



Community Development Department
Planning Division
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STAFF REPORT

STAFF REPORT DATE: January 31, 2018

HEARING DATE: February 7, 2018

TO: Planning Commission

FROM: Jana Fox, Associate Planner *JCF*
Elena Sasin, Assistant Planner *ES*

PROPOSAL: **Scholls Valley Heights at South Cooper Mountain PUD**
(CPA2017-0007 / ZMA2017-0007 / CU2017-0011 / LD2017-0021 / LD2017-0027 / SDM2017-0010 / TP2017-0015)

LOCATION: The site is located north of SW Scholls Ferry Road, at SW Strobel Road. Address: 18485 SW Scholls Ferry Road. Tax Lots 301 and 302 on Washington County Tax Assessor's Map 2S30600.

ZONING: Washington County interim zone AF-20

NEIGHBORHOOD: Neighbors Southwest

SUMMARY: The applicants, Ed and Kathy Bartholemy, request approval of the following land use applications for the Scholls Valley Heights at South Cooper Mountain PUD development. A Comprehensive Plan Land Use Map Amendment to adjust the boundaries of the land use districts within the development area to align with the proposed development. A Zoning Map Amendment to apply city zoning to the subject site in accordance with the Land Use designations and the South Cooper Mountain Community Plan. A Conditional Use-Planned Unit Development for a residential development within the South Cooper Mountain Community Plan area. Two Preliminary Subdivision applications, the first, a large lot subdivision to create 7 parcels to assist in the phasing of the project, and the second for phased development of 245 lots intended by the full development under the PUD. A Sidewalk Design Modification to allow a curb-tight sidewalk along one side of a private street to accommodate steep grades. A Tree Plan Two application for the removal of significant and community trees to accommodate development.

APPLICANT/
REPRESENTATIVE: Pioneer Design Group, LLC
9020 SW Washington Square Road, Suite 170
Portland, OR 97223

PROPERTY OWNERS: Ed and Kathy Bartholemy
18485 SW Scholls Ferry Road
Beaverton, OR 97007

STAFF RECOMMENDATION:

CPA2017-0007 (Scholls Valley Heights at South Cooper Mountain PUD):
Approval, no conditions

ZMA2017-0007 (Scholls Valley Heights at South Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

CU2017-0011 (Scholls Valley Heights at South Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

LD2017-0021 (Scholls Valley Heights at South Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

LD2017-0027 (Scholls Valley Heights at South Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

SDM2017-0010 (Scholls Valley Heights at South Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

TP2017-0015 (Scholls Valley Heights at South Cooper Mountain PUD):
Approval subject to conditions identified at the end of this report.

TABLE OF CONTENTS

Attachment A: Facilities Review Committee Technical Review and Recommendation Report	FR1 – FR16
Attachment B: CPA2017-0007 <i>Comprehensive Plan Map Amendment</i>	CPA1 – CPA3
Attachment C: ZMA2017-007 <i>Zoning Map Amendment</i>	ZMA1 – ZMA4
Attachment D: CU2017-0011 <i>Conditional Use-Planned Unit Development</i>	CU1 – CU33
Attachment E: LD2017-0021 <i>Preliminary Subdivision (Full Build Out)</i>	LD1 – LD5
Attachment F: LD2017-0027 <i>Preliminary Subdivision (Large Lot)</i>	LD1 – LD5
Attachment G: SDM2017-0010 <i>Sidewalk Design Modification</i>	SDM1-SDM3
Attachment H: TP2017-0015 <i>Tree Plan Two</i>	TP1-TP9
Attachment I: Conditions of Approval	COA1 – COA12
Exhibit 1: Exhibits by City Staff	SR6 – SR14
Exhibit 1.1 Aerial and Vicinity Map (page of this report)	
Exhibit 1.2 Existing Land Use Designation Comprehensive Plan Map	
Exhibit 1.3 Proposed Comprehensive Plan Map Amendment	
Exhibit 1.4 Existing Zoning – Zoning Map	
Exhibit 1.5 Proposed Zoning – Zoning Map	
Exhibit 1.6 Figure 10 of SCMCP Street Framework Plan	
Exhibit 1.7 Figure 11 of SCMCP Bicycle & Pedestrian Framework	
Exhibit 1.8 Figure 12 of SCMCP Natural Resources Map	
Exhibit 1.9 Scholls Valley Heights PUD Phasing Plan	
Exhibit 2: Exhibits by Applicant	Combined
Exhibit 2.1 Combined plans and materials package prepared by applicant.	materials package
Exhibit 3: Public Agency Communication/ Comments	Exhibits by #
Exhibit 3.1 Washington County letter dated January 11, 2018	
Exhibit 3.2 TVF&R letter dated January 3, 2018	
Exhibit 3.3 CWS Statement of Sanitary Sewer - May 26, 2017	
Exhibit 4: Public Testimony / Comments	Exhibits by #
None Received	

Project Overview

The applicant, Ed Bartholemy, proposes to develop a 245 unit residential Planned Unit Development (PUD) within the South Cooper Mountain Community Planning (SCMCP) area. The project site is comprised of two properties located north of SW Scholls Ferry Road at Strobel Road, comprising approximately 36.5 acres in size and is shown on the map exhibits prepared by the applicant and city staff.

The project is proposed for two phases of development. A phasing plan map is provided as Exhibit 1.9 to this report. The applicant proposes 99 attached single family lots and 146 detached single family lots. Additionally the applicant proposes 10 tracts for the purpose of stormwater, natural resource preservation, trails, open space and access.

In order to facilitate the phased development of the property the applicant has applied for a second subdivision application which can be viewed as an interim condition which would create 7 large lots which would be further developed into the final PUD, as reviewed herein. The applicant needs 7 lots so that no newly created lot has more than one zoning district, per the development code requirements. The applicant will be required to provide easements to the City with the recording of the large lot subdivision plat which would provide for the extension of utilities and access to each of the lots, as well as over the neighborhood routes and collector streets within the development to ensure the orderly extension of critical facilities within the SCMCP area.

Land Use Application Summary

The Planning Commission will conduct a hearing for concurrent consideration of seven land use applications identified for Scholls Heights. These land use applications are summarized below.

Comprehensive Plan Map Amendment application (CPA2017-0007) is requested to adjust boundaries of existing Comprehensive Plan Land Use designations that apply to the subject properties. The adjustment proposal is intended to align boundaries with proposed streets and property lines identified as part of the development plan. Exhibits 1.2 and 1.3 of this report illustrate the existing land use designations and intended adjustments, respectively. The CPA proposal does not change existing land use designations that currently apply to the subject properties.

Zoning Map Amendment application (ZMA2017-0007) is requested to apply Beaverton residential zones of R-2, R-4, R-5 and R-7. The subject properties are currently zoned Washington County AF-20 which is an agricultural zone applicable to rural areas. Proposed City zones are intended to implement respective Land Use designations of the Comprehensive Plan and would also align with proposed streets and property lines identified as part of the development plan.

Conditional Use – Planned Unit Development (CU2017-0011) would allow modification of base zoning standards of each respective proposed zone, applicable to lots created through the Preliminary Subdivision application. In this case, development projects greater than ten acres in size, where located within the SCMCP require Conditional Use-Planned Unit Development (CU-PUD) approval. As a PUD the Scholls Heights development is also subject to specific standards as contained in Section 60.35 of the Beaverton Development Code, including compliance with the SCMCP.

Preliminary Subdivision (Small Lot) application (LD2017-0021) is requested to create 245 legal lots of record and 10 tracts. This subdivision recognizes the final build out of the full PUD development.

Preliminary Subdivision (Large Lot) application (LD2017-0027) is requested, as described above to create a 7 parcel partition to facilitate phased purchase and development of the subject site. This is intended to be an interim condition with the final subdivision layout as identified in LD2017-0021.

Sidewalk Design Modification application (SDM2017-0010) is requested to allow five (5) foot wide curb tight sidewalks along one private street tract within the first phase of development.

Tree Plan Two (TP2017-0015) approval is requested for removing trees where development is proposed. Some of these trees meet the Development Code definition of a "Community Tree" as identified in Chapter 90. Other trees identified for removal are located within a portion of the project site shown to contain a Significant Natural Resource Area (SNRA) as discussed further in this report.

Background – South Cooper Mountain Community Plan

The South Cooper Mountain Community Plan (SCMCP) is part of the Beaverton Comprehensive Plan and was adopted in December 2014. The SCMCP identifies various policies intended to guide future development of this area which is comprised of 544 acres of rural land that was added to the Urban Growth Boundary (UGB) in 2011. The SCMCP emphasizes development to be designed as safe, convenient, active and healthful with a variety of housing types, recreational spaces, and pedestrian and vehicular circulation.

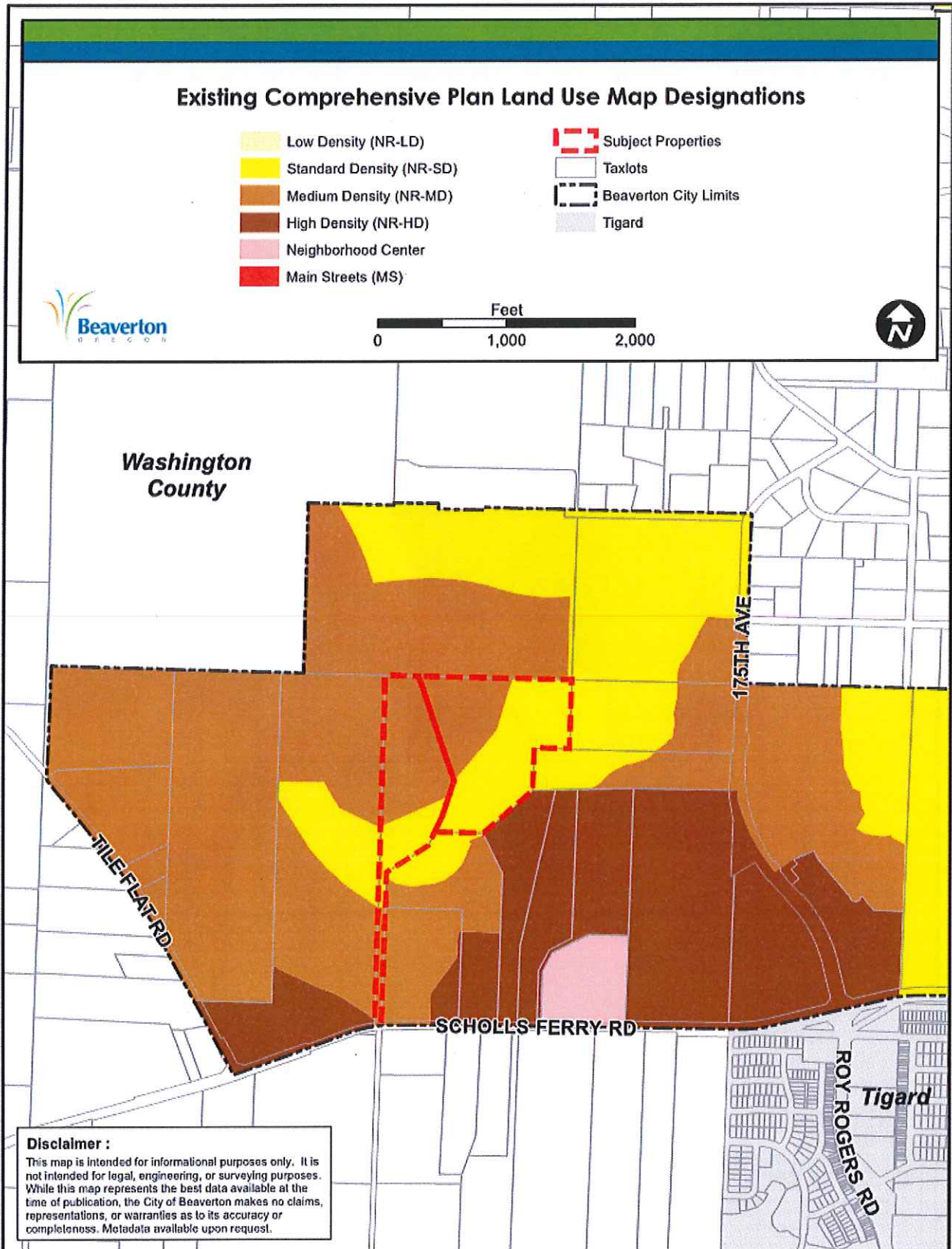
Aerial and Vicinity Map



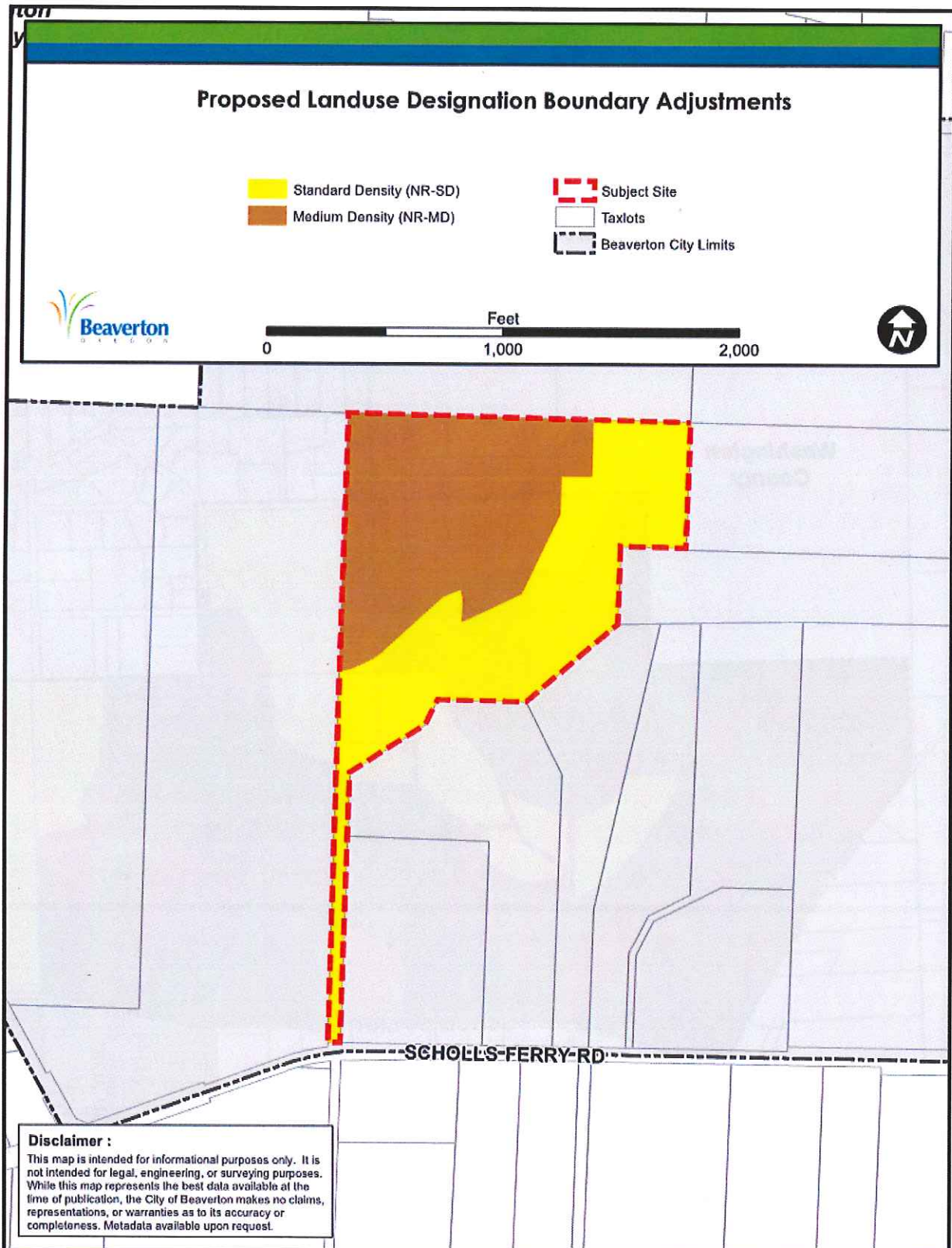
Scholls Valley Heights at South Cooper Mountain

CPA2017-0007 / ZMA2017-0007 / CU2017-0011 / LD2017-0021 /
LD2017-0027 / SDM2017-0010 / TP2017-0015

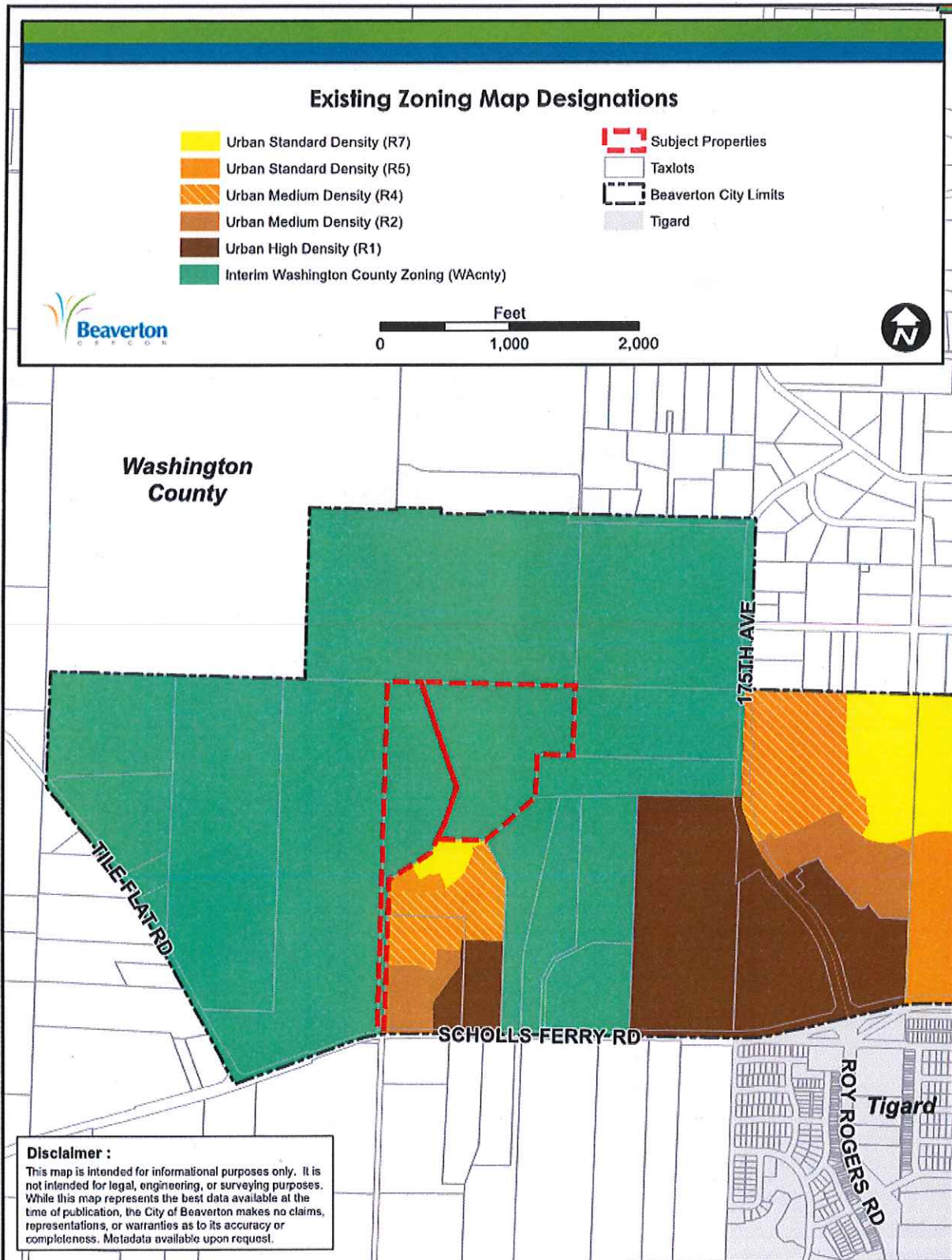
Existing Comprehensive Plan Land Use Map Designations



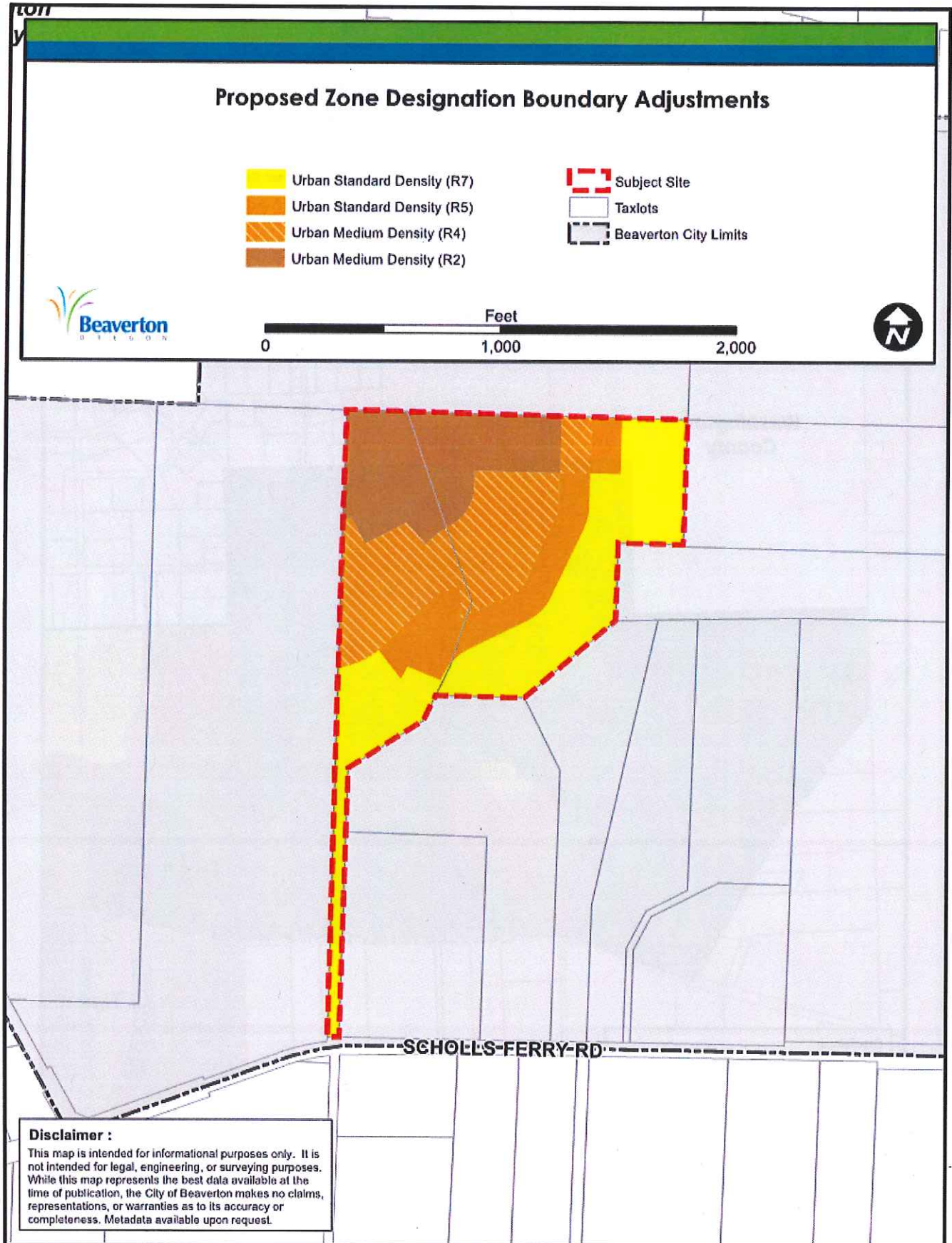
Proposed Comprehensive Plan Land Use Boundary



Existing Beaverton Zoning Map

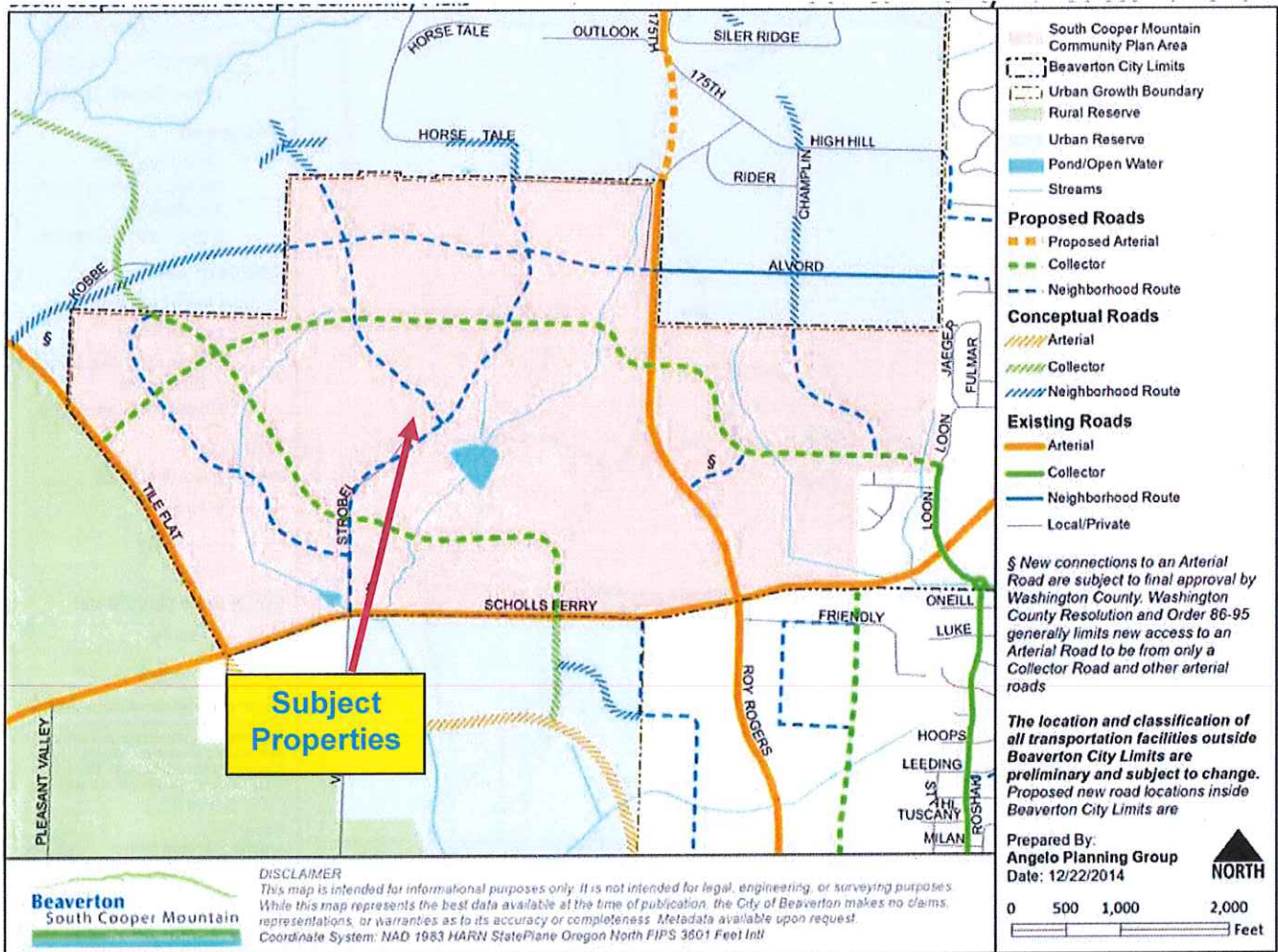


Proposed Zoning Map Amendment



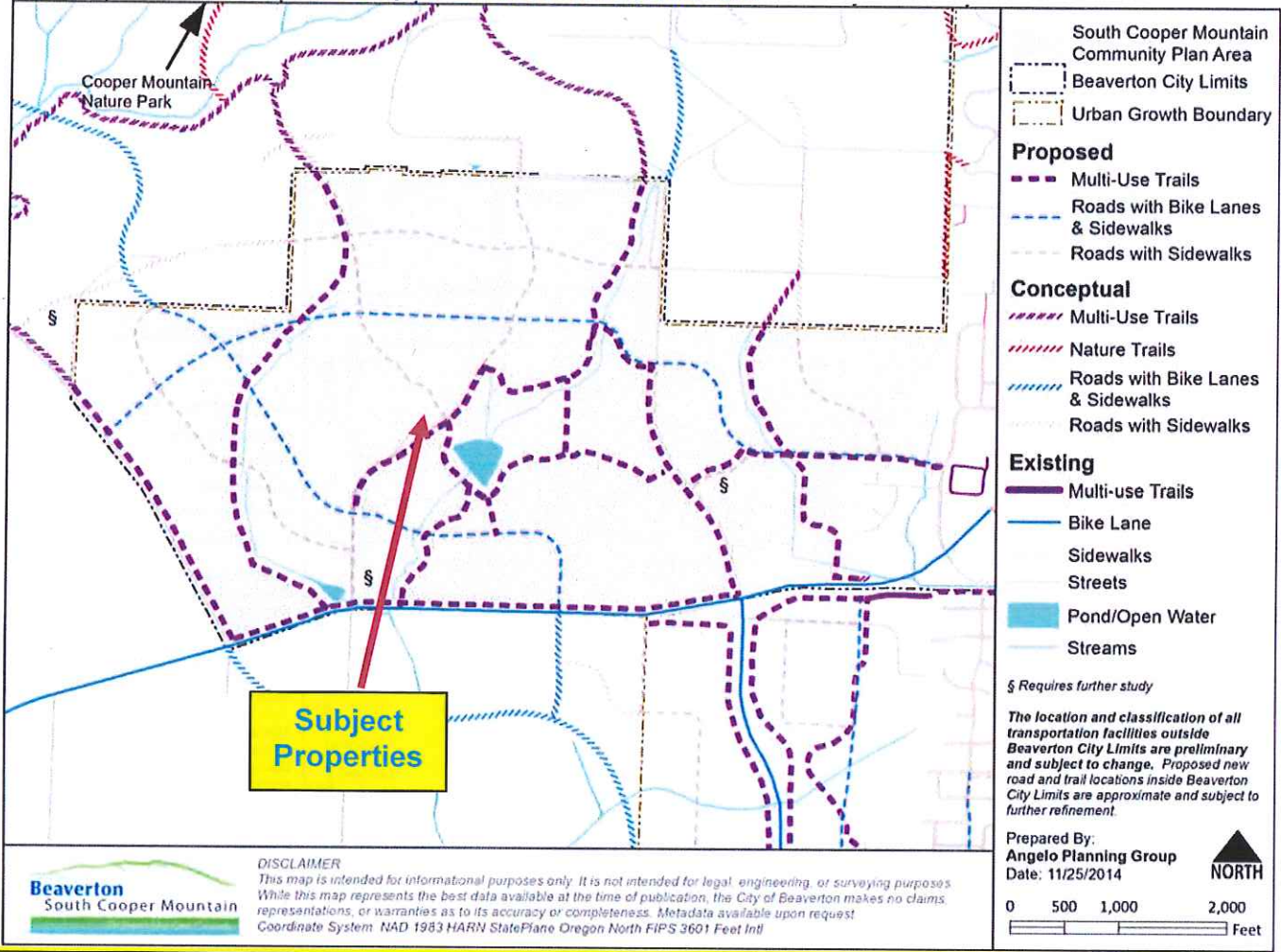
South Cooper Mountain Street Framework Map – Figure 10

Figure 10: Community Plan Street Framework

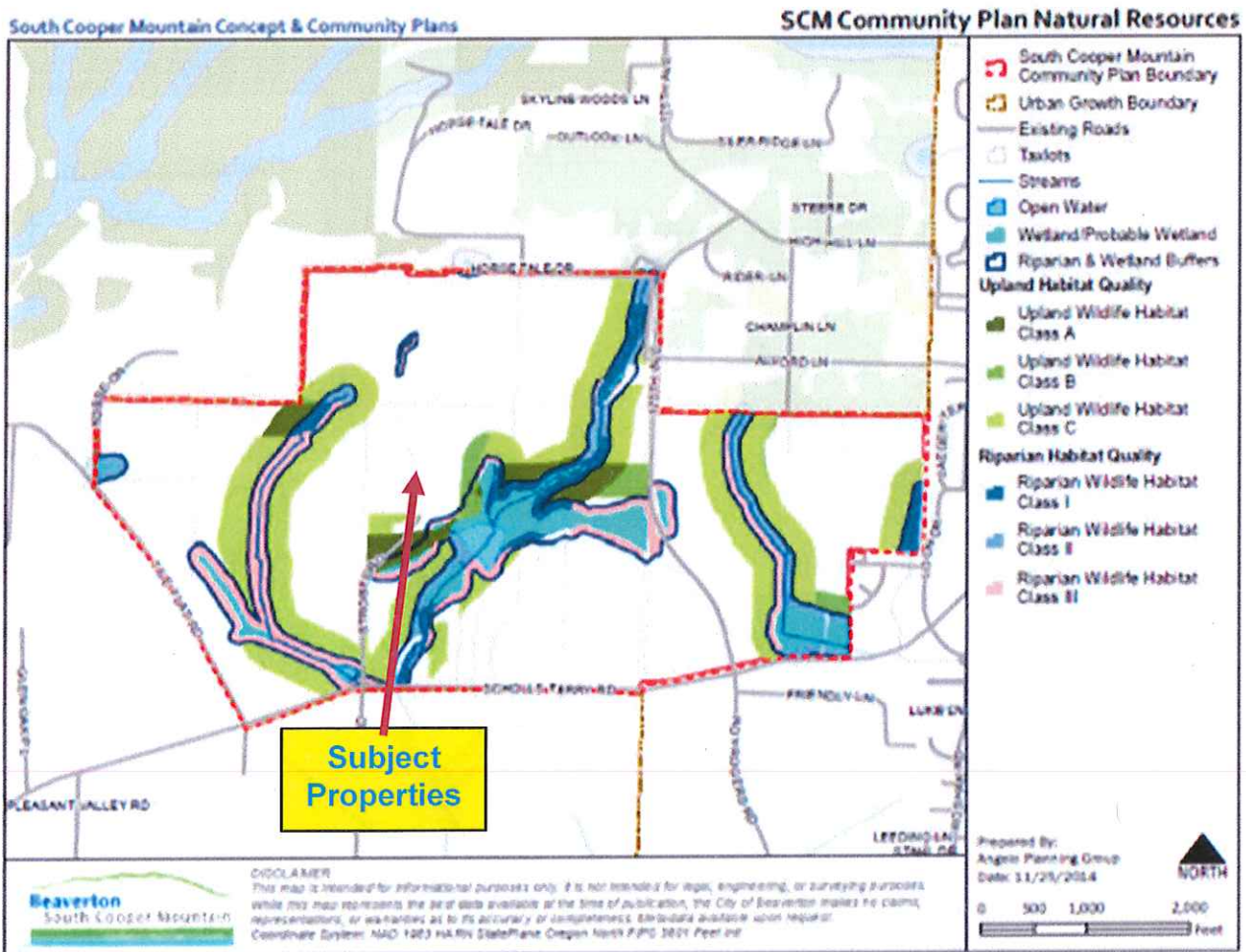


South Cooper Mountain Bicycle & Pedestrian Framework Map – Figure 11

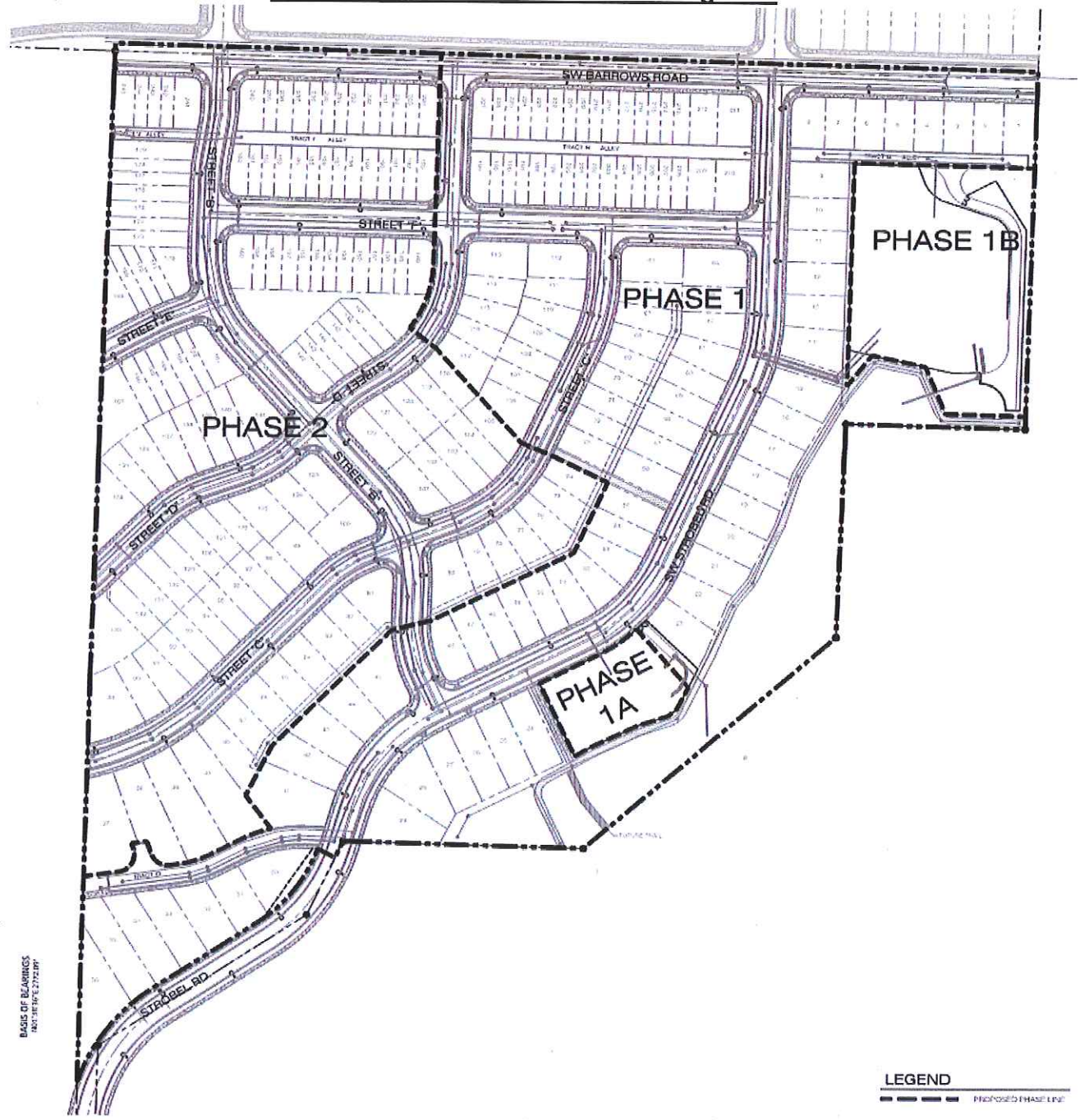
Figure 11: Community Plan Bicycle & Pedestrian Framework



South Cooper Mountain Natural Resources Map – Figure 12



Development Site Plan and Phasing Plan



BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Final Written * Decision Date	365-Day
CPA2017-0007*	September 29, 2017	December 20, 2017	April 19, 2018	N/A
ZMA2017-0007	September 29, 2017	December 20, 2017	April 19, 2018	December 20, 2018
CU2017-0011	September 29, 2017	December 20, 2017	April 19, 2018	December 20, 2018
LD2017-0021	September 29, 2017	December 20, 2017	April 19, 2018	December 20, 2018
LD2017-0027	December 11, 2017	December 20, 2017	April 19, 2018	December 20, 2018
SDM2017-0010	September 29, 2017	December 20, 2017	April 19, 2018	December 20, 2018
TP2017-0015	September 29, 2017	December 20, 2017	April 19, 2018	December 20, 2018

*CPA applications are not subject to the Section 50.25.8 of the Development Code and not subject to Oregon mandated processing periods identified under ORS227.178(1). In this case, both the CPA and ZMA require subsequent City Council action inclusive of separate Ordinances that change zones as proposed to the City Zoning Map and adjust respective land use designations as proposed to the City Comprehensive Plan Land Use Map.

Existing Conditions Table

Zoning	Existing zone: Washington County Interim Zoning (AF-20) Proposed zoning within the South Cooper Mountain Community Plan includes Urban Medium Density Residential (R2 and R4) and Urban Standard Density Residential (R5 and R7).	
Current Development	The site is currently rural residential / farm land and consists of two tax lots.	
Site Size	Approximately 36.5 acres	
Neighborhood Association	Neighbors Southwest	
Surrounding Uses	<u>Zoning:</u> North: Washington County Rural Residential (EFU) South: R5 and R7 East: Washington County Rural Residential (AF20) West: Washington County Rural Residential (AF20)	<u>Uses:</u> North: Rural Uses/Horse Stables South: Standard Density Residential (The Ridge PUD) East: Medium Density Residential (The Ridge PUD) and Rural Residential West: Rural Residential (Scholls Heights PUD)

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Scholls Valley Heights at South Cooper Mountain PUD
CPA2017-0007 / ZMA2017-0007 / CU2017-0011 / LD2017-0021 /
LD2017-0027 / SDM2017-0010 / TP2017-0015**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- **All twelve (12) criteria are applicable to the submitted Conditional Use and both Land Division applications as submitted.**
- A. *All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.***

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes, or can be improved to have, necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

Final PUD/Subdivision

Public Water

Water service will be provided to the site by the City of Beaverton. The current waterline is stubbed east of the subject site on the Mountainside High School site. The adjacent development to the south, The Ridge, has received land use entitlements which require the extension of a 24 inch public water line to the eastern boundary of the subject site within the Collector Street (8B-Mountainside Way) and north within Strobel Road to serve the subject site. As the adjacent development has received a land use entitlement which requires the extension of public water service to the site, staff finds that the applicant can reasonably expect that public water service will be made available to the site. However, should the public water facilities not be completed at the time of site development permit issuance or recording of any plat for the site, including the large lot subdivision, the

applicant shall provide all necessary off-site easements which would make construction of critical facilities, including roads, water, sewer and storm available to the subject site. The reasonable expectation of provision of water service coupled with the condition to provide any necessary off-site critical facility easements prior to site development and/or final plat for the large lot subdivision are sufficient to show water service to serve the site.

In addition to the water line through the Mountainside Way collector and SW Strobel Road an additional water line will connect to the subject site along the northern collector, Barrows Road, which will provide additional service to the site, this line will require connection through the adjacent property (The Vineyard) to SW 175th Avenue. Strobel Road, Street B, and Barrows Road will provide key water service spines through the development, with local streets connecting the full water system to serve each lot. The development shall be required to stub water lines within public rights of way to serve future developments. Staff finds that adequate capacity exists to serve the proposed development.

Public Sanitary Sewer

Sanitary sewer service will be provided by the City of Beaverton. Clean Water Services, the regional sanitary sewer provider has issued a Service Provider Letter for the entirety of the South Cooper Mountain Community Plan (SCMCP) area, the applicant is in compliance with the SCMCP stormwater masterplan and therefore in compliance with the CWS sanitary sewer SPL. The applicant proposes to connect to the existing CWS sanitary manhole in Scholls Ferry Road which will be a 24 inch line routed up Strobel Road to serve a portion of the site. The remainder of the site will be served by a connection to the sanitary sewer line in the northwest corner of The Ridge development. The Ridge has land use entitlements which require the extension of the public sanitary sewer up Strobel Road and internal to The Ridge to serve the development the applicant can reasonably expect that sanitary sewer service will be available to serve the site

The applicant will be required to stub the sanitary sewer services to the boundary of their property to serve future adjacent developments. The applicant will be required to provide all necessary off-site sanitary sewer easements prior to recording of any plat, including the large lot subdivision, or site development permit issuance to allow for the construction of the facilities should they not yet be completed by the adjacent development. The reasonable expectation of provision of sanitary sewer service coupled with the condition to provide any necessary off-site critical facility easements prior to site development are sufficient to show sanitary sewer service to serve the site.

Stormwater

The applicant states that storm drainage will be captured through a series of laterals, catch basins and pipes. The applicant proposes two onsite stormwater facilities (tracts A and C) which will treat the stormwater before discharge to the natural resource area on site. Additionally 17 lots and associated public improvements will be treated within Tract H of the approved Ridge Development. A utility plan has been provided by the applicant that shows extension of stormwater lines through the development to serve all portions of the development. The applicant has provided a preliminary stormwater report which shows the system as designed should be sufficient to serve the development, full engineering

review is completed at Site Development permit review. Staff finds that adequate capacity exists to serve the proposed development.

Transportation

The critical transportation system elements affected by the proposed development are the surrounding network of Arterial Streets, Collector Streets, and Neighborhood Routes, as well as the Local Streets within the development. To evaluate the effect on the transportation system from the estimated 1,992 daily vehicle trips generated by the proposed development, the applicant's traffic consultant, Kittelson & Associates, Inc., prepared a Traffic Impact Analysis (TIA) dated June 16, 2017 and supplemented by a memo dated November 21, 2017.

The TIA analyzed the intersections of SW Scholls Ferry Road, SW Strobel Road, SW Tile Flat Road, SW 175th Avenue, and the new streets planned for this development and the adjacent developments. As mitigation measures, the TIA recommends that the applicant install a traffic signal at SW Scholls Ferry Road at SW Strobel Road and construct the road improvements as shown in the applicant's plans.

Therefore, as a Condition of Approval, the applicant shall submit engineering plans that show the required traffic mitigation measures and shall work with the other developers in the area to ensure that the road widening needed by all of the developments occurs.

The applicant's submitted land use plans show the construction of improvements to SW Strobel Road, an extension of a Collector Street (SW Barrows Road), and a new Neighborhood Route (Street "B"). All of the higher-classification streets have been designed to City standards. The applicant also proposes to construct a grid of new Local Streets, built to City L1 and L2 standards. The November addendum to the TIA contains the analysis showing that the streets proposed to be designed to the narrower width will not exceed the 500 vehicle per day threshold for such streets.

With the earlier work that the City of Beaverton, Washington County, and the City of Tigard, together with the representatives of the development community, including the applicant, did in evaluating the SW 175th Avenue – SW Roy Roger Road corridor, the SW 175th Avenue / SW Kemmer Road intersection was determined to be insufficient to accommodate the expected traffic volumes. Therefore, the parties agreed to apply a proportional share of the estimated cost to improve the intersection to all new development in the South Cooper Mountain and River Terrace areas. The proportional share for the Scholls Valley Heights development is \$26,320.

By complying with the associated conditions of approval, and by constructing the road improvements as proposed, the applicant will be able to ensure that the surrounding transportation system can accommodate the traffic expected to be generated by the proposed development.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). TVF&R has provided conditions of approval for the development. The key

condition provided by TVF&R requires that secondary fire access be provided for each phase of development. Staff has included this condition of approval. By meeting the conditions of approval the proposal will meet TVF&R requirements which will be verified at the time of Site Development Permit issuance.

Phase Specific Critical Facilities

The applicant has proposed two (2) phases of development for the Scholls Valley Heights PUD. In order to provide options for the development of the site as market conditions shift over time, staff provides the following findings showing how each phase of development could, if desired, be developed independently of other phases. This approach provides the applicant with flexibility as development occurs and makes clear what infrastructure pieces must be constructed with each phase of development. Some pieces of infrastructure may be required to serve multiple phases of development, whichever phase requiring that infrastructure is built first will be required to construct it. The applicant has provided a phasing plan on Sheet 10.0 which correspond to the findings below. The dedication of easements for all streets will occur with the large lot subdivision of the site to facilitate phased development. Construction of internal streets, and SW Barrows Road, can be phased, provided that the easements are provided with the first land division final plat to allow later phases to be developed out of order.

Phase 1

Phase 1 includes lots 1-36, 41-73, 106-117, and 194-227, which include both attached and detached single family lots for a total of 115 units. The phase includes SW Strobel Road and the proposed homes on both sides as well as portions of Streets, C, D, F, and a portion of SW Barrows Road adjacent to the phase boundaries.

Transportation

Access for Phase 1 is provided to the site by Strobel Road which must be extended from SW Scholls Ferry Road to SW Barrows Road. While SW Strobel Road is required to be extended with The Ridge Development to the edge of The Ridge site, with utilities, should Scholls Valley Heights wish to proceed prior to The Ridge they will be required to bring the street and infrastructure to the site. Internal to the phase boundary all local streets, including portions of Streets C, D, and F must be constructed with the phase limits. SW Barrows Road must be constructed from the eastern property line to the westernmost phase boundary, through the intersection with Street D. Trail improvements must be completed with construction of the first phase of development. Secondary fire access must be provided to this phase of development to the satisfaction of the Fire Marshall.

Utilities

Water service can be provided from SW Strobel Road or SW Barrows Road, depending on the timing of adjacent construction. It is anticipated that primary water service to serve the site will be from SW Strobel Road. The applicant shall construct all waterlines through the development phase to serve future phases and be available to adjacent developments. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/The Ridge and ultimately to SW Scholls Ferry Road and provided to serve each lot and stub to adjacent phases and developments. Stormwater tracts within the phase boundary, as well as any stormwater tracts required by the City Engineer to meet the

stormwater needs of the proposed phase, must be constructed and all stormwater infrastructure associated with the development phase installed. All CWS plantings and/or mitigation shall be completed and sensitive area tracts created.

Open Space

Phase 1 requires 13,800 square feet of active open space. The total development requires 29,338 square feet of active open space, a total of 36,368 square feet of active open space is provided in Phase 1, greater than the total amount required for the entire development. Additional active open space is provided in Phase 2. Passive open space is provided along the resource area and within the stormwater tracts, in excess of the minimum requirements.

Phase 2

Phase 2 includes lots 37-40, 74-105, 118-193, and 228-245, which include both single family attached and detached lots, for a total of 130 units. Phase 2 includes construction of a portion of Streets B, C, D, E, F and Barrows.

Transportation

Access for Phase 2 is provided to the site by Strobel Road which must be extended from SW Scholls Ferry Road to Street B to serve Phase 2. While SW Strobel Road is required to be extended with The Ridge development to serve the Scholls Valley Heights site, with utilities. Should Scholls Valley Heights wish to proceed prior to The Ridge the applicant will be required to bring the street and infrastructure to the subject site. All streets internal to Phase 2 must be constructed within the phase boundary, including Streets; B, F, E, D, C, and Barrows Road. Secondary fire access must be provided to this phase of development to the satisfaction of the Fire Marshall.

Utilities

Water service can be provided from SW Strobel Road or SW Barrows Road, depending on the timing of adjacent construction. It is anticipated that primary water service to serve the site will be from SW Strobel Road. The applicant shall construct all waterlines through the development phase to serve future phases and be available to adjacent developments. Sanitary sewer service shall be provided from the development phase to SW Strobel Road/The Ridge and ultimately to SW Scholls Ferry Road and provided to serve each lot and stub to adjacent phases and developments. Stormwater tracts needed to treat the stormwater produced by Phase 2 and all stormwater infrastructure associated with the development phase must be installed. All CWS plantings and/or mitigation shall be completed and sensitive area tracts created.

Open Space

Phase 2 requires 15,600 square feet of active open space to serve the phase. The applicant proposes 14,331 square feet of active open space within the phase boundary. However the applicant proposes significantly more than the minimum active open space with Phase 1 which may serve the development. The excess open space in Phase 1 may be used to meet any deficiency in the proposed phase, if developed first or concurrent with Phase 2.

Large Lot Subdivision

The applicant proposes an interim land division application which would divide the site into 7 parcels for the purpose of phasing. The large lot subdivision would not involve any physical development or construction of any dwelling units on the site. In order to show provision of service to each lot the applicant shall be required to dedicate easements for access and utilities to the City of Beaverton over proposed streets and utility locations to provide access to streets and utilities for all of the proposed 7 lots. The applicant will need to dedicate any additional needed right of way along SW Scholls Ferry Road, with the final plat of the large lot subdivision.

The large lot subdivision must also provide any necessary off-site easements for water, sewer and any other needed utilities to serve each lot in the proposed large lot subdivision. The provision of these easements allow each of the 7 lots to be served by access and critical infrastructure. In addition to serving the large lot subdivision the easements will serve adjacent development and allow critical pieces of regional infrastructure to be constructed.

The Committee finds that the proposed development will provide the required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five years of occupancy.***

Chapter 90 of the Development Code defines "essential facilities" to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant's plans and materials were forwarded to Beaverton School District, Tualatin Hills Park and Recreation District (THPRD), City Transportation staff and City Police Department.

Schools

The applicant has provided a service provider letter from Beaverton School District. The site will be served by Hazeldale Elementary School, Conestoga Middle School, and Mountainside High School. The service provider letter states that the district anticipates sufficient capacity to accommodate the new students with boundary adjustments or other capacity improvements until an additional local elementary school can be built within the area. As such Beaverton School District has adequate capacity to serve the proposed development.

Parks

The site will be required to annex to Tualatin Hills Park and Recreation District (THPRD), as a condition of approval, prior to issuance of the first building permit, including any model homes. The applicant provides plans which show the construction of the multi-use trail along the natural resource area, as identified in the South Cooper Mountain Community Plan. It is anticipated that ultimately THPRD will be responsible for the maintenance of the trail. The trail will be required to be constructed to THPRD trail standards to facilitate consistency in the regional trail network.

Pedestrian and Bicycle Facilities

The applicant's plans show construction of 10-foot wide off-street pathways, with 1-foot gravel shoulders, complying with the applicable City and THPRD standards. The applicant also proposes to install sidewalks and ADA-compliant curb ramps to meet the engineering standards. Additional access ways for pedestrians are proposed where the topography constraints will not allow block lengths short enough to meet the City standards. The applicant has shown that pedestrian pathways and trails make logical connections to adjacent properties as required.

Police

To date Beaverton Police have not provided comments or recommendations to the Facilities Review Committee. Beaverton Police will continue serve the development site.

Transit Improvements

To date Tri-Met has not provided comments in response to the development proposal. The subject property does not abut streets where Tri-Met provides bus service. The closest local bus line is located to the east (line 62) and nearest stop is located at SW Scholls Ferry Road and SW Murray Boulevard. The Portland Express (line 92) stops at Teal Boulevard in southwest Beaverton which is approximately one mile to the east.

In summary of the above, the Committee finds that the proposed development will provide required essential facilities, as conditioned.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- C. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject proposal.***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates to the applicable Code requirements of Chapter 20 for the Urban Medium Density (R2 and R4), and Urban Standard Density (R5 and R7) zones as applicable to the above mentioned criteria. The applicant has applied for a Comprehensive Plan Map Amendment (CPA) and a Zoning Map Amendment (ZMA) concurrently with this application, staff has reviewed the compliance with Chapter 20 assuming that the CPA

and ZMA applications are approved, as such staff recommends a condition of approval that the PUD, and both Land Division applications require approval of the CPA and ZMA application. As demonstrated on the chart, the development proposal meets all applicable standards of the proposed zones unless proposed to be modified by the PUD. Modification to base zone standards will be addressed in the PUD section of the staff report.

Therefore, the Committee finds that by meeting the conditions of approval the proposal meets the criterion.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposal.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60, in response to the above mentioned criteria. Staff will provide findings for the applicable Conditional Use and Land Division approval criteria within the applicable sections of the staff report.

As stated in response to Criterion A, transportation staff have reviewed proposed street improvements associated with the development plan for compliance with the Beaverton Engineering Design Manual which identify street standards by planned classification. Other applicable provisions of Chapter 60 related to transportation (contained in Section 60.55) are addressed in response to Criterion A.

In response to Section 60.65 (Utility Undergrounding) staff recommends a standard condition of approval requiring all utility lines to be placed underground. The applicant states that they intend to meet the requirements of this section.

As previously stated, Facilities Review criteria do not apply to Tree Plan 2 applications. The applicant's associated application for Tree Plan 2 (Case File No. TP2017-0008) is subject to review of certain subsection of Section 60.60. Staff addresses findings for removal and protection of trees in the staff report prepared for Tree Plan 2. Similarly, staff addresses specific standards as they apply to development in or near significant natural resources (60.67) as part of the Tree Plan 2 application and as part of the applicant's Conditional Use - Planned Unit Development (CU-PUD) application. Other applicable provisions of Chapter 60 are summarized in the Code Conformance Analysis chart at the end of this report and are subject to further review. In summary of the above, the Committee finds that the proposed development is consistent with as conditioned.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.**

The applicant states that a homeowners association (HOA) will be formed which will have responsibility for maintenance of all commonly owned facilities and tracts such as trails, parks, stormwater facilities, and common landscaping. Staff recommends a condition of approval that all CC&R's and HOA documentation be provided to staff for review with the plat for the first phase of development to ensure adequate means are established to ensure maintenance. Each plat shall identify maintenance responsibilities for each tract and common facility, the HOA shall remain responsible for maintenance and replacement unless a public entity acquires ownership or maintenance responsibility of the facility. Staff finds that the design of the development does not preclude the continued maintenance of private common facilities.

Therefore, the Committee finds that by meeting the conditions of approval the proposal meets the criterion.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.**

In review of Criterion F, staff incorporates the findings prepared in response to A, B and D above. The applicant states that the network of roadways have been developed to safely move people among destinations within the neighborhoods and beyond. Each of the streets are designed in accordance with the City of Beaverton's Engineering Design Manual (L1 and L2 standards) and this includes sidewalks provided on both sides of all streets internal to the plan. As a condition of approval the applicant must receive Engineering Design Modification (EDM) approval for any non-conforming aspects of the street networks as designed, including shed street sections, hammerhead streets, and intersection spacing. EDM approval has already been issued for exceeding block length and the private street, Tract D, without a cul-de-sac. Any additional modifications will require additional EDM approval. With the review of the Site Development Permit plans, staff will review the proposed streets for intersection spacing and sight distance requirements.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.**

As noted above, the proposal includes the required street and trail connections to adjacent properties that provide safe and efficient connections to the surrounding transportation system. Where possible, the pedestrian circulation system has been separated from the vehicular circulation system.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Fire protection will be provided to the site by Tualatin Valley Fire & Rescue Department (TVF&R). TVF&R reviewed the proposal and have provided conditions of approval, which are incorporated herein. The proposal will need to show compliance to the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with TVF&R standards.

The Building Division has reviewed the plans and provided conditions of approval. Future home construction will require Building Permits issued through the City Building Division of the Community Development Department. Removing existing dwellings and structures from the properties will require a Demolition Permit. If a septic tank exists, it is to be pumped out and filled in with sand or gravel or completely removed. Staff conditions accordingly.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.

According to the applicant, the development is designed to comply with applicable city codes and standards. The applicant has received Engineering Design Manual (EDM) Modification approvals for street elements which do not conform strictly to the EDM. The applicant's EDM Modification approvals include exceeding the minimum block length due to grades and allowing a dead end street in-lieu of a cul-de-sac.

The applicant will be required to provide street lights (pole-mounted luminaires) along all public streets. A condition requiring a plan for street lights associated with the Site Development Permit is proposed. By meeting the City of Beaverton's Engineering Design Manual design standards for street lights, the Committee finds that development site will provide adequate protection from hazardous conditions.

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development. The proposed sidewalks and walkways will be adequately lighted to provide for safe pedestrian circulation.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

J. *Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.*

The applicant states the subject site primarily slopes downhill to the southeast and north with existing grades on site of up to 20%. As reflected in the preliminary grading plan, grading for the subdivision is minimized and designed to protect against adverse impacts on abutting properties. Lots are designed to drain toward public rights-of-way where public stormwater conveyance systems are available. Appropriate erosion control is proposed and will be required during development. The project will include the use of stormwater ponds for the retention and treatment of stormwater. Storm drainage will not affect adjacent properties, final storm drainage plans will be assessed as part of the Site Development permit process.

The applicant must show compliance with Site Development erosion control measures at the time of Site Development permit issuance.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

K. *Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.*

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. The applicant states that the street network and public facilities are designed in accordance with the City's EDM in order to provide accessibility as required. Where required on-site pedestrian routes will meet the ADA standards and ADA ramps will be provided within the development to facilitate accessible travel. Staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

Therefore, the Committee finds that the proposal meets the criterion.

- L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

The applicant submitted the land use applications on September 29, 2017 and was deemed complete on December 20, 2017. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds the proposal meets the criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.25.05 – Density Calculations			
Minimum Residential Density	Minimum Density: 198 units Maximum Density: 415 units	The applicant proposes 245 units which is within the permitted density range.	Yes-See Density Table Below
Development Code Section 20.05.20 (Uses)			
R2, R4, R5, and R7	The PUD allows all types of attached and detached housing in any zone so long as density requirements are met.	Detached Single Family and Attached Single Family dwellings are proposed.	Yes
Development Code Section 20.05.15 (Site Development Standards)			
Minimum Lot Area	R2 - 2,000 sq. ft. / DU R4 - 4,000 sq. ft. / DU R5 - 5,000 sq. ft. / DU R7 - 7,000 sq. ft. / DU	Adjusted with PUD	See CU staff report.
Minimum Yard Setbacks	Parent parcels are subject to the minimum yard setbacks of the zone. Front Yard: Barrows Road R2/R4: Setback Minimum 10' R5: Setback Minimum 15' R7: Setback Minimum 17' Rear Yard: Scholls Ferry Road R7: Setback Minimum 25'	Through the CU-PUD process the parent parcels are subject to the minimum yard setbacks of the zone and individual lots not abutting the perimeter may have setbacks reduced through PUD consideration. The applicant proposes to meet the setbacks for the parent parcels. See Setback Table below for proposed interior setbacks. Staff recommends a condition of approval that the minimum parent parcel setbacks be maintained with development.	See CU staff report w/ COA.
Maximum Building Height	R2 – 40 feet R4 – 35 feet R5 – 35 feet R7 – 35 feet	Maximum building height will be verified at the time of building permit. The applicant has requested maximum height exceptions in the all zoning districts to allow a maximum height of 12 additional feet for certain lots within each zoning district. The applicants request will be considered in the CU-PUD section of the staff report.	See CU Staff Report

Proposed Density

20.25.05 Density Calculations					
Proposed Zoning	Gross Acres	Net Acres	Max Density (Units)	Minimum Density (Units)	Proposed Units
R2	7.65	4.55	166	79	99
R4	11.48	6.83	125	59	74
R5	6.95	4.13	60	29	35
R7	10.42	6.20	64	31	37
Total	36.5	21.71	415	198	245

Proposed Building Setbacks

Setback	R2		R4		R5		R7	
	Required	Proposed	Required	Proposed	Required	Proposed	Required	Proposed
Front	10	8	10	8	15	12	17	12
Garage	5 or 18.5	18.5	20	20	20	20	20	20
Side	0 or 5 or 10	0/5/8	0/5/10	3/8	5/10	3/8	5/10	3/8
Rear	15	12	15	15	20	15	25	15
Rear Garage	5 or 18.5	4	20	4	20	4	20	4

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05-Design Standards			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has elected to apply later for Design Review for the attached residential product. Samples showing buildability are provided but are not requested for permitting at this time.	N/A
Development Code Section 60.12-Habitat Friendly & LID Practices			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	N/A
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	Two Land Division-Preliminary Subdivision application have been applied for. LD2017-0027 proposes to divide the site into 7 interim parcels to facilitate phasing and purchase of the site. LD2017-0021 is for the final 245 lots intended to accommodate the full PUD buildout.	See LD Findings
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking	<u>Detached Dwellings</u> 1 space per unit= 146 spaces min <u>Attached Single Family</u> 1.75 space per unit= 173 spaces min	<u>Detached Dwellings</u> 292 spaces <u>Attached Single Family</u> 198 spaces	YES
Required Bicycle Park	No bicycle parking is required for detached dwellings or single family attached dwellings.	No bicycle parking is required for detached dwellings or single family attached dwellings.	N/A
Development Code Section 60.33 – Park and Recreation Facilities & Service Provisions			
Parks & Recreation Facilities	Areas within the City must annex to THPRD or provide commensurate facilities.	The subject site will be required to annex to THPRD prior to issuance of the first building permit, including model homes.	YES w/ COA

Development Code Section 60.35 Planned Unit Development			
Planned Unit Development Standards	Requirements for Planned Unit Developments.	Conditional Use-PUD is applicable to the proposal and will be evaluated in the CU-PUD section of the staff report.	See CU Findings
Development Code Section 60.45 Solar Access Protection			
Solar Access Protection	Requirements for solar access protection.	The applicant requests an exemption based upon protection of significant natural features, significant grades, and the continuation of the required road system.	YES
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes- with COA
Development Code Section 60.60-Trees & Vegetation			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	A Tree Plan Two application has been applied for, for the removal of community trees as well as trees within a significant natural resource area to accommodate development.	See TP Findings
Development Code Section 60.65-Utility Undergrounding			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant states that all proposed lines will be placed underground. To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes- with COA
Development Code Section 60.67-Significant Natural Resources			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	The applicant has provided a natural resource study and will be required to comply with the South Cooper Mountain Community Plan which identifies natural resources in the vicinity of the subject site.	See CU Findings

CPA2017-0007
ANALYSIS AND FINDINGS FOR
QUASI-JUDICIAL COMPREHENSIVE MAP AMENDMENT APPROVAL

Chapter 1: Section 1.3 Comprehensive Plan Amendment Procedural Categories.

Quasi-Judicial Amendments are amendments to a Land Use Map designation as it applies to specific parcels or that applies to a small number of individuals or properties or locations.

Chapter 1: Section 1.5.1 Criteria for Quasi-Judicial Comprehensive Plan Amendment.

The adoption by the City Council of any amendment to the Plan shall be supported by findings of fact, based on the record, that demonstrate the criteria of this Section have been met. The City Council and Planning Commission may incorporate by reference facts, findings, reasons, and conclusions proposed by the City staff or others into their decision.

1.5.1 Approval Criteria (A through D)

A. *The proposed amendment is consistent and compatible with relevant Statewide Planning Goals and related Oregon Administrative Rules;*

Staff incorporates the applicant's written response to specific Statewide Planning Goals. In this case, the proposed Quasi-Judicial Comprehensive Plan Map Amendment (CPA) is intended to adjust an existing boundary between two Land Use designations (Standard Density and Medium Density) on this site which were applied during the South Cooper Mountain Community Plan (SCMCP) process. The SCMCP acknowledges that the land use district boundaries may have to be adjusted to fit with development patterns on individual sites. The applicant's plan show equal land areas being exchanged, ensuring no changes to minimum and maximum densities on the site. The applicant states that given the minor nature of the amendment, compliance and compatibility with the Statewide Planning Goals and related OARs will not be impacted by the proposed Comprehensive Map Amendment. All residential developments over ten (10) acres in South Cooper Mountain are required to obtain PUD approval. The PUD approval allows for many variations of housing types, lot sizes and reductions, therefore, the difference between lots within the zoning districts and land use designations is minimal, so long as the minimum density is maintained.

Of the 19 Statewide Planning Goals, staff finds that Goals 1, 2, 5, 10, 12 and 14 (*Citizen Involvement, Land Use Planning, Natural Resources, Housing, Transportation and Urbanization*, respectively) are applicable for consideration. Staff also notes that these goals were evaluated as part of an earlier process to create the SCMCP which lead to subsequent amendment of the Comprehensive Plan Land Use Map and the same land use designations that apply today.

The applicant states that given the minor nature of the amendment, compliance and compatibility with the Statewide Planning Goals and related OARs will not be impacted by the proposed Comprehensive Plan Amendment.

In response to Goal 10 (Needed Housing) the total amount of land in each land use designation is not proposed to change. As the amounts of both the Medium Density and Standard Density residential land are not proposed to change the minimum density of the site is not effected by the proposal, therefore there is no change to needed housing. Staff finds that the applicant's proposal which results in no change to the minimum density of the site is consistent with the Comprehensive Plan, SCMCP and Goal 10 requirements.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

B. The proposed amendment is consistent and compatible with the applicable Titles of the Metro Urban Growth Management Functional Plan and the Regional Transportation Plan;

Staff incorporates the applicant's written response stating that the minor nature of the amendment will not impact the compliance and compatibility with the applicable Titles of the Metro Urban Growth Management Functional Plan or the Regional Transportation Plan. The proposed amendment to the Comprehensive Plan Designations is to relocate the boundary between the Standard Density and Medium Density designations established through the broader South Cooper Mountain Community Plan. Additionally, staff confirms that applicable Titles of the Metro Urban Growth Management Functional Plan and the Regional Transportation Plan were addressed as part of the South Cooper Mountain Community Plan and for subsequent adoption of existing Land Use designation that apply to subject properties. Staff observes the net result of this CPA is no change to the total amount of land within each land use designation on site. The applicant's narrative also states that no alterations to the Urban Growth Boundary are proposed and no street alignments or functional classifications identified on the Regional Transportation Plan are altered by the amendment. Staff also incorporates the facts and findings as stated above in response to Criterion A. In response to Criterion B, staff also finds the proposal to be consistent with the minimum housing capacity identified in Table 2 of the SCMCP, titled *Land Use Designation and Capacity Estimates*.

Therefore, staff finds that the proposal meets this criterion for approval.

C. The proposed amendment is consistent and compatible with the Comprehensive Plan and other applicable local plans; and

Staff incorporates the facts and findings as stated above in response to Criteria A and B. Staff also incorporates the applicant's written response to specific plan policies identified in the narrative. The applicant's narrative also includes findings prepared in response to policies specific to the SCMCP. Staff responds in detail to the Comprehensive

Plan and SCMCP policies, which are provided in the Conditional Use-PUD section of the staff report, staff references those findings as applicable to this criterion.

Additionally, in response to Criteria C, staff also refers to Policy 4 of Land Use Implementation section (cited below) from the SCMCP that recognizes the need for adjusting the boundaries of the Comprehensive Plan land use map to achieve consistency with proposed Zoning Map land use boundaries when development is proposed. Policy No. 4 reads:

“4. Amendments to the boundaries of Land Use Map designations may be proposed as individual requests prior to development, or simultaneously when development is proposed. This policy is intended to provide a means for the Land Use map and zoning to be aligned with site-specific conditions, and the placement of roads, housing densities, parks, schools and other development that will occur incrementally over time.”

In this case, staff acknowledges the applicant’s CPA proposal to be limited in scope and reviewed simultaneously with the development plan which identifies site-specific conditions. Staff incorporates the applicant’s written response to Criterion C, which states that the boundary adjustment between the land use designations is intended to better align existing topography with the proposed street layout, create a more cohesively design neighborhood and allow for a more natural transition between differing land use densities through the equal exchange of land areas. The applicant’s proposed CPA is consistent with Policy 4 of the South Cooper Mountain Community plan.

Therefore, staff finds that the proposal meets this criterion for approval.

D. If the proposed amendment is to the Land Use Map, there is a demonstrated public need, which cannot be satisfied by other properties that now have the same designation as proposed by the amendment.

Staff incorporates the facts and findings as stated for Criteria A, B and C. This CPA proposal does not change land use designations applied to the subject properties. As previously stated, the proposal is to modify the current boundaries for alignment with roads and property lines, consistent with direction under Policy 4 of the SCMCP.

Therefore, staff finds that the proposal meets this criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **CPA2017-0007 (Scholls Valley Heights PUD)**.

**ZMA2017-0007
ANALYSIS AND FINDINGS FOR
ZONING MAP AMENDMENT APPROVAL**

40.97.05 Zoning Map Amendment: Purpose

The purpose of a Zoning Map Amendment application is to provide for the consideration of legislative and quasi-judicial amendments to the zoning map. Legislative amendments to the zoning map are amendments of generally large size, diversity of ownership or of interest to a large geographic area. Quasi-judicial amendments to the zoning map are amendments that are generally small in size, single ownership or affect only a relatively small geographic area. Annexation related amendments to the zoning map are those amendments, whether legislative or quasi-judicial, which are associated with land being annexed into the City. It is recognized that such amendments may be necessary from time to time to reflect changing community conditions, needs, and desires.

Section 40.97.15.1.C Approval Criteria. *In order to approve a Quasi-Judicial Zoning Map Amendment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

1. *The proposal satisfies the threshold requirements for a Quasi-Judicial Zoning Map Amendment application.*

The applicant proposes a Zoning Map Amendment to implement City zoning on the entirety of the subject site consistent with the proposed Land Use Designations discussed in the CPA section of the staff report. The subject site currently retains Washington County Interim Zoning of AF-20, an Agricultural and Forest district designation, and is intended to be rezoned to City of Beaverton zoning designations with development. The subject site contains two tax lots which will be zoned a mix of R2 (Urban Medium Density), R4 (Urban Medium Density), R5 (Urban Standard Density) and R7 (Urban Standard Density). The application meets Threshold 1 of a Quasi-Judicial Zoning Map Amendment.

40.97.15.1. A Thresholds:

1. *The change of zoning designation for a specific property or limited number of specific properties.*

As the proposal is to rezone two specific properties, staff finds the application consistent with Threshold 1.

Therefore, staff finds the proposal to meet the criterion.

2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required fee for a Zoning Map Amendment.

Therefore, staff finds the proposal to meet the criterion.

3. ***The proposal conforms with applicable policies of the City's Comprehensive Plan.***

The applicant's responses to applicable policies are evaluated in detail under Criterion 4 of the Conditional Use – Planned Unit Development section of this report. Staff incorporate the findings identified in this report, specifically in response to Criterion No. 4 of the Conditional Use – Planned Unit Development (PUD) and in all policies related to the South Cooper Mountain Community Plan polices found at the end of Criterion No. 4 of the Conditional Use (PUD) application.

Therefore, staff finds the proposal to meet the criterion.

4. ***All critical facilities and services are available or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zoning designation.***

In response to Section 40.03.1.A of Facilities Review, the applicant addresses the availability of critical facilities and services. As the applicant's combined application package is subject to concurrent review, staff incorporates the facts and findings prepared in response to the Facilities Review Committee section of this report (Attachment A). The Facilities Review Committee found that all critical facilities can be provided and has conditioned accordingly. For the purpose of Zoning Map Amendment approval, no condition is necessary as the proposal implements existing residential land use map designations of the Comprehensive Plan.

Therefore, staff finds the proposal to meet the criterion.

5. ***Essential facilities and services are available or can be made available to serve the site and uses allowed by the proposed zoning designation.***

The applicant identifies how the availability of essential facilities and services is addressed in the response to Section 40.03.A. Staff therefore incorporates the facts and findings prepared in response to the Facilities Review Committee section of this report (Attachment A). The Facilities Review Committee found that all essential facilities can be provided as conditioned. For the purpose of Zoning Map Amendment approval, no conditions are necessary as the proposal implements existing residential land use designations of the Comprehensive Plan.

Therefore, staff finds the proposal to meet the criterion.

6. *The proposal is or can be made to be consistent with all applicable provisions of Chapter 20 (Land Uses).*

Staff cites the Code Conformance Analysis chart within Attachment A of this report which evaluates the project as it relates the applicable Code requirements of Chapter 20. As previously explained in this report, the development proposal is consistent with all applicable provisions of Chapter 20 except as adjusted through a concurrent request for Conditional Use – Planned Unit Development (CU-PUD) approval. In this case, the development plan requires CU-PUD approval because the combined property area exceeds ten (10) acres in size and is located within the SCMCP area.

Therefore, staff finds the proposal to meet the criterion.

7. *The proposal shall include a Traffic Impact Analysis that meets the requirements of 60.55.20. The analysis shall demonstrate that development allowed under the proposed zoning can meet the requirements of 60.55.10.1, 60.55.10.2, 60.55.10.3, and 60.55.10.7. The analysis shall identify the traffic impacts from the range of uses allowed under the proposed zoning and demonstrate that these impacts can be reasonably mitigated at the time of development.*

The applicant has provided a traffic impact study completed by Kittleson & Associates. According to the applicant, the requirements of Section 60.55.10.1-3 and 7 are addressed in the responses to that section. Staff concurs and incorporates the findings prepared in response to the Facilities Review approval criteria (Attachment A of this report).

Therefore, staff finds the proposal to meet the criterion.

8. *As an alternative to 40.97.15.1.C.8, the applicant may provide evidence that the potential traffic impacts from development under the proposed zoning are no greater than potential impacts from development under existing zoning.*

The applicant has addressed Criterion No. 7 as opposed to Criterion 8 as an alternative.

Therefore, staff finds the criterion to be not applicable.

9. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

All submittal requirements identified in Section 50.25.1 of the Development Code are contained in the submittal package.

Therefore, staff finds the proposal to meet the criterion.

10. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Zoning Map Amendment application in the proper sequence. The Zoning Map Amendment is being processed concurrently with the following applications Comprehensive Plan Amendment (CPA2017-0007), Conditional Use-PUD (CU2017-0011), Preliminary Subdivision – Small Lot (LD2017-0021), Preliminary Subdivision-Large Lot (LD2017-0027), Sidewalk Design Modification (SDM2017-0010), and Tree Plan Two (TP2017-0015). The Zoning Map Amendment application is dependent upon approval of the Comprehensive Plan Map Amendment CPA2017-0007, as such staff recommends a condition of approval that CPA2017-0007 be approved in order for ZMA2017-0007 to be approved.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **ZMA2017-0007 (Scholls Valley Heights PUD)** with the associated condition of approval.

CU2017-0011
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE – PLANNED UNIT DEVELOPMENT APPROVAL

Section 40.15.05 Conditional Use Applications; Purpose

The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district but because of their size, operation, or other characteristics require review on a case-by-case basis. These uses are subject to the regulations in this Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding area or create nuisances. Conditional Uses may be approved, approved with site-specific conditions designed to minimize or mitigate identified adverse impacts, or denied.

A Planned Unit Development is a special kind of Conditional Use that permits the modification of the development standards in the underlying zoning district to achieve innovative design, preserve natural resources, reduce energy consumption and/or otherwise address unique site opportunities and constraints. Such approval allows the modification of such design standards without the necessity for separate Adjustment or Variance applications... This Section is carried out by the approval criteria listed herein.

Section 40.15.15.C. Approval Criteria. In order to approve a PUD application, the Planning Commission shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a PUD application.

Threshold 3 for a Conditional Use-Planned Unit Development states that a Planned Unit Development is an application process which:

- 3. Is required for proposed residential development of a site that is equal to or greater than 10 acres, including all phases, and located within the South Cooper Mountain Community Plan Area.*

The applicant proposes a 245 unit PUD on a site approximately 36.5 acres in size, with associated open spaces and natural features. Properties identified as part of this PUD proposal are located within the South Cooper Mountain Community Plan (SCMCP) area. The combined development site is also greater than ten acres in size thereby meeting threshold 3 as described.

Therefore, staff finds the proposal meets the above threshold and criterion for approval.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

The applicant paid the required fee associated with a Conditional Use - Planned Unit Development application.

Therefore, staff finds the proposal meets the criterion for approval.

3. The proposal meets the Site Development Requirement for setbacks within the applicable zoning district for the perimeter of the parent parcel unless otherwise provided by Section 60.35.10.3.

The applicant proposes to meet the setbacks for the perimeter of the parent parcel. The front property line is adjacent to the proposed collector road, SW Barrows. All four of the proposed zones, R2, R4, R5 and R7, abut SW Barrows Road and the applicant's plans show that the respective standard front setbacks for these zones are met.

Due to the irregular shape of the site, the applicant states that the rear lot line is a lot line ten (10) feet in length within the lot parallel to and at the maximum distance from the front lot line, as defined in Chapter 90 of the Beaverton development Code. Applying this definition, the rear property line is located at the southwest corner of the site, within an area zoned R7 where the minimum rear yard setback is 25 feet. Side yard setbacks in all residential zones are 5 feet and will be maintained through a condition of approval.

Since the proposed project is a PUD, individual interior lots may have reduced setbacks as long as the setbacks are in compliance with Section 60.35.10.3. A through D (PUD-Setbacks) of the Development Code, which includes compliance with parent parcel setbacks. Staff refer to the Code Conformance analysis portion of this report, prepared in response to the Facilities Review approval criteria, identified under Attachment A.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion for approval.

4. The proposal complies with the applicable policies of the Comprehensive Plan.

The following policies of the Beaverton Comprehensive Plan have been identified as being applicable to this Conditional Use – Planned Unit Development proposal.

RELEVANT COMPREHENSIVE PLAN POLICIES

From Chapters 3, 4, 5, 6 and 7

Chapter 3 (Land Use Element)

Goal 3.13.1 *Provide for the establishment and maintenance of safe, convenient, attractive and healthful places to live.*

Policy b. of 3.13.1 *Encourage a variety of housing types in residential areas, by permitting or conditionally permitting any housing type (one, two or more, family dwellings) within any zoning district so long as the underlying residential density of the zoning district is met. Accessory dwelling units shall not be considered in the calculation of the underlying housing density.*

The applicant is proposing a mix of zoning districts and housing types, including single-family detached and single-family attached housing. These proposed housing types are part of a Planned Unit Development and Staff concurs that no accessory dwellings are counted toward the minimum housing density requirement or proposed at this time.

Policy c of 3.13.1 *Require Planned Unit Development application procedures for projects proposing two or more families within the Low Density and Standard Density land use designations. Planned Unit Developments encourage flexibility in standards and provide a mechanism for staff to make adequate findings with respect to compatibility in size, scale, and dimension.*

The applicant does not propose attached dwellings in the standard density zones. However, the applicant is utilizing the PUD process for this development, which would allow, upon request, for attached dwellings in Standard Density zoning districts.

Policy d of 3.13.1 *Apply Residential Neighborhood designations (Low Density, Standard Density, Medium Density and High Density) consistent with the Metro 2040 Growth Concept Map and the City's housing target implementing strategy.*

The applicant has proposed a mix of Medium and Standard Density designations, consistent with the Metro 2040 Growth Concept Map, SCMCP, and the City's housing target implementing strategy.

Policy e of 3.13.1 *Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix.*

The applicant proposes zoning in conformance with the Zoning District Matrix. The applicant's materials show that the R2 and R4 zoning districts are located within the Medium Density Land Use designations and the R5 and R7 zoning districts are proposed within the Standard Density Land Use designations.

Policy g of 3.13.1 Enhance the City's landscape through design measures considering the natural setting of the land and the character of existing residential neighborhoods.

The applicant's plans show that the identified wetland on the site will be preserved by placing the natural feature in an open space tract. The applicant also states that the development will comply with the open space requirements of Chapter 60 of the Development Code. Additionally, in response to the proposed comprehensive plan amendment approval criteria, the applicant has stated that the boundary change between the Medium and Standard Density designations would better align with the existing topography and required street connections. Staff concurs.

Policy i of 3.13.1 Residential development, in compliance with regional mandates, shall achieve at least 80% of the maximum density allowed in the respective zoning districts as applied through 3.14 Comprehensive Plan and Zoning District Matrix.

The applicant's proposed Comprehensive Plan Amendment (CPA) will adjust a boundary between land use designations while maintaining the same acreage within each designation. Therefore, the result of the proposed CPA will not change the minimum density required for the subject site and is in compliance with this policy.

Goal 3.13.3 Establish Standard Density Residential areas to provide moderate sized lots of typical single-family residences with private open space.

Policy a of 3.13.3 Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix to allow a variety of housing choice.

The applicant identifies the proposed R5 and R7 zones that will implement the Standard Density designation, consistent with subsection 3.14 within the Comprehensive Plan and the SCMCP Table 2: Land Use Designations and Capacity Estimates. Staff concurs.

Goal 3.13.4 Establish Medium Density Residential areas to allow for single family attached and detached, and multiple-family developments.

Policy a of 3.13.4 Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix.

The applicant identifies the proposed R4 and R2 zones that will implement the Medium Density designation, consistent with subsection 3.14 within the Comprehensive Plan and the SCMCP Table 2: Land Use Designations and Capacity Estimates. Staff concurs.

Chapter 4 (Housing Element)

Goal 4.2.2 Provide an adequate variety of quality housing types to serve Beaverton's citizenry.

Policy a of 4.2.2. Allow development of a wide variety of housing types in the City.

The applicant explains how the development proposes a variety of housing types including detached single family residential and attached single family residential. Staff concurs.

Chapter 5 (Public Facilities and Services Element)

A detailed assessment of proposed public facilities has been provided in the findings identified in Attachment A of this report (Facilities Review approval criteria). Staff incorporate the applicant's response to the following policies under Chapter 5 in addition to the more detailed findings prepared in response to the Facilities Review criteria.

Chapter 6 (Transportation Element)

The following policies under Chapter 6 of the Beaverton Comprehensive Plan have been identified by the applicant. Staff notes that the more detailed assessment of proposed public facilities is provided in findings identified to Attachment A of this report (Facilities Review approval criteria). Staff incorporate the applicant's response to the following policies under Chapter 6 (cited below) in addition to the more detailed findings prepared in response to the Facilities Review criteria.

6.2 Transportation Goals and Policies

Policy a of 6.2.1. Maintain the livability of Beaverton through proper location and design of Transportation facilities.

The applicant states that the required transportation infrastructure, as laid out in the SCMCP in the form of required neighborhood route and collector streets, will be provided. These street will be built to City and County standards, including the required right-of-way widths to provide for vehicular, bicycle, and pedestrian circulation. Additionally, the local streets and pedestrian access ways have been designed to accommodate the topography and required densities while contributing to the on-site circulation network.

Any variations from Engineering Design Manual (EDM) standards will require City Engineer approval through the EDM Modification process. Approval of a land use application does not imply approval of any necessary EDM Modifications. The applicant's submitted land use plans show the construction of improvements to SW Strobel Road, an extension of a Collector Street (SW Barrows Road), and a new Neighborhood Route (Street "B"). All of the higher-classification streets have been designed to City standards. The applicant also proposes to construct a grid of new Local Streets, built to City L1 and L2 standards. Staff concurs.

Policy d of 6.2.1. Locate and design multi-use paths to balance the needs of human use and enjoyment with resource preservation in areas identified on the Natural Resource Inventory Plan Map for their Significant Natural Resource values.

The applicant provides plans which show the construction of the multi-use trail along the natural resource area, as identified in the South Cooper Mountain Community Plan. The applicant states that the required multi-use path will be accommodated within open space Tracts C & B, with additional pedestrian connections provided along proposed Street C and Strobel Road. Staff concurs. Staff also incorporate the findings prepared in response to the Facilities Review section of this report.

Policy e of 6.2.1. Protect neighborhoods from excessive through traffic and travel speeds while providing reasonable access to and from residential areas. Build streets to minimize speeding.

The applicant states that local streets, neighborhood route and planned collectors will be designed in accordance with City of Beaverton Engineering Design Manual Standards and the South Cooper Mountain Community Plan. Staff concurs. Staff also incorporate the findings prepared in response to the Facilities Review section of this report.

Policy c of 6.2.2. Develop and provide a safe, complete, attractive, efficient, and accessible system of pedestrian ways and bicycle ways, including bike lanes, cycle-tracks, bike boulevards, shared roadways, multi-use paths, and sidewalks according to the pedestrian and bicycle system maps, and the Development Code and Engineering Design Manual requirements.

The applicant states that pedestrian and bicycle facilities will be installed throughout the site, including the planned multi-use facilities identified in the South Cooper Mountain Community Plan. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy d of 6.2.2. Design sidewalks and the pedestrian access systems to City standards to enhance walkability: complete the accessible pedestrian network, provide safe direct access to transit and activity centers, and provide safe crossings at intersections with pedestrian friendly design.

The applicant explains how the proposed development provides pedestrian connections throughout the site and local level connectivity between through streets. The applicant's plans also show how connections are provided to future development anticipated to the south, west, north, and east through a network of public street, sidewalks and a multi-use path. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy e of 6.2.2. *Provide connectivity to each area of the City for convenient multimodal access. Ensure pedestrian, bicycle, transit, and vehicle access to schools, parks, commercial, employment, and recreational areas, and destinations in station areas, regional and town centers by identifying the developing improvements that address connectivity needs.*

The applicant refers to Figures 10 and 11 of the South Cooper Mountain Community Plan and explains how the project has been designed for consistency with these plans. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy f of 6.2.2. *Develop neighborhood and local connections to provide convenient circulation into and out of neighborhoods. Work to prevent and eliminate pedestrian and bicycle “cul-de-sacs” that require substantial out-of-direction travel for pedestrians and bicyclists.*

The applicant states that the proposed site is designed to promote convenient circulation in and out of the neighborhood. Staff acknowledges one dead-end private street, Tract D, proposed as part of the PUD and the applicant explains that the connection to this street is hindered by the significant topography in the area. The applicant has received Engineering Design Modification approval for the proposed design. The applicant is proposing a pedestrian access way which will provide a connection to the property west of the subject site, avoiding a pedestrian and bicycle “cul-de-sac”. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy g of 6.2.2. *Identify specific areas within the City where pedestrian needs and the pedestrian experience should be given highest priority in the design of streets, parking, intersections, connectivity, signal controls, mapping and signing, and other transportation facilities.*

The applicant states that the site is within, and complies with, the vision of the SCMCP area which prioritizes multi-modal facilities. The proposed pedestrian, bicycle, and vehicular circulation system has been designed in accordance with the SCMCP. Staff concurs.

Policy h of 6.2.2. *The permanent closure of an existing road in a developed neighborhood is not recommended and will be considered by the City only under the following circumstances: as a measure of last resort, when the quality of life in the neighborhood is being severely threatened by excessive traffic volumes or the presence of a traffic safety hazard; or, as part of a plan reviewed through the City's land use, site development, and/or capital improvement process(es). Maintain existing neighborhood connectivity by avoiding closures of existing streets except when the closure is part of a larger plan for improvements to the neighborhood.[...]*

The applicant states that the development does not propose the closure of any existing road. Staff concurs.

Policy i of 6.2.2. Design streets to accommodate transit while minimizing impact to traffic flow

The applicant states that although transit improvements are not part of this proposal, future transit facilities, such as bus service, could be accommodated within the proposed collector, SW Barrows Road, along the northern boundary of the site.

Policy j of 6.2.2. Require developers to include pedestrian, bicycle, and transit supportive improvements within proposed developments and adjacent rights-of-way in accordance with adopted policies and standards.

The applicant states that a range of pedestrian and bicycle amenities have been provided throughout the site. The applicant explains that transit improvements have not been included in this proposal and staff acknowledges that transit does not currently serve this site. However, should transit facilities be extended to the site in the future, they could be accommodated within the proposed collector along the northern border of the subject property. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy b of 6.2.3. Design streets to serve anticipated function and intended uses as determined by the Comprehensive Plan.

The applicant explains how all proposed transportation system improvements will be constructed to standards of the applicable City or County functional classification throughout the site. Staff concurs.

Policy d of 6.2.3. Designate safe walkway and bikeway routes from residential areas to schools, parks, transit, and other activity centers.

The applicant has noted that pedestrian and bicycle facilities are provided throughout the site. The community trail within the southeastern area of the site, will span the length of the natural resource area which will connect to adjacent developments and contribute to the greater multi-use trail system within the South Cooper Mountain area, providing safe routes to schools and parks. Additionally, local street connections will provide broad pedestrian and bicycle access throughout this and other developments. Staff concurs.

Policy e of 6.2.3. Construct multi-use paths only where they can be developed with satisfactory design components that address safety, security, maintainability, and acceptable uses. Multi-use paths should converge at traffic-controlled intersections to provide for safe crossing, and paths should be separate and distant from major streets for most of their length. Mid-block crossings for trail access, such as the Denny Road Fanno Creek Trail crossing, will be considered as appropriate where findings for safety are met and such crossings are approved by the City.

The applicant references the SCMCP, specifically Figure 11, which requires a multi-use path to run north to south along the site's southeastern property boundary. The applicant's plans show this required trail will be located within Tracts B behind Lots 14 through 25, and Tract C, however, the applicant explains that the trail will be generally lower than the abutting lots, affording residents more privacy. The proposed trail on the subject site does not cross any street therefore trail crossings are not proposed. Staff concurs.

Policy f of 6.2.3. Provide satisfactory levels of maintenance to the transportation system in order to preserve user safety, facility aesthetics, and the integrity of the system as a whole.

The applicant states that streets will be designed in accordance with applicable City of Beaverton or County standards. Subsequently, these streets will be maintained by the City of Beaverton as public streets. Staff concurs.

Policy g of 6.2.3. Maintain access management standards for streets consistent with City, County, and State requirements to reduce conflicts among vehicles, trucks, rail, bicycles, and pedestrians. Preserve the functional integrity of the road system by limiting access per City standards.

The proposed street network is consistent with City of Beaverton and Washington County access spacing standards. Any deviation from the applicable standards will require appropriate approvals, such as Engineering Design Modification approval. Staff concurs.

Policy h of 6.2.3. Ensure that adequate access for emergency services vehicles is provided throughout the City.

The applicant states that all streets within the development are proposed to be constructed to the applicable City or County standard, including the provision of adequate turning radius and turnarounds, or as modified through the Engineering Design Modification process. Staff concurs, additionally, Tualatin Valley Fire and Rescue (TVF&R) has provided conditions of approval for the subject development which entails the requirement of secondary fire access for each phase of development. Staff has included this condition of approval for each phase of development.

Policy a of 6.2.5. Construct transportation facilities, including access to and within transit waiting areas, to meet the requirements of the Americans with Disabilities Act.

The applicant proposes access ramps at corners of sidewalks to ensure full access to public sidewalks. Transit service is not currently provided in the vicinity of the development; therefore, no transit facilities are proposed with this development. Staff notes that the proposal will be required to comply with Americans with Disabilities Act (ADA) standards which will be evaluated at the time of Building and Site Development permit review.

Chapter 7 (Natural, Cultural, Historical, Scenic, Energy & Groundwater Resources Element)

7.1.1 Balance Development Rights

Policy b of 7.1.1. *Where adverse impacts to Significant Natural Resources cannot be practicably avoided, require mitigation of the same resource type commensurate with the impact, at a location as close as possible to the impacted resource site.*

In response to Policy b of 7.1.1, the applicant explains how the adopted South Cooper Mountain Annexation Area Local Wetland Inventory (LWI) identifies a locally significant wetland along the southeastern boundary of the subject site. The applicant also explains how impacts to the wetland area/buffer are necessary to construct the required trail and two stormwater detention facilities. The applicant also notes that impacts will be mitigated on-site, with the exception of 153 square feet which is permitted for trails, and will be consistent with Clean Water Service (CWS) and City of Beaverton requirements. The locally significant wetland will be placed in tracts for protection. Staff also refer to the facts and findings prepared in response to *Significant Natural Resources Policy 1* of SCMCP and Section 60.35.25.1.C and acknowledge that impacts to some significant natural resources cannot be practicably avoided implementing the SCMCP, inclusive of necessary roads, utilities and other improvements.

Policy c of 7.1.1 *Allow for relaxation of development standards to protect significant natural and historic resources. Such standards may include but are not limited to minimum setbacks, maximum building height, minimum street width, location of bicycle, pedestrian and multi-use paths, etc.*

The applicant states that the proposal includes the preservation and protection of the identified significant wetland and associated riparian areas onsite within an open space tract on the southeastern portion on the site. The applicant also explains that the encroachments within the riparian area will be offset with appropriate mitigation measures in place in accordance with local, state, and federal requirements. Staff concurs.

7.3.1 Significant Natural Resources

Policy a of 7.3.1. *Inventoried natural resources shall be conserved, protected, enhanced or restored.*

The applicant acknowledges the natural resources on-site that are identified as part of the SCMCP. The applicant also explains how the locally significant wetlands on site will be placed in tracts of land for conservation and protection. Staff incorporate the findings prepared in response to the *Natural Resource Policy 1* of the SCMCP plan which answer to Policy a of 7.3.1 (above).

Staff also incorporate the findings prepared in response to the applicant's Tree Plan 2 application, the City's recognized development review process for proposed removal of trees within all Significant Natural Resource Areas.

Policy c of 7.3.1 *Inventoried natural resources shall be incorporated into the landscape design of development projects as part of a site development plan, recognizing them as amenities for residents and employees alike.*

The applicant states that the wetland and associated riparian areas will be preserved and protected within an open space tract. Access to this area will be provided to enhance educational and recreational opportunities within the neighborhood, with a multi-use community trail providing access and views along the area. Staff concurs.

Policy d of 7.3.1 *The City shall rely on its site development permitting process as the mechanism to balance the needs of development with natural resource protection.*

The applicant states that all necessary local, state, and federal permits will be obtained prior to commencing work on any phase of the development which may impact the significant natural resource areas. Additionally, the applicant's plans show that the identified wetlands on site will be protected by a Clean Water Services required Vegetated Corridor area, and placed in a tract for preservation. Staff concur and incorporate the findings prepared in response to natural resource policies specific to SCMCP and finding prepared in response to the applicant's Tree Plan 2 application as described herein.

Policy e of 7.3.1 *Development within Significant Natural Resource areas shall be consistent with the relevant regulations or guidelines of the National Marine Fisheries Service, U.S. Fish and Wildlife Service, Oregon Department of Fish and Wildlife, U.S. Army Corps of Engineers, Oregon Division of State Lands, Clean Water Services, and the Oregon Department of Environmental Quality.*

The applicant states that the applicant will comply with all relevant Federal, State, or local requirements and obtain permits as necessary. A Service Provider Letter from Clean Water Services has been obtained. The Site Development permit review process ensures compliance with all applicable natural resource requirements from agencies such as U.S. Army Corps of Engineers, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife.

Policy f of 7.3.1 *Specific uses of or development activities in Significant Natural Resource areas shall be evaluated carefully and those uses or activities that are complementary and compatible with resource protection shall be permitted. This is not intended to prohibit a land use permitted by the underlying zoning district but only to regulation the design of development such as building or parking location or type of landscaping.*

Natural resources on the site are identified in the SCMCP. Impacts to Significant Natural Resources are addressed in future detail within this report. Staff also incorporates the findings prepared in response to 60.35.25.1.C as applicable to this policy. As previously stated, disruption and encroachment to the natural resource area is necessary to provide

trails and utilities.

Policy g of 7.3.1 *Limited alteration or improvement of Significant Natural Resource areas may be permitted so long as potential losses are mitigated and "best management practices" are employed.*

Natural resources on the site are identified in the SCMCP, limited encroachment into resource areas is needed to allow utility and trail construction. Impacts to Significant Natural Resources are addressed in detail below in response to Section 60.35.25.1.C, including identified resources, impacts and mitigations. Staff incorporates the response provided to 60.35.25.1.C as applicable to this policy.

Policy h of 7.3.1 *Roads and utilities, which must be located within, or traverse through, a Significant Natural Resource Area, shall be carefully planned and aligned so as to minimize loss and disruption. A rehabilitation or restoration plan shall be a necessary component. The City should allow variations from standard street sections in these areas.*

No roads are proposed within the natural resource area. A required trail connection, consistent with the SCMCP Figure 11: Community Plan Bicycle & Pedestrian Framework, is shown adjacent to the identified on site wetlands. The applicant also states that two stormwater outfalls will also be located within the vegetated corridor. Impacts will be mitigated on site at a 1:1 ratio, with the exception of 153 square feet, which is allowed for trails. The applicant has provided an SPL from CWS which will require the applicant to enhance the natural area to CWS standards.

Policy a of 7.3.3 *Significant Wetlands in the Local Wetland Inventory shall be protected for their filtration, flood control, wildlife habitat, natural vegetation and other water resource values.*

The applicant has provided a Site Assessment, conducted by Environmental Science & Assessment, LLC (ES&A), which shows the presence of sensitive areas on the subject site, consistent with LWI as a part of South Cooper Mountain Annexation Area Wetland A (W-A). The applicant has placed these sensitive areas within Tract B, along with the associated vegetated corridor areas, for preservation.

Policy b of 7.3.3 *Development within the buffer area adjacent to a significant wetland shall be subject to restrictions on building, grading, excavation, placement of fill, and native vegetation removal.*

The applicant states that a small amount of encroachment into the vegetated corridor associated with Wetland W-A will occur as part of this development for trail construction and stormwater outfall devices. The applicant has obtained a CWS Service Provider Letter for the proposed development and is in compliance with CWS standards and requirements.

In summary, staff finds that the applicant is in compliance or can be made to be in compliance by meeting the conditions of approval to applicable Comprehensive Plan Criteria, as identified above. Below are applicable policies specific to the SCMCP.

RELEVANT SOUTH COOPER MOUNTAIN COMMUNITY PLAN POLICIES
Facts and Finding in response to Section 60.35.25 of the Development Code
and in response to Approval Criterion No. 4 of CU-PUD

The South Cooper Mountain Community Plan (SCMCP) is part of the Beaverton Comprehensive Plan and contains policies applicable for Conditional Use – Planned Unit Development consideration. PUD proposals are subject to review of standards as contained in Section 60.30 of the Development Code. Subsection 60.30.25 of the PUD standards refer to specific policies as contained in the SCMCP when evaluating PUD proposals. Facts and Findings provided below respond to Criterion No. 4 of CU-PUD approval referring to “applicable” Comprehensive Plan policies, in addition to the policies and figures (maps) identified in subsection 60.30.25. Staff also incorporates the applicant’s response SCMCP policies.

Land Use Implementation Policies

Policy 1. *The City shall adopt a Land Use Map as part of the Community Plan that establishes initial comprehensive plan map designations for the South Cooper Mountain Community Plan Area.*

The applicant refers to Figure 7: Community Plan Land Use Map that establishes Comprehensive Plan map designations for the South Cooper Mountain Community Plan area. The applicant proposes minor changes to the Land Use Map, as anticipated by the SCMCP. Staff finds the proposal to meet the intended designations.

Policy 2. *Washington County zoning, as administered by the City, shall remain in place until new City zoning is applied.*

The site is currently zoned Interim Washington County AF-20. Zoning in compliance with the South Cooper Mountain Community Plan Land Use designation is requested concurrently with this application.

Policy 3. *Zoning may be applied through initiation by the City or as requested by an applicant. Zoning and development review applications may be requested concurrently. The mix of zones applied to a given development site shall be generally consistent with the assumed mix of zones shown in Table 2. Deviation of up to 10 percentage points may be allowed from the mix shown in Table 2 (e.g. if the mix shown is 30/70 then the deviation may be between 20/80 and 40/60). The percentage shall be calculated based on gross site acres.*

The applicant has requested the application of City zoning to the site. The Zoning Map Amendment application has been submitted concurrently with Comprehensive Plan Amendment, Conditional Use, Preliminary Subdivision (large and small lot subdivisions), Sidewalk Design Modification, and Tree Plan 2 applications. Staff refer to the mix of zones applied to the site as shown in the narrative and plans. The applicant proposes a 30% R2 and 70% R4 split for the Medium Density Residential and a 30% R5 and 70% R split for the Standard Density Residential, consistent with the 70/30 intended split for both designations. Staff finds the applicants proposal consistent with Policy 3.

Policy 4. *Amendments to the boundaries of Land Use Map designations may be proposed as individual requests prior to development, or simultaneously when development is proposed. This policy is intended to provide a means for the Land Use map and zoning to be aligned with site-specific condition, and the placement of roads, housing densities, parks, schools and other development that will occur incrementally over time.*

An amendment to the boundaries of the Land Use Map is requested to allow the land use designations to be aligned with the placement of roads and existing topography of the site. This is sole purpose of the applicant's associated application for Comprehensive Plan Map Amendment. The applicants request to modify the Land Use boundaries and proposed zoning will have no impact on the minimum residential density. Staff finds that the proposal meets Policy 4.

Policy 5. *All Land Use map amendments will be required to demonstrate consistency with all policies in the South Community Plan in addition to applicable Comprehensive Plan policies, Development Code requirements, and other applicable regulations. In addition, amendments to the Land Use Map will provide a mix of land use designations and opportunities for a variety of housing types. The goal of this policy is to ensure that South Cooper Mountains' neighborhoods and livability are enhanced by variety in the type and design of housing.*

An amendment to the boundaries of the Land Use Map has been requested. Consistency with the applicable policies, requirements, and regulations is addressed below.

Policy 6. *The City will support efforts by THPRD and Beaverton and Hillsboro School Districts to find, acquired and develop appropriate sites for neighborhood parks and elementary schools within the Community Plan area.*

The applicant proposes a multi-use trail on the site along the southeastern boundary. The applicant states that the trail has been placed within an open space tract and will be designed to THPRD standards. Staff notes that it is anticipated that ultimately THPRD will be responsible for the maintenance of the trail. No elementary school or park is proposed within this PUD. The site will be served by Hazeldale Elementary School, Conestoga Middle School, and Mountainside High School.

Neighborhood and Housing Policies

Policy 1. *Development shall contribute to creating walkable neighborhoods. This policy is implemented by demonstrating consistency with the neighborhood design principles listed below:*

- a. *Clear focal points shall be provided. Focal points include but are not limited to: parks, schools, community gathering spaces, neighborhood services (i.e. day care), scenic viewpoints, and/or natural areas that are visually and physically accessible to the public. Residential developments shall provide at least one focal point per 40 acres of gross site area. The decision-making authority may require additional focal points or require provision of a focal point for smaller sites in order to ensure that all neighborhoods have at least one focal point or to ensure cohesiveness and legibility among adjacent developments.*

The applicant states that the site is approximately 36.5 acres in size and therefore requires one (1) focal point. The proposed development includes a multi-use trail along a natural area, in the form of active open space, which will be visually and physically accessible to the public. Staff finds that the proposal meets Neighborhood Housing Policy 1.a.

- b. *A network of walkable blocks and trails, consistent with the Transportation Framework Plan and the Bicycle and Pedestrian Framework Plan, shall be provided.*

The applicant states that a network of trails, sidewalks, and bike paths is proposed in compliance with Figures 10 and 11. In addition to the SCMCP identified transportation facilities the applicant has provided a local street grid while taking into account the topography and natural features of the site. The applicant provides effective connections to surrounding development. Only one closed end street is proposed, within Tract D, which cannot be connected to the Scholls Heights development to the west given the steep grades between the two sites. Staff finds that the applicant has provided a network of walkable blocks and trails to serve the development, consistent with the Transportation Framework Plan and Bicycle and Pedestrian Framework Plan. Staff finds that the proposal meets Neighborhood Housing Policy 1.b.

- c. *The orientation of streets, blocks, development and/or trails shall be planned so the natural areas are not "walled off" but rather are as physically and visually accessible to the public as practicable.*

Though the natural area on the site is shown to be located mostly behind lots, the applicant explains that this feature is surrounded and supported by a network of walkable blocks, with a mid-block access way where required, and convenient access to the SCMCP community trail located along the sites southeastern boundary. Staff finds that the proposal meets Neighborhood Housing Policy 1.c.

- d. *The provision of parks shall be coordinated with the Tualatin Hills Park and Recreation District.*

The applicant states that the trail is located consistent with the location of the wetland resource and SW Strobel Road, and its design and location have been coordinated with THPRD staff. Staff finds that the proposal meets Neighborhood Housing Policy 1.d.

Policy 2. *Residential developments shall provide a variety of housing types consistent with the permitted uses of applicable zone(s). The goal of this policy and implementing code standards is to ensure that, over time and multiple individual development reviews, South Cooper Mountain's neighborhoods and livability are enhanced by variety in the type and design of housing in order to promote aesthetically pleasing residential neighborhoods as well as opportunities for people of varying incomes and life stages to live within the same neighborhood.*

Staff notes that Section 60.35.25 (PUD standards) also refers to Policy 2 and identifies the numerical requirement based on the parcel size. These standards are identified below.

- a. *Residential developments in the South Cooper Mountain Community Plan area shall provide a variety of housing types, as identified below, for sites:*
 - i. *Up to 15-acres (gross), a minimum of one (1) housing type;*
 - ii. *Greater than 15-acres (gross) and up to 30-acres (gross), a minimum of two (2) housing types:*
 - iii. *Greater than 30-acres (gross), a minimum of three (3) housing types.*

- b. *Housing Types include:[...] – several types identified.*
 - i. *Standard Lot Single Family*
 - ii. *Small Lot Single Family*
 - iii. *Compact Detached Housing & Cluster Housing*
 - iv. *Accessory Dwelling Unit with Single Family Detached Dwelling*
 - v. *Alley-Loaded Dwelling*
 - vi. *Duplex*
 - vii. *Triplex & Fourplex*
 - viii. *Townhouse/Townhome*
 - ix. *Multi-Family*
 - x. *Live/Work, only permitted in the NS zoning district*

- c. *For developments requiring more than one (1) housing type a minimum of 10 percent of the total dwelling units shall be of each housing type.*

- d. *For developments utilizing the Standard Lot Single Family housing type (Section 60.35.25.1.A.3.b.i.) and not utilizing the Small Lot Single Family housing type (Section 60.35.25.1.A.3.b.ii), the lot size for Standard Lot Single Family may range from 50 percent to 195 percent of the minimum land area per dwelling unit requirement of the underlying zoning district and it shall count as one housing type.*

The subject site is approximately 36.5 acres in size and therefore requires a minimum of three (3) housing types on the site. The applicant proposes to provide a minimum of 10% of the housing product for the following three housing types: standard lot single family (58.4%), triplex and four-plex (12.2%), and townhouse/townhomes (29.4%). The applicant does not propose to utilize the Small Lot Single Family housing types, therefore the lot size for Standard Lot Single Family may range between 50% and 195%. The applicant states that the smallest lot relative to required lot area is Lot 12 (66%) and the largest relative to required lot area is Lot 101 (182%). As the applicant has provided the required variety of housing types, staff finds that the proposal meets Neighborhood Housing Policy 2.a-d.

Main Street Policies

The subject site does not contain properties zoned for Main Street development, as such the Main Street Policies are not applicable to the proposed development.

Transportation / Street Policies

Figure 10: Community Plan Street Framework Map.

Three streets within the subject site are identified in Figure 10; Strobel Road, Barrows Road and Street B (Neighborhood Route). The applicant has proposed to develop these streets at their intended cross-sections and generally consistent with Figure 10. The applicant has aligned the street in conjunction with the adjacent developments.

Street Policy 1: *Community Plan Street Framework and Comprehensive Plan Chapter 6. The Beaverton Transportation System Plan and Washington County Transportation System Plans will be updated consistent with Figure 10 and will be the controlling documents for transportation planning. Should conflicts arise between the maps in Chapter 6 of the City's Comprehensive Plan and the maps in this document, those in Chapter 6 shall prevail.*

The proposal's transportation network has been planned in accordance with the Community Plan Street Framework and Comprehensive Plan Chapter 6 Transportation. Additionally, all streets have been designed generally in accordance with the City's Engineering Design Manual (EDM) and are in compliance with the Comprehensive Plan. Any proposed modification to EDM standards will require approval by the City Engineer through the EDM Modification process, approval of a land use application does not provide nor imply approval of any necessary EDM Modifications. Staff finds that the proposal meets Street Policy 1.

Staff finds **Street Policies 2 through 9** applicable to public agencies and other portions of the SCMCP and are not specifically applicable to the proposed development.

Street Policy 10: *In refining specific alignments for new roads identified on the Community Plan Street Framework map through the development review or project design process, impacts to natural resources shall be minimized to the extent possible while retaining key connections.*

The applicant's plans show that there are three streets within the subject site that are identified in Figure 10; Strobel Road, Barrows Road and Street B (Neighborhood Route). The applicant has proposed to develop the three streets at their intended cross-sections and generally consistent with Figure 10. The applicant has aligned the street in conjunction with the adjacent developments. The applicant states that minor refinements in the alignment of planned streets, including the east-west collector street (Barrows Road), have been undertaken in conjunction with neighboring property owners, and maintain connections to other planned and proposed streets. The streets are designed to provide key connections over resources, while balancing the need for resource protection. Staff finds that the applicant has adequately balanced connectivity and resource protection. Staff finds that the proposal meets Street Policy 1.

Bicycle and Pedestrian Framework Map / Policies

Figure 11: Community Plan Bicycle and Pedestrian Framework Map.

Figure 11 identifies a multi-use path along the southeastern boundary of the site adjacent to the resource area. The applicant is proposing to construct the required multi-use trail, as identified in Figure 11. Additionally all streets will contain sidewalks and where appropriate bike lanes. On local streets bike lanes may be combined with traffic travel lanes, consistent with EDM standards. Staff finds that the proposal is consistent with Figure 11.

Policy 1 - Bicycle and Pedestrian Crossings: *While the location and design of specific crossing points will be determined through further site-specific engineering evaluation, safe, protected pedestrian crossing opportunities should be provided near important pedestrian destinations, such as the future high school site, when a need is demonstrated and such crossings can be appropriately and safely designed and located, as determined by an engineering-level safety analysis.*

The applicant states that the proposal does not include specific trail crossings; trail connections have been provided to maximize sight-distance and minimize out of direction travel. As the applicant does not propose mid-block crossings for arterial or collector streets, mid-block crossing approvals are not required.

Staff finds that the proposal meets Bicycle and Pedestrian Policy 1.

Policy 2: Trails: *Trails within the Community Plan area shall be provided as shown on Figure 11; however, the City may permit flexibility to adapt to site specific conditions and ownerships provided the conceptual network in Figure 11, or equivalent, is provided.*

- a. *Stream Corridor Trails*
- b. *Trails through Resource Areas*
- c. *School to School Trail*
- d. *Western Edge Trail*

Figure 11 identifies a community multi-use path along the southeastern boundary of the development site, adjacent to the resource area. The applicant is proposing to construct the multi-use trail, as identified in Figure 11. Additionally all streets will contain sidewalks

and where appropriate bike lanes. On local streets bike lanes may be combined with traffic travel lanes, consistent with EDM standards. Staff finds that the proposal is consistent with Figure 11. Staff finds that the proposal meets Bicycle and Pedestrian Policy 2.

Resource Protection and Enhancement Policies

Figure 12: Natural Resources in the Community Plan area map.

Figure 12 identifies the natural resources within the community plan area. There is also the adopted Local Wetland Inventory (LWI) that provides additional information about the identified wetlands/probable wetlands. For the proposed development, the applicant's natural resource assessment identified several of the resources in Figure 12 of the SCMCP. These resources include Wetland/Probable Wetland, Riparian & Wetland Buffers, Upland Wildlife Habit Class A and Streams.

Policy 1: Locally significant wetlands and protected riparian corridors within the Community Plan area shall be protected and enhanced, consistent with local, state, and federal regulations.

In response to Policy 1, the applicant states that ES&A, LLC conducted the required site assessment which identified three sensitive areas on the site; Wetlands A and B and Waters A. These areas are identified on the LWI as a part of South Cooper Mountain Annexation Area Wetland A (W-A).

The City of Beaverton Local Wetland Inventory (LWI) identifies the wetlands on the subject site as Significant Riparian areas, identified as Wetlands A and B in the applicant's resource assessment. CWS has reviewed the proposal and is requiring that a vegetated corridor, 50 feet in width, be established adjacent to the wetland areas. A pedestrian trail will be located along the natural resource area, parallel to the vegetated corridor. Two stormwater detention facilities are located on the east side of the project area (Tract A and Tract C). Each facility will have one 120 square foot stormwater outfall located within the vegetated corridor. The applicant is proposing to place the identified wetland and vegetated corridor within an open space tract and to enhance the area consistent with CWS standards.

The applicant also acknowledges that the SCMCP identifies Wildlife Habitat Classes A and C on the subject site, generally within the southwestern corner. The applicant states that though these resources were identified by the SCMCP, the assessment conducted by ES&A does not contain upland habitat areas because they have been modified by prior tree removal and other pastoral farming activities which have altered the habitat values, such that they cannot be considered to provide conservation values and therefore were not delineated by ES&A as containing upland habitat area. Staff notes that these tree removal activities took place prior to annexation to the City of Beaverton and implementation of City tree protection standards and processes.

Staff finds that the proposal meets Resource Protection and Enhancement Policy 1.

Policy 2 *Development adjacent to significant natural resource areas shall be designed to provide visual and/or physical access to the resource area and limit continuous rear lot line edges abutting a significant natural resource through one or more of the following treatments of the open space edge:*

- a. *Parallel trail along the edge of the vegetated corridor with access points from adjacent points from adjacent roads and community focal points;*
- b. *Local streets that run adjacent to the edge of the vegetated corridor, without development between the street and the vegetated corridor; or*
- c. *Neighborhood parks, pocket parks, schools and similar uses that connect to the resource area and provide breaks between developed areas abutting the resource.*

The applicant states that the proposed north-south multi-use trail parallels the western edge of the vegetated corridor and can be accessed from SW Strobel Road at two points. Staff finds that the proposal meets Resource Protection and Enhancement Policy 2.

Urban Forestry Policies

Staff notes that **Policy 1** under Urban Forestry is policy direction for the city and not the applicant.

Policy 2 *Tree planting already required by City regulations (e.g. landscaped areas, street trees) shall be maximized as a method to increase the tree canopy in the Community Plan area.*

The applicant states that tree planting will occur within the site in accordance with these requirements in order to maximize tree canopy within the SCMCP area. Tree removal will be in accordance with Sections 40.90 (Tree Plan) and 60.60 (Trees and Vegetation – Special Requirements). Street trees will be installed in accordance with City requirements, and mitigation and enhancement planting will occur as specified in the Landscaping Plan submitted with this application.

Staff finds that the proposal meets Urban Forestry Policy 2.

Policy 3 *Regionally Significant Upland Habitat within the SCM Community Plan area shall be protected through application of the City's existing tree protection standards and incentives for Habitat Benefit Area preservation, as appropriate.*

The applicant states that local wetland, riparian areas and delineated upland habitat areas will be preserved within an open space tract. However, the applicant explains that additional area identified in the SCMCP at the southwest corner of the site (Upland Wildlife Habitat Classes A and C) were not delineated by ES&A because the habitat has largely been removed through prior tree removal and other pastoral farming activities. Additionally, due to the required extension of SW Strobel Road, these habitat areas will be physically separated from the northern natural resource area within Tract B.

Staff finds that the proposal meets Resource Protection and Enhancement Policy 3.

Scenic Views / Corridors Policies

Policy 1 *The city will encourage protection of view corridors for the enjoyment of adjacent neighborhoods and the broader community on lands that currently offer views of the Chelalem Ridge. Viewpoints should provide seating and space for passerby and should provide for the permanent protection of the view through measures such as easements. Techniques for view corridor preservation may include:*

- a. *Streets that "T, stub, or curve at a location offering a viewpoint, with a break between buildings;*
- b. *Neighborhood or pocket parks situated to offer a viewpoint;*
- c. *Gaps between buildings with small seating areas adjacent to the sidewalk; and/or*
- d. *Limitations on building heights down-slope from a viewpoint.*

The applicant states that the proposal includes a number of curvilinear streets, in particular north-south streets, which will allow for viewpoints to the south. The active open space area is located along the southeastern boundary of the site and will provide views to the south and east as well as west for the adjacent development, The Ridge. The applicant also states that the predominately north/south home orientation will allow for views when descending from Road A. Additionally, the low height of the water quality facilities adjacent to the open space tract will maintain a break between buildings and openings into the natural resource area and views.

Staff finds that by meeting the conditions of approval the proposal meets Scenic Views Policy 1.

Rural Edges and Transitions

Policy 1 *SW Tile Flat Road Landscape Buffer. Require that development abutting SW Tile Flat Road provide a landscaped buffer with trees and shrubs that provide a visual screen for adjacent rural uses.*

The subject site does not abut SW Tile Flat Road and is therefore not subject to this requirement. Staff finds that the Rural Edges and Transitions Policy 1 is not applicable to the development.

Infrastructure Provision (relevant policies are 1 and 7)

Policy 1 *Urban development not allowed without urban services.*

The applicant states that development on the site shall not commence required urban services are available. Staff refer to the Attachment A (Facilities Review). All required infrastructure will be constructed accordingly, per conditions of approval. Staff finds that the proposal meets Infrastructure Provision Policy 1.

Policy 7 Alignment for new water and sewer. In identifying specific alignments for new water and sewer infrastructure, impacts to natural resources shall be avoided or minimized to the extent possible.

The applicant proposes all utilities to be housed within all appropriate public road right-of-ways in accordance with Site Development conditions of approval. With the exception being two storm sewer outfall which are proposed within the vegetated corridor. The applicant explains that encroachment is limited to 240 square feet and will be mitigated in compliance with CWS standards and requirements.

In summary of the above, staff finds the proposal to comply with the applicable policies of the Comprehensive Plan for supportive findings in response to Criterion No. 4 of CU-PUD approval. Staff also refer to corresponding conditions identified in Attachment I that will be necessary to effectively implement applicable policies. Staff finds that the proposal meets Infrastructure Provision Policy 7.

Therefore, staff finds that by meeting Conditions of Approval, the proposal meets the criterion for the approval.

5. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

The applicant identifies two high points on the subject site; one at the southwest corner of the site and the other at the north end. The applicant's proposal is designed with the existing topography and natural resource areas in mind. The applicant's plans show two stormwater facilities along the southeastern boundary of the site, adjacent to the preserved natural resource areas, which are downhill from the highest points on the site. The subject site is located in the South Cooper Mountain Community Plan (SCMCP) area and is intended for dense development with a range of residential zoning districts. Staff finds that the size, dimensions, configuration and topography of the site can reasonably accommodate the proposal.

Therefore, staff finds the proposal meets the criterion for approval.

6. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.*

The subject site is part of the SCMCP area and is intended for the type of development that is proposed. Additionally, the subject site is surrounded by properties which have either already been approved for development or are anticipated to develop with reasonably compatible or similar uses. The applicant states that the project site has been designed in accordance with the SCMCP, which identifies transportation infrastructure and general development densities and types of housing specific to the plan.

Staff finds that the proposed development to be compatible with the surrounding neighborhoods, accounting for the density and uses described in the SCMCP.

Therefore, staff finds that the proposal meets the criterion for approval.

7. ***The width of the proposed lots or staggering of building setbacks within detached residential developments vary so as to break up the monotony of long blocks and provide for a variety of home shapes and sizes, while giving the perception of open spaces between homes.***

The applicant states that detached homes are proposed in three different zoning districts (R4, R5 and R7) with different standards, and therefore the lots within each district will dictate the variety of homes and setbacks. The applicant explains that the proposed curvilinear streets, which abut many of the proposed homes, will also contribute to the variation of lot shapes and therefore housing shapes as well. In addition to detached homes, the applicant is proposing a mix of attached units, some of which will be front loaded and some rear/alley loaded, further adding to the variation of development. Staff concurs that the proposed variation in housing types and designs will break up the monotony of long blocks and give the perception of open space between homes.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

8. ***The lessening of the Site Development Requirements results in significant benefits to the enhancement of site, building, and structural design, preservation of natural features and the surrounding neighborhood as outlined in Section 60.35.15.***

The applicant states that the reductions result in significant enhancements to the site, such as additional variety in housing types and location of the dwellings on the lots to allow for variation in housing designs as well as additional open space within the development, including preservation of resource areas.

Staff finds that the proposed lessening of the Site Development Requirements results in significant benefits to the site, including preservation of natural features.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

9. ***The proposal provides improved open space that is accessible and usable by persons living nearby. Open space meets the following criteria unless otherwise determined by the Planning Commission through Section 60.35.15:***

- a. ***The dedicated land forms a single parcel of land except where the Planning Commission determines two (2) parcels or more would be in the public interest to complement the overall site design.***
- b. ***The shape of the open space is such that the length is not more than three (3) times the width the purpose of which is to provide usable space for a variety of activities except where the Planning Commission determines a greater proportioned length would be in the public interest and complement the overall site design.***
- c. ***The dedicated land(s) is located to reasonably serve all lots for the development, for which the dedication is required.***

The applicant states that the subject site is located within the South Cooper Mountain Community Plan area and is subject to the criteria of Section 60.35.15. The applicant refers to responses provided to open space requirements of Section 60.35.15 but also restates that an open space tract has been established along the site's southeastern boundary, adjacent to identified wetlands. This tract includes a multiuse trail which shows connections to adjacent development sites and two access points within the subject site from SW Strobel Road. Staff finds in support of the criterion and incorporates the facts and findings as stated in response to the summary prepared for standards contained in Section 60.35.15.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

10. ***For proposals within the SC-S (Station Community-Sunset) zoning district, the requirements identified in Sections 20.20.40.2. and 20.20.40.3. are satisfied.***

The proposed PUD is not located within the SC-S zoning district, therefore this criteria is not applicable.

Therefore, staff finds the criterion is not applicable.

11. ***If the application proposes to develop the PUD over multiple phases, the decision making authority may approve a time schedule of not more than five (5) years for the multiple development phases. If a phased PUD has been approved, development of the future phases of the PUD shall be filed within five (5) years of the date of decision of the PUD. Refer to Section 50.90.***

The applicant has proposed the PUD will develop over two (2) phases, and understands that development applications shall be filed within five (5) years.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

12. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Conditional Use-PUD application in the proper sequence. The PUD is being processed concurrently with the following applications Comprehensive Plan Amendment (CPA2017-0007), Preliminary Subdivision (LD2017-0021), Preliminary Subdivision-Large Lot (LD2017-0027), Sidewalk Design Modification (SDM2017-0010), Tree Plan Two (TP2017-0015), and Zoning Map Amendment (ZMA2017-0007). The PUD application is dependent upon approval of the Comprehensive Plan Map Amendment (CPA2017-0007), Zoning Map Amendment (ZMA2017-0007), Preliminary Subdivision (LD2017-0021), and Tree Plan Two (TP2017-0015) as such staff recommends a condition of approval that the above listed applications be approved in order for CU2017-0011 to be approved.

Therefore, staff finds that by meeting the Conditions of Approval, the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **CU2017-0011 (Scholls Valley Heights at South Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment I.

Planned Unit Development Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Modification of Base Zoning Standards			
60.35.10.1A Permitted Uses	Compliance with permitted and conditional uses of the zoning district.	The development proposes detached and attached residential housing, which are permitted in the R2, R4, R5, and R7 zones. Additionally a public pathway system is proposed which meets section 60.35.10.1.C.1, 2, & 4 as an allowed accessory use to the PUD development.	Yes
60.35.10.1B Detached and Attached Dwellings	Detached and attached dwellings may be allowed in a PUD provided the overall residential density satisfies the applicable residential density provisions of the Code.	The development proposes densities for the detached and attached dwellings which are greater than the required minimum densities, and lower than the maximum allowable densities as is found in the densities calculations table of Facilities Review. A mix of attached and detached dwellings are proposed.	Yes
60.35.10.2 Density and Lot Dimensions	Density and building scale shall relate to the surrounding neighborhood development and natural resources by providing massing and architectural compatibility with surrounding neighborhood.	The applicant proposes single family detached and attached lots. Future building permits and/or Design Review will be reviewed for height and setbacks. The applicant request modification to the base zoning standards as part of the PUD which are addressed below. The density for the entire site is within the limits of what is allowed by the base zoning.	Yes
60.35.10.2.A.1 Density Transfers	Density transfers allow an equal transfer of dwelling units from one portion of the site to another in certain areas.	Density transfers are not proposed with this development.	N/A
60.35.10.2.B.1 Residential Lot Sizes	Minimum lot size may be reduced to 50% of the minimum land area of the applicable zoning district(s), except as permitted in 60.35.10.3.C.2.	All proposed lots are within the size envelope described for each zoning district.	Yes

60.35.10.2.B.2 Residential Lot Sizes	Minimum lot size proposed between 25% and 50% of the minimum land area of the applicable zoning district, shall meet the applicable Design Standards or Design Guidelines related to Compact Detached Housing in Section 60.05.	The applicant has not proposed lots below the 50% minimum land area of the applicable zoning district.	N/A
60.35.10.2.B.3 Residential Lot Sizes	Maximum lot size may not exceed 195 percent of the minimum land area of the applicable zoning district(s) in conformance with the table below unless designated for a future phase, which includes further division of property or development of attached product. When the maximum density for the parent parcel has been achieved or a lot is greater than 195 percent of the base zone, the oversized lot(s) shall include a deed restriction to preclude unintended partitioning or subdividing of such lots in accordance with the requirements of the approved PUD.	The proposal does not exceed maximum lot sizes and/or density.	Yes
60.35-10.2.B.4 Residential Lot Sizes	A proposed Planned Unit Development shall not result in fewer dwelling units (lower density) than if the subject site were reviewed as a Preliminary subdivision.	As proposed, the PUD does not result in fewer dwelling units than a site reviewed as a Preliminary subdivision.	Yes
60.35.10.3.A Setbacks	Proposed lots abutting the perimeter of the property shall comply with the standard front and rear yard setbacks of the parent parcel. Side yards of the parent parcel may not be reduced unless approved by the Planning Commission and utilizing Development Bonus and Development Incentive Options of Section 60.35.30.	The proposed lots will be located within the SCMCP and proposes to meet the parent parcel setbacks. Subject to a condition of approval parent parcel setbacks will be met.	Yes w/ COA
60.35.10.3.B.1 Front Setbacks	Front setbacks interior to the PUD may be reduced, excluding the garage where the garage door faces the front property line. Structures shall not encroach in a public utility easement.	The Proposed Building Setback table in the Facilities Review report addresses requested setbacks. Reductions to front yard setbacks are requested in the R2, R4 R5 and R7 zoning districts, no reductions to garage setbacks are requested. The proposed setbacks do not encroach into public utility easements.	Yes

60.35.10.3.B.2 Front Setbacks	Garages that face a public street shall be set back 20' from the property line and recessed a minimum of 4' from the front building plane, not including porches, when facing a street.	Garages are proposed a minimum of 20 feet from the front yard when facing public streets, except in the R2 zoning district which allows garages at 18.5 feet.	Yes
60.35.10.3.C.1 Rear Setbacks	Rear setbacks shall be the same as the base zone for the parent parcel, excepting alley accessed lots which may be reduced to 4-feet.	Attached residential to the alley shown for 4 feet.	Yes
60.35.10.3.C.2 Rear Setbacks	Garages and carports accessed from both sides of an alley shall be set back a minimum of 4' with no less than 28' between garage doors.	The applicant proposes a garage setbacks of either 4 or 18.5 feet for alley loaded townhomes, abutting a 20-foot wide alley, therefore establishing a minimum of 28 feet between garage doors.	Yes
60.35.10.3.D Side Setbacks	Except for zero-lot line development side setbacks are a minimum of 3' with a total of 6' between two buildings. Zero-lot line developments shall have one side yard setback of 10' and the other zero.	The applicant proposes a variation of setbacks ranging from 3 feet to 8 feet.	Yes

Open Space

Open Space			
60.35.15.1 Open Space Percentage	A PUD shall provide a minimum of 20% of the subject site as open space.	This standard applies to properties outside the SCMCP.	N/A
60.35.15.2.Exemption	Properties within the South Cooper Mountain Community Plan (SCMCP) are exempt from the open space requirements in Section 60.35.15.1, but shall provide all community features, including but not limited to, trails, habitat benefit areas, and scenic views identified in the SCMCP, as identified in Section 60.35.25.	The applicant is proposing approximately 5.87 acres of open space, inclusive of Natural Areas, Water Quality Areas, and active open space including trails and basketball court.	Yes
60.35.15.3. Open Space Standards	Open space shall be land that is available for the creation of active and/or passive areas, or resource areas that provide visible and accessible open space to the proposed community.	The proposed open space areas are accessible to the community as they are located along the proposed multiuse trail, consistent with the SCMCP, and proposed public streets.	Yes

60.35.15.3.A Passive Open space	The following resource areas may count towards passive open space: Significant trees and/or groves, habitat benefit areas, view corridors, steep slopes, water quality facilities, environmentally sensitive areas including wetlands and any buffers required by CWS or other regulatory body.	The applicant has accounted for these areas in the Open Space calculation. Tract B includes wetlands and a vegetated corridor, as required by CWS.	Yes
60.35.15.3.B Accessibility	Open space shall be easily accessible, physically or visually, to all members of the planned community via a minimum thirty (30) foot wide street frontage of access easement.	All proposed open space will be accessible from paths and public roadways, both physically and visually.	Yes
60.35.15.3.C Slope	Not more than 60% of the gross land dedicated may have slopes greater than 5%.	No more than 60% percent of the dedicated active open spaces have slopes greater than 5%.	Yes
60.35.15.3.D Irrigation	Open spaces shall have a dedicated irrigation system. Resource areas are exempt.	The applicant states that landscaping within Tract B (outside of the vegetated corridor and wetland) and Tract F will be provided with a dedicated meter and underground irrigation system. Staff recommends a condition of approval that open space areas, with the exception of the resource areas have a dedicated irrigation system.	Yes w/ COA
60.35.15.3.E Developments over 10 acres	Developments greater than 10 acres in size shall dedicate 25% of total required open space to active commons areas.	The proposed development is 36.5 acres in size, therefore this Section is applicable. The applicant proposes greater than the minimum required amount of active open space.	Yes
60.35.15.3.F Exclusions	Open space does not include streets, driveways, parking lots, buildings, buffers or vehicular access areas.	The proposal does not include these areas.	Yes
60.35.15.4.A Common Area Square Footage	Active open space areas are common areas that may be gathering spots, community rooms, play areas, overlooks, or any that consist of active uses for owners, residents, or the community at large.	The applicant proposes two tracts (Tract B and Tract F) within the subdivision as meeting the requirements for active open space, including trails, parks, and common active open space areas.	Yes

60.35.15.4.B Abutting Collectors	Active open space may abut a Collector or greater classified street as identified in the City's adopted Functional Classification Plan, when separated from the street by a barrier, such as a fence or wall, at least three (3) feet in height.	The applicant does not propose active open space which abuts a collector.	N/A
60.35.15.4.C Physical Accessibility	Active open space shall be physically accessible to all residents of the development.	The proposed open spaces will be accessible to all residents of the development.	Yes
60.35.15.4.D Improvements	Active open space shall include physical improvements to enhance the area. These improvements may include benches, gazebos, plazas, picnic areas, playground equipment, sport courts, swimming/wading pools, indoor clubhouse or meeting facilities, play fields, or other items permitted.	The proposal includes the open space features as required. The applicant's revised open space plan identifies common amenities. Details of physical improvements are to be shown as part of the Site Development Permit submit to separate review.	Yes w/COA
60.35.15.4.E Interior Common Open Space	Floor area within buildings devoted to common uses serving the residents of the development may be counted as Active Open Space based on the total floor area devoted to such uses.	The proposal does not include buildings devoted to common uses.	N/A
60.35.15.5.A-C Maintenance and Ownership	Land shown on the final development plan as common open space, and landscaping and/or planting contained therein shall be permanently maintained by and conveyed to either an HOA or public agency dedicated into perpetuity as permanent through application of CC&R's or deed restriction approved by the City Attorney.	Covenants, Conveyances and Restrictions (CC&Rs) and/or HOA policies and responsibilities will be established for the final plan. HOA will take ownership of common open spaces and be responsible for permanent maintenance. Staff recommends a condition of approval that all tracts be owned and maintained by the HOA unless they are dedicated to a public agency.	Yes w/COA

Building Architecture – PUD – Detached only			
60.35.20.1 Purpose	Architectural standards are intended to promote innovative design. Cluster housing or grouping buildings to maximize open space is encouraged.	This section applies to the 146 detached single-family homes as part of the PUD. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	Yes/ w COA

60.35.20.2.A Building Orientation	Buildings shall be oriented towards the street or public open spaces unless exempted by the Planning Commission.	All detached buildings are oriented toward the street or open spaces.	Yes
60.35.20.2.B Direct Access	Buildings or lots shall have direct access to sidewalks or paths that connect to a sidewalk system.	All lots have access to sidewalks or paths.	Yes
60.35.20.2.C Alley Access	Garages with rear alley access or shared drives are encouraged.	Rear alley garages are predominately proposed within the attached single-family components of the proposal. Four (Lots 201-204) of the detached dwellings are proposed to have rear loaded access.	Yes
60.35.20.2.D Primary Entrance	Buildings shall have their primary entrance to a street or publicly accessible sidewalk where buildings face public parks, common areas or open space.	The applicant has oriented all buildings toward a public street or publically accessible sidewalk.	Yes
60.35.20.2.E Primary Entrances	Primary entrances shall be covered or recessed with a minimum depth of 3 feet and width of 5 feet.	This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	Yes w/COA
60.35.20.3.A-C Building Heights	Maximum building height standards may be increased up to 12 feet when the applicable building setback distance along the perimeter of the parent parcel is increased at a ratio of 1.5 additional feet of setback for every foot of building height over the base zone standard for building height. For the SCMCP structures which do not abut the exterior boundary may be allowed to vary in height, without satisfying the Section 60.35.20.3, in order to provide for a variety of housing types. Graduated building height standards shall not apply where existing structures on adjacent properties are rural in their development or use.	The applicant requests the following height increases: R2: 52 Feet R4: 47 Feet R5: 47 Feet R7: 47 Feet The applicant states that while it is anticipated that dwellings in each applicable zone will conform to the base building height of the zone, the applicant requests the ability to increase the maximum building height in each zone by up to 12 feet to allow for a variety of housing	Yes w/ COA

		types. Staff recommends a condition of approval that these all lots show compliance with Section 60.35.20.3.A-C at the time of building permit.	
60.35.20.4.A Architectural Standards: Scale & Massing	Scale and massing shall complement the surrounding uses.	This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	Yes w/COA
60.35.20.4.B Attached Dwellings	Front façade elevations shall not be repeated on adjacent lots along the same street frontage.	The applicant states no front elevations will be repeated per Code requirements. Staff recommends a condition of approval that no front façade elevations be repeated on adjacent lots, consistent with Section 60.35.20.	Yes w/ COA
60.35.20.4.C Design Elements	Buildings shall incorporate at least 6 of the listed building elements on the front, rear, common open space, and street facing elevations and 4 interior side yard elevations, as listed in the Code.	This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	Yes w/COA
60.35.20.4.D	Building elevation is measured as the horizontal plane between the lowest plate line and highest plate line of any full or partial building story containing doors, porches, balconies, terraces and/or windows.	The applicant states that this method will be employed when determining compliance with this Section. This requirement will be verified at the time of Building permit review. The applicant has submitted sample building elevations, demonstrating how this requirement can be met. Staff recommends a condition of	Yes w/COA

		approval that all single family detached dwellings show compliance with the architectural standards 60.35.20 at the time of building permit to ensure conformance.	
60.35.20.4.E Alternative Building Design	Alternative building design may reflect modern building form and style and may be approved by the Planning Commission if it can demonstrate successful use of materials and form.	The applicant has not requested alternative building designs.	N/A
Development Bonuses and Development Incentive Options			
60.35.30 Development Bonuses and Incentives	PUD offers the applicants additional standards which can be met as incentives to promote innovative approaches and can lead to reduced open space and reduced setbacks.	The applicant is not seeking development bonuses or incentives.	N/A

All relevant South Cooper Mountain Community Plan Policies are addressed within the Conditional Use – PUD section of this staff report in response to Criterion 4.

**LD2017-0021
ANALYSIS AND FINDINGS FOR
LAND DIVISION-PRELIMINARY SUBDIVISION APPROVAL
(FULL DEVELOPMENTSUBDIVISION)**

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

Section 40.45.15.5.C Approval Criteria. *In order to approve a Preliminary Subdivision application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

1. ***The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C have been met.***

Threshold 1 for a Preliminary Subdivision states that an application for Preliminary Subdivision shall be required when the following threshold applies:

1. *The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.*

The applicant proposes a 245 lot subdivision (146 lots for detached single-family homes and 99 lots for attached single-family homes). This meets threshold 1 for a Preliminary Subdivision. The parent parcels are not subject to a pending Legal Lot Determination application.

Therefore, staff finds that the proposal meets the criterion for approval.

2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required application fee for a Preliminary Subdivision application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. ***The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

The applicant has submitted this Preliminary Subdivision application as part of a concurrently processed land use package containing a Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use-Planned Unit Development, Preliminary Subdivision (Large Lot), Sidewalk Design Modification and Tree Plan Two applications. As the applications are being processed concurrently they do not conflict with each other. There are no previous land use approvals that will be affected by the proposed Preliminary Subdivision application.

Therefore, staff finds that the proposal meets the criterion for approval.

4. ***Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots.***

The applicant has not proposed any oversized lots.

Therefore, staff finds that the criterion for approval does not apply.

5. ***If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The applicant has proposed a two (2) phase approach for the subdivision, and intends to submit the appropriate development applications within five (5) years of PUD approval. Criterion A of the Facilities Review report discusses the two proposed phases and how each phase provides the necessary public improvements to serve each phase. Staff incorporates the findings in response to Facilities Review approval criterion A in response to this approval criterion.

Therefore, staff finds that the proposal meets the criterion for approval.

6. ***Applications that apply the lot area averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:***

- a) ***Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,***
- b) ***Complies with minimum density requirements of [the Development] Code, provides appropriate lot size transitions adjacent to differently zoned properties, and where a street is proposed provides a standards street cross section with sidewalks.***

The applicant proposes to reduce the minimum lot size through the Planned Unit Development (PUD) process, not using the lot averaging standards of Section 20.05.20.1.B.

Therefore, staff finds that the criterion for approval does not apply.

7. *Applications that apply the lot area averaging standards of Section 20.05.50.1.B do not require further Adjustments or Variance for the Land Division.*

The proposal does not apply the lot area averaging standards. The applicant proposes to reduce the minimum lot size through the Planned Unit Development (PUD) process, not using the lot averaging standards of Section 20.05.20.1.B.

Therefore, staff finds that the criterion for approval does not apply.

8. *The proposal does not create a parcel which will have more than one (1) zoning designation.*

In conjunction with the Zoning Map Amendment application, no proposed tracts or parcels will have more than one zoning designation.

Therefore, staff finds that the proposal meets the criterion for approval.

9. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The applicant has submitted the required application materials for review of a Preliminary Subdivision application in the proper sequence. The Preliminary Subdivision application is being processed concurrently with the following applications Comprehensive Plan Amendment (CPA2017-0007), Conditional Use-PUD (CU2017-0011), Preliminary Subdivision-Large Lot (LD2017-0027), Sidewalk Design Modification (SDM2017-0010), Tree Plan Two (TP2017-0015), and Zoning Map Amendment (ZMA2017-0007). The Preliminary Subdivision application is dependent upon approval of the Comprehensive Plan Map Amendment (CPA2017-0007), Conditional Use-PUD (CU2017-0011), Sidewalk Design Modification (SDM2017-0010), Tree Plan Two (TP2017-0015), and Zoning Map Amendment (ZMA2017-0007) as such staff recommends a condition of approval that the above mentioned applications be approved in order for this Preliminary Subdivision to be approved.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **LD2017-0021 (Scholls Valley Heights at South Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment I.

Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Grading Standards			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	The proposal is subject to the grading standards contained herein.	Yes
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	Storm water facilities and public rights-of-way are proposed within the applicable grading area. These areas are exempt from the grading standards.	Yes
60.15.10.3.A-E	When grading a site within 25 feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe A-E of this code section.	The applicant has provided grading plans and narrative responses that show compliance with the grading standards herein.	Yes
60.15.10.3.F	Where an existing (pre-development) slope exceeds one or more of the standards in subsections 60.15.10.3.A-E above, the slope after grading (post-development) shall not exceed the pre-development slope.	Finished grades will not exceed pre-development slope.	Yes
60.15.10.3.G	The on-site grading contours stated above apply only to the property lines of the parent parcel(s). They do not apply to internal property lines within a development.	The applicant has shown grading compliance for the parent parcel, as required.	Yes
Significant Trees and Groves			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	Existing trees that do remain onsite will be protected in accordance with Tree Protection standards in Section 60.60.20 of the Code.	Yes

**LD2017-0027
ANALYSIS AND FINDINGS FOR
LAND DIVISION-PRELIMINARY SUBDIVISION APPROVAL
(LARGE LOT SUBDIVISION)**

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

Section 40.45.15.5.C Approval Criteria. *In order to approve a Preliminary Subdivision application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:*

- 1. *The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C have been met.***

Threshold 1 for a Preliminary Subdivision states that an application for Preliminary Subdivision shall be required when the following threshold applies:

- 1. The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.*

The applicant proposes a 7 lot subdivision as an interim subdivision to allow for a phased sale and development phasing of the final proposed 245 unit development. No physical development is proposed with this Preliminary Subdivision application. This meets threshold 1 for a Preliminary Subdivision.

Therefore, staff finds that the proposal meets the criterion for approval.

- 2. *All City application fees related to the application under consideration by the decision making authority have been submitted.***

The applicant has paid the required application fee for a Preliminary Subdivision application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. ***The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

The applicant has submitted this Preliminary Subdivision application as part of a concurrently processed land use package containing a Comprehensive Plan Amendment, Zoning Map Amendment, Conditional Use-Planned Unit Development, Preliminary Subdivision (Small Lot), Sidewalk Design Modification and Tree Plan Two applications. As the applications are being processed concurrently they do not conflict with each other. There are no previous land use approvals that will be affected by the proposed Preliminary Subdivision application.

Therefore, staff finds that the proposal meets the criterion for approval.

4. ***Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots.***

All lots proposed by the applicant are oversized lots. As previously discussed above the purpose of the large lot subdivision is to allow phased development of the final or 'small lot' subdivision which is the ultimate buildout associated with the PUD. The applicants Preliminary Subdivision application LD2017-0021 being processed concurrently with this application serves to show how the site can be fully developed in the future to meet minimum density requirements.

The large lot subdivision is intended to be an interim condition. As such staff recommends as a condition of approval that the proposed lots must be developed together as a PUD, this condition must be recorded and serve as notice to future purchasers of any or all of the large lots. This requirement would survive the existing PUD, should it not be enacted and expire and require new PUD approval for development of the lots outside the PUD being processed concurrently to ensure the South Cooper Mountain Community Plan provisions, such as density requirements and resource protection are met by the ultimate development of the site.

Therefore, staff finds that by meeting the Conditions of Approval, the proposal meets the criterion for approval.

5. ***If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

The applicant does not request phasing for the large lot subdivision.

Therefore, staff finds that the criterion for approval does not apply.

- 6. Applications that apply the lot area averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:**

- a) Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,**
- b) Complies with minimum density requirements of [the Development] Code, provides appropriate lot size transitions adjacent to differently zoned properties, and where a street is proposed provides a standards street cross section with sidewalks.**

The applicant does not propose lot averaging.

Therefore, staff finds that the criterion for approval does not apply.

- 7. Applications that apply the lot area averaging standards of Section 20.05.50.1.B do not require further Adjustments or Variance for the Land Division.**

The applicant does not propose lot averaging.

Therefore, staff finds that the criterion for approval does not apply.

- 8. The proposal does not create a parcel which will have more than one (1) zoning designation.**

In conjunction with the Zoning Map Amendment application, no proposed tracts or parcels will have more than one zoning designation.

Therefore, staff finds that the proposal meets the criterion for approval.

- 9. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.**

The applicant has submitted the required application materials for review of a Preliminary Subdivision application in the proper sequence. The Preliminary Subdivision application is being processed concurrently with the following applications Comprehensive Plan Amendment (CPA2017-0007), Conditional Use-

PUD (CU2017-0011), Preliminary Subdivision-Small Lot (LD2017-0021), Sidewalk Design Modification (SDM2017-0010), Tree Plan Two (TP2017-0015), and Zoning Map Amendment (ZMA2017-0007). The Preliminary Subdivision application is dependent upon approval of the Comprehensive Plan Map Amendment (CPA2017-0007), Conditional Use-PUD (CU2017-0011), Preliminary Subdivision (LD2017-0021), and Zoning Map Amendment (ZMA2017-0007) as such staff recommends a condition of approval that the above mentioned applications be approved in order for this Preliminary Subdivision to be approved.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **LD2017-0027 (Scholls Valley Heights at South Cooper Mountain PUD)** subject to the applicable conditions identified in Attachment I.

Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Grading Standards			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.3.A-E	When grading a site within 25 feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe A-E of this code section.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.3.F	Where an existing (pre-development) slope exceeds one or more of the standards in subsections 60.15.10.3.A-E above, the slope after grading (post-development) shall not exceed the pre-development slope.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
60.15.10.3.G	The on-site grading contours stated above apply only to the property lines of the parent parcel(s). They do not apply to internal property lines within a development.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A
Significant Trees and Groves			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	No physical development, including grading, is proposed with this Preliminary Subdivision.	N/A

SDM2017-0010
ANALYSIS AND FINDINGS FOR
SIDEWALK DESIGN MODIFICATION APPROVAL

Section 40.58.05. Sidewalk Design Modification Application; Purpose

The purpose of the Sidewalk Design Modification application is to provide a mechanism whereby the City's street design standards relating to the locations and dimensions of sidewalks or required street landscaping can be modified to address existing conditions and constraints as a specific application. For purposes of this section, sidewalk ramps constructed with or without contiguous sidewalk panels leading to and away from the ramp shall be considered sidewalks. This section is implemented by the approval criteria listed herein.

Section 40.58.15.1.C. Approval Criteria

In order to approve a Sidewalk Design Modification application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Sidewalk Design Modification application.

Section 40.58.15.1.A.1 Threshold 1 for a Sidewalk Design Modification states that a Sidewalk Design Modification approval is required when;

- 1. The sidewalk width, planter strip width, or both minimum standards specified in the Engineering Design Manual are proposed to be modified.*

The applicant proposes to eliminate the planter strip and to construct a curb tight sidewalk within Tract D, a private street.

Therefore, staff find that the proposal meets the criterion for approval.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

The applicant has paid the appropriate fee for a Sidewalk Design Modification application.

Therefore, staff find the proposal meets the criterion for approval.

3. One or more of the following criteria are satisfied:

- a. That there exist local topographic conditions, which would result in any of the following:***
 - i. A sidewalk that is located above or below the top surface of a finished curb.***

- ii. ***A situation in which construction of the Engineering Design Manual standard street cross-section would require a steep slope or retaining wall that would prevent vehicular access to the adjoining property.***
 - b. ***That there exist local physical conditions such as:***
 - i. ***An existing structure prevents the construction of a standard sidewalk.***
 - ii. ***An existing utility device prevents the construction of a standard sidewalk.***
 - iii. ***Rock outcroppings prevent the construction of a standard sidewalk without blasting.***
 - c. ***That there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove.***
 - d. ***That additional right of way is required to construct the Engineering Design Manual standard and the adjoining property is not controlled by the applicant.***

The applicant states that they request to eliminate the planter strip on the south side of the private street within Tract D due to the steep slopes on the site and the alignment of SW Strobel Road, as shown in the SCMCP. Given site distance requirements for SW Strobel Road lots 30-34 cannot be accessed directly from Strobel road and must be accessed via the northern portion of their lots through Tract D. Given the significant slopes between SW Strobel Road and Tract D the removal of the planter strip allows for a reasonable grade allowing vehicles to access garages on the lots. Furthermore, the applicant's plans show that SNRAs are located along the eastern portion of the subject site, consistent with Figure 12 of the SCMCP. Though the applicant's plans also show that most of the development has been planned around the SNRA, the presence of these SNRAs on the site restrict the buildable area and general layout of the development making it challenging to meet all applicable standards, particularly minimum density, without exceptions. Staff finds that the proposed Sidewalk Design Modification also meets approval criterion C.3.c. which states that there exist environmental conditions such as a Significant Natural Resource Area, Jurisdictional Wetland, Clean Water Services Water Quality Sensitive Area, Clean Water Services required Vegetative Corridor, or Significant Tree Grove. The subject site contains environmental conditions, such as wetlands, riparian areas and Wildlife Habitat areas. The proposed curb tight sidewalk will be adequate to maintain safe pedestrian movement through the development.

Therefore, staff find the proposal meets the criterion for approval.

- 4. ***The proposal complies with provisions of Section 60.55.25 Street and Bicycle and Pedestrian Connection Requirements and 60.55.30 Minimum Street Widths.***

The applicant's plans show that the proposed street to be modified will only serve five (5) lots which will use this street for access to the homes. The proposed curb tight sidewalks will maintain at least five (5) feet of unobstructed width and will connect to the surrounding pedestrian circulation system, consistent with Sections 60.55.25 and 60.55.30.

Therefore, staff find that by meeting the Conditions of Approval, the proposal meets the criterion for approval.

Therefore, staff find that the proposal meets the criterion for approval.

5. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

The Sidewalk Design Modification application is being processed concurrently with the Comprehensive Plan Amendment (CPA2017-0007), Conditional Use-PUD (CU2017-0011), Preliminary Subdivision-Small Lot (LD2017-0021), Preliminary Subdivision-Large Lot (LD2017-0027), Tree Plan Two (TP2017-0015), and Zoning Map Amendment (ZMA2017-0007). The Sidewalk Design Modification application is dependent upon approval of the Comprehensive Plan Map Amendment (CPA2017-0007), Conditional Use-PUD (CU2017-0011), Preliminary Subdivision-Small Lot (LD2017-0021) and Zoning Map Amendment (ZMA2017-0007) as such staff recommends a condition of approval that the above mentioned applications be approved in order for this Sidewalk Design Modification to be approved.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

6. *The proposed Sidewalk Design Modification provides safe and efficient pedestrian circulation in the site vicinity.*

Staff cites Facilities Review findings to criteria F and G provided herein. The proposed Sidewalk Design Modification of one street will maintain safe and efficient pedestrian circulation within the site.

Therefore, staff find the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **SDM2017-0010 (Scholls Valley Heights at South Cooper Mountain)** subject to the applicable conditions identified in Attachment I.

TP2017-0015
ANALYSIS AND FINDINGS FOR
TREE PLAN TWO APPROVAL

Section 40.90.05 Tree Plan Applications: Purpose

Healthy trees and urban forests provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees, thus helping to preserve and enhance the sustainability of the City's urban forest.

Section 40.45.15.5.C Approval Criteria:

In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied.

1. *The proposal satisfies the threshold requirements for a Tree Plan Two application.*

Thresholds 1 and 3 of the Tree Plan Two application state;

1. *Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within one (1) calendar year period...*
3. *Commercial, Residential, or Industrial zoning district: Removal of up to and including 75% of the total DBH of non-exempt surveyed tree(s) found on the project site within SNRAs, Significant Groves, or Sensitive Areas as defined by Clean Water Services.*

The applicant proposes to remove 89 Community Trees, 15 of the Community Trees proposed for removal are along the property border of the existing private Strobel Road, and additionally 14 trees are directly off-site and need to be removed to make street and grade connections to adjacent properties approved for development. Additionally the applicant has proposed to remove 3 out of the 33 trees from an SNRA on the site which amount to approximately 13% of the total DBH of non-exempt surveyed trees within the SNRA. Therefore, the proposal meets two of the thresholds for Tree Plan Two.

The subject site contains Community Trees (Threshold No. 1) and trees located within that portion of the site shown within Significant Natural Resource Areas (SNRAs). Staff refer to the Figure 12 of the SCMCP (Natural Resources Map). Staff also refer to the definition of SNRA identified in Chapter 90 of the Development Code. For the SCMCP

area, Significant Natural Resource Areas include Class I and II Riparian Habitat Areas and Class A and B Upland Wildlife Habitat. In this case, Scholls Valley Heights at South Cooper Mountain contains areas identified in the Natural Resource map as Upland Wildlife Habitat Class A, Wetland/Probable Wetland, Riparian and Wetland Buffers. In response to Criterion No. 1, the applicant identifies removal of 89 Community Trees and 13% of the total DBH for non-exempt surveyed trees(s) found within the project site and specific to the SNRA on site.

Therefore, staff finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant paid the required fee for a Tree Plan Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. *If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.*

According to the applicant, four of the trees are in poor condition and must be removed to observe good forestry practices. The remainder of the trees will be removed to accommodate development.

Therefore, staff finds that the proposal meets the criterion for approval.

4. *If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.*

The applicant states that the site is designated for standard and medium density development in the Comprehensive Plan, allowing for moderately intense development. In order to meet the density requirements of the site as well as provided the needed street network removal of trees is necessary to accommodate physical development and meet the requirements of the SCMCP. The applicant proposes to preserve the wetland and resource areas in the southeast portion of the project site, clustering development away from that area.

In response to the applicant's statement, staff confirms that the proposed development plan has been designed to accommodate construction of the public infrastructure required by the City's Transportation System Plan and SCMCP.

For the off-site Community Trees proposed for removal the applicant is working with adjacent property owners to provide written consent of the property owners for any tree removal necessary. The adjacent properties are all intended for development within the South Cooper Mountain Community Plan area and are anticipated to be removed with

adjacent developments should they develop first (Scholls Heights, The Ridge, and Fox Hollow developments which have been either permitted or applied for). Removal of these off-site trees facilitates development, however as a condition of approval staff recommends the applicant provide written consent from adjacent property owners prior to issuance of a Site Development permit for the removal of the off-site trees. Should written approval not be obtained by the applicant the trees shall not be removed.

Staff recommends certain conditions of approval for protection of all trees to be saved within all SNRA portions of the development site.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

- 5. *If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.***

Tree removal is intended to allow development of the site. Staff concurs.

Therefore, staff finds that the criterion for approval does not apply.

- 6. *If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.***

In order for the proposed development to provide public streets as planned, certain trees must be removed. The applicant states that the installation and widening of public streets requires the removal of 53 Community Trees to install public utilities and streets.

Therefore, staff finds that the proposal meets the criterion for approval.

- 7. *If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles.***

The applicant states that three trees located within a significant grove are designated for removal as part of this proposal. The trees are located within the proposed building envelopes of dwellings on the site and in conflict with proposed structures.

Therefore, staff finds that the proposal meets the criterion for approval.

- 8 If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.**

The applicant states that tree removal is limited to areas intended for development which avoid SNRA locations where practicable. The proposal will remove 13% of the total DBH of non-exempt surveyed trees found on the project site within the SNRAs. The applicant also states that the removal of these trees will not result in a reversal of the original determination that the SNRA is significant.

The three (3) trees located within a mapped SNRA which are proposed to be removed are the only three remaining trees within the western portion of the SNRA, the remainder of the trees in this area were removed prior to annexation to the City, but after data collection for the SCMCP. However, the remainder of the SNRA trees are located along the eastern property line and are undisturbed by the proposed development. The designation of the overall SNRA will not be removed as a result of this application.

In response to Criterion No. 8, staff finds the applicant's tree removal proposal will not result in a reversal of the original determination for SNRA, specific to this portion of the SCMCP.

Therefore, staff finds that the proposal meets the criterion for approval.

- 9. If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.**

The applicant states that the limited proposed removal of trees within the SNRA on site will not result in isolated trees or hazards due to windthrow.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

- 10. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.**

Staff cites the Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable to the aforementioned criterion. As demonstrated on the chart, the proposal complies, or can be made to comply through conditions, with all applicable provisions of Chapter 60.60 and 60.67.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

11. Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

This approval criterion is identical to Facilities Review approval criterion J found within Attachment A above. Staff incorporate the finding and associated condition of approval, as stated therein.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

12. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

The submitted tree plan proposal contained all applicable submittal requirements necessary to be deemed complete.

Therefore, staff finds that the proposal meets the criterion for approval.

13. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

The applicant has submitted the required application materials for review of a Tree Plan Two application in the proper sequence. The Tree Plan Two application is being processed concurrently with the following applications Comprehensive Plan Amendment (CPA2017-0007), Conditional Use-PUD (CU2017-0011), Preliminary Subdivision-Small Lot (LD2017-0021), Preliminary Subdivision-Large Lot (LD2017-0027), Sidewalk Design Modification (SDM2017-0010), and Zoning Map Amendment (ZMA2017-0007). The Tree Plan Two application is dependent upon approval of Conditional Use-PUD (CU2017-0011) and Preliminary Subdivision-Small Lot (LD2017-0021) as such staff recommends a condition of approval that the above mentioned applications be approved in order for this Tree Plan Two to be approved.

Therefore, staff finds that by meeting the conditions of approval the proposal meets the criterion.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2017-0015 (Scholls Valley Heights at South Cooper Mountain PUD)** subject to the conditions identified in Attachment I.

Code Conformance Analysis Summary Table 60.60 & 60.67

STANDARD	PROJECT PROPOSAL	MEETS STAND ARD?	
60.60.15.2 Removal and Preservation Standards - general			
60.60.15.2. C.1-3	<p>For trees within SNRAs the following additional standards shall apply:</p> <p>1. The minimum DBH of non-exempt surveyed trees that must be preserved on a site is as follows:</p> <p>b) Residential zoning districts: Twenty-five percent (25%) of the DBH of non-exempt surveyed trees found on a project site.</p> <p>2. DBH to be retained shall be preserved in cohesive areas, termed Preservation Areas, when development is proposed in SNRAs or Significant Groves.</p> <p>3. Native understory vegetation and trees shall be preserved in Preservation Areas.</p>	<p>The site contains both Community Trees and trees within SNRAs. The applicant proposes to remove 13% of the total DBH of non-exempt surveyed trees located within the SNRAs found on the site, preserving more than 25% of the total DBH.</p> <p>The applicant states that the remaining DBH will be preserved and retained in cohesive preservation areas and preserved within natural resource tracts.</p> <p>The applicant states that native and understory vegetation trees will be preserved within natural resource tracts.</p>	Yes
60.60.15.2. C.4	<p>Preservation Areas, conditioned for protection through the Development Review process, shall be preserved in clusters that are natural in appearance rather than in linear strips. Preservation Areas should connect with adjoining portions of the Significant Grove or SNRA...</p>	<p>As the applicant's tree plan shows most trees within the natural resource areas will remain. Additionally, the applicant's plans show that trees within the natural resource areas have been preserved in clusters and will connect with other adjoining portions of the natural resources on site.</p>	Yes
60.60.15.2. C.5	<p>Preservation Areas, conditioned for protection through the Design Review process, shall be set aside in conservation easements and recorded with a deed restriction with Washington County, unless otherwise approved by the City.</p>	<p>Deed restrictions are not proposed as trees to be saved will be located in tracts of land that the HOA will maintain. THPRD may also maintain if the riparian corridor is donated.</p>	Yes
60.60.15.2. C.6	<p>Preservation Areas, conditioned for protection through the Land Division process, shall be set aside in tracts and recorded with a deed restriction with Washington County, unless otherwise approved by the City.</p>	<p>As the applicant's tree plan shows most trees within the natural resource areas will remain. Additionally, the applicant's plans show that trees within the natural resource areas have been preserved in clusters within the proposed tract.</p>	Yes

60.60.20 Tree Protection Standards – during Development			
60.60.20.1. A.1	Trees classified as Protected Trees under this Code shall be protected during development... Fence shall be 4' tall orange plastic or nor snow fence, secured to six foot (6') tall metal posts, driven two feet (2') into the ground. Heavy 12 gauge wire shall be strung between each post...	The applicant states that the trees to be retained on site will be protected consistent with the requirements of 60.60.20.1.A.1 as recommended in the accompanying arborist report.	Yes
60.60.20.1. B	Within the protected root zone of each tree, the following development shall not be permitted: 1. Construction or placement of new buildings. 2. Grade change or cut and fill, except where hand excavation is approved with the submittal of an arborist's report, as part of application approval. 3. New impervious surfaces. 4. Trenching for utilities, irrigation, or drainage. 5. Staging or storage of any kind. 6. Vehicle maneuvering or parking	The applicant states that no prohibited activities shall take place with the root zone of protected trees. However, staff recommends a condition of approval to restrict development within the tree protection areas, consistent with Section 60.60.20.1.B.	Yes w/ COA
60.60.25 Mitigation Requirements			
60.60.25.1 A	All mitigation tree planting shall take place in conformance with accepted arboricultural practices and shall be spaced a minimum of ten (10) feet apart.	On site planting mitigation is not proposed or required. The applicant has identified tree removal at 13% total DBH of non-exempt surveyed trees which is less the mitigation threshold (50%).	N/A
60.60.25.1 B	Trees planted for the purpose of tree removal mitigation shall be maintained in accordance with the approved mitigation plan. Monitoring of mitigation planting shall be the ongoing responsibility of the property owner	On site planting mitigation is not proposed or required. The applicant has identified tree removal at 13% total DBH of non-exempt surveyed trees which is less the mitigation threshold (50%).	N/A
60.60.25.1. C	Trees planted for the purpose of tree removal mitigation shall be set aside in a conservation easement or a separate tract and shall be designated as "Mitigation Trees"	On site planting mitigation is not proposed or required.	N/A
60.60.25.1. E	Street trees shall not be counted as providing mitigation of a SNRA or Significant Grove.	Mitigation is not required and Street Trees are not being counted towards mitigation.	N/A

60.60.25.2 Calculation for mitigation specific to Significant Groves			
60.60.25.2. A	Calculate the total DBH of the trees to be removed. Denote both deciduous and coniferous trees in separate tables; however, both tables will result in the sum total of the DBH to be removed.	The applicant's arborist report calculates the total DBH in conformance with this requirement. Trees found within the natural resource area total 624 inches in total DBH. Of that total, the applicant has proposed to remove 78 inches in DBH which equals approximately 13% of the non-exempt surveyed trees within the resources areas on site. Mitigation is not required.	Yes
60.60.25.2 B	If the total DBH of trees to be removed is less than or equal to 50% of the total DBH of surveyed trees on the site, then no mitigation is required for the trees to be removed.	The total DBH of trees to be removed is less than 50% of the total DBH of surveyed trees. Accordingly, mitigation is not required.	Yes
60.60.25.3 Additional requirements for mitigation specific to Significant Groves			
60.60.25.3 A	Dead or dying trees within a Significant Grove or SNRA shall be fallen when required for safety. Such tree falling shall not require mitigation. However, the fallen log should remain in the Significant Grove...	The applicant states that no dead or dying trees are proposed for removal.	N/A
60.60.25.3 B	All trees planted for mitigation must meet the following minimum requirements: ... Min. 2" at planting...	On site planting mitigation is not proposed or required.	N/A
60.67 Significant Natural Resources			
60.67.05.1	Development activities in locations of possible significant natural resources and/or wetlands are subject to relevant procedures identified in Chapter 50.	The applicant's plans show that most of the development will occur around the significant natural resource areas, as identified in the South Cooper Mountain Community Plan, preserving most of the trees and other natural resources. The applicant has submitted a natural resource assessment with their application. For the trees that cannot be retained, the applicant has submitted a Tree Plan application concurrently with all the other applicable applications, in compliance with procedures identified in Chapter 50.	Yes
60.67.05.2	For sites identified in the Local Wetland Inventory, notice of the proposed development shall be provided to DSL.	Wetlands and associated corridors are regulated jointly by the Oregon Department of State Lands and the US Army Corps of Engineers. The applicant has submitted the required documentation for joint permits. Conditions prepared by Site Development Engineering identify required permit prior to issuing the Site Development Permit.	Yes

60.67.10	Development activities in locations of Significant Riparian Corridors are subject to relevant procedures identified in Chapter 50.	The applicant has conducted a site assessment and submitted a report prepared by ES&A to meet Clean Water Services natural resource assessment requirements.	Yes
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CONDITIONS OF APPROVALComprehensive Plan Amendment (CPA2017-0007)

No Conditions

Zoning Map Amendment (ZMA2017-0007)

1. Ensure the associated land use application CPA2017-0007 has been approved and is consistent with the submitted plans. (Planning / JF)

Conditional Use-Planned Unit Development (CU2017-0011)**A. General Conditions, the Applicant Shall:**

1. Ensure the associated land use applications CPA2017-0007 / LD2017-0021 / TP2017-0015 / ZMA2017-0007 have been approved and are consistent with the submitted plans. (Planning / JF)

B. Prior to Site Development Permit Issuance, the Applicant Shall:

2. Provide plans showing irrigation of all commonly owned landscape and open space areas outside of mapped resource areas and required CWS buffers. (Planning / JF)
3. Provide a plan showing the development of the required open space, as listed below, for each phase of development. Open space constructed in excess of that required in already constructed phases may be used to meet the open space requirements for subsequent phases. The open space requirements are approximately to 120 square feet of active and 479 square feet of total open space per dwelling unit. Should phase boundaries shift the calculation of required open space may be modified based on the square feet per dwelling unit listed above.
 - a. Phase 1: 0.32 acres active open space and 1.27 acres total open space.
 - b. Phase 2: 0.36 acres of active open space and 1.43 acres of total open space.

C. Prior to Building Permit Issuance, the Applicant Shall:

4. For lots adjacent to the parent parcel boundaries, show compliance with the parent parcel setbacks of the base zone in the front yard (abutting Barrows Road), and 25 feet in the rear yard (abutting Scholls Ferry Road), and 5 feet on all other sides. (Planning / JF)
5. For each phase, prior to issuance of building permits for greater than 75% of the lots located within the phase all common open space, including resource areas, active open space, and trails shall be completed, including all landscaping. (Planning / JF)
6. Provide plans showing how each building permit sought for single family detached residential units meets the architectural standards in Section 60.35.20 of the Development Code. (Planning / JF)

7. Provide plans showing that no facades are repeated on adjacent lots in accordance with Section 60.35.20.4.A of the Development Code. (Planning / JF)

Preliminary Subdivision (Small Lot) LD2017-0021

A. General Conditions, the Applicant Shall:

1. Ensure the associated land use applications CPA2017-0007 / CU2017-0011 / SDM2017-0010 / TP2017-0015 / ZMA2017-0007 have been approved and are consistent with the submitted plans. (Planning / JF)

B. Prior to Site Development Permit Issuance for All Phases, the Applicant Shall:

2. Submit plans that show a 3-lane Collector Street per City standards, with landscaped median islands for the extension of SW Barrows Road for the length of the property. Where required, based on the Traffic Impact Analysis (TIA), the landscaped median island shall be replaced with a left-turn lane. (Transportation / KR)
3. Submit plans that show improvements to SW Strobel Road to the City's 2-lane Neighborhood Route standards. (Transportation / KR)
4. Provide plans showing construction of SW Strobel Road from SW Scholls Ferry Road through the phase boundary, including the traffic signal at SW Scholls Ferry Road. (Planning / JF)
5. Submit plans that show dedication of additional right-of-way for the traffic signal and equipment, including adequate corner radius, at the intersection of SW Scholls Ferry Road/SW Strobel Road required for the ultimate design subject to approval by the County Engineer. (Transportation / Wash Co/NV)
6. Submit plans that show that the widening of SW Scholls Ferry Road to 5 lanes has occurred or has been bid out as part of a Washington County road project for the segment east of the site to SW 175th Avenue, as assumed by the applicant's Traffic Impact Statement. (Transportation / KR)
7. Submit plans that show construction of a traffic signal at the intersection of SW Strobel Road / SW Scholls Ferry Road, if not already provided by prior development or by a Washington County road project. (Transportation / KR)
8. Submit plans that show the construction of all portions of the community trail system contained within the applicable phase of development. (Transportation / KR)
9. Submit to Washington County Public Assurance Staff, (503-846-3843) if constructing the traffic signal at the intersection of SW Strobel Road / SW Scholls Ferry Road: (Transportation / Wash Co/NV)
 - a. Completed "Design Option" form, Geotech/pavement report and Engineer's Checklist (Appendix E of the County's Road Design and Construction Standards).
 - b. \$15,000.00 Administration Deposit.
 - c. A copy of the City's Land Use Approval with Conditions, signed and dated.
 - d. Preliminary certification of adequate sight distance for each access point to SW Scholls Ferry Road, in accordance with County Code, prepared and stamped by a

- registered professional engineer, as well as: A detailed list of improvements necessary to produce adequate intersection sight distance.
- e. Three (3) sets of complete engineering plans for construction of the following public improvements, including construction access details, a traffic control and circulation plan and easements if encroaching on adjacent parcels not owned by the applicant:
 - i. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at the public street connection to SW Scholls Ferry Road.
 - ii. Installation of street lighting at the intersection of SW Scholls Ferry Road/SW Strobel Road to County standards.
 - iii. Construction of a traffic signal at SW Scholls Ferry Road and SW Strobel Road intersection to County standards.
10. Obtain a Washington County Facility Permit upon completion of the following:
 - a. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions 9.e above. (Transportation / Wash Co/NV)
 - b. Pay a proportional share of the cost to construct the traffic signal (ultimate design) at the intersection of SW Scholls Ferry Road and SW Strobel Road to Washington County. (Transportation / Wash Co/NV)
 11. Provide plans showing Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. (OFC D107) (TVF&R / JF)
 12. Provide plans showing where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. (OFC D104.3) (TVF&R / JF)
 13. Provide plans that show fire apparatus roadway grades which do not exceed the maximum 15%. (TVF&R / JF)
 14. Show where the most remote 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) (TVF&R / JF)
 15. Make all arrangements necessary to allow for the substantial completion of the proposed public water improvements by the Beaverton School District for the Mountainside High School and the proposed public water and sanitary sewer improvements by The Ridge PUD. If at the time of a pending site development permit issuance for the first phase of the Scholls Valley Heights development and these

necessary projects have not been substantially completed and accepted by the City, then the approval of a final land division and plat recordation shall be delayed until all the critical public infrastructure referenced is in place, accepted by the City, and able to serve the Scholls Valley Heights development. (Site Development Div./JDD)

16. 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 / JJD)
17. 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 (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development / JJD)
18. 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 / JJD)
19. 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 / JJD)
20. 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 / JJD)
21. 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 Scholls Ferry Road right of way. (Site Development / JJD)
22. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (for work within or affecting a jurisdictional wetland). (Site Development / JJD)
23. 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 / JJD)
24. 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 / JJD)
25. 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 / JJD)
 26. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div. /JJD)
 27. Provide final construction plans and a final drainage report for each phase, as generally outlined in the submitted preliminary drainage report (September 2017), demonstrating 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, as per the City Engineer's determination. (Site Development / JJD)
 28. 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 / JJD)
 29. 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. Any extra-capacity water and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. 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. (Site Development / JJD)
 30. Submit a revised grading plan showing that each lot or adjacent residential property 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. Additionally, a minimum finished floor elevation that is at least three feet higher than the maximum possible high water elevation shall be established for each new building lot and documented on the plans. This land-use approval shall provide for minor grade changes less than four vertical feet variance to comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development / JJD)
 31. Submit a design for the retaining walls surrounding, adjacent, and within storm water quality facilities designed by a civil engineer or structural engineer for the expected hydrological conditions. These retaining walls shall be watertight for all areas of earthen

- fill or where deemed necessary by the City Engineer. Additionally, these walls shall be designed as poured-in-place, reinforced, 4000 PSI, portland cement concrete with cobblestone face texturing, or a City Engineer approved equivalent, and with minimum 18-inch wide, 4-inch thick, cap on the top of the stem of each wall. (Site Development / JJD)
32. Provide construction 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 storm control structures unless otherwise specifically approved by the City Engineer. A direct walking route to the structures in the pond area shall be 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 crushed 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 / JJD)
 33. Submit a geotechnical and geo-environmental report with the site development permit application for review and approval by the City Engineer. The report shall include an assessment of the soil and any ground/surface water issues, slope stability, and recommended construction methods. It shall be prepared by a professional engineer or registered geologist to the specifications of the City Engineer. (Site Development / JJD)
 34. 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 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 / JJD)
 35. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development / JJD)
 36. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements 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. 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 / JJD)
 37. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development / JJD)
 38. Provide plan showing trails are designed consistent with Tualatin Hills Park & Recreation District (THPRD) Functional Plan standards, as applicable. (Planning / JF)

39. Provide certification from a registered professional engineer that adequate sight distance exists in both directions (or can be obtained pursuant to specific improvements) at all street intersections. These sight distance measurements should account for ROW dedication. (Transportation / KR)
40. Provide plans showing extension of the purple pipe, non-potable water system, as approved by the City Engineer. (Engineering, DW)
41. Submit documentation of water system modeling that verifies flow capacity of the water system. (City of Beaverton Engineering Design Manual Chapter VI, Section 610, Part L) (Engineering / DW)
42. Provide public utility plans for telemetry controlled and monitored pressure reducing valve stations as required for the proposed water system. Pressure reducing valve stations and their telemetry systems shall be constructed to the requirements of the City Utilities Engineer. (Engineering / DW)
43. Provide public utility plans for a 16"/24" 794 HGL waterline and a 12" 550 HGL waterline located within the ROW of Road 6C as shown in the South Cooper Mountain Water System Concept Plan dated 10/9/2017. The 16"/24" 794 HGL waterline shall be constructed using a TR Flex pipe and joint system. 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. (Engineering / DW)
44. Provide plans showing water and sewer will be made available to serve future phases and developments. (Planning / JF)
45. Provide plans showing compliance with the grading requirements of Section 60.15.10 of the Development Code (Planning / JF)
46. Provide proof of annexation to Clean Water Services. (Planning / JF)

C. Prior to Recording of a Plat for Any/All Phases, the Applicant Shall:

47. Dedicate a utility and access easement to the city over the entirety of Barrows, Strobel Road, and Street B, at minimum. (Planning / JF)
48. Submit to the City a copy of the CC&Rs. The CC&R's shall:
 - a. Provide for the maintenance of the private common open space, including all the trails, pathways, and walkways. (Transportation / KR)
49. Have commenced construction of the site development and all needed off-site 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 / JJD)
50. Show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. All public storm water facility tracts shall be conveyed to the

City of Beaverton by means of the plat. 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 / JJD)

51. Show the granting of public easements over the entirety of all trails and pedestrian connections shown on the applicants approved plans. (Planning / JF)
52. Demonstrate that all lots meet ordinance standards for lot size, dimension and frontage, as approved. The final plat shall be fully dimensioned and indicate the square footage of each lot, include all yard setbacks. (Planning / JF)
53. 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 plat approval. Tracts and other parcels not proposed for development shall also be listed with a statement of their purpose. (Planning / JF)
54. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning / JF)
55. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning / JF)
56. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning / JF)
57. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning / JF)
58. Provide a street name plan shown on the proposed plat consistent with the City's Street Name Plan. Street name signs shall not be installed prior to final plat approval. (Planning / JF)
59. 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, or a separate document recorded concurrently, shall specify maintenance responsibilities of each tract. (Planning / JF)
60. Have constructed all sidewalks and walkways, except for those specifically authorized by the City to be deferred until after the construction of the adjacent home(s) has been completed. (Transportation / KR)
61. Have completed the construction of each street, with at least the first lift of asphalt in place. The final lift of asphalt is to be completed prior to issuance of the first building permits (excluding any model homes) for the affected phase. (Transportation / KR)
62. Have paid to Washington County—and provided proof of payment to the City—the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175th Avenue and SW Kemmer Road. The total amount for all phases is \$26,320. (Transportation / KR)

63. For the single family phases, pay the City's street tree planting fee for the street trees within that phase. Currently, the fee is \$200 per tree, with one tree on each side of the street required per 30 lineal feet of street frontage. (Transportation / KR)
64. Record a pedestrian and bicycle access easement across all public walkways shown on the approved plans. The eastern community trail stub from the north-south trail must have an easement in place for a future connection but is not required to be built with this development as the future eastern development will dictate final placement of the trail connection. (Transportation / KR & Planning / JF)
65. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. (Planning / JF)
66. Applicants shall show compliance with 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) (TVF&R / JF)

D. Prior to Building Permit Issuance of the First Dwelling of Each Phase, the Applicant Shall:

67. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development / JJD)
68. Have substantially completed the site development improvements, and all needed off-site infrastructure as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)
69. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage, as determined at site development permit issuance. (Site Development Div./JJD)
70. 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)
71. Pay a storm water system development charge (overall system conveyance). (Site Development Div./JJD)
72. Have completed the final lift of asphalt on all streets required to be constructed with the phase with the exception of a model home agreement, or as approved by the City Engineer. (Transportation / KR)
73. Provide proof of annexation to Tualatin Hills Park & Recreation District (THPRD). (Planning / JF)

E. Prior to Final Inspection of the First Building Permit of Each Phase, the Applicant Shall:

74. Prior to final permit inspection of the first residential unit in each phase, not including model homes, the applicant shall have completed construction of the main elements of the pedestrian circulation system located in said phase. (Transportation / KR)
75. Have obtained a Finaled Washington County Facility Permit, contingent upon the following: (Transportation / Wash Co NV)
 - a. The road improvements required in the Facilities Permit shall be completed and accepted by Washington County.
 - b. Submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.
76. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the house frontage. (Site Development / JJD)
77. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development / JJD)

F. Prior to Release of the Performance Security, the Applicant Shall:

78. 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 / JJD)
79. Submit any required on-site easements not already dedicated on the subdivision 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 all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development / JJD)
80. 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 treatment vegetation within surface water quality facilities, vegetated corridors, and the 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 / JJD)
81. 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 / JF)

82. Have completed all vegetated corridor mitigation area plantings within the phase area. (Planning/ JF)

Preliminary Subdivision (Large Lot) LD2017-0027

Prior to Final Land Division, the Applicant Shall:

1. Ensure the associated land use application CPA2017-0007, ZMA2017-0007, CU2017-0011, and LD2017-0021 have been approved and are consistent with the submitted plans. (Planning / JF)
2. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning / JF)
3. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning / JF)
4. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning / JF)
5. Submit plans that show dedication of right-of-way dedication along SW Scholls Ferry Road to accommodate the following modified 5-Lane Arterial Street cross-section: existing rural drainage and shoulder on the south side, 2 12-foot east-bound travel lanes, a 14-foot left-turn lane, a 12-foot north-bound travel lane, a 7-foot buffered bike lane, a 7.5-foot planter strip measured from the face of the curb, and a 14-foot multi-use path. (Transportation / KR & Wash Co/NV)
6. Submit plans showing dedication of additional right-of-way for the traffic signal and equipment, including adequate corner radius, at the intersection of SW Scholls Ferry Road/SW Strobel Road required for the ultimate design subject to approval by the County Engineer. (Transportation / WashCo/NV)
7. Show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by both the City Engineer for area encumbered and County Surveyor as to form and nomenclature. Additionally have obtained approval to the satisfaction of the City Engineer that the location and width of proposed rights of way and easements are adequate per the overall development and City masterplans; that each parcel and tract has proper access provisions; and that each parcel and tract has adequate public utility service provision availability per adopted City standards and requirements. (Site Development Div./JJD).
8. Provide access and utility easements to the City over the entirety of Barrows Road, Strobel Road and Street B. (Planning / JF)

9. All lots shall be developed together as a single PUD, either through the concurrently reviewed PUD or should this PUD not be enacted through a new PUD review. A covenant stating such shall be recorded against each lot prior to or concurrently with the plat. The City Attorney shall approve the final language. (Planning Division / JF)
10. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. (Planning / JF)

Sidewalk Design Modification (SDM2017-0010)

1. Ensure the associated land use applications CPA2017-0007 / CU2017-0011 / LD2017-021 / ZMA2017-0007 have been approved and are consistent with the submitted plans. (Planning / JF)

Tree Plan Two (TP2017-0015)

1. Ensure the associated land use application CPA2017-0007 / CU2017-0011 / LD2017-021 / ZMA2017-0007 have been approved and are consistent with the submitted plans. (Planning / JF)
2. In accordance with Section 50.90.1 of the Development Code, Tree Plan approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code, or authorized development has otherwise commenced in accordance with Section 50.90.3.B of the Development Code. (Planning / JF)
3. All pruning must comply with the City's adopted Tree Planting and Maintenance Policy. (Planning Division / JF)
4. The applicant must comply with the tree protection provisions of Section 60.60.20 of the Development Code, unless modified in agreement with the City Arborist. Plans showing compliance with these standards, including placement of orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning Division / JF)
5. Prior to Site Development Permit Issuance the applicant shall provide written consent for any off-site tree removal proposed. (Planning Division / JF)

**WASHINGTON COUNTY, OREGON**

Department of Land Use and Transportation, Operations & Maintenance Division
1400 SW Walnut Street, MS 51, Hillsboro, Oregon 97123-5625
(503) 846-7623 · FAX: (503) 846-7620

January 10, 2018

Jana Fox
City of Beaverton
PO BOX 4755
Beaverton, OR 97076

RE: Scholls Valley Heights PUD @ South Cooper Mountain
City File Number: CU2017-0011/LD2017-0021/LD2017-0027
County File Number: CP18-001
Tax Map and Lot Number: 2S3 0600-00301/00302
Location: SW Strobel Road/SW Scholls Ferry Road

Washington County Department of Land Use and Transportation has reviewed this development application for a Planned Unit Development (PUD) that includes a large lot subdivision to create 7 parcels and 238 lots to be constructed in phases with a new public street, SW Strobel Road, connection to SW Scholls Ferry Road, a County-maintained Arterial (5 Lanes).

- The proposed public street, SW Strobel Road, is identified on the City's South Cooper Mountain Community Plan Street Framework (Figure 10) as a Neighborhood Route. The applicant submitted a Traffic Impact Analysis (Kittleson & Associates – June 16, 2017) for this development proposal as required by R&O 86-95. The Washington County Engineer has reviewed the Traffic Impact Analysis for impacts to County-maintained intersections and roads. The County concurs with the "Recommendations" on page 24 of the TIA. The applicant will need to coordinate the construction timing of the traffic signal on SW Strobel Road with "The Ridge" and "Scholls Heights" developments.***
- Resolution and Order 86-95 requires a minimum sight distance (measured in feet) equal to ten times the vehicular speed of the road(s) at proposed access location(s). This requirement applies to sight distance in both directions at each access.

The applicant will be required to provide certification from a registered professional engineer that adequate sight distance exists in both directions (or

can be obtained pursuant to specific improvements) at the proposed public street connection to SW Scholls Ferry Road.

3. The statewide Transportation Planning Rule requires provision for adequate transportation facilities in order for development to occur. Accordingly, the County has classified roads and road segments within the County system based upon their function. The current Transportation Plan (regularly updated) contains adequate right-of-way, road width and lane provision standards based upon each roadway's classification. Subject right of way is considered deficient if half-width of the existing right of way does not meet that determined necessary within the County's current transportation plan.

The applicant shall dedicate additional right-of-way to provide adequate right-of-way for the traffic signal and associated equipment (ultimate design) at the intersection of SW Strobel Road and SW Scholls Ferry Road. Staff notes that the design of the traffic signal must be approved in order to verify the right-of-way needed to accommodate all improvements at the intersection.

Note: All private signage and improvements are required to be located outside of the dedicated ROW.

REQUIRED CONDITIONS OF APPROVAL

If the applicant proposes to develop the project in phases, all County-required frontage improvements must be constructed with the first phase. In addition, off-site improvements warranted by the first phase must also be completed with the first phase. Refer to the following link to access Washington County Road Design and Construction Standards:

<http://www.co.washington.or.us/LUT/Divisions/Engineering/ConsultantResources/road-design-standards.cfm>

I. PRIOR TO ISSUANCE OF A SITE DEVELOPMENT PERMIT BY THE CITY OF BEAVERTON:

- A. The following shall be represented on the plat and recorded with Washington County:
 1. Dedication of additional right-of-way for the traffic signal and associated equipment, including adequate corner radius at the intersection of SW Scholls Ferry Road/SW Strobel Road for the ultimate design approved by the County Engineer.
- B. Submit to **Washington County** Public Assurance Staff, 503-846-3843 if constructing the traffic signal at the intersection of SW Strobel Road/SW Scholls Ferry Road:
 1. Completed "Design Option" form, Geotech/pavement report and Engineer's Checklist (Appendix E of the County's Road Design and Construction Standards).
 2. **\$15,000.00** Administration Deposit.

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the course of the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

3. A copy of the City's Land Use Approval with Conditions, signed and dated.
4. Preliminary certification of adequate sight distance for each access point to SW Scholls Ferry Road, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:
 - a. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following link for sight distance certification submittal requirements).

<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm>

5. Three (3) sets of complete engineering plans for construction of the following public improvements, including construction access details, a traffic control and circulation plan and easements if encroaching on adjacent parcels not owned by the applicant:
 - a. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at the public street connection to SW Scholls Ferry Road.
 - b. Installation of street lighting at the intersection of SW Scholls Ferry Road/SW Strobel Road to County standards.
 - c. Construction of a traffic signal at SW Scholls Ferry Road and SW Strobel Road intersection to County standards.

C. Obtain a Washington County **Facility Permit** upon completion of the following:

1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions **I.B.5**.

NOTE: The Public Assurance staff (503-846-3843) will send the required forms to the applicant's representative **after** submittal and approval of items listed under **I.B**.

*The **Facility Permit** allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Section including but not*

*limited to execution of financial and contractual agreements. This process ensures that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner. **Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process.***

2. Pay a proportional share of the cost to construct the traffic signal (ultimate design) at the intersection of SW Scholls Ferry Road and SW Strobel Road to Washington County.
3. Pay a proportional share of the cost to improve the intersection of SW 175th Avenue and SW Kemmer Road to Washington County. Based on a per trip cost of \$1366.87 (Refer to City's Notice of Decision for deposit amount).

II. PRIOR TO OCCUPANCY:

Obtain a Finaled Washington County **Facility Permit**, contingent upon the following:

- A. The road improvements required in condition **I.B.5.** above shall be completed and accepted by Washington County.
- B. Upon completion of necessary improvements, submit **final** certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

Naomi Vogel - Associate Planner

Cc: Rob Saxton P.E., Road Engineering Services
Traffic Engineering Services
Paul Seitz, Assurances Section
Transportation File



January 3, 2018

Jana Fox
Associate Planner
City of Beaverton
12725 SW Millikan Way
Beaverton, Oregon 97005

RE: LD2017-0021 AND LD2017-0027 SCHOLLS VALLEY HEIGHTS PUD

Dear Jana Fox,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. These notes are provided in regards to the plans received and/or pre-application meeting held on **11/30/2016**. There may be more or less requirements needed based upon the final project design, however, Tualatin Valley Fire & Rescue will endorse this proposal predicated on the following criteria and conditions of approval.

1. **ADDITIONAL ACCESS ROADS – ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS:** Developments of one- or two-family dwellings, where the number of dwelling units exceeds 30, shall be provided with separate and approved fire apparatus access roads and shall meet the requirements of Section D104.3. Exception: Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code, access from two directions shall not be required. (OFC D107)
2. **MULTIPLE ACCESS ROADS SEPARATION:** Where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. (OFC D104.3)
3. **ACCESS ROAD GRADE:** Fire apparatus access roadway grades shall not exceed 15%.
4. **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)
5. **FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES:** Where the most remote 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)

If you have questions or need further clarification, or would like to discuss any alternate methods and/or materials, please feel free to contact me at 503-259-1414.

Sincerely,

Jeremy Foster

Jeremy Foster
Deputy Fire Marshal II



Clean Water Services

2550 SW Hillsboro Highway
Hillsboro, OR 97123

STATEMENT OF SANITARY SERVICE AVAILABILITY SOUTH COOPER MOUNTAIN

Date: May 26, 2017

To: Floyd Harrington, City Engineer, Public Works Department
Cheryl Twete, Director, Community Development Department

From: Nora M. Curtis P.E.
Conveyance Systems Department Director
Clean Water Services

Regarding Sanitary Sewer Service Availability for South Cooper Mountain.

Within the South Cooper Mountain area shown in Exhibit A, Clean Water Services (District) has determined that there is adequate capacity, or will be adequate capacity through the execution of the District's planned Capital Improvement Program, in the sanitary sewer conveyance and treatment systems under direct control of the District to serve all proposed developments at the time of completion of the developments and any related phases. Upon satisfaction of the General Conditions below, there will be no impediment solely as a result of sanitary sewer capacity for building permit issuance, sanitary sewer connection permit issuance, and/or building certificate of occupancy.

General Conditions

1. Proposed developments shall be in accordance with the zoning density requirements of the City of Beaverton's Comprehensive Plan and South Cooper Mountain Community Plan.
2. Sanitary service shall be designed in accordance with the sewer basin delineations and general sanitary sewer service strategy identified in the 2015 City of Beaverton South Cooper Mountain Sanitary Sewer Master Plan (2015 Master Plan) and Clean Water Services 2017 Upper Tualatin Interceptor Study (2017 Study). Improvements necessary to allow deviations from the basin delineations or service strategy identified in the 2015 Master Plan or 2017 Study shall be at the expense of the applicant requesting the deviation and shall require District written approval prior to issuance of land use approval.
3. Sanitary sewer design shall be in accordance with Clean Water Services' Design and Construction Standards and City of Beaverton Engineering Design Manual and Standard Drawings.
4. Annexation to Clean Water Services shall be required prior to issuance of any sanitary sewer connection permits for the development.



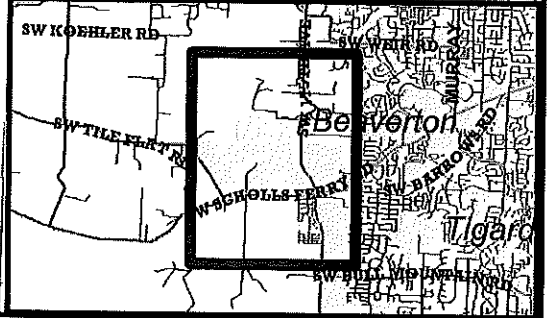
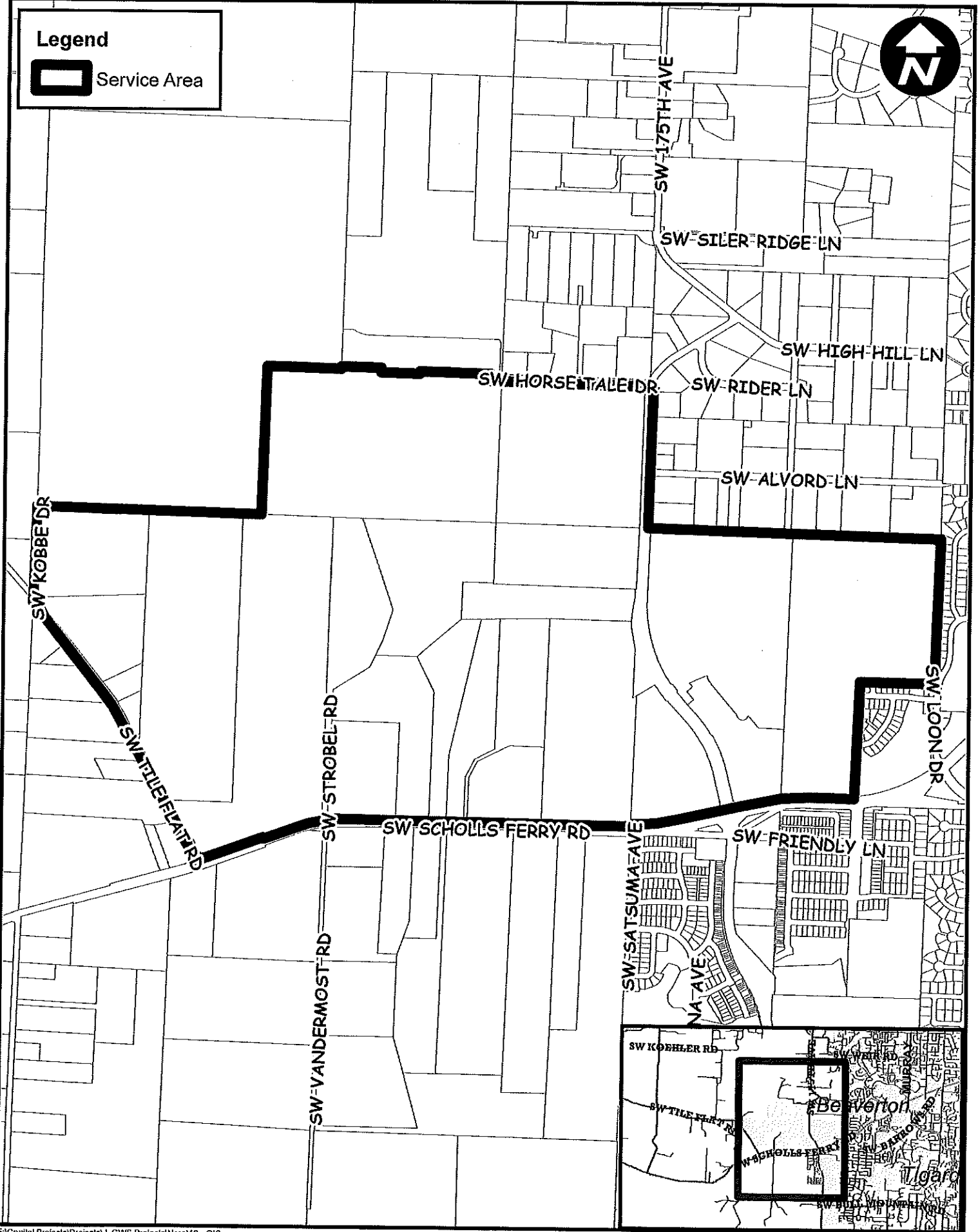
Nora M. Curtis P.E.
Conveyance Systems Department Director
Clean Water Services

5/26/2017

Date

Legend

 Service Area



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Exhibit A - South Cooper Mountain
Sanitary Sewer Service Availability