

**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. 2711
OF A DESIGN REVIEW THREE FOR THE MARY) DR2019-0055 ORDER APPROVING
ANN MULTI-FAMILY. REACH COMMUNITY) THE MARY ANN MULTI-FAMILY, DESIGN
DEVELOPMENT, APPLICANT.) REVIEW THREE.

The matter came before the Planning Commission on June 26, 2019, on a request for a Design Review Three for the construction of a new multi-family residential building within the Regional Center – Old Town (RC-OT) zoning district, reviewed against a combination of Design Standards and Design Guidelines. The subject site is located at 4605 SW Main Avenue, 12820 SW 1st Street, 12855 SW 2nd Street and 12825 SW 2nd Street. Tax lots 02600, 02700, 03000 and 03100 on Washington County Assessor’s Map 1S116AD.

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 June 19, 2019 and the findings contained therein, as applicable to the approval criteria contained in Section 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2019-0055** 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 19, 2019, subject to the condition of approval as follows:

A. General Conditions, the Applicant shall:

1. Ensure the associated land use applications LD2019-0011 and TP2019-0004 have been approved. (Planning / ES)

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

2. Provide a mitigation plan, as for the two landscape trees proposed to be removed which identifies the species and size of proposed mitigation trees. The mitigation plan shall comply with the standards of Section 60.0.25.9 of the Beaverton Development Code. (Planning / ES)
3. Demonstrate compliance with all applicable lighting levels, as outlined in Section 60.05.30 and Table 60.05-1. Furthermore, the applicant shall submit a photometric plan demonstrating the lighting levels generated by the proposed lighting in the elevated outdoor courtyard. Lighting levels generated by light fixtures in the outdoor elevated courtyard shall be in compliance with applicable standards outlined in Section 60.05.30 and Table 60.05-1. (Planning / ES)
4. Submit plans showing light fixture angles and mounting locations on elevations, in compliance with applicable standards outlined in Section 60.05.30 and Table 60.05-1. (Planning / ES)
5. Satisfy Tualatin Valley Fire and Rescue conditions of approval as outlined in the Tualatin Valley Fire and Rescue Service Provider Letter dated April 11, 2019, prepared by Doug Nolan, Deputy Fire Marshal II. (TVFR/DN and Planning/ES)
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./SS)

7. 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./SS)
8. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management facilities including plantings, private streets, fire access 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./ SS)
9. 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./SS)
10. Have submitted a copy of the Tualatin Valley Fire and Rescue District Service Provider Letter. (Site Development Div./SS)
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 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./SS)
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./SS)
13. 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./SS)

14. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report, demonstrating compliance with CWS Resolution and Order 17-05 in regard to water quality treatment and City of Beaverton Engineering Design Manual Section 530 requirements for surface water management. (Site Development Div./SS)
15. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event. On all plan sheets that show grading and elevations, the 100-year inundation level shall be identified. (Site Development Div./SS)
16. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor (this can be with or shown on the submitted building plans). 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./SS)
17. Pay storm water system development charges (storm water quality, quantity, and overall system conveyance) for any net new impervious area proposed. The storm water quality development charge (\$1 per square foot of new impervious surface not draining to the proposed green roof or CONTECH stormfilter, per CWS rates and charges) will be determined with the final impervious surface determination. The final City Storm Water SDC shall also be determined with the final impervious surface determination. (Site Development Div./SS)
18. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the

LIDA facility (green roof) and CONTECH stormfilter, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./SS)

19. Provide plans for street lights (Option C unless otherwise approved by the City Engineer). (Site Development Div./SS)
20. Provide plans 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./SS)
21. Submit a grading plan showing that the lot has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities and show a safe overflow route. A minimum finish floor elevation shall established based on service provision needs and whichever of the following three is highest in elevation: 1) at least one foot higher than the rim elevation of the downstream public sanitary sewer manhole; 2) one foot higher than the rim/overflow of the storm facility; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point, or as approved by the City Engineer. (Site Development Div./SS)
22. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./SS)

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

23. Submit plans demonstrating compliance with Section 340 of the Engineering Design Manual, Bicycle Parking Standards, specifically the bike rack install dimensions and bicycle facility design. (Planning/ES)
24. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./SS)

25. Install all mandated erosion control measures prior to foundation footing form inspection from the Building Division. (Site Development Div./SS)

26. Have submitted a draft final plat needed for City review and to the County Surveyor to begin processing. (Site Development Div./SS)

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

27. Have installed street trees along all frontages. (Planning/ES)

28. 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/ES)

29. 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/ES)

30. 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/ES)

31. Ensure all landscaping approved by the decision-making authority is installed. (Planning/ES)

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/ES)

33. Demonstrate compliance with Section 60.05.15.5 Roof Mounted Equipment, for any non-exempt roof-mounted equipment (Planning / ES)

34. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./SS)

35. 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./SS)
36. 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./SS)
37. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./SS)
38. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./SS)

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

39. 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./SS)
40. Submit any required on-site 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./SS)
41. 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 CONTECH 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./SS)
42. 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 the green roof area, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and Planning Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the Planning Director prior to release of the security. (Site Development Div./SS)

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

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

Dated this 5 day of July, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2711 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 15, 2019.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


APPROVED:



ELENA SASIN
Associate Planner



JENNIFER NYE
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. 2712
OF A REPLAT ONE FOR THE MARY ANN MULTI-) LD2019-0011 ORDER APPROVING
FAMILY. REACH COMMUNITY DEVELOPMENT,) THE MARY ANN MULTI-FAMILY, REPLAT ONE.
APPLICANT.)

The matter came before the Planning Commission on June 26, 2019, on a request for a Replat One to consolidate four lots into one for the construction of a new multi-family residential building within the Regional Center – Old Town (RC-OT) zoning district. The subject site is located at 4605 SW Main Avenue, 12820 SW 1st Street, 12855 SW 2nd Street and 12825 SW 2nd Street. Tax lots 02600, 02700, 03000 and 03100 on Washington County Assessor’s Map 1S116AD.

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 June 19, 2019 and the findings contained therein, as applicable to the approval criteria contained in Section 40.45.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2019-0011** 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 June 19, 2019, subject to the condition of approval as follows:

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

1. Submit an electronic copy of the proposed final plat to the City for review prior to submitting a mylar for approval signature. (Planning / ES)
2. Have commenced construction of the site development improvements and completed enough work, as determined by the City Engineer, to allow for verification that the location and width of proposed rights of way and easements are adequate for the constructed infrastructure and building(s), per adopted City standards. (Site Development Div./SS)
3. Show 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 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./SS)
4. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits ready for recording with the final plat at Washington County. (Site Development Div./SS)

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

5. Record the final plat with Washington County. The configuration shall be consistent with the preliminary survey submitted for LD2019-0011. (Planning / ES)

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

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

Dated this 5 day of July, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2712 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 15, 2019.

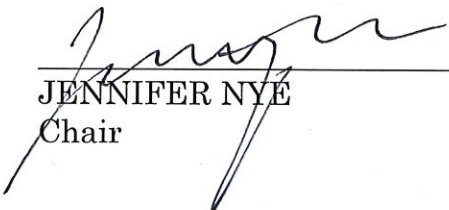
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager

**BEFORE THE PLANNING
COMMISSION FOR
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OREGON**

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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. 2713
OF A TREE PLAN TWO FOR THE MARY ANN) TP2019-0004 ORDER APPROVING
MULTI-FAMILY. REACH COMMUNITY) THE MARY ANN MULTI-FAMILY, TREE PLAN
DEVELOPMENT, APPLICANT.) TWO.

The matter came before the Planning Commission on June 26, 2019, on a request for a Tree Plan Two to remove one Significant Individual Tree, a white Birch (identified as T27), for the construction of a new multi-family residential building within the Regional Center – Old Town (RC-OT) zoning district. The subject site is located at 4605 SW Main Avenue, 12820 SW 1st Street, 12855 SW 2nd Street and 12825 SW 2nd Street. Tax lots 02600, 02700, 03000 and 03100 on Washington County Assessor’s Map 1S116AD.

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 June 19, 2019 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 **TP2019-0004** 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 19, 2019, subject to the condition of approval as follows:

1. Pay a fee in-lieu for the nine (9) caliper-inches required for removal of a Significant Individual Tree from the subject site (Planning / ES).

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

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


Dated this 5 day of July, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2713 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 15, 2019.

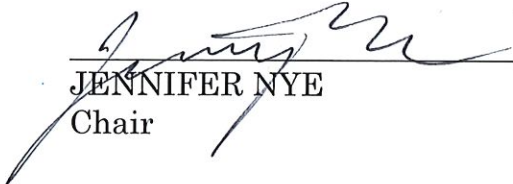
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager