

**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. 2742
OF A PRELIMINARY PARTITION FOR SORRENTO) LD2019-0016 ORDER APPROVING
3-LOT PARTITION. FIRWOOD DESIGN GROUP,) SORRENTO 3-LOT PARTITION, PRELIMINARY
APPLICANT.) PARTITION.

The matter came before the Planning Commission on January 29, 2020, on a request for a Preliminary Partition to create three lots from an existing lot of record. The subject site is located at 8020 SW Sorrento Road, specifically identified as Tax Lot 00101 on Washington County Tax Assessor's Map 1S128AA.

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.

Public testimony raised concerns about stormwater management, noting that surrounding property owners have experienced flooding in their yards or homes. The Commission discussed the concerns and found that the proposed stormwater management is consistent with the Facilities Review Committee and Preliminary Partition approval criteria.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 22, 2020, and Staff Memorandum dated January 28, 2020, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2019-0016** 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 22, 2020, and Staff Memorandum dated January 28, 2020, subject to the conditions of approval as follows:

1. Ensure that the Minor Adjustment (ADJ2019-0013), Major Adjustment (ADJ2019-0014), Sidewalk Design Modification (SDM2019-0010), and Tree Plan Two (TP2019-0009) applications have been approved and are consistent with the submitted plans. (Planning/LR)

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

2. Submit the required plans, application form, fee, and other items as needed for a complete site development permit application through the BOX system (<https://www.beavertonoregon.gov/2119/Apply-for-Permits-Site-Development>). (Site Development Division/CR)
3. 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 Division/CR)
4. 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 Division/CR)

5. Provide assurances that the ownership of the subject project will guarantee improvements and work per the detailed cost estimate format and breakdown in the site development permit application. 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 Division/CR)
6. Submit any required easements under the City of Beaverton's authority, 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. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards. (Site Development Division/CR)
7. For sites less than one acre in disturbance, provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. (Site Development Division/CR)
8. Submit a copy of issued permits or other approvals from Clean Water Services District for storm system connection permit, as a part of the City's plan review process. (Site Development Division/CR)
9. Submit a copy of Tualatin Valley Fire and Rescue District Fire Marshal's, Service Provider Letter. (Site Development Division/CR)
10. Submit a copy of Clean Water Services, Service Provider Letter. (Site Development Division/CR)
11. If determined to be needed by the City Building Official, submit a hydrant 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 in GPM at 20 psi residual pressure from the fire hydrant nearest to the proposed project. Additional tests may be required by the City Engineer. (Site Development Division/CR)
12. Provide final construction plans and a final drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-05 for quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1,

and 530.1.A.4 and CWS DCS Section 4.03.7.a and 4.04.2.a. (Site Development Division/CR)

13. Submit plans that show maintenance vehicle access to all public system structures unless otherwise specifically approved by the City Engineer. For storm water management facilities, a path for maintenance staff shall be delineated on the plans. (Site Development Division/CR)
14. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer or surveyor for impervious surfaces within the City of Beaverton. (Site Development Division/CR)
15. Pay storm water system development charges (SDC) for quantity control for conveyance capacity, hydromodification, quality treatment as outlined in City and CWS rates and charges and as determined by the City Engineer for the impervious areas inside the City of Beaverton. If development meets criteria set forth in City EDM Section 530.1.A.4 and CWS DCS Section 4.03.7.a and 4.04.2.a, fee-in-lieu can be assessed. No credit shall be given for quality treatment for the existing home(s) demolition as the proposal is defined as "redevelopment" under Clean Water Services standards. Any extra-capacity utility improvements, as required and determined by the City Engineer, shall be eligible for SDC credits. (Site Development Division/CR)
16. If required by OAR 918-780-0040, submit proposed private plumbing plans (fire lines, vault, backflow prevention and Fire Department Connection) to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Official. (Site Development Division/CR)
17. If required by the City Engineer and City Building Official show how each lot will be independently served by public utility systems. (Site Development Division/CR)
18. Submit a grading plan showing building pad elevation and minimum finished floor elevation (FFE). Pad elevation shall be at least one foot higher and FFE shall be at least three feet higher than the 100 year/emergency overflow of the storm water management facility. (Site Development Division/CR)
19. Provide Option C lighting per the Engineering Design Manual, Chapter 4 along all City jurisdictional frontage improvements as determined by the City Engineer. When there are existing Option A and/or Option B street lights along these frontage improvements, these lights shall be removed and replaced with Option C lights per Chapter 4. No existing Option A and/or Option B lights along these frontage improvement or the opposite side of these frontage improvement shall be included in the lighting analysis to meet the lighting requirements. (Site Development Division/CR)

20. Provide plans showing a City standard residential driveway at the intersection of any private, common driveway and a public street. (Site Development Division/CR)
21. Demonstrate compliance with the following Tualatin Valley Fire & Rescue conditions of approval: (TVF&R/DN)
- a. FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS: Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1) Please indicate hose pull requirements on plans. We must be within 150ft of all portions of the structure.
 - b. DEAD END ROADS: Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. (OFC 503.2.5 & D103.1) Access roads in excess of 150ft are required to have a turnaround. Please indicate the turnaround on plans. Common options are a 120' hammerhead (60' to centerline = 120' and 26' in width. Or a 20' in width and 70' to centerline). Please call if you have any questions.
 - c. FIRE APPARATUS ACCESS ROAD WIDTH AND VERTICAL CLEARANCE: Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. The fire district will approve access roads of 12 feet for up to three dwelling units and accessory buildings. (OFC 503.2.1 & D103.1)
 - d. NO PARKING SIGNS: Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6)
 - i. NO PARKING: Parking on emergency access roads shall be as follows (OFC D103.6.1-2):
 - 1. 20-26 feet road width – no parking on either side of roadway (signage to indicate the no parking)

2. 26-32 feet road width – parking is allowed on one side (signage to indicate the no parking side)
 3. Greater than 32 feet road width – parking is not restricted
 - ii. Fire Lanes will be required to be posted “No Parking.”
- e. ANGLE OF APPROACH/GRADE FOR INTERSECTIONS: Intersections shall be level (maximum 5%) with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2) Ensure all portions of turn around do not exceed 5% slope.
 - f. FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1)
 - g. SURFACE AND LOAD CAPACITIES: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) Please provide documentation that all fire lanes meet the required load capacities.
 - h. 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)
 - i. SINGLE FAMILY DWELLINGS - REQUIRED FIRE FLOW: The minimum available fire flow for one and two-family dwellings served by a municipal water supply shall be 1,000 gallons per minute. If the structure(s) is (are) 3,600 square feet or larger, the required fire flow shall be determined according to OFC Appendix B. (OFC B105.2)
 - j. 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) Please provide documentation of fire flow tests within the last 5 years. Also please indicate the location of the fire hydrants. You must have a fire hydrant within 600 feet for residential structures.

- k. WATER SUPPLY DURING CONSTRUCTION: Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 3312.1)
 - l. FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES: Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (OFC 507.5.1) Please indicate the location of a fire hydrant within 600 feet.
 - m. 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) Please indicate where the fire hydrants are located showing spacing and number of hydrants.
 - n. FIRE HYDRANT DISTANCE FROM AN ACCESS ROAD: Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway unless approved by the fire code official. (OFC C102.1)
 - o. REFLECTIVE HYDRANT MARKERS: Fire hydrant locations shall be identified by the installation of blue reflective markers. They shall be located adjacent and to the side of the center line of the access roadway that the fire hydrant is located on. In the case that there is no center line, then assume a center line and place the reflectors accordingly. (OFC 507)
 - p. CLEAR SPACE AROUND FIRE HYDRANTS: A 3-foot clear space shall be provided around the circumference of fire hydrants. (OFC 507.5.5)
22. Obtain a Design Exception to the City of Beaverton's Engineering Design Manual for the minimum driveway spacing standard. The proposed reconfigured driveway does not meet the minimum required spacing of 150 feet to the neighboring driveway (EDM 210.21). The Design Exception request must be initiated with the City's Public Works Engineering Department, and can be submitted prior to submitting for Site Development permits. <https://www.beavertonoregon.gov/234/Design-Exceptions-Revisions-Appeals> (Transportation/KM)

23. Provide plans showing that the on-site pedestrian walkway is at least 5 feet wide and composed of a different paving material from the shared driveway. (Planning/LR)
24. Provide plans showing that the existing sidewalk along the site's SW Sorrento Road frontage is widened to at least four feet in the areas that currently do not meet the minimum four-foot unobstructed width. (Planning/LR)
25. Submit and obtain approval of a Street Tree Cut Permit to remove the one tree within the right-of-way identified for removal in the arborist report. (Planning/LR)

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

26. Show granting of any required on-site 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 existing and proposed easements are of sufficient width in relation to the physical location of existing site improvements and that each parcel and tract has adequate access provisions and public utility service provision/availability per adopted City standards and requirements. (Site Development Division/CR)
27. Have commenced construction of the site development improvements to provide minimum critical public services to each 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 Division/CR)
28. Show dedication of one-foot of right of way along the site's frontage to SW Sorrento Road. (Transportation/KM)
29. Submit a complete Final Land Division application within five years after approval of the Preliminary Partition, unless a time extension is approved. (Planning/LR)
30. Submit a completed Land Division Agreement form to provide assurance that all conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning/LR)
31. Provide a written maintenance agreement or Homeowner Association Conditions, Covenants and Restrictions (CC&Rs) document for review by the City Attorney, in regard to the ongoing maintenance of the common areas. The

agreement shall be recorded and the record number noted on the final plat approved by the Washington County Surveyor's Office. (Planning/LR)

32. Demonstrate that all lots meet Beaverton Development Code standards for lot size, dimension, and frontage, as approved. The final plat shall be fully dimensioned and indicate the square footage of each lot. (Planning/LR)
33. Provide written assurance to the Planning Division that each and every lot is buildable without variance under City Ordinances effective as of the date of Preliminary Partition approval. (Planning/LR)
34. Pay all City liens, taxes, and assessments or apportion them to individual lots. Any liens, taxes, and assessments levied by Washington County shall be paid to the County according to County procedures. (Planning/LR)

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

35. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Division/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 Division/CR)
37. Have submitted the paper copies of the draft plat needed for City review and to the County Surveyor to begin processing. The applicant's engineer or surveyor shall verify existing and proposed easements are of sufficient width in relation to the physical location of existing site improvements and that each parcel and tract has adequate access provisions and public utility service provision/availability per adopted City standards and requirements. (Site Development Division/CR)
38. Have substantially completed the site development improvements as determined by the City Engineer, including franchise utility relocation and streetlights being fully functional. (Site Development Division/CR)
39. If applicable, submit a revised grading plan for any changes in grading after land use approval in excess of 50 cubic yards in volume or over an area that exceeds 500 square feet, that meets 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 Division/CR)

40. Pay storm water system development charges (SDC) for system conveyance as outlined in City and CWS rates and charges and as determined by the City Engineer for the impervious areas inside the City of Beaverton. (Site Development Division/CR)

D. Prior to final permit inspection, the applicant shall:

41. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Division/CR)
42. Replace all driveway, sidewalks, curb, ramps, and bike paths which are damaged, deteriorated, or removed by construction. (Site Development Division/CR)
43. Have the landscaping completely installed, groundcover established, or provide for long term erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Division/CR)
44. Have substantially completed the site development improvements as determined by the City Engineer, including franchise utility undergrounding and streetlights being fully functional. (Site Development Division/CR)

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

45. Have completed the site development improvements and the site shall be stable and secure for long-term erosion control issues 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 Division/CR)
46. Submit any required on-site easements not already dedicated on the plat, 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 existing and proposed easements are of sufficient width in relation to the physical location of existing site improvements and that each parcel and tract has adequate access provisions and public utility service provision/availability per adopted City standards and requirements. (Site Development Division/CR)

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

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

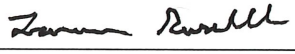
Dated this 7TH day of FEBRUARY, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2742 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 18, 2020.

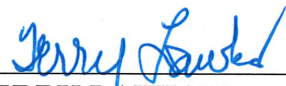
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


APPROVED:



LAUREN RUSSELL, AICP
Associate Planner



TERRY LAWLER
Vice Chair



JANA FOX
Current Planning Manager