

**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. 2766
OF A DESIGN REVIEW TWO FOR FARMINGTON) DR2020-0052 ORDER APPROVING
9-UNIT APARTMENTS. EMERIO DESIGN LLC,) FARMINGTON 9-UNIT APARTMENTS, DESIGN
APPLICANT.) REVIEW TWO.

The matter came before the Planning Commission on June 24, 2020, on a request for a Design Review Two for the construction of a new multi-family residential building within the Residential Urban High Density (R1) zoning district, reviewed against the Design Standards. The subject site is located at 13300 SW Farmington Road. Tax lot 900 on Washington County Assessor's Map 1S116AC.

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 discussed the materials board and trash enclosure materials. The trash enclosure will be a covered structure with the same siding as the main structure. Landscaping was also discussed regarding the landscape buffer at the rear of the property and the front yard landscaping in the 20-foot right-of-way dedication. The rear yard landscaping buffer was requested by the neighbor to the south. The applicant is amenable to providing

an arborvitae hedge. The Commission discussed adding a condition of approval as drafted by staff for a rear yard hedge. The condition reads as follows.

Prior to SD permit issuance: The applicant shall provide a plan showing a solid evergreen hedge planted along the south property line for screening to the rear properties.

Chair Nye provided a correction to the Staff Report dated June 17, 2020 on page D-4, in Section 60.05.15.1.A, the “Project Proposal” section reference the total length of the structure as 99 feet. The section should be amended to a total building length of 115 feet.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated June 17, 2020, with amendments contained in this Land Use Order, and the findings contained therein, as applicable to the approval criteria contained in Section 40.20.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2020-0052** 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 June 17, 2020, subject to the condition of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure the associated land use applications ADJ2020-0001 and SDM2020-0002 have been approved. (Planning / SP)

B. Prior to Site Development permit issuance, the applicant shall:

2. The applicant shall provide a plan showing a solid evergreen hedge

planted along the south property line for screening to the rear properties. (Planning / SP)

3. Obtain an approved Design Exception Request to the City's Engineering Design Manual (EDM) to the minimum driveway spacing standards for an arterial (BDC 60.55.35.3.C.1). (Transportation / KM)
4. Submit a revised sight distance analysis using the assumptions from the Engineering Design Manual (Section 210.18) from a registered Traffic Engineer demonstrating that the minimum sight distance at the new driveway location can be met (BDC 60.55.35.1 and 3). (Transportation / KM)
5. Provide truck turning templates demonstrating that the appropriate garbage trucks from the solid waste hauler and the fire trucks from the fire district can access the site at the new access from SW Farmington Road (BDC 40.03.1.E and 60.55.35.1). (Transportation / KM)
6. 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 Div./TDM)
7. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon (Site Development Div./TDM)
8. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./TDM)
9. 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./TDM)

10. Submit a copy of Tualatin Valley Fire and Rescue District Fire Marshal's Service Provider Permit for this development (Site Development Div./TDM)
11. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the 2019 Engineering Design Manual Chapter 6, 610.2). 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./TDM)
12. Submit plans that show access for a maintenance vehicle within 6-feet from the front, or within 19-feet from the side of a vehicle to all water quality structure or otherwise as specifically approved by the City Engineer. (Site Development Div./TDM)
13. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./TDM)
14. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development Div./TDM)
15. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report. The final drainage report to comply with Chapter 5 of the 2019 Engineering Design Manual and Chapters 2, 4, and 5 of CWS R&O 19-22. The drainage report must include pertinent information including the basin maps, public impervious area, private impervious area, water quality calculations, water quantity calculations, hydromodification, and a downstream analysis. (Site Development Div./TDM)

16. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. Drainage within a covered area shall be piped as approved by the City Building Division. (Site Development Div./TDM)
17. Pay storm water system development charges (storm water quality, quantity, hydromodification, and overall system conveyance) for the new impervious area proposed. (Site Development Div./TDM)
18. 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./TDM)
19. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. Any home demolition is credited at one equivalent surface unit (2640 square feet). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div./TDM)
20. Provide plans for street illumination per Section 450 of the 2019 Engineering Design Manual. (Site Development Div./TDM)
21. SW Farmington Road is an arterial roadway and was paved in 2017. It has a 5-year moratorium until October 2022 and therefore all trenching and street cuts shall adhere to Section 129 of the 2019 Engineering Design Manual. (Site Development Div./TDM)
22. Have placed underground all existing overhead utilities and any new utility service lines within the project and any affected overhead lines along any existing street frontage, as determined at site development permit issuance. (Site Development Div./TDM)
23. Submit landscaping plan proposing street trees shown in the City of Beaverton's current street tree list. (Site Development Div./TDM)

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

24. Submit plans demonstrating a 10-foot buffer developed to the B1 landscaping standard to satisfy the buffer standard for contrasting zoning districts from R1 to General Commercial (GC) across the street. (Planning/SP)
25. Submit plans demonstrating lighting levels at property lines do not exceed the standard maximum of 0.5 foot-candles. Provide a revised photometric lighting plan, architectural elevations and a site plan showing compliance with all applicable lighting levels, as outlined in Section 60.05.20.3, 60.05.30 and Table 60.05-1 Technical Lighting Standards of the Development Code. Plans should also include the location and placement of light fixtures and demonstrate that minimum technical lighting standards for pedestrians in tuck under parking area are met. (Planning/SP)
26. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./TDM)
27. 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./TDM)
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 as a total. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, driveway, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./TDM)

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

29. Have installed street trees along all frontages. (Planning/SP)
30. 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/SP)

31. 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/SP)
32. 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/SP)
33. Submit documentation that the vegetation on the neighboring west parcel (13340 SW Farmington Road) has been cleared to achieve the minimum required sight distance as recommended in the initial Sight Distance Verification letter dated 3/16/20 from Joshua Ayers, PE of Emerio Design, LLC. Should the revised sight distance analysis required in condition of approval # (COA#) above recommend alternative solutions to achieving the minimum required sight distance, the revised recommendations shall apply and this condition would no longer be applicable. (Transportation / KM)
34. Have commenced construction of the site development improvements to provide minimum critical public services to the proposed 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./TDM)
35. 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./TDM)
36. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits ready for recording at Washington County. (Site Development Div./TDM)
37. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./TDM)

38. 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./TDM)

E. Prior to release of performance security, the applicant shall:

39. 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 storm water management facility as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works 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 Public Works Director prior to release of the security. (Site Development Div./NP)
40. 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./TDM)

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

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

Dated this 13 day of July, 2020

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2766 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 23, 2020.


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

Sierra Peterson
I attest to the accuracy and
integrity of this document
2020.07.10 10:32:12-07'00'

Sierra Peterson
Associate Planner


Digitally signed by
Jennifer Nye
Date: 2020.07.07
13:38:29-07'00'

JENNIFER NYE
Chair

JANA FOX
Current Planning Manager