



STAFF REPORT

DATE: November 14, 2014

TO: Interested Parties

FROM: Sambo Kirkman, Associate Planner *SK*

APPLICATIONS: **Murray Road 20-Lot Subdivision**
LD2014-0008, SDM2014-0006, TP2014-0007

LOCATION: 5040 SW Murray Boulevard, east side of SW Murray Boulevard,
South of SW Farmington Road and North of SW 6th Avenue.
Washington Assessor's Map 1S1-16CB, Tax Lot 20400
Central Beaverton Neighborhood Association Committee

ZONING: Urban Medium Density Residential (R-2)

SUMMARY: The applicant requests approval for a 20 lot subdivision in the R-2 zoning district. The proposal includes three tracts, two private roadways and a detention facility. The applicant also requests Sidewalk Design Modification for the private road to allow curb tight sidewalks; and a Tree Plan Two for removal of approximately 34 Community trees.

APPLICANT: Murray Road LLC
PO Box 12
Hillsboro, OR 97123

APPLICANT: Trisha Clark
9479 SW Maplewood Drive #B15
Tigard, OR 97223

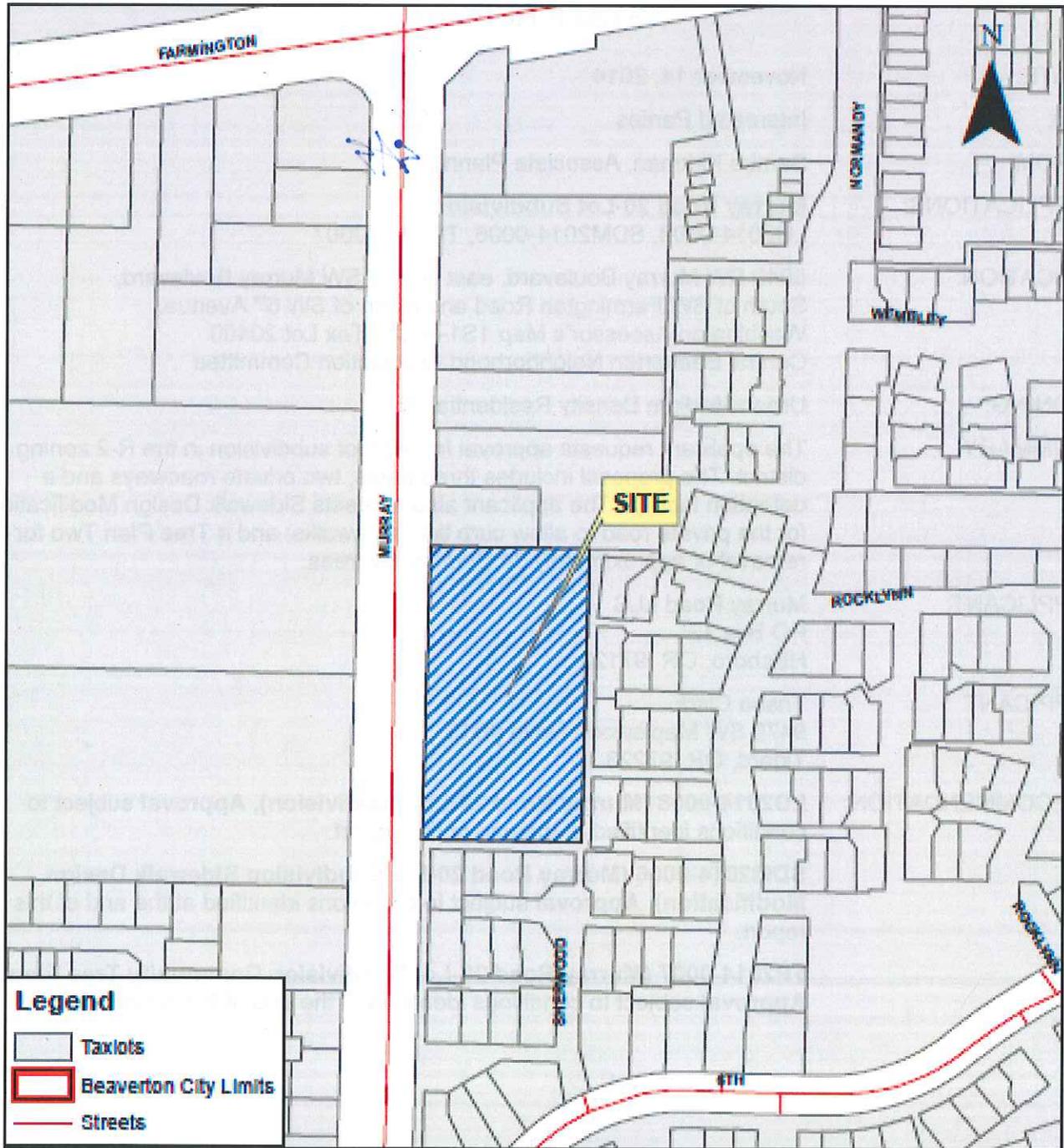
RECOMMENDATION: **LD2014-0008 (Murray Road 20-Lot Subdivision), Approval** subject to conditions identified at the end of this report.

SDM2014-0006 (Murray Road 20-Lot Subdivision Sidewalk Design Modification), Approval subject to conditions identified at the end of this report.

TP2014-0007 (Murray Road 20-Lot Subdivision Community Tree Plan), Approval subject to conditions identified at the end of this report.

Vicinity Map

VICINITY MAP **EXHIBIT "A"**



**Murray Road 20-Lot Subdivision
(Van Horn Crossing)**

**Community Development Department
Planning Division**

10/09/2014

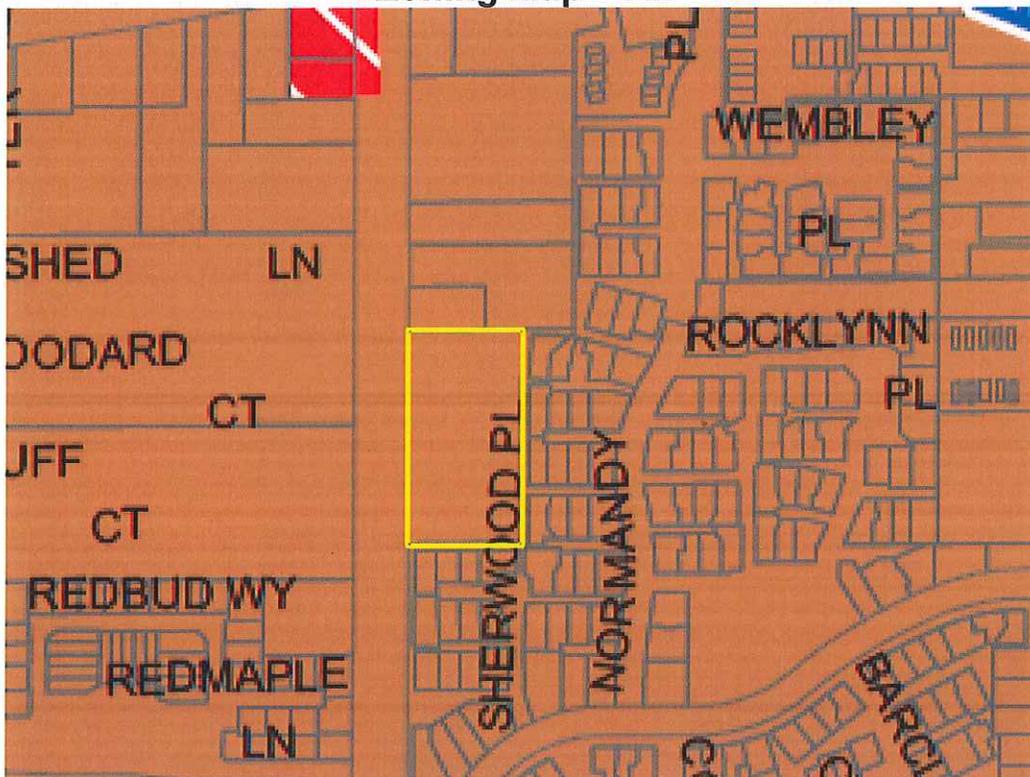
**Tax Lot #
1S116CB20400**

LD2014-0008
TP2014-0007
SDM2014-0008

Aerial Map



Zoning Map – R2



BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Day 120
LD2014-0008	June 18, 2014	October 7, 2014	February 4, 2015
SDM2014-0006	June 18, 2014	October 7, 2014	February 4, 2015
TP2014-0007	June 18, 2014	October 7, 2014	February 4, 2015

Existing Conditions Table

Zoning	Urban Standard Density Residential (R-2)	
Current Development	Two single-family dwelling	
Site Size & Location	Approximately 1.66 acres or 72,310 square feet located at 5040 SW Murray Boulevard along the east side of SW Murray Boulevard, north of SW 6 th Avenue and south of SW Farmington Road Washington Assessor's Map 1S1-16CB, Tax Lot 20400	
NAC	Central Beaverton Neighborhood Association Committee	
Surrounding Uses	<u>Zoning:</u> North: R-2 South: R-2 East: R-2 West: R-2	<u>Uses:</u> North: Single-Family Residential South: Multi-Family Residential East: Multi-Family Residential West: Multi-Family Residential

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Exhibit 3.1 Naomi Vogel, Washington County, dated October 22, 2014	
Exhibit 3.1 Jeremy Foster, Tualatin Valley Fire and Rescue, dated October 23, 2014	
Exhibit 3.1 Luke Pelz, City of Beaverton, dated October 21, 2014	
Exhibit 4 Public Comment	
Exhibit 4.1 None	

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Murray Road 20-Lot Subdivision
LD2014-0008, SDM2014-0006, TP2014-0007**

The applicant submitted a complete application on October 7, 2014. The Facilities Review Committee conducted technical review of the on October 7, 2014 application package for the Facilities Review Meeting on November 5, 2014. The facts and findings below are based upon the most recent version of each form of documentation provided by the applicant as of October 7, 2014.

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. 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 application as identified below:

- **All eleven (11) criteria of Section 40.03.1 are applicable to the submitted Land Division (Preliminary Subdivision) application as submitted.**
- **Facilities Review criteria do not apply to the Sidewalk Design Modification, and Tree Plan Two applications.**

40.03.1

- 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.*

Facts and Findings:

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage, treatment, and detention, transportation, and fire protection.

Public water

Water service is provided by the Tualatin Valley Water District within this area of the City. The proposal includes a proposed connection to an existing water line in the SW Murray Boulevard right-of-way at the subject site's western property line. The available service has sufficient capacity to serve the proposed development.

Public sanitary sewer

Sanitary sewer service is provided by the City of Beaverton in this area of the City. Development of the subject site involves extension of a sanitary sewer line connecting to an existing sewer line in SW Murray Boulevard. The available service has sufficient capacity to serve the proposed development.

Storm water drainage, treatment, and detention

Storm water service is provided by the City of Beaverton in this area of the City. The applicant proposes a public system to be constructed for each new lot in the private street tract to connect to a storm water detention facility located on Tract C before connecting to the City's service line.

The City's Development Services Engineer has reviewed the applicant's utility and grading plans and has provided a list of conditions in response to these plans to ensure adequate critical facilities including but not limited to utility connections, access to manholes and structures, maintenance requirements, and associated construction and utility phasing plans are provided and installed.

Transportation

The subject parcel is located in an area of the City with an established transportation system. The proposal includes the development of a private street which will connect to SW Murray Boulevard, a county road. Washington County has submitted their comments, dated October 22, 2014 (Exhibit 3.1) which will require the applicant to obtain approval from the County for access onto SW Murray Boulevard. The private street design are addressed in Criterion D of the Facilities Review Committee report.

Based estimates for land use code 210 *Single Family Residential* found in *Trip Generation Manual 9th edition*, 20 new single family homes will generate approximately 190 vehicle trips per day on average, which is below the TIA threshold (200 trips) of the *Beaverton Development Code* (BDC). Because the proposal does not exceed the TIA threshold it is reasonable to infer based on the established threshold that development, which generates less than 200 trips per day, has an insignificant effect on intersection operations. By meeting the conditions of approval, the transportation system is found to have adequate capacity to serve the proposed development at the time of completion.

Fire protection

Fire protection services are provided by Tualatin Valley Fire & Rescue (TVF&R) in this area of the City. Preliminary comments and conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R) dated October 23, 2014 (Exhibit 3.2) and are incorporated in the Facilities Review Conditions of Approval. TVF&R will also review the plans prior to site development or building permit issuance for continuity with the initial proposal and other relative fire safety related issues. Staff also cites the findings for Criterion H hereto regarding fire prevention.

With the recommended conditions of approval, the Committee finds that the proposal includes necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities. Therefore, this proposal will provide required critical facilities, meeting this criterion for approval.

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

- B. *Essential facilities and services related to the proposed development 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.*

Facts and Findings:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

Schools

Beaverton School District has been provided application materials for review and has not provided comments on this proposed development.

Parks

The site is located within the Tualatin Hills Park and Recreation District (THPRD) service boundary. The future development will have access to THPRD services.

Transit Improvements

The site is currently served by Transit located within a ¼ mile walking distance from the project site on SW Murray Boulevard. The project area is served by TriMet's No. 62 bus which runs along SW Murray Boulevard between Washington Square, Beaverton and Sunset Transit Center. The scope of the proposal does not warrant additional transit improvements. Tri-Met has submitted no comments or recommendations to the Facilities Review Committee.

Police protection

The site will be served by the Beaverton Police Department for public safety. The Police Department did not provide comments or recommendations to the Facilities Review Committee.

On-site pedestrian and bicycle facilities in the public right-of-way

The subject site is located adjacent to SW Murray Boulevard, containing public bike lanes and sidewalks. On site the proposal includes sidewalks connecting the newly created lots to the existing public sidewalks on SW Murray Boulevard. The proposal includes a private drive connecting the lots to SW Murray Boulevard but does not include bike lanes as it is a private drive.

With the recommended conditions of approval, this proposal will provide required essential facilities, thereby meeting this criterion for approval.

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

- C. *The proposed development 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).*

Facts and Findings:

The applicant has shown on their Site Plan the location of the front, rear and side yards for each lot in the subdivision with Lots 3 and 4 having rear yard setbacks along the private street and front yard setbacks abutting the water quality facility. The Committee is conditioning the front yard for both Lots 3 and 4 to be identified along the private drive as defined by Chapter 90, of the Development Code. The Site Plan also shows the buildable area for Lots 3 and 4 at five feet from the front property line which is permitted for the garage area, but to meet the setback standard for the R-2 zone, Lots 3 and 4 will need to a minimum 10 foot setback for the portion of the building that does not contain the garage door. Lots 1 and 2 are also provided a 5-foot rear setback, which is permitted for the garage area in the rear yard abutting a private alley, but the remainder of the elevation will need to meet the 15 foot rear setback. The Committee will condition that these setbacks are to be shown prior to issuance of a building permit.

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the remaining applicable Code requirements of Chapter 20 for the R-2 zone as applicable to the above mentioned criteria. As demonstrated in this criterion, the chart and conditioned, the development proposal will meet the site development standards of the R-2 zone.

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 proposed development.*

Facts and Findings:

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, in response to the above mentioned criteria and the additional findings below.

Transportation Facilities (Section 60.55)

The subject parcel abuts SW Murray Boulevard which is classified as an Arterial Street. The street frontage is currently unimproved and has an approximate existing half-street right of way dimension of approximately 45 feet. The proposal shows half-street right of way dedication of 4 feet (49 feet total) as measured from centerline. Staff cite the findings and condition contained in the memorandum dated October 21, 2014 from Luke Pelz, the City's Transportation Planner (Exhibit 3.3) as applicable to the applicant meeting the requirements of Section 60.55. The proposal also shows typical frontage improvements per County standards which will require County approvals which are incorporated into the Conditions of Approval. The proposal also includes a "Modification of the Engineering Design Manual and Standard Drawings" for the design of the private drive and requested a Sidewalk Design Modification to remove the planter strip requirement for curb tight sidewalks. The applicant has also sidewalk connections between the development and SW Murray Boulevard. By meeting the Conditions of Approval, the proposal meets the criteria set forth in Beaverton Development Code Section 60.55.

Trees and Vegetation Requirements (Section 60.60)

There are no Protected Trees on the site. The proposal includes removal of 34 Community Trees. The applicant states, "Tree that will be saved as part of site development will be protected as described," by Section 60.20.20. The applicant states fencing will be provided for the trees to remain. To ensure preservation of the remaining community trees are completed staff will include standard conditions prior to issuance of the Site Development Permit as described by Section 60.60.20.

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 facilities, 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.*

Facts and Findings:

The applicant states that CC&R's and maintenance agreements will be created for this subdivision to ensure adequate maintenance of the site. Further the application states that each lot will have a proportional share in the ownership of the tracts with easements over areas containing public utilities for the City and any other required agencies.

Prior to approval of the Final Land Division application staff shall review and approve the CC&R's for the proposed subdivision. As conditioned, easements shall be recorded for public access over proposed Tracts A-C and maintenance agreements shall be executed with the appropriate agencies for maintenance of the facilities within proposed Tract "C."

With the recommended conditions of approval 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.

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.*

Facts and Findings:

The proposal includes a new local street with curb-tight sidewalks to provide safe and efficient vehicle and pedestrian circulation. To ensure safe and efficient connections, staff recommends a condition to provide ADA accessible ramps at the corners of Lots 2, 3, 12, and Tract C connecting to ramps at Lots 6, 8, 15 and 17 to City Standards. With this condition the new local street, with an approved Sidewalk Design Modification, will meet all dimensional standards of the EDM Standard Drawings to ensure safe and efficient vehicle and pedestrian circulation within the boundaries of the development.

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.*

Facts and Findings:

The land division proposal includes a new connection to SW Murray Boulevard that will require Washington County approval. The new local street, with an approved Sidewalk Design Modification, meet all dimensional standards of the EDM Standard Drawings to ensure safe and efficient vehicle and pedestrian circulation.

The private drive and the alley (Tract B) are designed to provide dead ends in four locations, one along the eastern property line, one along the northern and two along the western property lines. To ensure headlight glare does not impact properties to the north and east, staff recommends a condition that fencing to block the headlight glare be place at the ends of the private street. For the alley and the private street that ends along the western property line staff recommends a condition requiring vegetative screening to prevent headlight glare onto SW Murray Boulevard.

The site will have safe and efficient vehicular and pedestrian circulation patterns, in conformance with Development Code Section 60.55.25 subject to conditions of approval. Staff cite to the findings under criterion D and its associated condition as applicable to this criterion. By meeting the Conditions of Approval, the proposed pedestrian circulation system connects all parts of the development in a safe, efficient, and direct manner.

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

- H. *Structures and public facilities and services 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.*

Facts and Findings:

Findings and preliminary conditions of approval have been received from Tualatin Valley Fire and Rescue District (TVF&R) in the letter dated October 23, 2014 (Exhibit 3.2). Specific details regarding fire flow and hydrant placement will be reviewed for flow calculations and hydrant locations during site development and building permit stages.

The Committee concludes that, subject to meeting the conditions of approval the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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 crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.*

Facts and Findings:

The applicant has not included street lights along the proposed private street. A condition of approval has been included to address lighting within the development. By meeting the City of Beaverton's Engineering Design Manual design standards for street lights, the Committee finds that the street illumination system will provide adequate protection from crime and accident.

The Committee finds that review of the construction documents at the site development permit and building permits stages will ensure 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 Permit and a Building Permit.

With the recommended conditions of approval, the site can be designed in accordance with City codes and standards and provide adequate protection, thereby meeting this criterion for approval.

Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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.*

Facts and Findings:

The applicant's states that, "...the grading and contouring of the site is designed to accommodate the proposed use of single family detached homes, streets and utilities while minimizing impacts to the surrounding properties and the trees to remain on the site." Section 60.15.10 outlines Grading Standards for Land Divisions and is addressed in the Code Conformance table at the end of this

report. To ensure grading and the existing stormwater facility will not result in adverse impacts to the surrounding area, the Committee recommends conditions of approval that require detail grading and drainage information to be provided with the Site Development Permit. With the recommended conditions of approval, grading and contouring of the site can be designed to accommodate the proposed use and mitigate adverse impacts, thereby meeting this criterion for approval.

Therefore, the Committee finds that by satisfying the conditions of approval, the proposal meets this approval 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.*

Facts and Findings:

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). 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.

With the addition of ADA ramps within the development as addressed in Criterion F, the Committee finds that as conditioned, the street sidewalks and walkways internal to the development appear to meet applicable accessibility requirements and through the site development and building permitting reviews will be thoroughly evaluated.

Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and would thereby be in conformance with Development Code Section 60.55.65.

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

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

Facts and Findings:

The applicant submitted the applications on June 18, 2014 and submitted complete materials on October 7, 2014. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

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

CODE CONFORMANCE ANALYSIS
Chapter 20 Land Use and Site Development Requirements
Urban Standard Density (R2) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20 (Urban Standard Density R-2)			
Use - Permitted	Detached Dwellings	Detached Dwellings	Yes
Development Code Section 20.05.15 (Urban Standard Density R-2)			
Minimum Land Area	2,000 square feet	2,000 square feet or larger	Yes
Minimum Lot Dimensions			Yes
Width	14 feet / 20 feet (corner)	width: 27 feet or larger	
Depth	none	n/a	
Minimum Yard Setbacks			Yes w/ conditions of approval
Front	10 feet	The following minimum setbacks are provided: 5 foot side yard 15 foot rear yard 10 foot front yard (18.5 to the garage) except the alley loaded lots that have 5 foot setbacks to the garage. See Criterion 40.03.1C for additional findings.	
Side	5 feet		
Rear	15 feet		
Garage	5 or 18.5 feet		
Garage Door to Rear	24 feet		
Min. Between Buildings	6 feet		
Reduced Yard Setbacks		The applicant has not requested flexible setbacks for the proposed lots.	N/A
Front	10 feet		
Side	5 feet		
Rear	5 feet		
Garage	20 feet		
Building Height Maximum	35 feet	The applicant states the development will comply with the maximum building height of 40 feet. Building height will be verified at building permit phase.	N/A
Development Code Section 20.25.05 – Density Calculations			
Minimum Residential Density	Min Density: 20 lots Max Density: 36 lots	The applicant proposes 20 lots.	Yes

CODE CONFORMANCE ANALYSIS

1. Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review is not applicable to single family dwellings.	N/A
Development Code Section 60.07			
Drive-Up window facilities	Requirements for drive-up, drive-through and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	No mapped floodplains are located within the subject site.	N/A
Development Code Section 60.12			
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			
Grading Standards - Development Code Section 60.15.10.1 and 2			
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.	The applicant states that "grading on site is designed to accommodate the 20 lot development and associated utilities, water quality facility, private streets, driveways, building pad and foundations.	Yes
On-site surface contouring - Development Code Section 60.15.10.3			
60.15.10.3.A 0-5 Feet From Property Line	Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that, "The maximum grade differential at 0 to 5 feet from property line will not exceed a maximum of two (2) foot slope differential.	Yes, with conditions of approval
60.15.10.3.B 5-10 Feet From Property Line	Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that, "The maximum grade differential at 5 to 10 feet from property line will not exceed a maximum of four (4) foot slope differential." The site is relatively flat with less than a four foot grade change for the entire 1.66 acre site.	Yes

60.15.10.3.C 10-15 Feet From Property Line	Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that, "The maximum grade differential at 10 to 15 feet from property line will not exceed a maximum of six (6) foot slope differential." The site is relatively flat with less than a four foot grade change for the entire 1.66 acre site.	Yes
60.15.10.3.D 15-20 Feet From Property Line	Maximum eight (8) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that, "The maximum grade differential at 15 to 20 feet from property line will not exceed a maximum of eight (8) foot slope differential." The site is relatively flat with less than a four foot grade change for the entire 1.66 acre site.	Yes
60.15.10.3.E 20-25 Feet From Property Line	Maximum ten (10) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that, "The maximum grade differential at 20 to 25 feet from property line will not exceed a maximum of 10 (10) foot slope differential." The site is relatively flat with less than a four foot grade change for the entire 1.66 acre site.	Yes
60.15.10.3.F Pre-development slope	Where a pre-development slope exceeds one or more of the standards in subsections 60.15.10.3.A-E, the slope after grading shall not exceed ...	The applicant states that the proposal, "will not exceed the pre-development slope."	Yes
60.15.10.3.G	The on-site grading contours standards above apply only to the property lines of the parent parcel of a development. ...	The applicant has provided plans and responses stating, "...extensive grading along the project boundaries is not expected." Additional grading information is needed to confirm the grading on the parent parcel is consistent with standards in Section 60.15.10.3.A.	Yes, with conditions of approval
Significant Trees and Groves - Development Code Section 60.15.10.4			
60.15.10.4.	Notwithstanding the requirements of Section 60.15.10.3, above, grading within 25 feet of a significant tree or grove, where the tree is located on- or off-site, shall observe the following:		
60.15.10.4.A 0-10 Feet From a Trunk	No change in pre-development ground elevation	The subject site and the lots abutting does not contain trees designated as Significant Trees or Trees within a Significant Grove.	N/A
60.15.10.4.B 0-25 Feet From a Trunk	Maximum 10% slope gradient difference from the pre-development ground elevation		N/A
60.15.10.4.C City Arborist may recommend	...additional setbacks and/or other tree protection measures to protect the public health, safety and welfare.		N/A

Development Code Section 60.25 - Off Street Loading			
Loading Facilities	No loading facilities are required for this use.	No loading facilities are proposed	N/A
Development Code Section 60.30 - Off-Street Parking			
Off-street Motor vehicle parking Parking Zone A	<u>Detached Dwellings</u> 1 space per unit= 20 spaces min No Maximum for Detached Dwellings	<u>Detached Dwellings</u> Each dwelling will have at minimum one parking space. Lots 1-4 will have garage space and lots 5-20 will have a driveway and garage space.	YES
Required Bicycle Park	No bicycle parking is required for detached dwellings.	No bicycle parking is required for detached dwellings	
Compact Spaces	Required residential parking must be provided at standard sizes.	No compact spaces are provided.	N/A
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 from the subject site.	Yes- with COA
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 the proposal, "will construct and install all underground public and private utilities before the final surfacing of the street." To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes- with COA

RECOMMENDATION

The Facilities Review Committee finds that the proposal complies with all the technical criteria in Section 40.03. The Committee recommends that the decision-making authority **APPROVE LD2014-0008 (Murray Road 20-Lot Subdivision)**, and adopt the conditions of approval identified in Attachment E.

**ANALYSIS AND FINDINGS
FOR LAND DIVISION - PRELIMINARY SUBDIVISION
LD2014-0008**

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 40.45.15.4.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.*
 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 20-lot subdivision from one (1) parent parcel, meeting threshold 1 for a Preliminary Subdivision.

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 required application fee for a Preliminary Subdivision application.

Therefore, staff find 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.*

No land use approvals are active for the subject site and therefore the proposal does not conflict with any previous land use approvals.

Therefore, staff find 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. Easements and rights-of-way shall either exist or be proposed to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.*

The proposal is the development of 20-Lots ranging in size between 2,059 to 2,671 square feet, no oversized lots are proposed with this development.

Therefore, staff find that criterion for approval is not applicable.

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 propose phasing of the development.

Therefore, staff find that criterion for approval is not applicable.

6. *Applications that apply the lot area averaging standards of Section 20.05.15.D 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 proposal does not apply the lot area averaging standards to the proposed 20 lots.

Therefore, staff find that criterion for approval is not applicable.

7. *Applications that apply the lot area averaging standards of Section 20.05.15.D do not require further Adjustments or Variance for the Land Division.*

The proposal does not apply the lot area averaging standards of Section 20.05.15.D.

Therefore, staff find that criterion for approval is not applicable.

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

All lots created by the proposal will have the Urban Medium Density (R-2) zoning designation.

Therefore, staff find 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 this Preliminary Subdivision application with associated Sidewalk Design Modification and Tree Plan 2 applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

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

RECOMMENDATION

Based on the facts and findings presented, staff recommend **APPROVAL** of **LD2014-0008 (Murray Road 20-Lot Subdivision)** subject to the applicable conditions identified in Attachment E.

**ANALYSIS AND FINDINGS
FOR SIDEWALK DESIGN MODIFICATION
SDM2014-0006**

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: *An application for Sidewalk Design Modification shall be required when the following threshold applies:*

1. The sidewalk width, planter strip width, or both minimum standards specified in the Engineering Design Manual are proposed to be modified.
2. The dimensions or locations of street tree wells specified in the Engineering Design Manual are proposed to be modified.

The applicant's narrative for SDM requests, "...curb-tight sidewalks with roll curbs adjacent to all portions of the private street within Tract A." The sidewalks will be five (5) feet wide and extend the interior of the development (685 linear feet). Street trees shall be planted in back of the sidewalk. The proposal meets threshold 1.

Therefore, staff find 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 City of Beaverton received the appropriate fee for the Sidewalk Design Modification application.

Therefore, staff finds 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 "There exists local physical site constrictions due to being fully developed on all sides of the subject parcel." To the north, south, and east of the site are developed and to the west is SW Murray Boulevard, with limited access points. The applicant further explains that the narrow width of the parent parcel and limited site access from SW Murray Boulevard provide additional limitation to the design of the project area. To meet the minimum density and to provide adequate building area on the lots, the applicant is requesting SDM for curb-tight sidewalk. The proposal still includes street trees, but they are proposed on the back side of the sidewalks. Staff finds that criterion 3b is the applicable criterion for the request as there are physical constraints on the site that warrant the sidewalk modifications. Staff finds that the proposed eight feet public utility easement and planting of street trees within the easement is a suitable solution for the constraints of the site and the survivability of street trees.

Therefore, staff finds that 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 proposal includes a four foot dedication to SW Murray Boulevard to satisfy the Engineering Design Manual. The proposal includes construction of private streets and an alley through the development with one access point onto SW Murray Boulevard. Approval of the access point will be through Washington County and will be required prior to issuance of the Site Development Permit. All lots have direct pedestrian access through the site with five-foot wide sidewalk and a connection to the sidewalks along SW Murray Boulevard.

The applicant has addressed provisions of Sections 60.55.25 and 60.55.30, "as detailed in the narrative provided to this criterion and in response to Chapter 60. Staff refers to the Facilities Review findings for approval criterion D in reference to compliance with 60.55.25 and 60.55.30. The applicant must show compliance with the Conditions of Approval prior to issuance of a Site Development Permit for the proposed transportation facilities.

Therefore, staff finds that by meeting the conditions of approval, 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 applicant has submitted this Sidewalk Design Modification application with associated Land Division and Tree Plan 2 applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

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

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

Staff cite the findings addressed in Facilities Review criteria D, F, and G (Attachment A) as applicable to this criterion. Staff find that by meeting the conditions of approval identified in the Facilities Review report, the proposal provides safe and efficient pedestrian circulation.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **SDM2014-0006 (Murray Road 20-Lot Subdivision Sidewalk Design Modifications)** subject to the applicable conditions identified in Attachment E.

**ANALYSIS AND FINDINGS
FOR TREE PLAN TWO
TP2014-0007**

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. This Section is carried out by the approval criteria listed herein and implements the SNRA, Significant Grove, Significant Individual Tree, and Historic Tree designations as noted or mapped in Comprehensive Plan Volume III.

Section 40.90.15.2.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.*
 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 a one (1) calendar year period, except as allowed in 40.90.10.1.*

The applicant has inventoried 47 trees that meet the definition of a Community Tree which total approximately 655 inches DBH. The proposal includes removal of 34 Community Trees which total approximately 589 inches DBH. The result is removal of 87 percent of the number of Community Trees on the site, which meets threshold one for a Tree Plan Two application.

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 required fee for a Tree Plan Two application.

Therefore, staff find 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.*

Proposed removal of trees from the subject site is not necessary to observe good forestry practices. The trees are proposed for removal to accommodate the development of the site and the associated grading and construction.

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

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

Removal of trees from the subject site is proposed in order to accommodate physical development of the site, including the installation of the underground utilities, construction of road improvements, and development of lots. The proposed development protects a portion of the existing trees on site, mainly those located along the property lines of the parent parcel.

Therefore, staff find that 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.*

The proposal does not include removal of trees due to nuisance by virtue of damage to property or other improvements. Trees are being removed to facilitate development of the site.

Therefore, staff find that criterion for approval is not applicable.

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.*

Trees are being removed to facilitate development of the site including vehicular access, utility placement and the building envelopes. Trees to remain are those located at the perimeter of the parent parcel outside of the construction area.

Therefore, staff find 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 trees proposed for removal are not necessary to enhance the health of the tree, grove, SNRA or adjacent trees, but are accommodate development of the subject site and its associated.

Therefore, staff find that criterion for approval is not applicable.

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 subject site does not contain a SNRA or Significant Grove.

Therefore, staff find that criterion for approval is not applicable.

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 subject site does not contain a SNRA or Significant Grove.

Therefore, staff find that criterion for approval is not applicable.

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

The applicant states the proposal will “provide tree protection measures for trees to remain during construction.” 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 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 response to Development Code Section 40.03.1 of Facilities Review report (Attachment A) is hereby cited and incorporated. The applicant’s plans to balance accommodating the proposed use and mitigating the adverse effects on neighboring properties.

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 find 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 this Tree Plan Two application with associated Land Division and Sidewalk Design Modification applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

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

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **TP2014-0007 (Murray Road 20-Lot Subdivision Tree Plan)** subject to the applicable conditions identified in Attachment E.

CODE CONFORMANCE ANALYSIS

Chapter 60.60 Trees and Vegetation & Chapter 60.67 Significant Natural Resources

CODE SECTION	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS STANDARD?
60.60.15 Pruning, Removal, and Preservation Standards			
60.60.15.1A-B	Pruning Standards	All pruning of tree canopy or disturbance of root zone must comply with the City's adopted Tree Planting and Maintenance Policy.	YES w/COA
60.60.15.2.A	Removal of Protected Trees must be in accordance with this section.	The proposal does not include removal of Protected Trees.	N/A
60.60.15.2.B	Mitigation is required as set forth in 60.60.25	Mitigation is not required for Community Trees	N/A
60.60.15.2.C.1-8	Standards for SNRA & Significant Groves	No SNRA's or Significant Groves are identified on site. Development of the subject site is not expected to impact a SNRA or Significant Grove.	N/A
60.60.20 Tree Protection Standards During Development			
60.60.20.1	Trees shall be protected during construction by a 4' orange plastic fence and activity within the protected root zone shall be limited. Other protections measures may be used with City approval.	The applicant states that "construction fencing will be placed around all trees that are being preserved..." Staff recommends a condition of approval that the applicant adhere to Section 60.60.20 unless modified in agreement with the City Arborist.	YES w/ COA
60.60.25 Mitigation Requirements			
60.60.25	Mitigation Standards: (60.60.25.2.B) if less than 50% of the total DBH is proposed for removal no mitigation is required.	No SNRA's or Significant Groves are identified on site. Mitigation is not required for removal of Community Trees.	N/A
60.67 Significant Natural Resources			
60.67.05.1	Development activities and uses permitted on a proposed development site identified as ...	The Significant Wetlands and Riparian Corridor map does not identify a SNRA or Significant Wetland on the site.	N/A
60.67.15.2	For sites identified in the Local Wetland Inventory notice of the proposed development shall be provided to DSL.		N/A
60.67.10	Development activities and uses permitted on a proposed development site identified as the possible location of		N/A

CONDITIONS OF APPROVAL
Murray Road 20-Lot Subdivision
LD2014-0008, SDM2014-0006, TP2014-0007

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

1. Show compliance with all Conditions of Approval identified by Washington County in the letter dated October 22, 2014. (Planning Division/ SNK)
2. 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)
3. 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)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions 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)
5. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
6. 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)
7. 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)
8. 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 Murray Road right of way. (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. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (For more information and to access the new format, see: <http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx>) (Site Development Div./JJD)

11. Provide a detailed drainage analysis of the subject site and all tributary areas 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. (Site Development Div./JJD)
12. 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, sanitary, 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. 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)
13. Submit a design for the retaining walls surrounding, adjacent, and within the storm water quality facility designed by a civil engineer or structural engineer for the expected hydrological conditions of the pond. 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 stem wall thickness at the top of each wall. Provide increased detention volume that may be required as the result of the site development application plan review process as determined by the City Engineer. City Engineering staff have reviewed the preliminary submittals concerning proposed storm water detention and finds that adequate volume in the proposed surface facility may not be adequate to meet City standards during the 25 year event; however, such capacity can be provided by additional volume in pipes, underground structures, or with other minor modifications of the proposed surface facilities as reflected within the land-use application submittal. This land-use approval shall provide for such minor surface modifications (revised or additional retaining walls and interior grade changes less than four vertical feet variance) in the proposed facility without additional design review or other land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
14. 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 public 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 any LIDA planters; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point.** 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 Div./JJD)
15. 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. Any home demolition is credited at one equivalent surface unit (2640 square feet). 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. (Site Development Div./JJD)

16. 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 Div./JJD) (Site Development Div./JJD)
17. Provide plans for LED street lights (Option C unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. 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)
18. Provide plans showing a standard commercial driveway apron meeting City and County standards at the intersection of any private, common driveway and a public street. The driveway apron shall have a minimum of six foot wings and meet ADA requirements. (Site Development Div./JJD)
19. Provide, where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6) (TVF&R/JF)
20. Show fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) (TVF&R/JF)
21. Show intersections shall be level (maximum 5%) with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2) (TVF&R/JF)
22. Show 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)
23. Provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) (TVF&R/JF)
24. Provide fencing 30 to 36 inches in height to screen headlight glare at the northern and eastern terminus of the private street. (Planning Division/SNK)
25. Provided vegetation to screen headlight glare at the western terminus of the private street and the western terminus of the alley on the project site. The design of the screen shall be an evergreen hedge that will provide a minimum 30-inch high screen and fifty (50) percent opacity within two years. The maximum height shall be maintained at no more than thirty-six (36) inches. (Planning Division/SNK)
26. Provide plans showing ADA accessible ramps are placed at the corners of the sidewalk for Lots 2,3,12 and Tract C connecting to ramps at Lots 6, 8, 15, and 17 to City Standards. (Planning Division/SNK)

27. Ensure that all associated applications, including Sidewalk Design Modification, and Tree Plan have been approved and are consistent with the submitted plans. (Planning Division/SNK)
28. The applicant must comply with the Pruning, Removal, and Preservation Standards of Section 60.60.15 of the Development Code, unless modified in agreement with the City Arborist. (Planning Division/SNK)
29. 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 or orange tree fencing shall be provided prior to Site Development Permit issuance. (Planning Division/SNK)

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

30. Have commenced construction of the site development improvements to provide minimum critical public services to each proposed lot (access graded, cored and rockered; 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)
31. 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. 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)
32. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, for the private street pervious pavement, ready for recording concurrently with the final plat at Washington County, as a part of the subdivision's covenants, conditions and restrictions. (Site Development Div./JJD)
33. Demonstrate all lots meet ordinance standards for lot size, dimension and frontage. The final plat shall be fully dimensioned and indicate the square footage of each lot. (Planning Division/SNK)
34. Provide an exhibit depicting all lots and their approved setbacks, whether standard or reduced. (Planning Division/SNK)
35. 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 Division/SNK)
36. 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 Division/SNK)
37. 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 Division/SNK)

38. 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 Division/SNK)
39. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning Division/SNK)
40. Provide a street name shown on the site development plans identical with those on the Final Plat, and street name signs shall not be installed prior to final plat approval. (Planning Division/SNK)
41. Proposed CC&R's for the development shall be reviewed and approved by the City of Beaverton. The CC&R's shall outline the maintenance responsibilities for the natural area tract and shall include provisions stating that the area is to be maintained in a natural state, any changes to the tract shall require the approval of the City of Beaverton. All Tracts shall be owned and maintained by the Home Owners Association. (Planning Division/SNK)

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

42. Show, for Lots 1 and 2, the rear elevations, excluding the garage area, shall meet the minimum 15 foot rear yard setback. (Planning Division/SNK)
43. Show for Lots 3 and 4 the front yard is adjacent to the street. The front elevation, excluding the garage area, shall meet the minimum 10 foot front yard setback. (Planning Division/SNK)
44. Complete all on-site and off-site transportation improvements as proposed for the local streets and SW Murray Boulevard, including but not limited to street frontage improvements and right of way dedication in conformance with Beaverton *Engineering Design Manual* Standard Drawings (per the approved Sidewalk Design Modification) and Washington County's *Road Design and Construction Standards* (ORD 738).(Transportation/LP)
45. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
46. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)
47. 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 any 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)
48. 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)

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

49. 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 Div./JJD)
50. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
51. At the conclusion of the construction the applicant shall submit a report showing which Community Trees were kept, which were damaged or destroyed, and which were removed. (Planning Division/SNK)

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

52. 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)
53. 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 Div./JJD)
54. 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 the surface water quality facility, as determined by the Public Works Director. If the plants are not well established (as determined by the 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 Public Works Director prior to release of the security. (Site Development Div./JJD)



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

October 22, 2014

Sambo Kirkman
City of Beaverton
PO BOX 4755
Beaverton, OR 97076

RE: **Murray Road 20-Lot Subdivision (Van Horn Crossing)**
City File Number: **LD2014-0008/TP2014-0007/SDM2014-0006**
County File Number: **CD-38/CP-40**
Tax Map and Lot Number: **1S1-16CB 20400**
Location: **5040 SW Murray Boulevard**



Washington County Department of Land Use and Transportation has reviewed this development application and submits the following comments and required conditions for access to SW Murray Boulevard, a County-maintained Arterial.

1. Direct access to a street classified an Arterial must be from a Collector or other Arterial street. Additionally, access to an Arterial must meet the minimum access spacing standard of **600 feet**, measured between access points on each side of the road as required by Resolution and Order 86-95 (R&O 86-95) and Section 501-8.5.B of the Community Development Code.

The proposed access to SW Murray Boulevard does not meet these access standards. The applicant is required to submit a request and obtain approval from the Washington County Engineering Division for a Design Exception to the access standards required for Arterials as required by the Washington County Road Design/Construction Standards.

Note: A Design Exception Request does not guarantee County approval of that access. Analysis of a Modification Request may result in requirements including but not limited to: elimination of the driveway, consolidation of accesses, and/or restriction of movements in/out of the driveway. Access approval may also include requirements to improve frontage or offsite roads. Refer to Appendix F – Road Design Exception Form of the Washington County Road Design/Construction Standards for submittal requirements.

2. 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.

Before the County will permit access to SW Murray Boulevard, 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) prior to commencing construction activities.

3. Consistent with statewide pedestrian circulation/linkage goals of the Transportation Planning Rule and the County's R&O 86-95 (road safety requirements), the County normally requires sidewalk installation as a minimum road safety improvement along site frontage of all County-maintained roads. Sidewalks further establish future street profiles, demarcate County or City right-of-way, and address drainage issues. Sidewalk requirements are not generally waived, even when sidewalk is not currently present on neighboring properties. Rather, even non-contiguous sidewalk is considered to provide some measure of pedestrian refuge and ideally, makes possible eventual connection of sidewalks (as surrounding development takes place and is likewise conditioned to provide sidewalk). Additionally, the Washington County Road Design and Construction Standards require provision of adequate drainage along a site's frontage of a county road.

Adequate sidewalks and drainage (to County minimum standards) exist along the site's frontage of SW Murray Boulevard. Any damaged sidewalk panels are required to be replaced. Additionally, any modification or reconstruction of the existing sidewalk, curb, and gutter (including pavement) must be constructed to County road standards.

4. 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 is required to dedicate additional right-of-way to provide a minimum of 49 feet from centerline of SW Murray Boulevard. Additional right-of-way may be required to comply with conditions for access to SW Murray Boulevard (subject to approval of the Design Exception).

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

5. ILLUMINATION- Resolution and Order No. 86-95 requires access points on collectors and arterials to be adequately illuminated.

The applicant will need to submit an analysis of the existing illumination to Washington County for review. A public street light may be required at the access to SW Murray Boulevard if adequate illumination does not currently exist (as determined by the County Traffic Engineering Division).

REQUIRED CONDITIONS OF APPROVAL

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 FINAL APPROVAL OF THE SUBDIVISION PLAT BY THE CITY OF BEAVERTON:

- A. Obtain approval for a Design Exception to the Access Spacing Standards from the **Washington County** Engineering Division for the proposed access to SW Murray Boulevard. *(The Design Exception request must be prepared and stamped by a registered traffic engineer and submitted by the applicant).*
- B. The following shall be represented on the plat and recorded with Washington County:
1. Dedication of additional right-of-way to provide 49 feet from centerline of SW Murray Boulevard.
 2. Provision of a non-access reservation along the site's frontage of SW Murray Boulevard, except for the access that has been approved by the County (subject to approval of the applicant's Design Exception by the County Engineer).
- C. Submit to **Washington County** Operations Division (503-846-7623), unless engineering review is required following approval of the Design Exception for access to SW Murray Boulevard:
1. Completed "Right-of-Way Permit" application form and fees.
 2. A copy of the City's Land Use Approval with Conditions, signed and dated.
 3. Preliminary certification of adequate sight distance for the access point to SW Murray Boulevard, in accordance with County Code, prepared and stamped by a registered professional engineer, to include a detailed list of any improvements necessary to produce adequate intersection sight distance.

4. Three (3) sets of 11X17 plans, including a site plan, for construction of the following public improvements and all work within the County right-of-way:
 - a. Access to SW Murray Boulevard to County standards.
 - b. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at the access to SW Murray Boulevard.
 - c. Closure of all existing driveways to SW Murray Boulevard, other than at the proposed access, 'A' Street (subject to approval of the applicant's Design Exception by the County Engineer).
 - d. Adequate illumination at the site's access to SW Murray Boulevard.
 - e. Any additional off-site safety improvements found to be required for compliance with R&O 86-95 following review and approval of the applicant's Design Exception Request for the proposed access, 'A' Street, to SW Murray Boulevard by the Washington County Engineer.

II. PRIOR TO OCCUPANCY:

Obtain a Finaled Washington County Right-of-Way Permit, contingent upon the following:

- A. The road improvements required in condition I.C.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.

Requirements identified within this letter are considered by the County to be minimum warranted improvements (and/or analyses) that are necessitated by the proposed development, therefore it is requested that they be conveyed to the applicant within the City's Approval document. Please send a copy of the subsequent Final City Notice of Decision and any appeal information to the County. **Thank you for the opportunity to comment. If you have any questions, please contact me at 503-846-7639.**


Naomi Vogel
Associate Planner

Cc: Aaron Clodfelter, P.E. - Operations Division
Transportation File



Tualatin Valley Fire & Rescue

www.tvfr.com

October 23, 2014

Sambo Kirkman
Associate Planner
City of Beaverton
12725 SW Millikan Way
Beaverton, OR 97005

RE: LD2014-0008/TP2014-0007/SDM2014-0006 MURRAY ROAD 20 LOT SUBDIVISION

Dear Sambo Kirkman,

Thank you for the opportunity to review the proposed site plan surrounding the above named development project. Tualatin Valley Fire & Rescue endorses this proposal predicated on the following criteria and conditions of approval:

FIRE APPARATUS ACCESS:

- NO PARKING SIGNS:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, "No Parking" signs shall be installed on one or both sides of the roadway and in turnarounds as needed. Signs shall read "NO PARKING - FIRE LANE" and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters on a white reflective background. (OFC D103.6) ***No parking signs will be required along the entire length of "C" street.***
- SURFACE AND LOAD CAPACITIES:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) ***All streets in this subdivision must meet this standard.***
- ANGLE OF APPROACH/GRADE FOR INTERSECTIONS:** Intersections shall be level (maximum 5%) with the exception of crowning for water run-off. (OFC 503.2.7 & D103.2) ***This requirement applies to the approach and departure of the Murray Blvd and "A" street interface. Approach and departure angles shall not exceed 8 degrees.***

North Operating Center
20665 SW Blanton Street
Aloha, Oregon 97078
503-649-8577

Command & Business Operations Center
and Central Operating Center
11945 SW 70th Avenue
Tigard, Oregon 97223-9196
503-649-8577

South Operating Center
8445 SW Elligsen Road
Wilsonville, Oregon
97070-9641
503-649-8577

Training Center
12400 SW Tonquin Road
Sherwood, Oregon
97140-9734
503-259-1600

FIREFIGHTING WATER SUPPLIES:

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) ***Provide fire flow documentation by site development review process.***
5. **FIRE FLOW WATER AVAILABILITY:** Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) ***Provide fire flow documentation by site development review process.***

If you have questions or need further clarification, please feel free to contact me at (503) 259-1414.

Sincerely,

Jeremy Foster

Jeremy Foster
Deputy Fire Marshal II



MEMORANDUM

Community Development

To: Leigh Crabtree, Associate Planner
From: Luke Pelz, Associate Transportation Planner
Date: October 21, 2014
Subject: LD2014-0008 Murray Boulevard 20-Lot Subdivision, Facilities Review

This memo includes recommended transportation related findings and conditions of approval for the proposal noted above. At your discretion, please incorporate into the final draft facilities review document and staff report.

CRITERIA, FACTS & FINDINGS

- 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.**

FACTS:

The application does not include a Traffic Impact Analysis (TIA).

FINDING:

Based estimates for land use code 210 Single Family Residential found in Trip Generation Manual 9th edition, 20 new single family homes will generate approximately 190 vehicle trips per day on average, which is below the TIA threshold (200 trips) of the Beaverton Development Code (BDC). Because the proposal does not exceed the TIA threshold it is reasonable to infer based on the established threshold that development, which generates less than 200 trips per day, has an insignificant effect on intersection operations. Therefore, the transportation system is found to have adequate capacity to serve the proposed development at the time of completion, and staff finds that the proposal meets the criterion for approval.

- B. Essential facilities and services related to the proposed development 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.**
- C. The proposed development 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 subject already approved or which shall be considered concurrently with the subject application; 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).**

- D. *The proposal is consistent with all applicable provisions of Chapter 60 (Special Regulations) and that all improvements, dedications, or both 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 proposal.*

SECTION 60.30 OFF-STREET PARKING

FACTS:

The proposal does not include off-street parking.

FINDING:

The BDC does not require off-street parking for land divisions. Off-street parking requirements are determined at the time of design review.

SECTION 60.55 TRANSPORTATION FACILITIES

FACTS:

Traffic Impact Analysis

Please see Section A.

Traffic Management Plan

The application does not include a Traffic Management Plan.

Street width and design

- SW Murray Boulevard. This street is classified as an Arterial Street. The street frontage is currently unimproved and has an approximate existing half-street right of way dimension of approximately 45'. The proposal shows typical frontage improvements per County standards. The proposal shows half-street right of way dedication of 4' (49' total) as measured from centerline.
- Local streets (proposed). The new streets will be classified as Local. A Sidewalk Design Modification application was submitted to allow for a curb tight sidewalk.

Connectivity

The proposal includes no new connections to adjacent development.

Access

The proposal includes individual driveway approaches for each lot.

Transit

TriMet's No. 62-Murray Blvd runs along SW Allen Boulevard. The 62-Murray Blvd runs between Washington Square and Sunset Transit Center, along Scholls Ferry Road, Murray, Millikan, Hocken, Jenkins, Cornell and Barnes.

FINDING:

Traffic Impact Analysis

See section A.

Traffic Management Plan

The BDC requires a Traffic Management Plan where development will add 20 or more trips in any hour on a residential street (classified as a Local or Neighborhood Route). The proposal is expected to generate less than 20 trips in any hour therefore no Traffic Management Plan is required.

Street width and design

- SW Murray Boulevard. With Washington County approval, the proposed half-street improvements and right-of-way dedication meet the planned cross-section design.

- Local streets (proposed). With Sidewalk Design Modification approval, the proposed street designs meet the EDM Standard Drawings.

Connectivity

Other development on adjacent lands physically preclude a connection now and in the future considering the potential for redevelopment (BDC 60.55.25.14.B). The adjacent lots are considered developed and no future street connection is identified in the *Beaverton Comprehensive Plan*.

Access

For Local Streets, the EDM does not require minimum spacing between driveways along a Local Street.

Transit

The location of the nearest bus stop is located 500' from the site, approximately 2 typical city blocks, which is a reasonable distance to serve the development site.

- 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 facilities, 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;**
- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the site.**

FACTS:

The land division proposal includes a new local street connection to SW Murray Boulevard.

FINDING:

The new local street, with an approved Sidewalk Design Modification, meet all dimensional standards of the EDM Standard Drawings to ensure safe and efficient vehicle and pedestrian circulation. No safety or circulation issues have been identified.

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

FACTS:

The land division proposal includes a new local street connection to SW Murray Boulevard.

FINDING:

The new local street, with an approved Sidewalk Design Modification, meet all dimensional standards of the EDM Standard Drawings to ensure safe and efficient vehicle and pedestrian circulation. No safety or circulation issues have been identified.

- 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.**
- 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.**
- 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.**

- K. That access and facilities for physically handicapped people are incorporated into the site and building design, with particular attention to providing continuous, uninterrupted access routes.**
- L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code. [ORD 4265; September 2003.]**

RECOMMENDED CONDITIONS OF APPROVAL

Please consider the following conditions of approval.

1. Prior to building occupancy the applicant shall complete all on-site and off-site transportation improvements as proposed for the local streets and SW Murray Boulevard, including but not limited to street frontage improvements and right of way dedication in conformance with Beaverton *Engineering Design Manual* Standard Drawings (per the approved Sidewalk Design Modification) and Washington County's *Road Design and Construction Standards* (ORD 738).