

**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 ) ORDER NO. 2627  
APPROVAL OF A DESIGN REVIEW THREE ) DR2018-0061 ORDER APPROVING  
(SCM HEIGHTS MULTI-FAMILY- ) SOUTH COOPER MOUNTAIN HEIGHTS  
MODIFICATIONS) RES CONSTRUCTION CO., ) MULTI-FAMILY MODIFICATIONS, DEISGN  
APPLICANT. ) REVIEW THREE

The matter came before the Planning Commission on July 11, 2018, on a request for approval of a Design Review. Three application for modifications to the previously approved Phase 5 component (Buildings F and G of the Attached Multi-Family) of the South Cooper Mountain Heights Planned Unit Development (PUD) originally approved in November 2017, with associated site improvements. The subject property is within the Urban High Density (R1) zoning district. The subject site is located at northeast corner of SW Scholls Ferry Road and SW 175<sup>th</sup> Avenue, and is more specifically identified as Tax Lot 200 on Washington County Tax Assessor's Map 2S106AC.

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.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 3, 2018, 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 DR2018-0061** 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 July 3, 2018, subject to the conditions of approval, and this Land Use Order as follows:

**A. General Conditions:**

1. All conditions of approval from South Cooper Mountain Heights Multi-Family DR2017-0094 remain effective. This proposal does not alter, modify or repeal any conditions of approval related to the previous multi-family approval referenced above. (Planning / SLF)
2. Ensure the associated Director's Interpretation (DI2018-0002) application has been approved in conjunction with the Design Review Three application (DR2018-0061). (Planning/SF)

**B. Prior to Beginning Site Work and Issuance of Site Development Permits, the applicant shall:**

3. **ACCESS DURING CONSTRUCTION:** Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction. (OFC 3309 and 3310.1) (TVF&R / JF)
4. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** The minimum fire flow and flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with residual pressure (OFC Appendix B Table B105.2). The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi. *Note:* Appendix B, Section B106, Limiting Fire-Flow is also enforced, save and except the following:

- In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
  - In new developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.
  - Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1. (TVF&R / JF)
5. FIRE FLOW WATER AVAILABILITY: Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) ***Fire flow documentation will be required prior to building permit submittal.***
  6. WATER SUPPLY DURING CONSTRUCTION: Approved firefighting water supplies shall be installed and operational prior to any combustible materials on the site. (OFC 3312.1) (TVF&R / JF)
  7. FIRE HYDRANT NUMBER AND DISTRIBUTION: The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in (OFC Table C105.1) ***An additional fire hydrant will be required on the south end of the property. Revise drawings to comply.*** (TVF&R / JF)
  8. KNOX BOX: A Knox Box for building access is required for each building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) (TVF&R / JF)
  9. Tualatin Valley Fire & Rescue has required that the applicant construct an emergency access on SW 175<sup>th</sup> Avenue as part of the multi-family development. The applicant shall obtain a Right-of-Way Permit from Washington County to construct the required gated emergency access pursuant to TVF&R and County standards and all other public improvements proposed for SW 175<sup>th</sup> Avenue/SW Scholls Ferry Road. (Washington County Department of Land Use and Transportation / NV)

10. Shall provide a plan showing a minimum of .73 additional acres of active open space to serve the development. Excess active open space from prior phases may be counted toward the requirement, if construction is complete prior to any occupancy permit for the multi-family phase. (Planning Division / SLF)

**C. Prior to Final Occupancy, the applicant shall:**

11. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SLF)
12. 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 in conditions of approval. (On file at City Hall). (Planning/SLF)
13. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SLF)

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

**AYES:** Nye, Matar, Lawler, Overhage, Uba, Winter.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** None

Dated this 19 day of July, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2627 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 July 30, 2018.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:



SANDRA FREUND, AICP  
Senior Planner /  
Development Process Coord.

APPROVED:



KIMBERLY OVERHAGE  
Chair



JANA FOX  
Current Planning Manager