

Received
Planning Division
8-29-19



12725 SW Millikan Way, P.O. Box 4755, Beaverton, OR 97076 www.beavertonoregon.gov

August 6, 2018

Wayne Hayson
Pioneer Design Group
9020 SW Washington Square Road
Portland, OR 97223

Subject: Pre-Application Summary Notes for Hoy 9-Lot Subdivision (PA2018-0042)

Dear Mr. Hayson,

Thank you for attending the Pre-Application Conference held on July 25, 2018. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App but have provided written comments hereto. Please feel free to contact anyone who provided comments. Contact names, telephone numbers and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in blue ink that reads "Sierra Davis".

Sierra Davis
Associate Planner
(503) 526-2652

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for
Hoy 9-Lot Subdivision
PA 2018-0042, July 25, 2018

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: www.beavertonoregon.gov. Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

PRE-APPLICATION CONFERENCE DATE: July 25, 2018

PROJECT INFORMATION:

Project Name: Hoy 9-Lot Subdivision

Project Description: Nine lot subdivision for detached residential units and a minor adjustment to reduce the minimum lot size to 4,500 square feet.

Property/Deed Owners: Ray and Tamiko Hoy
13335 SW Davies Road, Beaverton, OR 97008

Site Address: 13335 SW Davies Road, Beaverton, OR 97008

Tax Map and Lots: 1S1-28AB, Tax Lot 14600 (Lot 1 of Partition 2006-032)

Zoning: R-5

Comp Plan Designation: Standard Density

Site Size: Approximately 1.24 acres

APPLICANT INFORMATION:

Owners Name: Ray and Tamiko Hoy
13335 SW Davies Road, Beaverton, OR 97008

Applicant's Rep: Pioneer Design Group, Attn: Wayne Hayson
9020 SW Washington Square Road, Portland, OR 97223
Wayne Hayson

Phone / e-mail: (503) 643-8286 / e-mail: whayson@pd-grp.com

PREVIOUS LAND USE HISTORY:

The property was created through a partition in 2005 (LD2005-0030), which partitioned off a one-acre portion of the eastern side of the lot for the creation of Meadow Waye Park in 2010 (CU2010-0074 and DR2010-0027).

SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed "complete" that is not accompanied with a continuance to provide staff the necessary time to review the new material.

APPLICATION FEES:

Based on the plans and materials provided, the identified application fees (land use only) are as follows:

Preliminary Subdivision	\$6,238 + \$99/Lot
Final Subdivision	\$1,589
Sidewalk Modification	\$168
Minor Adjustment	\$1,021
<i>Possible Tree Plan Two</i>	\$1,540
<i>Possible Flexible Setback with Subdivision</i>	\$602

Staff recommends following up with planning on the site and building design as it progresses to determine the applicable land use applications for the ultimate submittal as changes in the proposal can require additional or different land use applications than those reviewed at the pre-application conference stage.

SECTION 50.15. CLASSIFICATION OF APPLICATIONS:

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.2 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses separate code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type which requires the broadest notice and opportunity to participate.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting is not required. However, if the project were to increase in scope requiring a Type 3 review process a neighborhood meeting would be required. Neighborhood Advisory Committee: (NAC): South Beaverton. Contact: Michael Aler, (503) 481-6018, mike.alner@gmail.com

CHAPTER 20 (LAND USES):

Zoning: See "Key Issues / Considerations" herein. Limited Land Use applications will need to address Chapter 20 compliance. See Development Standards of the applicable residential zone in table of 20.10.15.

CHAPTER 30 (NON-CONFORMING USES):

Proposal subject to compliance to this chapter? Yes No

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required? Yes No

Please Note: Applicant's written response to Section 40.03 (Facilities Review) should address each criterion. If response to criterion is "Not Applicable", please explain why the criterion is not applicable.

Applicable Application Type(s):

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type (process)</u>
1.	Preliminary Subdivision (Thresh. No. 1)	40.45.15.5	<input type="checkbox"/> Type 1 <input checked="" type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
2.	Final Subdivision (Thresh. No. 1)	40.45.15.8	<input checked="" type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
3.	Sidewalk Modification (Thresh. #1 and 2)	40.58.15	<input checked="" type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
4.	Minor Adjustment (Thresh. #1)	40.10.15	<input type="checkbox"/> Type 1 <input checked="" type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
5.	Possible Tree Plan (Thresh. #1)	40.90.15.2	<input type="checkbox"/> Type 1 <input checked="" type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 <input type="checkbox"/> Type 4
6.	Possible Flexible Setback (Thresh. #1)	40.30.15.3	<input type="checkbox"/> Type 1 <input checked="" type="checkbox"/> Type 2 <input type="checkbox"/> Type 3 <input type="checkbox"/> Type 4

Comments: In order for your application to be deemed complete, a written statement is necessary, supported by substantial evidence in response to all applicable approval criteria. Your application narrative will need to explain how and why the proposed application will meet the approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

CHAPTER 60 (SPECIAL REGULATIONS):

The following special requirements when checked are applicable to your development. Please review special requirements in the preparation of written and plan information for a formal application:

- Section 60.05 (Design Review Principles Standards and Guidelines)
- Section 60.07 (Drive-Up Window Facilities)
- Section 60.10 (Floodplain Regulations)
- Section 60.15 (Land Division Standards)**
- Section 60.20 (Mobile & Manufactured Home Regulations)
- Section 60.25 (Off-Street Loading)
- Section 60.30 (Off-Street Parking)
- Section 60.33 (Park and Recreation Facilities)**
- Section 60.35 (Planned Unit Development)
- Section 60.40 (Sign Regulations)
- Section 60.45 (Solar Access Protection)**
- Section 60.50 (Special Use Regulations)
- Section 60.55 (Transportation Facilities)**
- Section 60.60 (Trees and Vegetation)**
- Section 60.65 (Utility Undergrounding)**
- Section 60.67 (Significant Natural Resources)
- Section 60.70 (Wireless Communication)

Comments: For the application(s) listed above to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above. See *Key Issues / Considerations* herein for additional notes.

Trees to remain on-site are subject to protection standards of 60.60.20. See additional notes in *Key Issues/Considerations* herein on trees and natural resource areas.

Utility provision for 60.65 (undergrounding) apply to existing above ground poles until placed underground. See *Key Issues/Considerations* herein for additional notes on design standards. See worksheets (attached) identifying probable design standards / guidelines.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Staff recommend contacting the following persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended contact for further information if checked	<input checked="" type="checkbox"/> Clean Water Services <input checked="" type="checkbox"/> (CWS not sent copy of Pre-Application materials) <u>The Clean Water Services (CWS) is the agency that regulates sanitary sewer, storm and surface water management within Washington County and the City of Beaverton. CWS Design and Construction Standards, adopted by Resolution & Order (R&O) 04-09, effective March 1, 2004, establish technical requirements for the design and construction</u>
--	---

of sanitary and surface water management systems built as part of residential or commercial development. Pursuant to City Development Code Section 50.25.1.F, in order for the application to be deemed complete the applicant is required to submit documentation from CWS stating that water quality will not be adversely affected by the proposal. For most development proposals, CWS typically issues a "Service Provider Letter". Alternatively, CWS may issue a statement indicating no water quality sensitive areas exist on or within 200 feet of the subject site. Development activity subject to CWS review is defined in Section 1.02.14 of the CWS Design & Construction Standards. For more information contact: **Laurie Bunce** (503) 681-3639.

- Doug Nolan**, Tualatin Valley Fire & Rescue
(503) 649-8577 / douglas.nolan@tvfr.com
 Plan reviewed. Written comments attached hereto.
- Tim Boatwright**, Building, City of Beaverton
(503) 526-2409 / tboatwright@beavertonoregon.gov
 Plans reviewed. Written comments attached hereto.
- Terri Cunningham**, Operations, City of Beaverton
(503) 526-3709 / tcunningham@beavertonoregon.gov
 Plans reviewed. No comments.
- Silas Shields**, Site Development, City of Beaverton
(503) 526-4055 / sshields@beavertonoregon.gov
 Plan reviewed. Written comments attached hereto.
- Jabra Khasho**, Transportation, City of Beaverton
(503) 536-2221 / jkhasho@beavertonoregon.gov
 Plans reviewed. Written comments listed under Key Issues/Consideration section.
- Naomi Vogel**, Washington County Land Use and Transportation
(503) 846-7639 Naomi_Vogel@co.washington.or.us
 Plans reviewed.

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Applications.** In review of the plans and materials submitted for consideration, staff has identified the following land use applications.

Preliminary Subdivision (Type 2) and **Final Subdivision** (Type 1). A preliminary subdivision application is required for the creation of four or more new lots from at least one lot of record. The final subdivision application is a proposal to finalize a previously approved Preliminary Subdivision.

Sidewalk Modification (Type 2). A sidewalk modification is required when a proposed sidewalk does not meet the minimum requirements for a standard sidewalk in the Engineering Design Manual. The project does not provide a landscaping strip; therefore, an application for a modification is required.

Minor Adjustment (Type 2). A minor adjustment is required because five of the lots do not meet the minimum lot size requirement of 5,000 square feet. A minor adjustment allows up to an including a 10 percent adjustment from the numerical Site Development Requirements specified in Chapter 20 (Land Uses).

Possible Tree Plan Two (Type 2). Removal of greater than 5 Community Trees or 10% of Community Trees on the subject site requires Tree Plan Two approval. Community Trees are defined as trees which are non-fruit bearing trees greater than 10 inches in diameter. A tree inventory should be provided which identifies the size, location, species and health of the trees on the site and indicate which trees are proposed to be removed.

Possible Flexible Setback with Subdivision (Type 2). A flexible setback may be applied to subdivisions depending on the lot configuration and resulting building envelope.

2. **Consolidated Application Submittal.** As previously stated, Section 50.15.2 of Development Code provides for consolidated processing of multiple applications thereby allowing one decision making body (the Director) to hear multiple applications at one hearing date. If all second phase applications are submitted on the same date applications will be processed concurrently and heard by the Planning Commission on the same date. Staff recommends consolidated application submittal where possible.
3. **Transportation Comments**
 - a. **Public or Private Roadway:** If the roadway was designed to city standards, both in its construction and cross-section, then the roadway could remain private. The road will need to be a minimum of 20-foot with a 6-foot sidewalk and a standard curb on the eastside of the roadway adjacent to the park. Staff would encourage that the roadway be a public street since the City will require public access on the roadway and the street would be designed to public standards. The responsibility for maintenance would fall on the city rather than the property owners in this subdivision.
 - b. **Road Design:** The curve from 133rd to the new street shall meet the 20 mile per hour design standard.
 - c. **Davies Street Dedication:** A dedication may be required to meet the required 30 foot from centerline dedication.
 - d. **Park Parking Spaces and Vehicle Circulation:** Based on a preliminary review of the site, staff does not believe there is an issue with sight distance since the area is relatively flat. Staff requests information about the surrounding development to the subject site to evaluate how the proposed project may or may not impact the surrounding area.
 - e. **Sidewalk:** The city will require a minimum sidewalk width of 6-feet, but this sidewalk can be placed in an easement along each of the lots. The easement area could count as part of the lot when addressing minimum lot size.
 - f. **Roadway Lighting:** Street lighting will be required for both a public or private street. The street lights can be in or at the back of the sidewalk on the west side of the street.
4. **Clean Water Service – Service Provider Letter.** A CWS SPL is required for the proposed development.
5. **Facilities Review Approval Criteria.** Written response to the Facilities Review approval criteria is necessary (Section 40.03 of the Development Code). Applicant's narrative should respond to how critical facilities and services can be provided to the development.

6. **Systems Development Charges.** The City's SDC fee schedule can be found at the following link. <http://www.beavertonoregon.gov/DocumentCenter/View/605> For a Transportation Development Tax (TDT) estimate please contact Jabra Khasho (503)526-2221.
7. **Follow Up.** Please continue to work with staff as you develop your plans, staff is committed to working with you prior to submittal to help ensure that all applicable requirements are addressed. Please do not hesitate to contact staff to discuss your proposal further. Please note that if substantial changes occur a second pre-application conference may be advised.



Tualatin Valley Fire & Rescue

July 21, 2018

Jana Fox
City Of Beaverton
12725 SW Millikan Way
Beaverton, Oregon 97076

Re: PA2018-0042 Hoy 9-lot

Dear Jana Fox,

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:

1. **FIRE APPARATUS ACCESS ROAD DISTANCE FROM BUILDING AND TURNAROUNDS:** Access roads shall be within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1)
Please show documentation that you meet the 150' hose pull requirement for all structures.
2. **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: Parking on emergency access roads shall be as follows (OFC D103.6.1-2):

1. 20-26 feet road width – no parking on either side of roadway (signage to indicate the no parking)
 2. 26-32 feet road width – parking is allowed on one side (signage to indicate the no parking side)
 3. Greater than 32 feet road width – parking is not restricted
3. **PAINTED CURBS:** Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3)
A fire lane may be required for access to lots 7 and 8 if access is not provided within 150' of all portions of the structure. Distances greater than 150' will be required to be marked as a fire lane.

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)
Please provide documentation of fire flow for review.

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)
Please provide documentation of fire flow for review.

FIRE HYDRANTS:

6. **FIRE HYDRANTS – ONE- AND TWO-FAMILY DWELLINGS & ACCESSORY STRUCTURES:** Where a portion of a structure is more than 600 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the structure(s), on-site fire hydrants and mains shall be provided. (OFC 507.5.1)
Please indicate the location of fire hydrants.

If you have questions or need further clarification, please feel free to contact me at (503) 649-8577.

Sincerely,

Doug Nolan

Doug Nolan
Deputy Fire Marshal II

Cc:

From: Brad Roast
Sent: Wednesday, July 11, 2018 9:49 AM
To: Brianna Addotta <baddotta@beavertonoregon.gov>
Subject: Preapp Notes: Hoyt 9-Lot Subdivision

Building Div. Comments:

A demolition permit is required for the removal of the existing building(s). A plumbing permit is required for removal, abandonment and capping of a septic tank or sewer line. If a septic tank exists, it shall be pumped out and filled in with sand or gravel or completely removed. An inspection shall be obtained from the plumbing inspector after the tank is filled or removed. A copy of the receipt from the pumping company shall be provided. If the building is connected to the public sanitary sewer system, the building's sewer shall be capped off at the property line and inspected by the plumbing inspector. (BC 8.02.035, Section 105, OSSC; Section 722, OPSC) The removal of existing buildings on the property may provide credits towards some system development (SDC) fees such as water, sanitary sewer, impervious surface, and traffic.

Brad Roast
Building Official | Building Division
City of Beaverton | 12725 SW Millikan Way, 4th Floor | Beaverton OR 97005
p: 503-526-2524 | f: 503-526-2550 | www.BeavertonOregon.gov

PRE-APPLICATION CONFERENCE MEETING SUMMARY

Development Engineering Issues

CITY OF BEAVERTON
Site Development Division
12725 SW Millikan Way, 4th Floor
PO Box 4755
Beaverton, OR 97076
Tel: (503) 526-2552
Fax: (503) 526-2550
www.BeavertonOregon.gov

PAGE 1 of 3



PROJECT SITE OR NAME: Hoy 9-Lot Subdivision (13335 SW Davies Rd.)

PRE-APPLICATION CONFERENCE NUMBER: PA 2018-0042

DATE: July 25, 2018

Prepared by: Silas Shields – Site Development Division

ph: 503.350.4055 sshields@BeavertonOregon.gov fx:503.526.2550

For more detailed information regarding existing utilities, topography, and geographical information, necessary for preparation of various applications call **503.526.2342** or submit a request on line at:
<http://apps.beavertonoregon.gov/forms/ABSubmit.aspx>

REFERENCE CITY OF BEAVERTON ENGINEERING DESIGN MANUAL AND STANDARD DRAWINGS (Ordinance 4417) AND CLEAN WATER SERVICES STANDARDS (CWS R&O 2007-020).

GENERAL NOTES: City utilities (water, sanitary sewer, storm drainage) are in the vicinity of the site. Local utility provision issues must be addressed with a land division application to demonstrate service feasibility for the proposed development including a storm water report prepared by a professional civil engineer. The storm water report will need to specifically document how the proposal will provide storm detention (quantity), per Section 330 of City Ordinance 4417, and treatment (quality) per CWS Resolution and Order 2007-020. For onsite water treatment and detention, the city will accept a fee in lieu. Treatment and detention will still need to be provided for improvements in the public right-of-way. This includes the proposed connecting road between Bluebell Lane and Davies which, after consulting with the transportation department, was decided must be public.

LIDA (low impact development approaches) for storm water management are encouraged. LIDA is covered in Section 4.07 of the CWS standards and within the CWS LIDA Handbook. The public utility easement on the adjacent Meadow Waye park property may not be utilized for the provision of a LIDA facility.

Please note that any private sewer (sanitary and storm) plumbing cannot cross property lines, nor can a new development be approved where private sewer lines would be located on any lot other than the lot being served. An 8-inch diameter water line connection needs to be constructed from Bluebell Lane to Davies Road. This site is on the low end of the 525 HGL pressure zone and therefore individual pressure reducing valves installed behind the meter may be needed to meet plumbing code requirements. According to city data, there is an observation well on the site, which will need to be decommissioned prior to development.

The partion plat (No. 2006-032) for this lot shows a 15 ft. wide storm utility easement for the benefit of the city located in the northwest corner. City data and stormwater engineers concur that this easement is not being utilized by the city. If the new development proposal can show that the easement will not need to be utilized, nor is currently being utilized, then it may be vacated.

All power and communication service wires into the site must be placed underground. Existing overhead lines along site frontage must also be undergrounded if affected by the proposed improvements. Street lighting along site frontage must be Option C, per section 450 of City Ordinance 4417. There is a moratorium on SW Davies from 2017 to 2020, therefore any public

street improvements on Davies will require replacement of the asphalt along property frontage up to the centerline.

A Clean Water Services Service Provider letter is required for a land division application (see contact on next page). The wet utilities and new access construction to all proposed lots required must be substantially complete before the final plat can be recorded and the new lots can be sold.

<p>CITY PERMITS required for work as proposed or likely to be needed:</p>	<p><input checked="" type="checkbox"/> CITY SITE DEVELOPMENT PERMIT Contact: Sheila at 503.526.3724 <input type="checkbox"/> Floodplain, floodway, or welland modification</p> <p><input type="checkbox"/> CITY SITE EROSION CONTROL PERMIT Contact: Bonnie at 503.526.2552</p>	<p><input type="checkbox"/> CITY RIGHT OF WAY PERMIT Contact: Bonnie at 503.526.2552 <input checked="" type="checkbox"/> STREET CUT MORATORIUM</p> <p><input checked="" type="checkbox"/> BUILDING PERMIT w/Erosion Control <input checked="" type="checkbox"/> Site Plumbing Permit for private utilities Contact: Bldg. Counter at 503.526.2401</p>
<p>WATER SERVICE AREA AND ISSUES</p>	<p><input checked="" type="checkbox"/> CITY OF BEAVERTON SYSTEM Contact: David Winship at 503.526.2434 <input type="checkbox"/> 410 HGL <input checked="" type="checkbox"/> 525 HGL <input checked="" type="checkbox"/> Other zone/split zone</p>	<p><input type="checkbox"/> WEST SLOPE WATER DISTRICT Contact: Jerry Arnold at 503.292.2777</p>

SITE ENGINEERING ISSUES

Prepared by Silas Shields

<p>OTHER PERMITS and approvals required for work as proposed or likely to be needed:</p>	<p><input type="checkbox"/> WASHINGTON COUNTY For work within, access, or construction access to _____. NOTE: Storm and sanitary sewers in County roads inside City limits are City-owned and maintained. Some street lights on County roads are City-owned.</p> <p><input type="checkbox"/> OREGON D.O.T. (Dist.2B Sylvan Office) For work within, access, or construction access to _____. 503.986.4267 Contact: Steve Schalk at (971) 673-1343</p> <p><input type="checkbox"/> OREGON DEPARTMENT OF STATE LANDS Contact: Russ Klassen at 503.986.5244</p> <p><input checked="" type="checkbox"/> CLEAN WATER SERVICES DISTRICT <input checked="" type="checkbox"/> Site Assessments/Service Provider Letters Wetlands/Creeks/Springs/Connection Permits Contact: Laurie Bunce at 503.681.3639 SPLReview@cleanwaterservices.org</p> <p><input checked="" type="checkbox"/> DEQ 1200-CN EROSION CONTROL PERMIT Contact: Bonnie Collins at 503.526.2552 (Permit application to City for CWS & DEQ) FOR DISTURBANCE OF 1 to 4.99 Acres Contact applicable Oregon DEQ staff regarding Case File No. 34-15-1608.</p>	<p><input type="checkbox"/> Facilities and Access Permits Contact DLUT Staff: 503.846.8761</p> <p><input type="checkbox"/> Right of Way Permits Contact Operations Staff: 503.846.7620</p> <p><input type="checkbox"/> Utilities Permits Contact Operations Staff: 503.846.7623</p> <p><input type="checkbox"/> OREGON D.O.T. (Salem Office) Rail / Street Crossings Contact: Dave Lanning at</p> <p><input type="checkbox"/> U.S. ARMY CORPS OF ENGINEERS Contact: Michael LaDouceur at 503.808.4337</p> <p><input type="checkbox"/> Connection to CWS Trunk Sewer (>21" dia.) Contact: Permit Staff 503-681-5100</p> <p><input type="checkbox"/> Source Control Permit (all non-residential) Contact: Clayton Brown at 503.681.5129</p> <p><input checked="" type="checkbox"/> DEQ Letter of "No Further Action"(NFA) or other documentation concerning soil and/or groundwater contamination on this property and clearance allowing new construction.</p>
---	--	--

	<input checked="" type="checkbox"/> MUST UNDERGROUND EXISTING OVERHEAD UTILITIES ON-SITE AND NEW SERVICES. <input checked="" type="checkbox"/> May be eligible for fee-in-lieu of undergrounding – see Dev. Code, Section 60.65.20-25								
<p>SITE SOIL, SURFACE & STORM WATER ISSUES</p>	<table border="0"> <tr> <td data-bbox="365 336 941 420"> <input type="checkbox"/> MAPPED FEMA FLOODPLAIN <input type="checkbox"/> Map Number 4102400_---_D (Feb. 18, 2005) <input type="checkbox"/> Level of 100 Year Flood in vicinity of the site: Base Flood Elevation (NGVD-29) <input type="checkbox"/> Cut and fill grading balance required. </td> <td data-bbox="966 336 1469 441"> <input type="checkbox"/> UNMAPPED FLOOD HAZARD AREA A flood study is a required part of any development application. </td> </tr> <tr> <td data-bbox="365 451 941 682"> <input type="checkbox"/> Certified minimum finish floor required: <input type="checkbox"/> 1 foot <input type="checkbox"/> 2 feet above base flood elevation. <input type="checkbox"/> SEPARATE FLOODPLAIN MODIFICATION PUBLIC NOTICE REQUIRED PRIOR TO SITE DEVELOPMENT PERMIT and BUILDING PERMIT ISSUANCE with a 10-DAY APPEAL PERIOD. *ASCE/SEI 24-05, 2011 OSSC (2009 IBC) Appendix G (Flood-resistant Construction) </td> <td data-bbox="966 451 1469 493"> <input type="checkbox"/> GEOTECHNICAL REPORT REQUIRED </td> </tr> <tr> <td data-bbox="365 682 941 798"> <input checked="" type="checkbox"/> STORM WATER FACILITIES REQUIRED <input checked="" type="checkbox"/> Winter Storm Detention (quantity) <input checked="" type="checkbox"/> Summer Storm Treatment (quality) </td> <td data-bbox="966 682 1469 850"> <input checked="" type="checkbox"/> POSSIBLE FEE-IN-LIEU OF: <input checked="" type="checkbox"/> Detention (quantity) <input checked="" type="checkbox"/> Treatment (quality) - must justify using CWS criteria in DR/Land Div. application submittals. </td> </tr> <tr> <td colspan="2" data-bbox="365 850 1469 913"> <input checked="" type="checkbox"/> REQUIRES IMPERVIOUS SURFACE INVENTORY </td> </tr> </table>	<input type="checkbox"/> MAPPED FEMA FLOODPLAIN <input type="checkbox"/> Map Number 4102400_---_D (Feb. 18, 2005) <input type="checkbox"/> Level of 100 Year Flood in vicinity of the site: Base Flood Elevation (NGVD-29) <input type="checkbox"/> Cut and fill grading balance required.	<input type="checkbox"/> UNMAPPED FLOOD HAZARD AREA A flood study is a required part of any development application.	<input type="checkbox"/> Certified minimum finish floor required: <input type="checkbox"/> 1 foot <input type="checkbox"/> 2 feet above base flood elevation. <input type="checkbox"/> SEPARATE FLOODPLAIN MODIFICATION PUBLIC NOTICE REQUIRED PRIOR TO SITE DEVELOPMENT PERMIT and BUILDING PERMIT ISSUANCE with a 10-DAY APPEAL PERIOD. *ASCE/SEI 24-05, 2011 OSSC (2009 IBC) Appendix G (Flood-resistant Construction)	<input type="checkbox"/> GEOTECHNICAL REPORT REQUIRED	<input checked="" type="checkbox"/> STORM WATER FACILITIES REQUIRED <input checked="" type="checkbox"/> Winter Storm Detention (quantity) <input checked="" type="checkbox"/> Summer Storm Treatment (quality)	<input checked="" type="checkbox"/> POSSIBLE FEE-IN-LIEU OF: <input checked="" type="checkbox"/> Detention (quantity) <input checked="" type="checkbox"/> Treatment (quality) - must justify using CWS criteria in DR/Land Div. application submittals.	<input checked="" type="checkbox"/> REQUIRES IMPERVIOUS SURFACE INVENTORY	
<input type="checkbox"/> MAPPED FEMA FLOODPLAIN <input type="checkbox"/> Map Number 4102400_---_D (Feb. 18, 2005) <input type="checkbox"/> Level of 100 Year Flood in vicinity of the site: Base Flood Elevation (NGVD-29) <input type="checkbox"/> Cut and fill grading balance required.	<input type="checkbox"/> UNMAPPED FLOOD HAZARD AREA A flood study is a required part of any development application.								
<input type="checkbox"/> Certified minimum finish floor required: <input type="checkbox"/> 1 foot <input type="checkbox"/> 2 feet above base flood elevation. <input type="checkbox"/> SEPARATE FLOODPLAIN MODIFICATION PUBLIC NOTICE REQUIRED PRIOR TO SITE DEVELOPMENT PERMIT and BUILDING PERMIT ISSUANCE with a 10-DAY APPEAL PERIOD. *ASCE/SEI 24-05, 2011 OSSC (2009 IBC) Appendix G (Flood-resistant Construction)	<input type="checkbox"/> GEOTECHNICAL REPORT REQUIRED								
<input checked="" type="checkbox"/> STORM WATER FACILITIES REQUIRED <input checked="" type="checkbox"/> Winter Storm Detention (quantity) <input checked="" type="checkbox"/> Summer Storm Treatment (quality)	<input checked="" type="checkbox"/> POSSIBLE FEE-IN-LIEU OF: <input checked="" type="checkbox"/> Detention (quantity) <input checked="" type="checkbox"/> Treatment (quality) - must justify using CWS criteria in DR/Land Div. application submittals.								
<input checked="" type="checkbox"/> REQUIRES IMPERVIOUS SURFACE INVENTORY									



PRE APPLICATION CONFERENCE ATTENDANCE

PRE APP NO: PA2018-0042

DATE: 07/25/2018

PRE APP NAME: HOY 9-LOT

<u>NAME</u>	<u>EMAIL</u>	<u>PHONE</u>
Sierra Davis	sdavis@beavertonoregon.gov	503.526.2652
Jambo Kirkman	skirkman@beavertonoregon.gov	503 526 2557
Silas Shields	sshields@beavertonoregon.gov	503-350-4055
Rhery Haggerty	^{rhaggerty} rhery@beavertonoregon.gov	503.526.5827
Luke Lappin	llappin@pd-grp.com	503 643 8286
Wayne Hayson	whayson@pd-grp.com	503 643 8286 (503) 445-0286
Niki Munson	NMUNSON@EVERTSIDEHOME.COM	
Miko Hoy	miko.hoy@gmail.com	503 244 4940
Rob Hevy	rob@roblevy.com	503 906 1444
Nicole Paulsen	npaulsen@thprcd.org	503 614 4602
Joey YATES	jyates@beavertonoregon.gov	503/350-4049



CITY OF BEAVERTON
 Community Development Department
 Planning Division
 4755 SW Griffith Drive / PO Box 4755
 Beaverton, OR. 97076
 Tel: (503) 526-2420 Fax: (503) 526-3720
 www.beavertonoregon.gov

PRE-APPLICATION- HOLD HARMLESS AGREEMENT FORM

Applicable only to Type 2 Applications

Pursuant to section 50.20.1 of the Beaverton Development Code, a Pre-Application Conference is **required** for all proposals which require Type 2, Type 3 or Type 4 applications. A Pre-Application Conference is optional for Type 1 applications. The purpose of the pre-application conference is to acquaint the City and outside agencies and service providers with the potential application, and to acquaint the applicant the requirements of the Development Code, the Comprehensive Plan, and other relevant criteria and procedures for submitting a complete land use application.

By signing this form, the applicant has elected to not hold a Pre-Application Conference with the City staff. By making such choice, the applicant understands that the City staff will not provide a detailed list of application submittal requirements before the applicant files a land use application with the City. The applicant accepts responsibility for submitting a complete application and holds the City harmless for identifying additional application submittal requirements during the completeness review of the submitted land use application.

Please note: There is an option to forgo the Pre-Application Conference only if the proposal is subject to a Type 2 application. If your proposal requires Type 3 or has the **potential** for Type 3 application, the Pre-Application Conference is required and this option is not available. The only exception for a Type 3 as a required application, subject to approval of the Director, is in the instance where a Type 3 application is identified as a required application after completeness. Please respond to the following:

1. Below, please check the appropriate application(s) filed or to be filed with the City:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Adjustment (Minor-Type 2) | <input type="checkbox"/> Home Occupation (Type 2) |
| <input type="checkbox"/> Conditional Use (<i>Admin</i> or <i>Minor</i> Modification) | <input checked="" type="checkbox"/> Land Division (Partition or Subdivision) |
| <input type="checkbox"/> Design Review (Type 2) | <input type="checkbox"/> Loading Determination |
| <input type="checkbox"/> Director's Interpretation | <input type="checkbox"/> Parking Determination |
| <input type="checkbox"/> Flexible Setback (Type 2) | <input checked="" type="checkbox"/> Tree Plan (Type 2) |
| <input checked="" type="checkbox"/> Other Application Type <u>Sidewalk Design Modification</u> | |

2. Below, please sign and date in response the following statement:

I, Wayne Hayson (PRINT NAME), as applicant or legal representative of the applicant applying for: A 9- Lot Subdivision "Southridge Park" (APPLICATION DESCRIPTION), Hereby announce my intention to forgo the Pre-Application requirement identified by the City of Beaverton Development Code. By signing this form, I voluntarily assume all risks, liabilities and damages and shall further hold harmless the City of Beaverton against any and all risks, liabilities and/ or damages that may arise from the final action(s) issued by the City in response to the application(s) identified above.

Signed by:  Date: 08/27/2019



Beaverton
O R E G O N

CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #: _____
FILE NAME: _____
TYPE: _____ RECEIVED BY: _____
FEE PAID: _____ CHECK/CASH: _____
SUBMITTED: _____ LWI DESIG: _____
LAND USE DESIG: _____ NAC: _____

PRE-APPLICATION CONFERENCE - APPLICATION

APPLICANT: Use mailing address for meeting notification. Check box if Primary Contact

COMPANY: Riverside Homes
ADDRESS: 17933 NW Evergreen Place, # 370
(CITY, STATE, ZIP) Beaverton, OR 97006
PHONE: (503) 645-0986 FAX: _____ E-MAIL: NMunson@riversidehome.com

SIGNATURE: _____ CONTACT: Niki Munson
(Original Signature Required)

APPLICANT'S REPRESENTATIVE: Check box if Primary Contact

COMPANY: Pioneer Design Group
ADDRESS: 9020 SW Washington Square Road
(CITY, STATE, ZIP) Portland OR 97223
PHONE: 503-643-8286 FAX: _____ E-MAIL: whayson@pd-grp.com

SIGNATURE: _____ CONTACT: Wayne Hayson
(Original Signature Required)

PROPERTY OWNER(S): Attach separate sheet if needed. Check box if Primary Contact

COMPANY: Ray & Tamiko Hoy
ADDRESS: 13335 SW Davies Road
(CITY, STATE, ZIP) Beaverton OR 97008
PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 13275/13335 SW Davies Rd
ASSESSOR'S MAP & TAX LOT # 1S128AB14600 LOT SIZE 1.24 ac ZONING DISTRICT R5

AREA TO BE DEVELOPED (s.f.): 53,901 s.f.
EXISTING USE OF SITE: Single Family Residential Dwelling and Associated Accessory Structures
PROPOSAL: 9 Lot Detached Residential Subdivision & a Minor Adjustment to Reduce min. lot size to 4,500sf

PRE-APPLICATION CONFERENCE - INTRODUCTION

When is a Pre-Application Conference Required?

Pre-Application Conferences **are required** for all proposals that require a Type 2, Type 3 or Type 4 application. Applicants may choose to forgo the required pre-application conference for Type 2 application upon completion of a form for that purpose provided by the Director. A Pre-Application Conference **is optional** for Type 1 applications.

Purpose of a Pre-Application Conference?

- To acquaint the City, and outside agencies, and service providers, with a potential application, and to acquaint the potential applicant with the requirements of the Code, the Comprehensive Plan, and other relevant criteria and procedures.
- A pre-application conference is not intended to be an exhaustive review of all potential issues.
- A pre-application conference does not bind or preclude the City from enforcing all applicable regulations or from applying regulations in a manner differently than may have been indicated in the pre-application conference.
- Intended to be informational only, and **is not** an approval in any manner of your proposal.

What is the Application Procedure?

1. Submit a complete Pre-Application Conference application form, together with the required the written and plan information identified in the Pre-Application Conference Submittal Checklist form, and the required fee.
2. The City will schedule and conduct a Pre-Application Conference within 21 calendar days of the receipt of a request for a pre-application conference.
3. At the conference you will meet with representatives of the City's Planning Division Department who will discuss the proposal with you. Depending upon the type and complexity of your proposal, representatives from other City Departments and other agencies including but not limited to Engineering, Transportation, Public Works, and Fire Prevention Divisions, may also attend.
4. During the Pre-Application Conference or shortly thereafter, staff will present you with a summary report responding to your proposal and identify applicable Development Code regulations, and Comprehensive policies, key issues, and requirements for special studies and information including but not limited to traffic studies and soil studies. If you bring up additional or new information at the pre-application conference, staff may revise the pre-application conference summary report, and mail it to you within 14 days of the meeting date.

How Long is the Pre-Application Conference Valid?

A Pre-Application Conference is valid **one (1) year** from the date of the conference.

Some Key Things to Remember:

As you prepare for the pre-application conference, keep in mind the following key things:

- The property you are investigating may have private obligations, such as covenants, conditions and restrictions (CC&R's) to which the City is not a party and does not consider in its review.
- The more detailed the information submitted for review, the more information staff can provide you on the required type(s) of land use review, more explicit the response can be provided.
- You are required to submit the pre-application conference report as part of your formal land use application.

QUESTIONS? PHONE (503) 526-2420 or FAX (503) 526-2550

PRE-APPLICATION CONFERENCE – SUBMITTAL CHECKLIST

WRITTEN STATEMENT – Total of ten (10) copies, unless otherwise noted

- A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
- B. WRITTEN STATEMENT.** Provide a detailed description of the proposed project or proposal including, but not limited to: the changes to the site, structure, landscaping, parking and land use.
- C. FEE** as established by the City Council. Make checks payable to the City of Beaverton.

PLANS & GRAPHICS – Total of ten (10) copies

All plans, except architectural elevations, should be to scale (engineering scale) and should have a maximum sheet size of **24" x 36"** and a minimum sheet size of **11" x 17"**. Architectural elevations may be drawn to an architectural scale and should have a maximum sheet size of **24" x 36"** and a minimum sheet size of **11" x 17"**. **All plans should be folded to fit a legal size file jacket.**

- A. PROPOSED SITE PLAN:** Applicants are encouraged to provide as much information and detail as available. Below is a list of recommended items to be shown on the Proposed Site Plan:

- Proposed name of project (e.g., subdivision or business).
- Area of the site (acres or square feet).
- Location of existing public and private utilities, easements, and 100-year floodplain (if known)
- Sensitive areas, as defined by Clean Water Services (CWS) standards (if known).
- Location of on-site wetlands, upland wooded areas, riparian areas, rock out-croppings, and streams (if known).
- Configuration and dimensions of all existing and proposed lots and tracts, including proposed park, open space, and or drainage tracts or easements.
- Location and dimensions of existing and proposed buildings, structures.
- Internal circulation system, name and location of existing and proposed roadways and roadway easements (private and public).
- Location of existing and proposed on-site driveways and off-street parking
- Location of existing off-site driveways across the street.
- Location and width of existing and proposed on-site pedestrian and bicycle facilities on-site.
- Location and width of existing and proposed easement for access, drainage, etc.
- Location of existing and proposed trees and other landscaping to be planted at the site.

- B. PROPOSED ARCHITECTURAL ELEVATIONS (if applicable and available)**

- Building height, direction each elevation will face, material elements (if known) and other features.

SPECIFIC QUESTIONS AND ISSUES YOU WISH TO HAVE DISCUSSED AT THE PRE-APPLICATION CONFERENCE: (Attach separate sheet if necessary)

1. A 15-foot-wide sanitary storm drainage and slope easement to the City of Beaverton is located in the north west corner of the site. The applicant would like to explore opportunities to have this easement vacated.
2. Will access directly to SW Davies Road from Lot 1 be acceptable?
3. Can the development utilize the public utility easement on Tax Lot 1S128AB14700 for the provision of a LIDA facility to treat stormwater runoff from the proposed public street.
4. The double flag pole as proposed will serve lots 7, 8, and 9. What width is required (currently 17 feet) and is a sidewalk required?
5. Please clarify side yard setback requirements for the development.

PLEASE NOTE BELOW THE NAMES OF CITY STAFF WITH WHOM YOU HAVE ALREADY DISCUSSED THIS PROPOSAL, ESPECIALLY IN RELATION TO THE ABOVE QUESTIONS AND ISSUES:

	STAFF PERSON NAME	DEPARTMENT
1.	Elena Sasin	Community Development - Planning
2.	Jim Duggan	Community Development - Site Development
3.		



CIVIL LAND USE PLANNING SURVEY

P 503.843.8286 F 844.716.4743 www.pd-grp.com
9020 SW Washington Square Rd Suite 170
Portland, Oregon 97223

Davies Road/Bluebell Lane Subdivision - Project Description:

The applicant is proposing a 9-lot subdivision of Tax Lot 14600 of Assessor Map 1S128AB, located at 13275 SW Davies Road, Beaverton OR 97008. Tax Lot 14600 consists of 53,901 square feet (1.24 acres). The site is located within the South Beaverton Neighborhood in the Standard Density Residential District, with a zoning designation of R5. Minimum lot areas in the R5 district are 5,000 square feet. Accordingly, the maximum density for the site using the gross residential density is 11 units. Using the minimum net residential density presuming a public street dedication of approximately 7,500 square feet, minimum density for the site is 7 units. Accordingly, the proposed 9 unit subdivision is within the required density range.

There is one existing dwelling on the site with associated accessory structures. Existing access to the dwelling is obtained from the SW Davies Road frontage. All existing structures are proposed to be removed with this development. No known significant Natural Resource areas, or floodplain areas are identified on the site.

The applicant proposes the subdivision application and a minor adjustment in accordance with Section 40.10.15.1. to reduce the minimum lot size by no more than 10%, from 5,000 square feet to 4,500 square feet. The reduction is requested for up to 5 of the lots. To the extent practicable, lots are oriented to front to Meadow Waye Park.

City staff have indicated a desire to see a through connection between SW Bluebell Lane and SW Davies Road. Due to constraints on the site with the existing park having provided no frontage improvements to support the through street, the applicant understands the City would be willing to support a 20-foot-wide paved street, with curb and gutter sections on both sides and a curb-tight sidewalk on the west side in an easement on the lots. On the east side, the requirement for a sidewalk would be met by the existing through pedestrian connection within the park.

A 15-foot-wide sanitary storm drainage and slope easement to the City of Beaverton is located in the north west corner of the site. The property owner is unaware if this easement is utilized, and the applicant would like to explore opportunities to have this easement vacated. Regarding storm sewer provision, the applicant is investigating the ability to provide on-site LIDA facilities within each lot, and either a LIDA facility in the 3 foot wide utility easement on the Park site, required by Condition A.2 of LD2005-020, or capacity down stream for the public through street.

