

**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. 2575  
OF A DESIGN REVIEW THREE (SCM HEIGHTS ) DR2017-0094 ORDER APPROVING  
MULTI-FAMILY- 340 RESIDENTIAL UNITS) WEST ) SOUTH COOPER MOUNTAIN HEIGHTS MULTI-  
HILLS, APPLICANT. ) FAMILY, DEISGN REVIEW THREE  
)

The matter came before the Planning Commission on November 29, 2017, on a request for a Design Review Three for a 340-unit, multi-family residential development within the South Cooper Mountain Community Plan area. The site is located on the north side of SW Scholls Ferry Road, east of SW 175<sup>th</sup> Avenue, on Washington County Tax Assessor's Map # 2S106AC Tax Lot 200..

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 22, 2017, Supplemental Memorandum dated November 29, 2017, 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 **DR2017-0097** 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 November 22, 2017, Supplemental Memorandum dated November 29, 2017, and the findings contained therein, subject to the conditions of approval as follows:

**A. General Conditions:**

1. Unless a Modification of Decision to the South Cooper Mountain Heights PUD granting the request for additional height is approved, the applicant must comply with the maximum height limits within the R1 zoning district of 60-feet which will require additional Design Review approval. (Planning / SLF)

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

2. Show construction of the north-south community trail connection from Scholls Ferry Road to Tract AA. (Transportation / KR)
3. Provide plans showing construction of the entirety of Streets K and F. (Transportation / KR)
4. Provide plans that show right-of-way dedication sufficient to provide a minimum of 51 feet from ROW centerline along the northern portion of the SW 175<sup>th</sup> Avenue frontage and a minimum of 59 feet from centerline along the southern portion of the site's SW 175<sup>th</sup> Ave. frontage. (Transportation / KR)
5. Provide a plan showing a minimum of 1.4 acres of active open space to serve the development. Excess active open space from prior phases may be counted toward the requirement. (Planning Division / SLF)
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./JJD)

7. 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 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2077, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
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 as set out in Ordinances 2050, 4010+rev., and 4417; 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./JJD)
9. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, Clean Water Services SPL (Service Provider Letter) required plantings, 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./JJD)
10. Submit any required off-site 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./JJD)
11. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the 175<sup>th</sup> Avenue and/or Scholls Ferry Road rights- of way. (Site Development Div./JJD)
12. 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./JJD)
13. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City and obtain an issued 1200-C from DEQ. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. Or otherwise submit a copy of an approved revision from the Oregon Department of Environmental Quality (DEQ) for the previously issued 1200-C General Permit (DEQ/CWS/City Erosion Control Joint Permit) issued for a prior project or adjacent site. The

DEQ process is independent of a City or CWS plan revision approval.  
(Site Development Div./JJD)

14. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report (July 21, 2017), to be revised to demonstrate compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2017-05 in regard to water quality treatment. In addition, the final drainage report shall also demonstrate that the entire development proposal shall meet the SLOPES V requirement for stormwater management per the City Engineer's directive. (Site Development Div./JJD)
15. Provide final grading plans with a detailed drainage analysis of the subject site by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100-year inundation level shall be identified. (Site Development Div./JJD)
16. 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 and Fire Marshal, 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 Engineering Design Manual Chapter 6, 610.L). 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./JJD)
17. Obtain the City Building Official's review approval of the proposed site utility plan if required by OAR 918-780-0040, for private plumbing needed to serve the private water, backflow prevention, storm and sanitary sewer systems outside the proposed building. (Site Development Div./JJD)
18. Provide a public utility plan for water and sanitary sewer provision as documented in the South Cooper Mountain utility masterplans. The project shall be eligible for a water system development charge credit equal to the estimated construction cost value of extra capacity improvements as determined and administered by the City Utilities Engineer. (Site Development Div./JJD)

19. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
20. Pay a storm water system development charge (overall system conveyance) for any net new impervious area proposed for any phase. Additionally, the project shall pay a storm water quality (summer treatment) in-lieu of fee for any impervious area determined by the City Engineer not to practical to provide treatment in any single phase per Clean Water Services standards. (Site Development Div./JJD)
21. 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. 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 lots 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. (Site Development Div./JJD)
22. Pay a storm water system development charge (overall system conveyance) for any net new impervious area proposed for any phase. Additionally, the project shall pay a storm water quality (summer treatment) in-lieu of fee for any impervious area determined by the City Engineer not to practical to provide treatment in any single phase per Clean Water Services standards. (Site Development Div./JJD)
23. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for any private storm water treatment facilities, with maintenance plan and all standard exhibits, including site legal description, ready for recording with Washington County Records. (Site Development Div./JJD)
24. Provide plans for street lights (Option C 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. No overhead services shall remain on the site. 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./JJD)

25. Submit plans that show access for a maintenance vehicle within 6-feet from the front, or within 15-feet from the side of a vehicle to all control structures unless otherwise specifically approved by the City Engineer. A direct worker access route to the structures in the pond area shall be provided no steeper than 4(horizontal) to 1 (vertical) slope. This direct route shall be a minimum of 6-feet wide and have a surface consisting of the equivalent of 3-inches of  $\frac{3}{4}$ "-minus crush rock (to allow walking access in winter) and vegetation shall allow easy access. This direct access route shall be delineated on the plans. (Site Development Div./JJD)
26. Provide plans showing a standard commercial, Portland-Cement Concrete driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
27. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
28. 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) *This dimension is exceeded for building "H." Fire department access will be required into the parking lot in front of building "H." Turning radius requirements of item # 8 below must also be met. Revise drawings to comply.* (TVF&R / JF)
29. ADDITIONAL ACCESS ROADS – MULTIPLE-FAMILY RESIDENTIAL: Projects having more than 100 dwelling units shall be provided with two separate and approved fire apparatus access roads. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus roads regardless of whether they are equipped with an approved automatic sprinkler system. (OFC D106) *Each building must be provided with two points of access. The current design shows only one access to both buildings "F" and "G." A solution to this problem is to shift the emergency vehicle gated access to the south of building "F."*

*Additionally, clearly explain in detail the note on sheet P7.2 about secondary fire access being constructed prior to closing phase 4 access. Revise drawings to comply. (TVF&R / JF)*

30. **AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2) *All buildings in excess of 30 feet in height must meet this requirement. Is building "H" taller than 30 feet to the gutter line? If so, an aerial access fire lane will be required on its interior front. Revise drawings accordingly. (TVF&R / JF)*
31. **AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4) *All buildings in excess of 30 feet in height must meet this requirement. Buildings "F" and "G" are required to have 26-foot wide fire lanes on their interior fronts. Both buildings "A" and "E" will require aerial access fire lanes on their interior fronts as their public road fronts are in excess of 30 feet. (TVF&R / JF)*
32. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3) *All fire lanes must be painted. Clearly identify on the plans the locations of painted curbs. (TVF&R / JF)*
33. **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) *Clearly identify the locations of all proposed hydrants for this project and insure the fire lanes are at least 26 feet wide at their locations. (TVF&R / JF)*

34. 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) *All fire lanes must meet these loading requirements. Provide documentation on the plans that states this requirement.* (TVF&R / JF)
35. TURNING RADIUS: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3) *Turning radius requirements are not met on this proposed design. Additionally, the AutoTURN parameters do not reflect TVF&R's largest and least maneuverable truck. I have included those parameters with a separate attachment. Revise drawings to show compliance, including maneuvering on the front faces of buildings "E" and "H."* (TVF&R / JF)
36. 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 calculations must be provided by site development review time.* (TVF&R / JF)
37. FIRE HYDRANTS – COMMERCIAL BUILDINGS: Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1, OFC Table C105.1, OFC C104 and OFC 912 & NFPA 13) *Clearly document all hydrants for this proposed development. This includes the minimum number required for fire flow, spacing and locations within 100 lineal feet of the fire department connections (FDC's).* (TVF&R / JF)
38. FIRE DEPARTMENT CONNECTIONS: A fire hydrant shall be located within 100 feet of a fire department connection (FDC) or as approved. Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle. (OFC 912 & NFPA 13) *Clearly identify the locations of the FDC's, complying with the supporting hydrant requirements noted above.* (TVF&R / JF)



39. KNOX BOX: A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) *One Knox box will be required for all buildings in this complex. It shall be mounted near the front entrance door of the clubhouse building.* (TVF&R / JF)
40. GATES: Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6):
1. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
  2. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
  3. Electric gates shall be equipped with a means for operation by fire department personnel
  4. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
  5. A Knox padlock is required.

*Provide plans for fire department review.* (TVF&R / JF)

**C. Prior to Building Permit Issuance, the applicant shall:**

41. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
42. 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./JJD)
43. Provide proof of recording the necessary documents associated with the project, including any necessary easement quit claim deeds and a filed survey consistent with the approved site plan. (Site Development Div./JJD)
44. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM: Any building in excess of 50,000 square feet will be required to be tested to identify any deficient radio coverage areas. All areas of the building that are deficient must be provided with an ERRC system in accordance with OFC Section 510. Testing is typically done at 80% completion of the building. It is recommended to provide appropriate conduits shaft, wiring etc. during construction to accommodate for the system. Additionally, make sure you budget and appropriate time for the

installation of this system. Please contact DFM Jeremy Foster at 503.259.1414 for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit.

45. 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)

46. Submit to **Washington County Operations Division (503-846-7623)**:

- a. Completed "Right-of-Way Permit" application form and fee.
- b. A copy of the City's Land Use Approval with Conditions, signed and dated.
- c. Three (3) sets of 11X17 plans, site plan for construction of the following public improvements:
  - i. Gated emergency access to TVF&R and County standards.
  - ii. All work proposed within the right-of-way of SW 175<sup>th</sup> Avenue/SW Scholl Ferry Road.
  - iii. Closure of all driveways on SW Scholls Ferry Road/SW 175<sup>th</sup> Avenue to County standards.
  - iv. Reconstruction of the existing sidewalk on SW Scholls Ferry Road to County standards. Sidewalk and planter strip widths shall be to City standards, including street trees. (Washington County Department of Land Use and Transportation / NV)

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

47. Apply for and record a Final Land Division application, consistent with the previously approved South Cooper Mountain Heights PUD (LD2015-0013) in order to create the open space, resource area and storm water tracts, as identified in the approved PUD application. The Final Plat, or a separately recorded document shall identify the following:

- a. The applicant shall identify all improvements within tracts and public rights-of-way and specify the maintenance responsibilities of those improvements. (Planning / SLF)

- b. The HOA shall be responsible for maintenance of all tracts unless said tract is transferred to a public agency for maintenance or ownership. The plat shall specify maintenance responsibilities of each tract. (Planning / SLF)
- 48. Shall have constructed the required 1.4 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)
- 49. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
- 50. 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./JJD)
- 51. 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./JJD)
- 52. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
- 53. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if a Source Control Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
- 54. Plant the required street trees or a fee-in-lieu shall be paid. The fee-in-lieu is calculated based on the current street tree fee at 1 tree per 30 lineal feet of sidewalk within the phase area. (Planning SLF)
- 55. 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)
- 56. 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)

57. 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)
58. Ensure all landscaping approved by the decision making authority is installed. (Planning/SLF)
59. 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/SLF)
60. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Each tree is to be adequately staked. (Planning/SLF)
61. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning/SLF)
62. The applicant shall show the granting of public easements over the entirety of all trails and pedestrian connections shown on the applicants approved plans. (Planning / SLF)
63. The applicant shall construct all trails, pedestrian walkways, and sidewalks, as approved. (Transportation / KR)
64. Obtain a Finaled Washington County **Right-of-Way Permit** following completion of:
  - a. The road improvements required in condition number 28 above shall be completed and accepted by Washington County. (Washington County Dept. of Land Use and Transportation / NV)

**E. Prior to Release of Performance Security, the applicant shall:**

65. 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./JJD)
66. Submit any required on-site easements not already granted, 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./JJD)
67. 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 within surface water quality facilities, vegetated corridors, and any wetland mitigation areas, 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 prior to release of the security. (Site Development Div./JJD)

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

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


Dated this 8<sup>th</sup> day of December, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2575 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 December 18, \_\_\_\_\_, 2017.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
SANDRA FREUND, AICP  
Planning Supervisor / DRP Coord.

  
\_\_\_\_\_  
KIMBERLY OVERHAGE  
Chair

  
\_\_\_\_\_  
ANNA SLATINSKY  
Planning Division Manager