. Show lot consolidation for all the parcels into one lot. Any area within the development proposal that remains under separate ownership or potential separate ownership without a land division approval by the City, may be required to be independently served by utility systems as required by the City Engineer and City Building Official per City standards. (Site Development Div./CR)
 5. Show granting of any required easements on the plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./CR)

Motion **CARRIED**, by the following vote:

AYES: Lawler, Uba, Nye, Overhage, Saldanha, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Brucker.


Dated this 23 day of January, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2735 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on February 3, 2020.

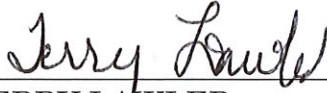
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



TERRY LAWLER
Vice-Chair



JANA FOX
Current Planning Manager

**BEFORE THE PLANNING
COMMISSION FOR
THE CITY OF BEAVERTON,
OREGON**

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2736
OF A TREE PLAN TWO FOR BEAVERTON SENIOR) TP2019-0011 ORDER APPROVING
LIVING. CA SENIOR BEAVERTON OR PROPERTY) BEAVERTON SENIOR LIVING, TREE PLAN TWO.
OWNER, LLC, APPLICANT.)

The matter came before the Planning Commission on January 15, 2020, on a request for Tree Plan Two approval for the removal of 20 Community Trees to accommodate a Residential Care Facility, and age-restricted independent living units, within the residential zoning district R2 Urban Medium Density, for Beaverton Senior Living. The subject site is located at 18480 NW Walker Road, 970 NW 185th Avenue, and 900 NW 185th Avenue. Tax Lots 8200, 1000 and 1100 on Washington County Tax Assessor's Map 1N131CB.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

During the hearing, the Planning Commission identified a typographical error in the Staff Report dated January 8, 2020 on page FR-6. In response to criterion C, specifically in regards to off-street parking

requirements, on page FR-6, the Staff Report incorrectly stated “units” rather than “beds” when breaking down the number of beds by use: “With 122 beds (34 memory care units and 88 assisted living units) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces.” The numbers are in reference to beds proposed and not units. Planning division staff acknowledged that this was indeed an error and therefore, the correct sentence should read: “With 122 beds (34 memory care beds and 88 assisted living beds) the minimum required parking spaces for the rest of the unit types is 61 for a combined total of 194 parking spaces.”

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 8, 2020 Staff Supplemental Memorandum dated January 15, 2020 and the findings contained therein, as applicable to the approval criteria contained in Section 40.90.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **TP2019-0011** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 8, 2020, Staff Supplemental Memorandum dated January 15, 2020, subject to the condition of approval as follows:

A. Prior to issuance of the site development permit, the applicant shall:

1. Submit plans that show no grading within the protected tree root zone, of the remaining trees located within the vegetated corridor,

as outlined in Section 60.60.20 of the Beaverton Development Code. (Planning / ES)

Motion **CARRIED**, by the following vote:

AYES: Lawler, Uba, Nye, Overhage, Saldanha, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Brucker.


Dated this 23 day of January, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2736 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on February 3, 2020.


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



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Vice-Chair



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