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# Beaverton Sikh Temple

## Conditional Use, Design Review Two, Tree Plan Two Application

**Prepared for:**

Sikh Center of Oregon  
17514 SW Scholls Ferry Road  
Beaverton, Oregon 97007

**Submitted to:**

City of Beaverton  
Community Development Department  
12725 SW Millikan Way  
Beaverton, Oregon 97005-1678

**Prepared by:**



1500 Valley River Drive, Suite 100  
Eugene, OR 97401  
503.746.8812  
emeriodesign.com

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**Project Summary**

<b>Request:</b>	New Type III Conditional Use Permit, Design Review Two, and a Tree Plan Two application to permit the proposed conversion of an existing residential accessory building (workshop) into a temple/prayer hall.	
<b>Location:</b>	15660 SW Division Street Beaverton, Oregon 97007 Washington County Assessor's Map No. 1s-11-7CA, Lot 2900	
<b>Owner/Applicant:</b>	Sukhjinder Singh Deo Sikh Center of Oregon 17514 SW Scholls Ferry Road Beaverton, Oregon 97007 Phone: 978-328-6035 Email: info@sikhcenteroforegon.com	
<b>Engineer/Planner:</b>	<b>Emerio Design, LLC</b> 6445 SW Fallbrook Place, Suite 100 Beaverton, Oregon 97008 503-746-8812 Engineer: Roy Hankins, PE roy@emeriodesign.com	Planner: Hayden Wooton hwooton@reece-eng.com

**Exhibits**

- A – Washington County Assessor's Map
- B – Affidavit of Mailing
- C – Neighborhood Meeting Invitation
- D – Affidavit of Posting
- E – Neighborhood Meeting Report
- F – Tualatin Valley Water District Letter
- G – Clean Water Services Letter
- H – Tualatin Valley Fire & Rescue
- I – Vehicle Maneuvering Exhibit
- J – Bike Parking Cover

**Plan Sheets**

- 1.0 – Cover Sheet
- 2.0 – Existing Conditions
- 3.0 – Preliminary Site Plan
- 4.0 – Preliminary Utility Plan
- 5.0 – Preliminary Grading Plan
- 6.0 – SW Division St & SD-01 Plan & Profile
- 7.0 – SW Division St & SD-01 Plan & Profile
- 8.0 – SD -01 Plan & Profile
- 9.0 – Details

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## I. Project Description

Sikh Center of Oregon, the applicant, is proposing to convert an existing residential accessory structure (workshop/shed) into a temple/prayer hall. In addition to repurposing the existing workshop, the existing garage will be expanded and converted into a community kitchen and dining hall. The on-site dwelling will be retained and renovated to serve as a residence for the temple's priest; it will remain a single-dwelling unit. Along with converting and refurbishing the existing residence and accessory structures, the applicant will construct both on- and off-site improvements. On-site improvements will consist of two driveways and parking facilities, pedestrian walkways throughout the property, and a stormwater management system. Off-site and public improvement will consist of an extension of the nearby stormwater drainage system and half-street improvements contained within a 12-foot right-of-way dedication.

The proposed project is located on a two-acre parcel located at 15660 SW Division Street and can be identified as Washington County Assessor's Map No. 1s-11-7CA, Lot 2900 (Exhibit A). The subject property is zoned Residential Mixed C (RMC) by the City of Beaverton. In the RMC zone, "places of worship" are classified as a Conditional Use by City of Beaverton Development Code Table 20.05.20.A.

As required by Beaverton Development Code Section 50.30.2, a neighborhood review meeting must be held for Type III Conditional Use Permits. The City of Beaverton provided mailing labels for neighbors within the 500-foot notice area, and an invitation was mailed to the affected neighbors on March 17<sup>th</sup>, 2023 (Exhibits B & C). Also on March 17<sup>th</sup>, 2023, the required signage was posted on the subject property (Exhibit D). The neighborhood meeting was on April 8<sup>th</sup>, 2023, at 11:00 a.m. A report from the neighborhood meeting detailing the conversation has been attached to this application narrative (Exhibit E). As required by Beaverton Development Code Section 50.30.4.G, a certified mail receipt was emailed to staff on December 19<sup>th</sup>, 2023.

The proposed development conforms to all applicable sections of the Beaverton Development Code (BDC). This application narrative provides findings of fact that demonstrate conformance with all applicable sections of the above-mentioned governing regulations. The applicable criteria and standards from the SRC will appear in *italics* followed by the applicant's responses in regular font.

## II. Operational Characteristics

The most regular event at the Sikh Center will be the Sunday service. Six to eight volunteers come around 9:30 a.m. to prepare a hot meal for the congregation to be served at 1:30 p.m. after the Service. Tea and snacks are served from 10:30 a.m. to 11:30 a.m. Most congregants arrive between 11:00 a.m. and 12:00 p.m. Most of the people come as families and two to four people per car is common. Sunday school for children will be held between 11:00 a.m. and 12:00 p.m. in the assembly hall. Typical attendance is 15-20 children. The main Service in the assembly hall will start at 12:00 p.m. and conclude at 1:30 p.m. During this time most of the congregants will be sitting in the assembly hall. The Service consists of hymn singing from the Sikh Scriptures, Sri Guru Granth Sahib ji, using traditional Sikh music instruments. Average attendance on a Sunday is 100 to 150 people.

The on-site single-family house will be used as the priest's residence.

Some details of the community kitchen building are as follows:

- The community kitchen building will be divided into 2 parts, the kitchen itself and the dining space.

- The kitchen will use professional grade gas stoves for cooking soups, curries, rice and flat bread for the congregation. At a given time six to eight people could be preparing food in the kitchen.
- Food prepared in the Gurdwara (Sikh temple) is called Langar. Langar is traditionally served to congregants while seated on the floor in a row. The original idea behind it was to promote equality between people from different casts, religions, and social status.
- We expect about 50-60 people partaking Langar at a given time in the dining space. Often, if there are more people, it can be served in two or three sittings. The dining space will be carpeted for comfortable seating on the floor.
- The kitchen will only be used to prepare food for the congregation on service days. The food to be prepared is brought by the volunteers on the same day or the day before in their personal cars. Our volunteers take turns to get the groceries and prepare the meal. There is no specific scheduled food delivery for any of the items used in the kitchen.

Besides the Sunday service described above, we mark six important Sikh calendar days, which are always celebrated on a weekend following the given calendar day, when some of our members will visit the temple on Friday and Saturday. Hot meal (Langar) is served during these events on Friday and Saturday. The attendance on these days can be up to half of our Sunday attendance. The celebration ends with the regular Sunday Service.

Occasionally, there may be a specific family event, such as birth of a child or death in a family or a marriage, when the family comes to the Gurdwara with close friends and relatives to hold a special prayer or ceremonial service. Typically, we see two to three such events in a year, as our community is relatively small. Typical attendance during these events could be 10 to 40 people. During these events Gurdwara premises can only be used for the religious service, which will be held inside the assembly hall. There will be no outside music or noise during these events.

### III. Existing Conditions

The subject property has frontage along the south side of SW Division Street. It is a paved road with one lane in each direction that lacks sidewalk, curb, gutter, bike lanes, and landscape strips. SW Division Street is a collector street under Washington County's jurisdiction. As discussed in Section I, Project Description, there are three existing structures on the subject property: a single-unit dwelling, a garage/miscellaneous building, and a workshop/shed. Two driveways near the east and west property lines provide access to these buildings. All existing improvements are clustered in the northern portion of the property. The remaining property is undeveloped consisting of trees and brush. The site has moderate slopes with elevations ranging from 230 feet above mean sea level near the northeast corner to 250 feet near the southwest corner. Adjoining zones and land uses:

North: Several single-unit residential dwelling units zoned R-9 by Washington County.

South: The Four Season No. 8 residential subdivision zoned RMC by the City of Beaverton.

East: Several single-unit residential dwelling units zoned R-5 by Washington County.

West: The Villageshire residential subdivision zoned R-5 by Washington County.

## IV. Facilities Review Committee

### 40.03. Facilities Review Committee

*Consistent with Section 10.95.3. (Facilities Review Committee) of this Code, the Facilities Review Committee shall review the following land use applications: all Conditional Use, Design Review Two, Design Review Three, Downtown Design Review Two, Downtown Design Review Three, Single-Detached and Middle Housing Design Review Two, Single-Detached and Middle Housing Design Review Three, Public Transportation Facility Reviews, Street Vacations, and applicable Land Divisions. Applicable land division applications are Replats, Partitions, Subdivisions, Fee Ownership Partitions, and Fee Ownership Subdivisions. In making a recommendation on an application to the decision making authority, the Facilities Review Committee shall base its recommendation on a determination of whether the application satisfies all the following technical criteria. The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B., and all the following criteria have been met, as applicable:*

1. *All Conditional Use, Design Review Two, Design Review Three, Downtown Design Review Two, Downtown Design Review Three, Single-Detached and Middle Housing Design Review Two, Single-Detached and Middle Housing Design Review Three, and applicable Land Division applications:*
  - 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.*

**Response:** Critical facilities are defined as “public water, public sanitary sewer, stormwater drainage, treatment, and detention, transportation, and fire protection” by BDC Chapter 90. A review of each of these facilities follows:

Public Water: The proposed development will not require access to non-potable public water; as such, this application narrative only addresses the availability and capacity of public potable water. As demonstrated by the attached service provider letter, the City of Beaverton through Tualatin Valley Water District’s system provides service to the subject property via a waterline located in SW Division Street. The applicant believes this line is adequately sized and has enough capacity to serve the proposed development. A new connection, and if necessary, a new meter will be constructed to serve the new use.

Sanitary Sewer: Sanitary sewer service to the subject property is provided by the City of Beaverton via an eight-inch line located in SW Division Street. Currently, only the existing dwelling is connected to this sanitary sewer line. An additional connection will be constructed to serve the eventual community kitchen. The new and existing connections will be adequate to serve the proposed development.

Stormwater Systems: The City of Beaverton provides stormwater drainage service to the subject property; however, the nearest storm sewer line is located approximately 166 feet east of the subject property. The proposed development will construct a 12-inch storm sewer line through SW Division Street to connect into Beaverton’s existing system. With construction of this line, the storm sewer system will have adequate capacity to drain runoff from the proposed development.

The proposed development includes both water quality treatment and detention because the project will create more than 1,000 square feet of impervious surface. Attached to this application narrative is a

stormwater management report dated February 12<sup>th</sup>, 2024, that outlines how on-site systems will treat and detain runoff. Findings and conclusions from the previously mentioned report are incorporated herein by reference. Consequently, the proposed improvements ensure that this development will have adequate stormwater drainage, treatment, and detention.

Transportation: Please refer to Lancaster Mobley’s Trip Generation Report dated March 7<sup>th</sup>, 2024, for an analysis of the potential traffic impacts generated by the proposed development. Their report concludes, along with other relevant findings, that “the proposed project is projected to generate less than 300 average daily trips over the existing site conditions, preparation of a full Traffic Impact Analysis (TIA) is not necessary or required.”

The subject property has frontage along SW Division Street, an unimproved collector under Washington County’s jurisdiction. The standard Washington County street-section for a collector is a 50-foot paved width, 6-foot-wide bike lanes, 6-foot-wide planters, and 5-foot-wide sidewalks. The proposed development will construct half-street improvements consisting of a 25-foot paved travel area, curb, gutter, landscape planter, and sidewalk contained within an additional 12 feet of newly dedicated right-of-way. Therefore, the proposed project includes adequate transportation facilities.

Fire Protection: Fire protection services will be provided by Tualatin Valley Fire & Rescue (TVF&R). A service provider letter from TVF&R has been attached to this application narrative demonstrating acceptance of the proposed site plan and improvements. Therefore, adequate fire protection service can be provided to this development.

Therefore, all critical services can be provided to the proposed development, and this criterion has been satisfied.

- 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.*

**Response:** Essential facilities and services are defined as “schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way” by BDC Chapter 90. A review of each of these facilities follows:

Schools: The proposed development will not construct new or additional dwelling units; consequently, it will have no impact on the capacity of nearby schools.

Transit Improvements: The subject property does not have direct access to public transit; however, there are two TriMet bus routes near the proposed development. Route #52 on SW Farmington Road is approximately 0.25-mile from the subject property, and Route #88 on SW 170<sup>th</sup> Avenue is approximately 0.65 miles from the property. Routes #52 and #88 both provide access to the Beaverton Transit Center and are available seven days a week. Therefore, the subject property has adequate access to nearby transit improvements.

Police Services: City of Beaverton Police Department will continue to serve the subject property. Therefore, this project has adequate access to police services.

Pedestrian and Bicycle Facilities: Pedestrian and bicycle facilities will be located within the project's SW Division Street frontage. As an "enhanced bike lane," SW Division Street improvements will include a six-foot-wide bike lane and a two-foot-wide buffer to provide additional separation from vehicle traffic – increasing safety for its bikers. Additionally, a new sidewalk will be constructed and connected to on-site improvements, providing quick and convenient pedestrian access. The exact location and design of bicycle and pedestrian improvements associated with this development are detailed on Sheet 3 of the attached preliminary plan set. Therefore, adequate pedestrian and bicycle facilities are provided with this development.

Therefore, all essential services are provided, and this criterion is satisfied.

- C. *The proposed development is consistent with all applicable provisions of CHAPTER 20 (Land Uses), or Sections 20.25 and 70.15 if located within the Downtown Design District, 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) or Sections 20.25 and 70.15 if located within the Downtown Design District.*

**Response:** The subject property is zoned Residential Mixed-C, so the applicable provisions of Chapter 20 – Land Uses are addressed below. The subject property is not located within the Downtown Design District; consequently, the standards outlined in Chapter 70 - Downtown Design District are not applicable to this application.

[BDC 20.05.15.A] Minimum Land Area: The residential site development standards table in this section does not prescribe a minimum land area for the RMC zoning district. As a result, there is no standard that must be met.

[BDC 20.05.15.E] Minimum Lot Width: The minimum lot width in the RMC zoning district is 20 feet, and the subject property has a width of 160 feet. Therefore, this standard is met.

[BDC 20.05.15.F] Minimum Yard Setbacks: The minimum front yard setback is ten feet in the RMC zone. Presently, the closest building to the front property line (the site's northern boundary) is the existing single-unit dwelling. This building is located 34 feet south of that property line. The building nearest to the rear (southern) property line is the community kitchen and dining hall, which is located approximately 411 feet from that boundary. This greatly exceeds the RMC zone's minimum rear yard setback of 15 feet. The RMC zone requires a side yard setback of 5 feet. The community kitchen and dining hall is closest to the west property line at 20 feet away, and the prayer hall is closest to the east property line but still 23 feet away. There are no garages or garage doors included in this application. Lastly, all buildings on-site are located more than six feet away from each other. Therefore, these standards are met.



[BDC 20.05.15.G] Building Height: The prayer hall is the tallest building included in this application. The vertical distance from grade plane to the highest point of its slope roof structure is 22 feet, well under the maximum building height of 35 feet.

[BDC 20.05.15.H] Maximum Floor Area Ratio: There is not a maximum floor area ratio provided for the proposed use in the RMC zoning district.

[BDC 20.30.10] Additional Height Limitations: The additional restrictions outlined in this section are not applicable because the existing buildings are setback further than the minimum front and rear setbacks and are not taller than the more restrictive 25-foot maximum.

Therefore, the applicable site development standards are met, and this criterion is satisfied.

- 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.*

**Response:** Whether compliance with the following provisions is required because the proposed use is a non-residential use in a residential zone or the standards are applied to all development in all zones, the applicable standards outlined in Chapter 60 – Special Requirements are addressed below. Also, the subject property is not located within the Downtown Design District; consequently, the standards outlined in Chapter 70 - Downtown Design District are not applicable to this application.

[BDC 60.05.15.1 through BDC 60.05.15.4] Building articulation and variety, Roof forms, Primary building entrances, & Exterior building materials: The applicant has whenever possible aimed to improve the existing three buildings and decrease their level of overall non-conformity. However, the applicant intends to invoke the structures' status as legal non-conforming when reviewing these standards. All three affected buildings are lawful structures constructed before the current development code was implemented (the newest building constructed in 1997). A non-conforming structure such as these buildings may remain if they comply with the following provisions outlined in BDC 30.25.1.:

*A. No such nonconforming structure may be enlarged or altered in a way that increases its nonconformity, but any structure or portion thereof may be altered in a way that will not change or will decrease its nonconformity;*

The subject buildings will not be enlarged or altered in any way that increases their nonconformity. In fact as demonstrated by the architectural plans, the proposed improvements will increase the level of conformity by providing architectural features, windows, and other desired elements.

*B. Should such nonconforming structure be damaged by any means to an extent of more than 50% of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this ordinance;*

The subject buildings have not been damaged and will not be damaged to such an extent that replacement would be necessary.

*C. Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved.*

The subject buildings will not be moved.

Therefore, these buildings do not need to demonstrate compliance with BDC 60.05.15.1 through BDC 60.05.15.4.

[BDC 60.05.15.5] Roof-mounted equipment: No roof-mounted equipment will be constructed or installed alongside the proposed renovations. Therefore, these standards are not applicable.

[BDC 60.05.20.1] Connections to the public street system: Pedestrian, bicycle, and motor vehicle connections between SW Division Street and the on-site circulation system will be constructed to serve the proposed development. Presently, there are two gravel driveways on the subject property: one near the eastern property line and another near the western property line. These driveways will be paved, curbed, and extended to provide a shared surface for motor vehicles and bicyclist to access the parking facilities located behind the existing structures. Additionally, these driveways will be limited to one-way traffic. The benefits of this feature are discussed in greater detail in the applicant's response to BDC 40.03.1.I, specifically the increased safety associated with better vision clearance. Pedestrian connections are provided via an internal sidewalk of varying widths that weaves throughout the proposed development providing a quick, convenient pathway between parking facilities, buildings, and public right-of-way.

[BDC 60.05.20.2] Loading areas, solid waste facilities and similar improvements: The proposed development will not need loading areas. A trash enclosure will be constructed to serve the proposed development. This enclosure is not visible from SW Division Street, and the refuse area will be surrounded by a six-foot-tall cedar fence. An elevation for this fence is provided on the "Parking Lot Tree Canopy Plan" dated February 1<sup>st</sup>, 2024. The location of this trash enclosure is illustrated on both the recently referenced landscape plan and on Sheet 3.0 of the preliminary plan set.

[BDC 60.05.20.3] Pedestrian circulation: While much of SW Division Street remains unimproved, the proposed development will construct sidewalks along its entire street frontage. These sidewalks will ensure pedestrian connections can be made to planned facilities nearby. As mentioned in the applicant's response to BDC 60.05.20.1, an on-site walkway will extend from the newly constructed sidewalk in SW Division Street to provide easy pedestrian access to the primary entrances of on-site buildings and parking facilities. Additionally, pedestrian walkways through the proposed parking lot will be separated from vehicle traffic via raised curbs and occasionally landscaping planters containing trees. There will be one area where a pedestrian walkway crosses vehicle travel aisle. This crossing will be composed of concrete rather than asphalt to provide a clear delineation between walkway and vehicle travel aisle by utilizing a different paving material. Lastly, all required walkways will have an unobstructed width of 5 feet and be graded according to the standards outlined in the Americans with Disabilities Act (ADA). While detailed grading plans for walkways will be provided during the building permit review process, Sheet 3 of the attached preliminary plan set illustrates the location of these walkways.

[BDC 60.05.20.4] Street frontages and parking areas: The perimeter parking lot landscaping required by this subsection is not applicable to this development because the proposed surface parking facilities are located behind the existing buildings; consequently, the parking lot will not be visible from and will not abut SW Division Street.

[BDC 60.05.20.5] Parking area landscaping: As a conditional use in a residential zone, the proposed development must provide one landscaped planter island for every 12 contiguous parking spaces. Furthermore, these planter islands must be a minimum of 6 feet wide and 70 square feet and be protected by raised curbs. The proposed development contains a number of landscaped planter islands evenly spaced throughout the future parking facilities. Each planter is 6 feet wide and consists of more than 70 square feet. Please refer to the attached landscape plan prepared by Lenity Architecture for the placement, species, and size of the proposed trees. This landscape plan also contains calculations for tree canopy coverage as required by BDC Section 60.05.20.5.E. The proposed project will create 38,708 square feet of parking and vehicle maneuvering area. At maturity, the proposed trees will have a total canopy area over parking surfaces of 15,619 square feet, which represents 40.3 percent coverage. It should be noted that overlapping canopy area was not included in the calculation.

[BDC 60.05.25.5] Minimum landscape requirements for non-residential developments and Mixed Use Development: Conditional uses in residential districts must landscape or preserve a minimum of 15 percent of the total gross lot area. The subject property is 2 acres, or 87,242 square feet. Along with landscaping parking lot planter islands, setbacks, and other unutilized area within the development boundaries, this applicant includes the preservation of approximately 0.57 acres, or 24,769 square feet, of natural area. While this area is not environmentally sensitive as defined by Clean Water Resources, it is highly vegetated and contains many well-established trees. Also, all buildings from the public right-of-way include windows in their front façades, negating the need for foundation vegetation.

[BDC 60.05.25.8] Retaining walls: The proposed application does not include the construction of retaining walls. Therefore, this section is not applicable.

[BDC 60.05.25.9] Fences and walls: The proposed fence will be constructed along the side and rear property lines and around the trash enclosure area. This fence will be a six-foot-tall cedar plank fence. A design detail for this fence is provided on the landscape plan dated February 1, 2024.

[BDC 60.05.25.10] Minimize significant changes to existing on-site surface contours at residential property lines: The subject property abuts several residential zone properties, so the proposed development must comply with the grading standards described in BDC 60.15.10.3, as reference in BDC 60.05.25.10.A. Proposed earthwork has been designed according to the grade differential allowed depending on the distance from nearby property lines. Sheet 5 of the attached preliminary plan set demonstrates how the property has been graded to comply with these standards.

[BDC 60.05.25.13] Landscape buffering and screening: This standard requires a landscape buffer for non-residential uses in residential zoning districts. According to Table 60.05-2, a 20-foot-wide buffer area is required for commercial/non-residential uses next to a residential zone. However, as noted in this standard: "A landscape buffer width cannot exceed a minimum yard setback dimension." Consequently, the landscape buffer on the side property lines is limited to five feet, and it is limited to 15 feet on the rear property line. Planting will occur according to subsection "D" which details the requirements for B3 High Screen Buffer. The attached landscape plan dated February 1, 2024, outlines the species, size, and location of the proposed landscaping. In addition to the plantings identified on that plan, a six-foot-tall cedar fence will be constructed along the side and rear property lines.

[BDC 60.05.30] Lighting Design Standards: Attached is a photometric plan that demonstrates the vehicle and pedestrian circulation areas along with building entrances will receive adequate lighting, and that

lighting will be nearly unnoticeable at the property line. This plan also identifies the height of the proposed poles on Luminaire Schedule.

[BDC 60.30.10] Number of Parking Spaces: The maximum number of vehicle parking spaces is governed by Table 60.30.10.5.A. The proposed development is classified as a “place of worship” and is located in Zone B. This use is permitted a maximum of 0.8 per seat at maximum occupancy. As discussed in Section IV, Operational Characteristics, and the Trip Generation Report, a Sunday service has been 100 and 150 attendees. Using the estimated maximum of 150 people, the maximum number of vehicle parking stalls is 120 spaces. As proposed, this development will only construct 80 vehicle parking stalls. This development will not exceed the maximum number of vehicle parking spaces.

The applicant has concluded that 80 vehicle parking spaces will be sufficient because the Trip Generation Report noted that “...a typical Sunday may be more reflective of approximately 54 vehicles arriving to the temple...” This report also provides the following calculation:

“Assuming a reasonable maximum attendance of 150 congregants, approximately 135 people (90%) may arrive during the Sunday peak hour. Utilizing an average vehicle occupancy of 2.5 people per car, approximately 54 vehicles may arrive to the project site during the peak hour.”

Continuing to utilize the average vehicle occupancy of 2.5 people per car, an additional six vehicle parking spaces would be needed to serve the remaining 10 percent of the congregants. This would be a total of 60 parking stalls. By providing 80 total vehicle parking spaces, the proposed development is able to serve the average number of vehicles arriving at the property each Sunday and account for some variation in attendance. This number of stalls will also eliminate the need for any on-street parking.

The bicycle parking space requirements are outlined in Table 60.30.10.5.B. The existing single-detached dwelling is going to remain and will continue to be used as a dwelling. As such, it requires one short-term and one long-term bicycle parking space. The community kitchen and temple, which together comprise the place of worship, require one short-term space and two long term spaces. These uses do not contain enough square footage to require more than one short term space, as they do not exceed 10,000 square feet. Due to the limited number of bicycle spaces, all will be covered by the structure illustrated on Exhibit J. All proposed bicycle parking spaces are identified on Sheet 3 of the preliminary plan set. Therefore, this criterion is satisfied.

- 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.*

**Response:** The property owner will be responsible for the on-going maintenance of private common facilities and areas that are not subject to maintenance by the City or other public agency. Frequent and regular use of the subject property will ensure the owners are aware of any issues and available to fix or replace any identified failures in these facilities. Therefore, this criterion is satisfied.

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

**Response:** Beaverton Development Code outlines several requirements governing the design of on- and off-site vehicular and pedestrian circulation facilities. These standards include BDC 60.05.20.1, BDC 60.05.20.3, and BDC 60.05.20.4. Compliance with these provisions ensures a new development can provide safe and efficient circulation patterns within its boundaries. The applicant has provided a direct response to the previously mentioned standards earlier in this application narrative. Findings and conclusions from those responses are incorporated herein by reference. Therefore, this criterion is satisfied.

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

**Response:** As noted in the applicant's response to Criterion "F" above, there are several standards that ensure safe, efficient, and direct vehicular and pedestrian circulation systems; and compliance with provisions such as BDC 60.05.20.1, BDC 60.05.20.3, and BDC 60.05.20.4., demonstrates this. The applicant has provided a direct response to these standards earlier in this application narrative. Findings and conclusions from those responses are incorporated herein by reference. Therefore, this criterion is satisfied.

- 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.*

**Response:** Structures and public facilities serving the development site have been reviewed by TVF&R to determine if these systems have been designed in accordance with the appropriate codes and are capable of providing adequate fire protection service. To illustrate their approval and acceptance of the proposed development and infrastructure, TVF&R has issued the attached service provider letter. Therefore, this criterion is satisfied.

- 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.*

**Response:** As demonstrated throughout this application narrative proposed structures and public facilities have been designed in accordance with adopted city codes and standards. Standards governing lighting and percentage of windows are the two primary methods of preventing crime caused by ill-designed development. The applicant has already noted that the two primary façades of the prayer hall will contain windows. Windows will also be provided on the southern façade of the prayer hall facing the parking facilities. Although the other two buildings did not need to comply with the architectural features standard, windows are frequently provided on all sides of those buildings as demonstrated by the architectural plans. Lighting will be constructed per the attached plan.

Vision clearance is another vital standard in preventing accidents caused by substandard design. The attached sight distance analysis report demonstrates that both driveways can operate safely. Findings and conclusions from this report are incorporated herein by reference. Therefore, this criterion is satisfied.

- 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.*

**Response:** Along with being designed to comply with BDC 60.15.10.3, the proposed development will be graded to direct surface drainage away from public right-of-way and neighboring properties and into the proposed stormwater management facilities. These facilities, which the attached stormwater management report dated February 12<sup>th</sup>, 2024, describes in detail, will detain and treat surface runoff before directing it into the City of Beaverton’s storm sewer system. Findings and conclusions from this report are incorporated herein by reference. Grading in conjunction with this system will mitigate any potential adverse effects created by the addition of impervious surface. Therefore, this criterion is satisfied.

- 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.*

**Response:** As mentioned in the applicant’s response to BDC 60.05.20.3, “all required walkways will have an unobstructed width of 5 feet and be graded according to the standards outlined in the Americans with Disabilities Act (ADA). While detailed grading plans for walkways will be provided during the building permit review process, Sheet 3 of the attached preliminary plan set illustrates the location of these walkways.” These walkways will provide continuous, uninterrupted access routes between handicap parking stalls, building entrances, and other on- and off-site pedestrian circulation facilities. Therefore, this criterion is satisfied.

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

**Response:** This application includes all required submittal materials as specified in Section 50.21.1 of the Beaverton Development Code; therefore, this criterion is satisfied.

## V. Conditional Use

### 40.15.15.5. *New Conditional Use.*

- A. *Threshold. An application for a New Conditional Use shall be required when the following threshold applies:*
1. *The proposed use is Conditionally permitted in the underlying zoning district and a prior Conditional Use approval for the proposed use is not already in effect.*

**Response:** Beaverton Development Code Table 20.05.20.A lists “Place of Worship” as conditionally permitted in the RMC zoning district. There is no record of a prior conditional use approval for the proposed use already in effect. Therefore, this standard is met.

- B. *Procedure Type. The Type 3 procedure, as described in Section 50.45. of this Code, shall apply to an application for a New Conditional Use. The decision making authority is the Planning Commission.*

**Response:** This application will be processed through a Type III procedure as described in Section 50.45. Completion of the application process will ensure compliance with this standard.

C. *Approval Criteria. In order to approve a New Conditional Use 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 Conditional Use application.*

**Response:** As previously stated, Beaverton Development Code Table 20.05.20.A lists “Place of Worship” as conditionally permitted in the RMC zoning district. There is no record of a prior conditional use approval for the proposed use already in effect. Therefore, this standard is met.

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

**Response:** All applicable City of Beaverton land use application fees will be paid prior to beginning review. Completion of the application process will ensure compliance with this standard.

3. *The proposal will comply with the applicable policies of the Comprehensive Plan.*

**Response:** As required by this criterion, an application for a new conditional use approval must be evaluated against the relevant policies of the Comprehensive Plan and determined to be supportive of these statements. The following policies are relevant to the proposed application:

Goal 3.2.1. *Provide for thoughtful and strategic infill and redevelopment.*

Goal 3.3.1. *Promote sustainable development, resilience, and resource protection.*

Goal 3.8.1. *Complete and livable Neighborhoods.*

Goal 3.8.2. *Low and Standard Density Neighborhoods: Provide residential neighborhoods that emphasize detached housing and integrate parks, schools, and other community institutions.*

**Response:** The proposed project will redevelop an underutilized property in a residential neighborhood. The proposed project provides thoughtful and strategic redevelopment by selecting a parcel that has access to a collector street, which will be more capable of absorbing any traffic generated by the future use and has the area to support on-site improvements that will help increase compatibility with the surrounding neighborhood. For example, the proposed development will not create or rely on on-street parking because the property is large enough to contain a parking facility dedicated to the proposed development.

The proposed development is a sustainable development. By redeveloping the existing buildings instead of demolishing them, the proposed development generates less waste than a complete removal of these structures. Additionally, the proposed development will preserve approximately 0.57 acres of natural area. Preserving a portion of the site will ensure there is a continued habitat for the neighborhood’s wildlife and help decrease this development’s impact to the natural environment and adjacent properties. As such, the proposed project is sustainable and protects natural resources.

The proposed development contributes to the creation of a complete neighborhood by providing a use that currently does not exist but is desired by Goal 3.8.2: a community institution. Because the proposed

development is able to provide an element of a complete neighborhood while mitigating any potential impacts associated with a non-residential use in a residential zone, it will be a valuable asset to the livability of this area. Therefore, the proposed development supports these goals, and this criterion is satisfied.

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

**Response:** The proposed development complies with the requirements governing parcel size and dimensions as demonstrated in the applicant's response to BDC 40.03.1.C. These findings and conclusions are incorporated herein by reference. Additionally, the proposed project was configured to provide the required facilities such as a parking lot, stormwater management facilities, pedestrian walkways, and landscaping. Compliance with the myriad of development requirements adequately demonstrates the natural and man-made features on the site can accommodate the proposed development. Therefore, this criterion is satisfied.

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

**Response:** Compatibility does not require identical appearances or function, instead it requires the proposed use to exist in harmony with the surrounding built environment. The location, size, and functional characteristics of the proposed development are described throughout this application narrative and specifically in Section II, Operational Characteristics.

Unless there is a holiday, which would include celebrations on Fridays or Saturdays, the proposed development would essentially operate as a single-detached dwelling Monday through Saturday. Which is comparable to all surrounding development. Noise, traffic, lighting, and deliveries would reflect those of a traditional single-detached dwelling. There would be little functional change from the existing use to the proposed use.

As for Sunday and holidays, the number of trips generated has been evaluated by a transportation engineer and deemed safe (please refer to the attached trip generation report). Additionally, this report concludes that the proposed driveways can operate safely and do not preclude access for future development of nearby properties. The proposed development, while it does not exceed the maximum number of vehicle parking stalls, provides enough off-street parking for the anticipated attendees. While it is noted approximately 100 to 150 people will attend a service, many of them will commute together. To decrease the visual impact of this off-street parking, appropriate fencing and landscaping has been provided. Additionally, the proposed development will preserve the southern portion of the subject property as natural area. This will increase the physical distance between the parking facilities and many of the neighbors. While lighting is required with all vehicle circulation areas, the attached photometric plan demonstrates that noticeable levels of light do not cross the property line. Additionally, these lights will have motion sensors and will only be active when the parking lot is in use, which as discussed is primarily on Sundays and occasional holidays.

Another element of development that is frequently related to compatibility is noise. However, the levels of noise generated by this use will be minimal as all worship occurs inside the temple. The structure itself



will dampen any noise generated. Additionally, as described in the schedule provided in Section IV, Operational Characteristics, any noise generating activities would be primarily limited to Sundays and day-time hours. The project will also provide vegetive buffering in accordance with BDC. This buffering will further reduce noise levels.

As such, the proposed development is reasonably compatible with the surrounding area. Therefore, this criterion is satisfied.

6. *The proposed residential use located in the floodway fringe meets the requirements in Section 60.10.25.*

**Response:** The subject property is not located with the floodplain fringe; therefore, this criterion does not apply to the proposed development.

7. *For parcel(s) designated Interim Washington County, the proposed use, identified in the land use designation previously held for the subject parcel(s), meets the use requirements identified in Washington County's Development Code.*

**Response:** The subject property is not designated Interim Washington County; therefore, this criterion does not apply to the proposed development.

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

**Response:** All application materials and documents related to this conditional use application will be provided to the city upon request and in the proper sequence. Completion of the application process will ensure compliance with this standard.

- D. *Submission Requirements. An application for a Conditional Use shall be made by the owner of the subject property, or the owner's authorized agent, on a form provided by the Director and shall be filed with the Director. The Conditional Use application shall be accompanied by the information required by the application form, and by Section 50.25. (Application Completeness), and any other information identified through a Pre-Application Conference.*

**Response:** This conditional use application package includes the appropriate form signed by the owners of the subject property and is accompanied by the information required by that application form and Section 50.25. Therefore, this standard is met.

- E. *Conditions of Approval. The decision making authority may impose conditions on the approval of a Conditional Use application to ensure compliance with the approval criteria.*

**Response:** The applicant acknowledges the decision-making authority may impose conditions of approval to ensure compliance with the applicable approval criteria. Completion of the application process will ensure compliance with this standard.

## VI. Design Review Two

### 40.20.15.2. Design Review Two.

- A. *Threshold. An application for Design Review Two shall be required when an application is subject to applicable design standards and one or more of the following thresholds describe the proposal:*

8. *Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving.*

**Response:** The proposed development will construct new paved on-site vehicular parking areas; consequently, this application satisfies Threshold 40.20.15.2.A.8 for a Design Review Two. Therefore, this standard is met.

- B. *Procedure Type. The Type 2 procedure, as described in Section 50.40. of this Code, shall apply to an application for Design Review Two. The decision making authority is the Director.*

**Response:** This application will be processed through a Type II procedure as described in Section 50.40. Completion of the application process will ensure compliance with this standard.

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

1. *The proposal satisfies the threshold requirements for a Design Review Two application.*

**Response:** As previously stated, the proposed development will construct new paved on-site vehicular parking areas; consequently, this application satisfies Threshold 40.20.15.2.A.8 for a Design Review Two. Therefore, this standard is met.

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

**Response:** All applicable City of Beaverton land use application fees will be paid prior to beginning review. Completion of the application process will ensure compliance with this standard.

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

**Response:** As required, this application package contains all applicable submittal requirements as specified in Section 50.25.1. Completion of the application process will ensure compliance with this standard.

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

**Response:** The applicant demonstrated how the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 in the response to BDC 40.03.1.D. Findings and conclusions from the previously mentioned response are incorporated herein by reference. Therefore, this criterion is satisfied.

5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards if any of the following conditions exist:*
- a. *A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or*
  - b. *The location of existing structural improvements prevent the full implementation of the applicable standard; or*
  - c. *The location of the existing structure to be modified is more than 300 feet from a public street.*

*If the above listed conditions are found to exist and it is not feasible to locate a proposed addition in such a way that the addition abuts a street, then all applicable design standards except the following must be met:*

- d. *If in a Multiple Use District, building location, entrances and orientation along streets, and parking lot limitations along streets (Standards 60.05.15.6 and 60.05.20.8)*
- e. *If in a Multiple Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).*

**Response:** As recently stated, the applicant demonstrated how the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 in the response to BDC 40.03.1.D. Findings and conclusions from the previously mentioned response are incorporated herein by reference. Therefore, this criterion is satisfied.

6. *For reconstruction of a destroyed existing single-detached dwelling in a Multiple Use zoning district, the reconstructed dwelling is no more than 500 sq. ft. larger in floor area than the original dwelling.*

**Response:** The proposed development does not include the reconstruction of a destroyed single-dwelling unit in a Multiple Use zoning district. Therefore, this criterion is not applicable.

7. *The proposal complies with the grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.*

**Response:** The applicant's response to BDC 60.05.25.10 demonstrates compliance with the grading standards outlined in Section 60.15.10. Findings and conclusions from the above-mentioned response are incorporated herein by reference. Therefore, this criterion is satisfied.

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

**Response:** All application materials and documents related to this conditional use application will be provided to the city upon request and in the proper sequence. Completion of the application process will ensure compliance with this standard.

- D. *Submission Requirements. An application for a Design Review Two shall be made by the owner of the subject property, or the owner's authorized agent, on a form provided by the Director and shall be filed with the Director. The Design Review Two application shall be accompanied by the information required by the application form, and by Section 50.25. (Application Completeness), and any other information identified through a Pre-Application Conference.*

**Response:** This application package includes the appropriate form signed by the owners of the subject property and is accompanied by the information required by that application form and Section 50.25. Therefore, this standard is met.

- E. *Conditions of Approval. The decision making authority may impose conditions on the approval of a Design Review Two application to ensure compliance with the approval criteria.*

**Response:** The applicant acknowledges the decision-making authority may impose conditions of approval to ensure compliance with the applicable approval criteria. Completion of the application process will ensure compliance with this standard.

## VII. Tree Plan

### 40.90.15.2. Tree Plan Two.

- A. *Threshold. An application for Tree Plan Two shall be required when none of the actions listed in Section 40.90.10. apply, none of the thresholds listed in Section 40.90.15.1. apply, and one or more of the following thresholds apply:*
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 Section 40.90.10.1.*

**Response:** There are 94 trees on the subject property. The proposed development will remove 64 community trees on the subject property consequently, this application satisfies Threshold 40.90.15.2.A.1 for a Tree Plan Two. Therefore, this standard is met.

- B. *Procedure Type. The Type 2 procedure, as described in Section 50.40. of this Code, shall apply to an application for Tree Plan Two. The decision making authority is the Director.*

**Response:** This application will be processed through a Type II procedure as described in Section 50.40. Completion of the application process will ensure compliance with this standard.

- 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.*

**Response:** As previously stated, the proposed development will remove more than five community trees on the subject property consequently, this application satisfies Threshold 40.90.15.2.A.1 for a Tree Plan Two. Therefore, this standard is met.

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

**Response:** All applicable City of Beaverton land use application fees will be paid prior to beginning review. Completion of the application process will ensure compliance with this standard.

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.*

**Response:** When it is time to remove the subject trees, removal will consist of good forestry practices. Compliance with this standard will be demonstrated at a future date and time.

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

**Response:** It will be necessary to remove the identified trees to construct the parking lot and driveways. Because the existing buildings are clustered near the street frontage, it will be necessary to construct these facilities behind the buildings where many trees are located. Additionally, the site does not contain unforested land that could be developed before impacting the subject vegetation. Therefore, this standard is met.

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.*

**Response:** This standard is not applicable because there are no identified nuisance trees on the subject property.

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.*

**Response:** This standard is not applicable because there are no trees being removed to construct public utilities or streets.

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.*

**Response:** This standard is not applicable because no trees are being removed to enhance the health of a tree grove.

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.*

**Response:** This standard is not applicable because there are no trees located in a SNRA on the subject property.

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.*

**Response:** This standard is not applicable because there are no trees located in a SNRA on the subject property.

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

**Response:** There are not significant natural resources on the subject property; therefore, the standards outlined in Section 60.67 are not applicable. Trees to be preserved by the proposed development will be subject to the tree protection standards outlined in BDC 60.60.20. Tree protection details will be provided during the building permit review process. Compliance with this portion of the criterion will be demonstrated at a later date and time.

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

**Response:** The applicant's response to BDC 60.05.25.10 demonstrates compliance with the grading standards outlined in Section 60.15.10. Findings and conclusions from the above-mentioned response are incorporated herein by reference. Therefore, this criterion is satisfied.

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

**Response:** This application package contains all applicable submittal requirements specified in Section 50.25.1 of the Development Code. Therefore, this standard is met.

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

**Response:** All application materials and documents related to this conditional use application will be provided to the city upon request and in the proper sequence. Completion of the application process will ensure compliance with this standard.

- D. *Submission Requirements. An application for a Tree Plan Two shall be made by the owner of the subject property, or the owner's authorized agent, on a form provided by the Director and shall be filed with the Director. The Tree Plan Two application shall be accompanied by the information required by the application form, and by Section 50.25. (Application Completeness), and any other information identified through a Pre-Application Conference.*

**Response:** This application package includes the appropriate form signed by the owners of the subject property and is accompanied by the information required by that application form and Section 50.25. Therefore, this standard is met.

- E. *Conditions of Approval. The decision making authority may impose conditions on the approval of a Tree Plan Two application to ensure compliance with the approval criteria. In addition to the approval criteria, the decision making authority may also impose other conditions of approval to ensure that the proposed tree work meets all requirements listed in Section 60.60. (Trees and Vegetation).*

**Response:** The applicant acknowledges the decision-making authority may impose conditions of approval to ensure compliance with the applicable approval criteria. Completion of the application process will ensure compliance with this standard.

### VIII. Conclusion

This application narrative, accompanying exhibits, and site plan demonstrate that the applicable decision criteria of the Salem Revised Code have been satisfied. Therefore, Emerio Design, LLC, on behalf of the applicant, the Sikh Center of Oregon, respectfully requests approval of this application.