



## MEMORANDUM

### City of Beaverton

Community Development Department

**To:** Interested Parties  
**From:** City of Beaverton Planning Division  
**Date:** November 7, 2014  
**cc:** LD2014-0009, DR2014-0096  
**Subject:** *Notice of Decision for 8<sup>th</sup> Street Partition*

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Please find attached the notice of decision for **LD2014-0009, DR2014-0096 (8th Street Partition)**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for LD2014-0009, DR2014-0096 (8th Street Partition) is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

***The appeal closing date for LD2014-0009, DR2014-0096 (8th Street Partition) is 4:00 p.m., Wednesday, November 19, 2014.***

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4<sup>th</sup> Floor, Beaverton Building/City Hall; 12725 SW Millikan Way between 7:30 a.m. and 4:00 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Jason T., Assistant Planner, at (503) 350-4038.

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## NOTICE OF DECISION

DECISION DATE: Friday, November 7, 2014

TO: All Interested Parties

FROM: Jason T., Assistant Planner

PROPOSAL: **LD2014-0009, DR2014-0096 (8th Street Partition)**

LOCATION: The property is located at 12635 SW 8th Street. The properties are also described as Tax Lot 3500 on the Washington County Tax Assessor's Map 1S1-16DA. The total site is approximately 9,000 square feet.

SUMMARY: The applicant is seeking a preliminary partition to divide an existing 9002 square foot residential site into three parcels. Parcel one will retain an existing single family home. Parcels two and three are proposed to have an attached townhome constructed for a total of two new units.

APPLICANT-PROPERTY OWNER: City Redevelopment, LLC  
Attn: Andrew Kelly  
485 S. State Street  
Lake Oswego, OR 97034

APPLICANTS REPRESENTATIVE: NW Engineers  
Attn: Matt Newman  
3409 NW John Olsen Place  
Hillsboro, OR 97124

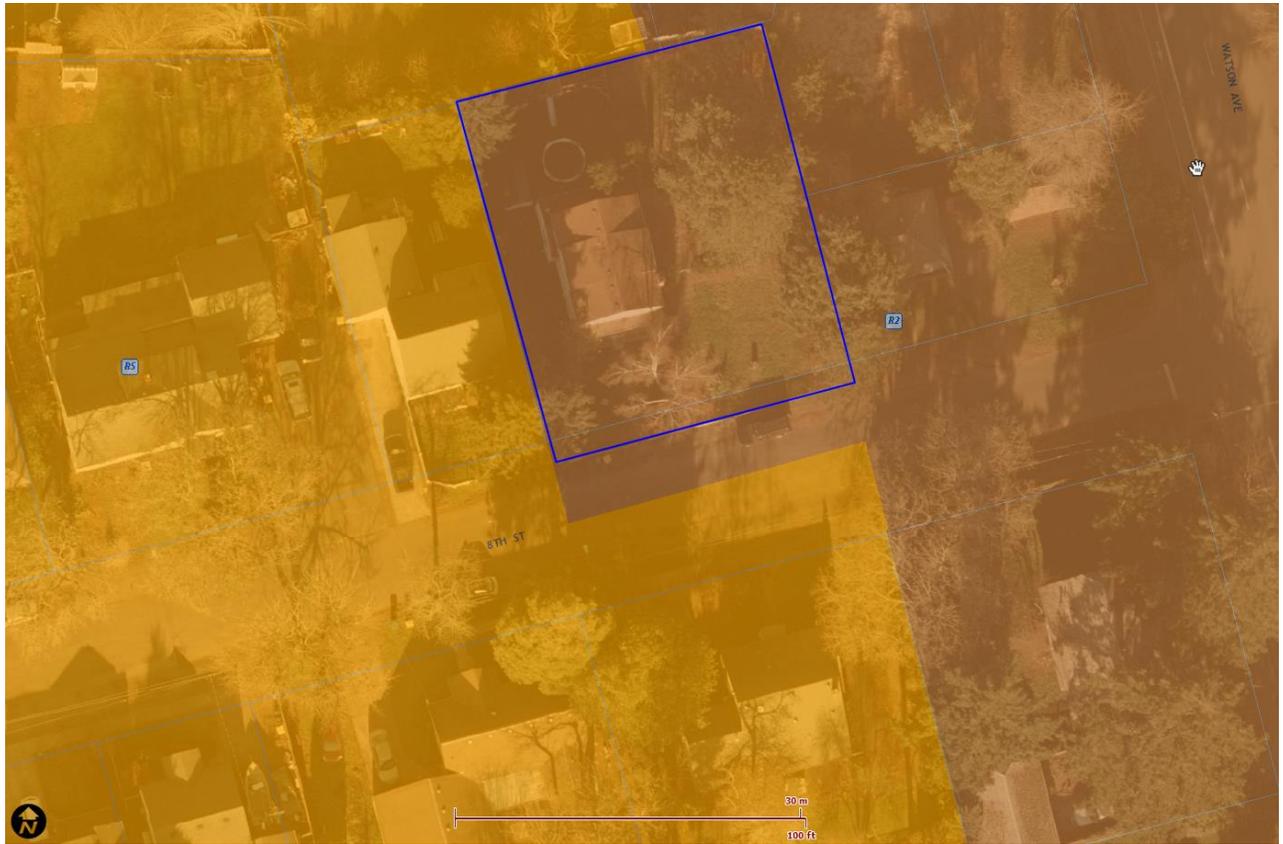
APPLICABLE CRITERIA: Facilities Review Section 40.03, Design Review 2 Section 40.20.15.2.C, Preliminary Partition Section 40.45.15.4.C

RECOMMENDATIONS: **APPROVAL of LD2014-0009 (8th Street Partition)**  
subject to conditions identified at the end of this report.

**APPROVAL of DR2014-0096 (8th Street Partition)**  
subject to conditions identified at the end of this report.

# VICINITY/ZONING MAP

Exhibit 1



## BACKGROUND FACTS

### Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>Final Written Decision Date</u>	<u>240-Day*</u>
LD2014-0009	July 21, 2014	September 15, 2014**	November 7, 2014	May 15, 2015
DR2014-0096	July 21, 2014	September 15, 2014**	November 7, 2014	May 15, 2015

\* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

\*\* Deemed complete by applicant.

### Existing Conditions Table

<b>Zoning</b>	R2 (Urban Medium Density)	
<b>Current Development</b>	This property is currently developed with a single family home.	
<b>Site Size</b>	Approximately 9,000 Square Feet	
<b>NAC</b>	Central Beaverton	
<b>Surrounding Uses</b>	<p style="text-align: center;"><u>Zoning:</u></p> <p>North: <i>R2 and R5 (Urban Medium Density and Urban Standard Density)</i></p> <p>South: <i>R5 (Urban Standard Density)</i></p> <p>East: <i>R2 (Urban Medium Density)</i></p> <p>West: <i>R5 (Urban Standard Density)</i></p>	<p style="text-align: center;"><u>Uses:</u></p> <p>North: Single and Multi-Family Dwellings</p> <p>South: Single Dwellings</p> <p>East: Single Family Dwelling</p> <p>West: Single Family Dwelling</p>

## DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<b>Attachment A: Facilities Review Committee Technical Review and Recommendation Report</b>	FR1 – 9
<b>Attachment B: DR2014-0096 – Design Review II</b>	DR1 – 14
<b>Attachment C: LD2014-0009 – Preliminary Partition</b>	LD1 – 3
<b>Attachment D: Conditions of Approval</b>	COA1 – 8

**Exhibit 1. Vicinity Map**

**Exhibit 2. Agency Comments**

Exhibit 2.1 Email from Beaverton Public Works Department

Dated October 8, 2014, asking “where would the water meter need to be moved to?”

**Public Comment**

No public comments received

**FACILITIES REVIEW COMMITTEE  
TECHNICAL REVIEW AND RECOMMENDATIONS  
8<sup>TH</sup> STREET PARTITION  
LD2014-0009/DR2014-0096**

**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 Director's Decision, 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 one (1) application as identified below:**

- **All eleven (11) criteria are applicable to the submitted applications LD2014-0009/DR2014-0096**

The proposal includes: the division of a single parcel into three individual parcels, the construction of a two-unit residential townhouse and the removal of eleven community trees from the site with associated parking and landscaping.

- A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development 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 purpose of this application is to create three legal lots from one existing tax lot. The site contains one existing single family home. The one existing home is intended to remain on one parcel with the additional parcels being created for the development of an attached townhouse consisting of two units.

Water, sanitary sewer and storm services are existing on site to the existing single family home. The City Site Development Engineer has reviewed the plan to determine that the combination of the proposed infiltration planters and the existing services, provides adequate capacity to serve the new lots association with this partition.

**Transportation**

The proposed additional dwelling units are found to have a negligible effect on the transportation system. The existing transportation network and intersections near the site will be unaffected by the traffic generated by the additional dwelling units.

The Beaverton Transportation System Plan classifies SW 8<sup>th</sup> Street as a local street, which has a right of way design width of fifty-eight feet per the Beaverton Engineering Design Manual. The applicant has verified that the existing right of way is about fifty feet.

The Beaverton Engineering Design Manual requires a five-foot wide sidewalk and a six and one-half foot wide planter along local streets. Because there are no existing improvements on any of the surrounding properties and the proposal only adds two additional dwellings on site, the applicant has shown a curb tight sidewalk to make the proposed infiltration planter design feasible.

The applicant received an approval of a Modification to the Engineering Design Manual by the Public Works Director, to reduce the required four-foot dedication necessary to meet the Standard Drawing No. 103 (L1) for local street widths to two-feet of total dedication and the curb tight sidewalk with 6.5-foot planter strip.

#### Access

The proposed additional dwelling units share a common driveway. The applicant has not shown or discussed a private access easement agreement. Hereto the Committee recommends a condition of approval identifying on the final plat and accompanied by plat notes identifying both property owners as the ultimate responsible parties for continued periodic maintenance of the common driveway and permanent shared access between the two.

#### Fire Protection

Tualatin Valley Fire & Rescue (TVF&R) provides fire protection services for property in this area. TVF&R has received a copy of the submittal and has not provided comments in regard to this proposal.

#### FINDING

Staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

- B. Essential facilities and services are available or can be made available, with adequate capacity to serve the development prior to its 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 (5) years of occupancy.*

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. The applicant states that all essential facilities and services necessary to serve the proposed residential project are available, have adequate capacity, or can be improved to have capacity to serve the proposed project.

Essential street facilities are available. The application will be conditioned to dedicate

two-feet of property on north side of SW 8<sup>th</sup> Street, between the east and west property lines and construct a 5-foot wide sidewalk and a 6.5-foot planter strip.

The applicant received an approval of a Modification to the Engineering Design Manual by the Public Works Director, to reduce the required four-foot dedication necessary to meet the Standard Drawing No. 103 (L1) for local street widths to two-feet of total dedication and the curb tight sidewalk with 6.5-foot planter strip.

The Committee recommends a condition requiring a Sidewalk Design Modification per BDC Section 40.58.15.A.1, for any proposed change to the location or dimensional standards of the sidewalk or planter.

Applicant will provide plans prior to the issuance of a site development permit, for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No utility service lines to the structures shall remain overhead on site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code.

#### Schools

Beaverton School District received a copy of the submittal and has no comments in regard to this proposal.

#### Transit improvements

This area is served by Tri-Met public transportation. Tri-Met has not provided comments addressing transit needs and potential future transit stops within the vicinity of the roadway project. There are several transit stops approximately less than a quarter mile in each direction from the project site. The proposed improvements to the surrounding sidewalk system will improve the access to the nearby transit stops.

#### Police protection

The site will be served by the Beaverton Police Department for public safety. The City of Beaverton Police Department received a copy of the submittal and has no comments in regard to this proposal.

#### On-site pedestrian and bicycle facilities

As a condition of approval, the applicant shall construct new sidewalks along the SW 8<sup>th</sup> Street frontage. All of the new sidewalks are proposed to be 5-foot wide, with at least five feet of clear area.

#### FINDING

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

- 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 application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).*

Staff cites the findings in the Code Conformance Analysis chart at the end of the report, which evaluates the project as it relates the applicable Code requirements of Chapter 20 for the Urban Medium Density (R2) zone, as applicable to the above mentioned criteria. This proposal is for three legal lots from one existing tax lot in the R2 zoning district.

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

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

Design Review Requirements (Section 60.05)

Staff will provide findings for the applicable Design Review Standards within the Director's Decision for the Design Review application.

Off-Street Parking Requirements (Section 60.30)

Within the R2 zone, special standards for the required amount of off-street parking spaces apply. The applicant's proposal meets the required number of off street parking spaces.

Sign Regulations (Section 60.40)

Any proposed signage will need to be reviewed under a separate sign permit application.

Trees and Vegetation Requirements (Section 60.60)

There are no protected trees on the site. There are eleven (11) Community Trees proposed for removal from the site. New street trees will be planted to meet the applicable requirements. Refer to the submitted landscape plan for planting schedule.

Utility Undergrounding (Section 60.65)

Applicant will provide plans prior to the issuance of a site development permit, for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No utility service lines to the structures shall remain overhead on site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code.

Transit Facilities (Section 60.55.40)

The nearest bus stops, which serve four bus routes (Numbers 76, 78, 53 and 88) are located one city block from the development, which is a reasonable distance to serve the development site.

Minimum Street Widths (Section 60.55.30)

The SW 8<sup>th</sup> Street frontage improvements will include sidewalk, trees in wells, and curbs and dedication of 2-feet of right-of-way.

FINDING

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

- 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: 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 periodic maintenance by the City or other public agency;*

The applicant does not state who will be responsible for maintenance. However, in reply to Criterion E, that applicant states that the proposed improvements will be part of a continued periodic maintenance program. Hereto the Committee recommends a condition of approval identifying the property owner as the ultimate responsible party for continued periodic maintenance of the property.

The proposal as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site. The Committee recommends a condition of approval to provide an access easement and notes on the final plat, identifying both property owners as the ultimate responsible parties for continued periodic maintenance of the common driveway and permanent shared access between the two.

FINDING

Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.

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

The applicant states the proposed vehicular and pedestrian circulation has been designed to the minimum requirements and standards that facilitate safe, efficient, and direct travel.

FINDING

Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.

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

The applicant states the proposal's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

Plans show a shared driveway to SW 8<sup>th</sup> Street and therefore, pedestrian circulation has been provided to connect to the surrounding circulation system and sidewalks.

FINDING

Therefore, by meeting the conditions of approval, the Committee finds that the criterion for approval will be met.

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

The applicant indicates that public facilities serving the site will meet City codes and standards that provide adequate fire protection and emergency vehicle access to the parking area. Tualatin Valley Fire and Rescue (TVF&R) has provided comments on the project proposal as submitted. TVF&R will approve any further requirements during the site development permit process prior to the issuance of the building permit. Comments from TVF&R are provided below in the conditions of approval.

FINDING

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

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

The conditions of approval stated at the end of this document, provide requirements of the applicant to obtain a Site Development and Building Permit through the City to ensure that structures and public facilities will be designed and built in according to the applicable codes and standards.

FINDING

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

- 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 committee notes the proposed grading plan for the site appears relatively flat and minimal grading is anticipated. City Site Development Division staff has recommended conditions of approval to ensure that any proposed grading will comply with City standards.

FINDING

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

- 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 is required to meet all applicable accessibility standards of the International Building Code, the International Fire Code, and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals.

FINDING

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

- L. The proposal contains all required submittal materials as specified in Section 50.25.1 of the Development Code.*

The applicant has supplied all applicable submittal requirements, as specified in Section 50.25.1 of the Development Code.

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

**Code Conformance Analysis**  
**Chapter 20 Use and Site Development Requirements**  
**Urban Standard Density (R2) Zoning District**

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 20.05.20</b>			
Uses	Permitted, Conditional and Prohibited Uses	Multi-Family Residential	<b>Yes</b>
<b>Development Code Sections 20.05.20</b>			
Permitted Uses	Attached Residential	Two unit townhouse	<b>Yes</b>
<b>Development Code Section 20.05.15</b>			
Minimum Lot Area	2,000 square feet	The applicant proposes three parcels, Parcel 1 being 4,902 sq. in size and parcels 2 and 3 being 2,050 sq. ft. in size each.	<b>Yes</b>
Yard Setbacks Minimums: Front Side Rear Driveway	10-feet 5-feet 15-feet 18.5	Proposed structures meet minimum setbacks.	<b>Yes</b>
Maximum Building Height	40 feet	Proposed structure is 28-feet in height.	<b>Yes</b>

## Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.15 Land Division Standards</b>			
Land Division Standards	Standards pertaining to Land Divisions	A Land Division-Preliminary Partition application has been applied for.	<b>See LD Findings</b>
Design Review Standards	Standards pertaining to Design Review	A Design Review Two application has been applied for.	<b>See DR Findings</b>

### **RECOMMENDATION**

The Facilities Review Committee finds that the proposal complies with all the technical criteria. The Committee recommends that the decision-making authority, in **APPROVING DR2014-0096 – 8<sup>th</sup> Street Partition**, subject to conditions at the end of this report.

**ANALYSIS & FINDINGS FOR DESIGN REVIEW APPROVAL  
DR2014-0096**

**Section 40.20.15.2.C Approval Criteria**

*In order to approve a Design Review 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 Design Review Two application.***

**Facts and Findings:**

The applicant's proposal is to build two new attached residential units, with associated parking, landscaping and site improvements on a parcel zoned R2, Urban Medium Density. Adjacent properties are developed with single family residential, and multi-family residential. While single family detached is exempt from Design Review, attached residential is not. The proposal therefore meets Threshold No. 3 of the Design Review Type 2 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.***

**Facts and Findings:**

The applicant paid the required associated fee for a Design Review Two application.

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

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

**Facts and Findings:**

The applicant has submitted materials required by Section 50.25.1 of the Development Code.

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

4. ***The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

Facts and Findings:

Staff cites the findings in the Code Conformance Analysis chart further in this report, which evaluates the project as it relates the applicable Code requirements of Chapter 60. In part, the chart provides a summary response to design review standards determined to be applicable in this case. The applicant's plans and materials show compliance with these standards.

**Therefore, the Committee finds that the criterion for approval is met.**

5. ***For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:***

- a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or***
- b. The location of existing structural improvements prevent the full implementation of the applicable standard; or***
- c. The location of the existing structure to be modified is more than 300 feet from a public street.***

Facts and Findings:

The proposed development is for new multi-family residential dwellings, not additions or modifications.

**Therefore, Staff finds that the criterion for approval is not applicable.**

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

Facts and Findings:

A Lot Partition application is being reviewed concurrently along with this application. No other applications are required of the applicant for this stage of City approvals.

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

**Section 60.05 Design Review Standards Analysis**  
**8<sup>th</sup> Street Partition**  
**DR2014-0096, LD2014-0009**

**Design Review Standards Analysis and Findings Chart**  
Section 60.05.15 Building Design & Orientation Standards

<b>DESIGN STANDARD</b>		<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.15.1 Building Articulation and Variety</b>			
60.05.15.1A	Attached residential buildings in residential zones shall be limited in length to two hundred (200) feet.	Proposed building is 24-feet in length at the street facing side (South).	<b>Yes</b>
60.05.15.1B	Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the elevation devoted to permanent architectural features designed to provide articulation and variety....	The applicant has shown that the standard is satisfied through variation in building height, roof style, massing and material changes.	<b>Yes</b>
60.05.15.1C	The maximum spacing between permanent architectural features shall be no more than: 1. Forty (40) feet in residential zones, and all uses in multiple-use, and commercial zones...	Proposed building is only 24-feet in length. Additionally, the roofs vary in height and direction to balance out the horizontal features of the building. The building height is emphasized with changes in height, materials and canopy as shown on the submitted plans.	<b>Yes</b>
<b>60.05.15.2 Roof Forms as Unifying Elements</b>			
60.05.15.2A	All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.	The applicant states that all roof forms have a 4/12 pitch or greater. Additionally, the roof forms provide variety as viewed from the street.	<b>Yes</b>

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.2B	Sloped roofs on residential uses in residential zones, and all uses in multiple-use and commercial zones, shall have eaves, exclusive of rain gutters, that must project from the building wall at least twelve (12) inches.	The submitted elevations show eave overhangs on the proposed building are a minimum of 12-inches.	<b>Yes</b>
60.05.15.2C	All flat roofs with a slope of less than 4/12 pitch shall be architecturally treated or articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches.	The applicant states that there are no flat roofs proposed.	<b>N/A</b>
60.05.15.2D	When an addition to an existing structure or a new structure is proposed in an existing development...	The proposal is for a new development not an addition to an existing development.	<b>N/A</b>
<b>60.05.15.3 Primary Building Entrances</b>			
60.05.15.3	Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.	The applicant states that the proposed building design provides porches to protect pedestrians from rain and sun that meet the required dimensions as shown on the submitted plans.	<b>Yes</b>

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?	
<b>60.05.15.4 Exterior Building Materials</b>			
60.05.15.4A	A minimum of seventy-five (75) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances shall be double wall construction.	The applicant has not stated that double wall construction will be utilized for all exterior wall framing.	<b>Yes with C of A</b>
60.05.15.4B	For conditional uses in residential zones and all uses in multiple-use and commercial zones (except residential uses fronting common greens and shared courts)...	The proposed project is a permitted use in a residential zone.	<b>N/A</b>
60.05.15.4C	For conditional uses in residential zones and all uses in multiple use and commercial districts, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three (3) feet above the finished ...	The proposed project is a permitted use in a residential zone.	<b>N/A</b>
60.05.15.6A	Buildings in Multiple Use zones shall occupy a minimum public street frontage as follows:  1. 50 percent of the street frontage where a parcel abuts a Class 1	The proposed project is a permitted use in a residential zone and does not abut a major pedestrian route	<b>N/A</b>

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	Major Pedestrian Route.		
60.05.15.6C	Buildings subject to the street frontage standard shall be located no further than 20 feet from the property line. The area between the building and property line shall be landscaped to standards found in Section 60.05.25.3.B or 60.05.25.3.C.	The applicant has shown on the submitted plans, that one of the units of the proposed building is no more than 20 feet from the property line and the area between landscaped as required.	<b>Yes</b>
60.05.15.6E	All buildings on lots that abut a Class 1 Major Pedestrian Route shall have at least one primary building entrance oriented toward, or with a direct pedestrian connection to an abutting street or pedestrian way.	The proposed project is not on a major pedestrian route.	<b>N/A</b>
60.05.15.7A	The height of any portion of a building at or within 20 feet of the property line ... abutting a Major Pedestrian Route shall be a minimum of twenty-two (22) feet and a maximum of sixty (60) feet.	The proposed project is not on a major pedestrian route.	<b>N/A</b>
60.05.15.7C	The maximum heights specified in Section 20.20.50 shall not be exceeded...	The applicant states that all buildings are less than 40 feet in height. The tallest roof is 28-feet.	<b>Yes</b>

**Design Review Standards Analysis and Findings Chart**  
Section 60.05.20 Circulation and Parking Lot Design Standards

<b>DESIGN STANDARD</b>		<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
<b>60.05.20.1 Connections to public street system</b>			
60.05.20.1	Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation systems and adjacent existing and planned streets...	The applicant stated and has shown on the submitted plans that the on-site pedestrian, bicycle and motor vehicle circulation system provides efficient access to the abutting streets.	<b>Yes</b>
<b>60.05.20.2 Loading Areas, solid waste facilities and similar improvements</b>			
60.05.20.2 A	All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.	The applicant states that no service area or waste storage is visible from SW 8 <sup>th</sup> Street.	<b>Yes</b>
60.05.20.2. C	Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring...	The applicant states that no service area or waste storage is visible from SW 8th Street. The proposal has no loading docks, vehicular service areas, or loading zones.	<b>Yes</b>
<b>60.05.20.3 Pedestrian Circulation</b>			
60.05.20.3. A	Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian	The applicant states that the on-site pedestrian, bicycle and motor vehicle circulation system provides efficient	<b>Yes</b>

	facilities...	access to the abutting streets.	
60.05.20.3. B	A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.	The applicant states that proposed pedestrian circulation connects the main entrances to each other and the main entries to SW 8th.	<b>Yes</b>
60.05.20.3. C	A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet of street frontage...	The applicant states that the proposed lot frontage is only a total of 41-feet.	<b>N/A</b>
60.05.20.3. D	Pedestrian connections through parking...	There are no proposed parking lots associated with this project.	<b>N/A</b>
60.05.20.3. E	Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary on-site paving material.	The applicant states that pedestrian crossings in the parking area are differentiated from vehicular parking and circulation using different paving materials, curbs, and lighting.	<b>Yes</b>
60.05.20.3. F	Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials...	There are no internal pedestrian walkways due to the limited scope of the project.	<b>N/A</b>
<b>60.05.20.4 Street Frontages and Parking Areas</b>			
60.05.20.4	Surface parking areas abutting a public street shall provide perimeter parking lot landscaping	The applicant states that a six foot wide planting strip is provided between the right-of-way and the parking area.	<b>Yes</b>

	which meets one of the following standards...	2 ½ inch caliper trees and water infiltration planters are also provided to meet this standard	
60.05.20.5. A/B/C/D	Landscaped planter islands shall be required according to the following... All conditional uses in residential zones and industrial uses, one for every twelve (12) contiguous parking spaces.	The proposal is a permitted use in a residential zone.	N/A
60.05.20.7 A	A sidewalk is required on all streets.	The applicant states that right-of-way dedication and right-of-way improvements will be completed and will provide a 5-foot wide curb tight sidewalk along 8 <sup>th</sup> Street, constructed to City standards.	Yes
<b>60.05.20.8 Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts.</b>			
60.05.20.8. A	Parking lot drive aisles that link public streets and/or private streets with parking stalls shall be designed as private streets consistent with the standard as described under Section 60.05.20.8.B...	There are no parking lot drive aisles associated with this project.	N/A
<b>60.05.25 Landscape, Open Space, and Natural Areas Design Standards.</b>			
60.05.25.3A	Common open space shall consist of active, passive, or both open space areas. A minimum of 15% of the gross site area shall	There is no common open space associated with this project.	N/A

**60.05.25 Landscape, Open Space, and Natural Areas Design Standards.**

	be landscaped.		
60.05.25.3C	For the purposes of this Section, environmentally sensitive areas shall be counted towards the minimum common open space requirement. Aboveground landscaped water quality treatment facilities shall be counted toward the minimum common open space requirement.	The proposed site has no environmentally sensitive areas. The applicant states that water quality swales are included in the minimum open space calculation.	<b>Yes</b>
60.05.25.3D	For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a common green or shared court, shall not be considered common open space.	The applicant states that vehicular circulation and parking areas are not included in the minimum open space calculation.	<b>Yes</b>
60.05.25.3E	Individual exterior spaces such as outdoor patios and decks constructed to serve individual units shall count toward the common open space requirement.	The applicant states that individual exterior spaces are included in the minimum open space calculation.	<b>Yes</b>
60.05.25.3F	Common open space shall not abut a Collector or greater classified street as identified in the City's adopted Functional Classification Plan...	There is no common open space associated with this project.	<b>N/A</b>
60.05.25.3G	Common open space shall be no smaller than 640 square feet in area, shall not be divided into areas smaller than 640 square feet...	There is no common open space associated with this project.	<b>N/A</b>

**60.05.25 Landscape, Open Space, and Natural Areas Design Standards.**

60.05.25.3I	Active common open spaces shall be included in all developments, and shall include at least two (2) of the following improvements...	There is no common open space associated with this project.	N/A
60.05.25.3J	The decision-making authority shall be authorized to consider other improvements in addition to those provided under subsection I, provided that these improvements provide a similar level of active common open space usage.	There is no common open space associated with this project.	N/A
60.05.25.4.A	All front yard areas and all required open space areas not occupied by structures, walkways, driveways, plazas or parking spaces shall be landscaped.	The applicant states that all front yards and all required open space areas are landscaped.	Yes
60.05.25.4.B	Landscaping shall include live plants or landscape features such as fountains, ponds or other landscape elements...	The applicant states that live plantings meet the minimum standard.	Yes
60.05.25.4.C	For the purposes of this Section, vehicular circulation areas and parking areas, unless provided as part of a shared court, shall not be considered landscape area.	The applicant states that vehicular circulation and parking are not considered landscaped areas.	Yes
60.05.25.4.E	The following minimum planting requirements for required landscaped areas shall be complied	The applicant states that trees, evergreen shrubs, and ground cover are provided in compliance with the	Yes

**60.05.25 Landscape, Open Space, and Natural Areas Design Standards.**

	with...	requirements of this section.	
60.05.25.4.F	A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement...	The applicant states that pedestrian plazas are not proposed with this project.	N/A
60.05.25.9.A	Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick, or other durable materials.	The applicant states that proposed fences will be constructed of pressure treated wood and cedar slats.	Yes
60.05.25.9.B	Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material.	Chain link fencing will not be used.	N/A
60.05.25.9.C	Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.	Masonry walls will not be used.	N/A
60.05.25.11.A	Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.	The applicant states that small rain gardens are located between SW 8 <sup>th</sup> Street and building and will have side slopes of less than 2:1.	Yes
60.05.25.13	All new development and redevelopment in the City subject to Design Review shall comply with the	No Landscape buffer required	N/A

**60.05.25 Landscape, Open Space, and Natural Areas Design Standards.**

landscape buffering...

**Design Review Standards Analysis and Findings Chart**  
Section 60.05.30 Lighting Design Standards

<b>DESIGN STANDARD</b>		<b>PROJECT PROPOSAL</b>	<b>MEETS STANDARD?</b>
60.05.30.1.A/B/C/D/E	Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.	The applicant states that all lighting designs and fixtures for this project comply with the City's Technical Lighting Standards.  Lighting mounted under the roof or ceiling of the entry will be such that the bulb or lens is not visible from the public way.	<b>Yes</b>
60.05.30.2.A	Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of...	No pole mounted luminaires are proposed with this project.	<b>N/A</b>
60.05.30.2.B	Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.	The applicant states that building mounted fixtures illuminating the building entrances and parking area are mounted less than twenty feet high on the buildings.	<b>Yes</b>
60.05.30.2.C	Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.	The applicant states that all light bollards on the pedestrian circulation paths will be 36 inches in height.	<b>Yes</b>

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.30.10.6	Minimum Off-Street Vehicular Parking Spaces	A minimum of four parking spaces are required. The applicant has provided four	<b>Yes</b>
60.30.10.5	Minimum Off-Street Bicycle Parking  <u>Short Term:</u> 2 spaces or 1 space per 20 dwelling units <u>Long Term:</u> 1 space per dwelling unit	Bicycle spaces are provided, one within each unit.	<b>Yes</b>
60.65	Utility Undergrounding	Refer to facilities review findings herein.	<b>Yes with COA</b>

**Evaluation of Design Standards identified above**

Hereto, staff finds that the applicant has provided sufficient evidence to show how the plan proposal meets applicable Design Standards (identified in the table summary above).

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL of DR2014-0096 (8th Street Partition)** subject to the conditions below.

**ANALYSIS AND FINDINGS FOR  
Preliminary Partition  
LD2014-0009**

**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 40.45.15.3.C Approval Criteria**

*In order to approve a Preliminary Partition 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 Partition 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.***

**FINDING:**

The purpose of this application is to create three legal lots of record from one existing tax lot. The site contains one existing single family home that will remain on the newly created parcel three.

**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.***

**FINDING:**

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

**FINDING:**

There are no other existing City approvals which pertain to the subject property.

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

4. ***Oversized parcels (oversized lots) resulting from the Partition 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 partition and future potential development on oversized lots.***

**FINDING:**

Oversized lots are defined by the Beaverton Development Code as lots which are greater than twice the minimum lot size allowed by the subject zoning district. Approval of LD2014-0009 will create two new parcels that conform with the oversized lot standards and a third that is approximately 4,902 square feet but is rectangular in shape which will facilitate a future potential partitioning.

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

5. ***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.***

**FINDING:**

The proposal does not apply the lot area averaging standards.

**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 do not require further Adjustments or Variance for the Land Division.***

**FINDING:**

The proposal does not apply the lot area averaging standards.

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

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

FINDING:

All three parcels created by the proposal will have the Urban Medium Density (R2) zoning designation.

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

8. *Applications and documents related to the request requiring further City approval, shall be submitted to the City in the proper sequence.*

FINDING:

The applicant has submitted all documents related to this request for a Preliminary Partition in the proper sequence. Future applications will include a Final Partition application to be received in the proper sequence.

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

**RECOMMENDATION**

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2014-0009 (8<sup>th</sup> Street Partition)** subject to the applicable conditions identified in Attachment E.

**CONDITIONS OF APPROVAL**  
**LD2014-0009, DR2014-0096**  
**(8th Street Partition)**

**Prior to signature approval and recording of the Final Plat, the applicant shall:**

1. Provide common wall language within the Conditions, Covenants and Restrictions that includes the maintenance and use of the driveway. Identify both property owners as the ultimate responsible parties for continued periodic maintenance of the common driveway. Also identify the individual property owners as the ultimate responsible party for continued periodic maintenance of their individual properties. (Planning Div./JST)
2. Provide plans that show the dedication of two-feet of property on north side of SW 8th Street, between the east and west property lines and construction a 5-foot wide curb tight sidewalk and a 6.5-foot planter strip. The applicant has received approval of a Modification to the Engineering Design Manual from the Public Works Director that requested that the required four-foot dedication necessary to meet the Standard Drawing No. 103 (L1) for local street widths and the curb tight sidewalk without planter strip be modified. (Planning Div./JST) (Transportation Div./LP)

**Prior to any on site work and issuance of the site development permit, the applicant shall:**

3. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
4. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
5. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)

6. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, facility landscape planting, and common driveway construction by submittal of a City-approved security. Until October 2016, this shall also include extra-width paving restoration costs as 8th Street is subject to a street cut moratorium. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
7. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
8. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
9. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
10. Provide a detailed drainage analysis of the subject site and prepare a report prepared 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 in addition to any mapped FEMA flood plains and flood ways. (Site Development Div./JJD)
11. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
12. Submit a design for the grading surrounding, adjacent, and within the storm water quality facilities designed by a civil engineer or structural engineer for the expected hydrological conditions of the pond/rain gardens/planters. Some minor changes to the grading appear to be needed in order to provide an adequate containment of the pond/rain gardens. This may require other minor modifications to the proposed storm water management facilities as reflected within the land-use application submittal. This land-use approval shall provide for such minor surface modifications (examples: revised grading or addition of small retaining walls, structure relocation, and interior grade changes less than two vertical feet variance) in the proposed facility without

additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)

13. Submit a revised grading plan showing that each lot has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities and show a safe overflow route. A minimum finish floor elevation shall be established for the future homes based on service provision needs and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2) two feet higher than the rim/overflow of the LIDA planters; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. It must also be shown that the existing home to remain will not have any potential adverse drainage impact from the proposed site grading changes, utility construction, and LIDA planter overflow condition. (Site Development Div./JJD)
14. Submit to the City a certified impervious surface determination of the proposed project's new impervious area proposed for any common areas and common private driveways prepared by the applicant's engineer, architect, or surveyor. (Site Development Div./JJD)
15. Pay storm water system development charges (overall system conveyance and winter detention) for the new impervious area proposed for any common driveways. Additionally, the project shall pay a storm water quality (summer treatment) in-lieu of fee for one equivalent surface area for the existing home as the proposed project defined as "redevelopment" under Clean Water Services standards. (Site Development Div./JJD) (Site Development Div./JJD)
16. Provide plans for the placement of underground utility lines within the site to the existing home, and for services to the proposed new home site. No overhead services shall remain. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
17. Provide plans for LED street lights along the site's public street frontages (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director). (Site Development Div./JJD)
18. Provide plans showing a City standard commercial driveway apron (may be modified to have six foot wings) at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)

**Prior to approval of the final plat, the applicant shall:**

19. Have commenced construction of the site development improvements to provide minimum critical public services to each proposed lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
20. Show granting of any required on-site easements on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD)
21. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits for each parcel, ready for recording concurrently with the final plat at Washington County. (Site Development Div./JJD)

**Prior to building permit issuance, the applicant shall:**

1. Show on the submitted structural plans a minimum of seventy-five (75) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that include a primary building entrance or multiple tenant entrances has double wall construction. (Planning Div./JST)
2. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
3. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
4. Submit plans that reflect the minimum finish floor elevations determined and shown on the approved site development plans based on service provision needs and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2) two feet higher than the rim/overflow of the LIDA planters; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. (Site Development Div./JJD)
5. 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)

6. 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)
7. The proposed project shall comply with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The International Building Code as published by the International Code Conference and amended by the State of Oregon (OSSC); International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC).
8. The City offers phased permits, for foundation/slabs, structural frame, shell and interior build-out (TI). An applicant desiring to phase any portion of the project must complete the Tri-County Commercial Phased Project Matrix or each phased portion. This form is available at the Building Division counter or may be printed from the Forms/Fee Center at [www.beavertonoregon.gov](http://www.beavertonoregon.gov) Note: Except private site utilities (potable water, sanitary and storm sewer lines), Excavation and Shoring, Site Utilities and Grading are not permits issued by the Building Division and therefore area not part of part of the City's phased permit process. (Building Division/BR)
9. Plan submittals may be deferred as outlined in the Tri-County Deferred Submittals list. Each deferred submittal shall be identified on the building plans. This list is available at the Building Division counter or may be printed from the Forms/Fee Center at [www.beavertonoregon.gov](http://www.beavertonoregon.gov). Permit applicants are responsible for ensuring that deferred plan review items listed on the plans are submitted for approval well in advance of the need to begin work on that portion of the project (anticipate a minimum of three weeks plan review turnaround time for tenant improvement and six weeks plan review turnaround for new construction projects). No work on any of the deferred items shall begin prior to the plans being submitted, reviewed and approved. (Building Division/BR)
10. Unless they are identified as a deferred submittal on the plans, building permits will not be issued until all related plans and permits have been reviewed, approved, and issued (i.e., mechanical, plumbing, electrical, fire sprinkler systems, fire alarm systems, etc. (City policy)
11. Projects involving new buildings and additions are subject to System Development fees. A list of the applicable fees is available at the Building Division counter or may be printed from the Forms/Fee Center at [www.beavertonoregon.gov](http://www.beavertonoregon.gov). (Building Division/BR)

12. The building code plans review can run concurrent with the Design Review (DR) and site development review. (Building Division/BR)
13. A separate plumbing permit is required for installation of private on-site utilities (i.e., sanitary sewer, storm sewer, water service, catch basins, etc. If the applicant desires to install those types of private utilities during the same period as the "Site Development" work, a separate plumbing application must be submitted to the Building Services Division for approval. (Building Division/BR)
14. All ground floor units in buildings of four or more dwelling units shall be accessible and adaptable to persons with disabilities. (Section 1106, OSSC) (Building Division/BR)
15. All public and common use areas such as recreation facilities, offices, pools, accessory buildings, laundry facilities, garbage, recycling areas, and mailboxes shall be accessible to persons with disabilities. (Section 1106, OSSC) (Building Division/BR)
16. An accessible route shall be provided to persons with disabilities from the building to a public way. (Section 1103, OSSC) (Building Division/BR)
17. Unless they are identified as a deferred submittal on the plans, building permits will not be issued until all related plans and permits have been reviewed, approved, and issued (i.e., mechanical, plumbing, electrical, fire sprinkler systems, fire alarm systems, etc. (City policy) (Building Division/BR)
18. Install both deciduous and evergreen trees as shown on the proposed landscape plan. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 2 inches, and a minimum height of 8 feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against damage. Evergreen trees shall have straight trunks, be fully branched and a minimum height of 6 feet at the time of planting. Ensure coniferous trees have been balled and burlapped or grown within suitable containers and are adequately staked at the time of planting. (Planning Division/JST)
19. Ensure ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. (Planning Division/JST)
20. Ensure all site improvements, including grading and landscaping are completed in accordance with landscape plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Division/JST)

21. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Division/JST)
22. Ensure construction of all buildings, retaining walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Division/JST)
23. Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Planning Division/JST)
24. Ensure landscaped areas approved to be planted in lawn have seed installed between September 1 and November 1 or between March 1 and May 1. Sod may be placed at any time of year. This condition is not applicable to special seed mixes approved for use in natural resource areas, steep slopes, or in areas for the primary purpose of erosion control. (Planning Division/JST)
25. Ensure all exterior lighting fixtures are installed and operational. Public view of exterior light sources such as lamps and bulbs is not permitted from streets and abutting properties at the property line. (Planning Division/JST)

**Prior to final inspection of any building permit, the applicant shall:**

26. 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 and the existing house frontage. (Site Development Div./JJD)
27. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)

**Prior to occupancy permit issuance, the applicant shall:**

28. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
29. Have recorded the final plat in County records and submitted a recorded copy to the City. (Planning Div./JST)
30. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)

31. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD) Premises Identification: Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet numbers. Numbers shall be a minimum of 4 inches high with a ½ inch stroke. (OFC 505.1) (TVF&R/JJD/BR)
32. Complete all on-site and off-site transportation improvements as proposed for SW 8<sup>th</sup> Street, including but not limited to street frontage improvements and right-of-way dedication in conformance with *Beaverton Engineering Design Manual*, Standard Drawing No. 103. (Transportation/LP)

**Prior to release of performance security, the applicant shall:**

33. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
34. Submit, if needed, any required on-site easements not already dedicated on the plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div./JJD)
35. 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/replacement of the vegetation and restoration of full function within the private surface water management facility areas, as determined by the City Engineer. If the plants are not well established or the facility not properly functioning (as determined by the City Engineer) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Engineer prior to release of the security. (Site Development Div./JJD)