Received
Planning Division
12/3/2021

Sexton Mountain Pump Station Upgrade

Design Review Two (DR2021-0125)
Major Modification of a Conditional Use (CU2021-00018)
Parking Determination (PD-0006)

Prepared by Angelo Planning Group
Submitted to City of Beaverton
Community Development Department, Current Planning

Submitted: December 3, 2021

I. TABLE OF CONTENTS

II. LIST OF EXHIBITS

Exhibit 1: Plan Set

Existing Conditions
Sheet 1: Existing Conditions Plan

Dimensioned Site Plan
Sheet G-101: Dimensioned Site Plan
(3 pages)

Landscape Plan
Sheet L-001: Landscape General Notes
Sheet L-002: Landscape Standard Details
Sheet L-003: THPRD Standard Details
Sheet L-101: Landscape Plan
Sheet L-102: Landscape Plan
Sheet L-103: Irrigation Plan
Sheet L-601: Planting Schedule
Sheet L-601: Plant List

Grading Plan
Sheet C-102: Civil Site Grading and Drainage Plan
Sheet C-103: Civil Filter Strip Plan and Section

Utility Plan
Sheet C-106: Civil Site Piping Plan

Lighting Plan
Sheet E-001: Legend List I
Sheet E-002: Legend List II
Sheet E-101: Power and Instrumentation Plan
Sheet E-102: Lighting and Receptacle Plan
Sheet E-607: Lighting Fixture and Density Schedules
Sheet 1E-101: Pump House Power and Instrumentation Plan
Sheet 1E-102: Pump House Lighting Plan

Architectural Elevations
Sheet A-002: Code Plan
Sheet A-101: Floor Plan
Sheet A-102: Roof Plan
Sheet A-201: Exterior Elevations
Sheet A-202: Exterior Elevations II

Exhibit 2: Pre-Application Conference Summary Notes

Exhibit 3: Neighborhood Meeting Documentation

Meeting Notice, Mailing List, Posting Notice Mock-Up, Affidavits of Mailing and Posting, Attendee Report for Virtual Meeting, Meeting Materials, Meeting Summary, and Certified Mail Receipt for Summary

Exhibit 4: Stormwater Management Report

Exhibit 5: Service Provider Letters

Clean Water Services, Tualatin Valley Fire & Rescue, and City of Beaverton Water

Exhibit 6: Materials Board

III. Proposal Summary Information

Project Name:	Sexton Mt. Pump Station Upgrade
Project Description:	Construction of a new pump station with two pumps and a hydropower turbine generator and associated architectural, structural, fencing, electrical, sanitary, and water line improvements.
Pre-App No and Date:	PA2021-0022, April 14, 2021
Owner/Applicant:	Sheila Sahu City of Beaverton 12725 SW Millikan Way Beaverton, OR 97005 971-288-8960 ssahu@beavertonoregon.gov
Applicants Representative:	Matt Hastie Angelo Planning Group 921 SW Washington Street, Suite 468 Portland, OR 97205 503-542-3403 mhastie@angeloplanning.com
Request:	Design Review Two (Type 2) Major Modification of a Conditional Use (Type 3) Parking Determination (Type 2)
Location:	14600 SW Sexton Mountain Drive
Tax Lot:	Tax Map: 1S129AA, Tax Lot: 9701
Zoning Designation:	R5 Residential Urban Standard Density
Comp Plan Designation:	Standard Density Neighborhoods
Site Size:	3.66 acres
Previous Land Use Actions:	DR2020-0097 Sexton Mountain Pump Station Upgrade / WF2019-0011 AT&T Sexton Mountain Antenna / WF2019-0002 Crown Castle WCF Antenna / WF2016-0004 AT&T WF Modification / WF2015-0006 AT&T Collocate / DR2014-0147 Sexton Mountain Solar Array / WF2005-0007 Sexton Mountain Cell Tower

IV. Project Team

Owner Representative
City of Beaverton
12725 SW Millikan Way
Beaverton, OR 97005

Sheila Sahu
971-288-8960
ssahu@beavertonoregon.gov

Land Use Planners
Angelo Planning Group
921 SW Washington Street, Suite 468
Portland, OR 97205

Matt Hastie, Project Manager
503-542-3403
mhastie@angeloplanning.com

Civil Engineers
Stantec
601 SW 2nd Avenue, #1400
Portland, OR 97204

Adam Odell, PE
503-220-5409
adam.odell@stantec.com

V. Project Introduction

A. Project Description and Existing Conditions

The site of the proposed improvements is located at 14600 SW Sexton Mountain Drive in the Sexton Mountain neighborhood on City of Beaverton (City) property. See the vicinity map in Figure 1. The site is accessible by two driveways at the north frontages of the site, which access SW Sexton Mountain Drive to the north and SW Murray Boulevard to the east. A pedestrian pathway, located outside the fenced pump station area, provides access to the property from SW Telluride Terrace/SW 148th Terrace. The property is set away from the adjacent roadways. The existing pump station shares a site with the Sexton Mountain Park to the north and a cell tower to the south. Existing facilities on the site include the Sexton Mountain Pump Station, standby generator, outdoor electrical gear, and a water reservoir with a solar energy array atop it. The proposed development is a modification of an approved conditional use (pump station), which has been in the neighborhood since 1993. (See the Existing Conditions in Sheet 1 in Exhibit 1.)

The existing pump station will remain, but will have upgrades including seismic reinforcement, new roofing materials and exterior painting to match the new building.

Key project elements of the new pump station facility include:

- A 1,745 square feet building for booster pumps, hydropower equipment, and restroom facilities
- New roof structure
- Electric vehicle charging station
- New fencing around the pump station

The new pump station facility will provide the following critical capabilities and benefits for the City's water system:

- Reduce high-pressure pumping of the existing pump station – energy savings to the City
- Increased seismic resiliency
- Energy generation by use of a hydropower turbine
- Architectural improvements and additional restroom

The pump station additions will be designed to supplement the existing pump station. See the proposed Site Plan in Figure 3 and in Sheets G-101 in Exhibit 1. The generator will run on diesel fuel during utility power outages to keep drinking water flowing to the City.

The new pump station building will be built to blend in with other existing pump station facilities at the site, and the City has prepared preliminary building illustrations. (See responses to building design requirements in Chapter 60 later in this narrative.) The City will use feedback received from the public meeting and Planning Commission public hearing to refine the design of the building, if needed.

Figure 1. Vicinity Map

Figure 2. Zoning Map

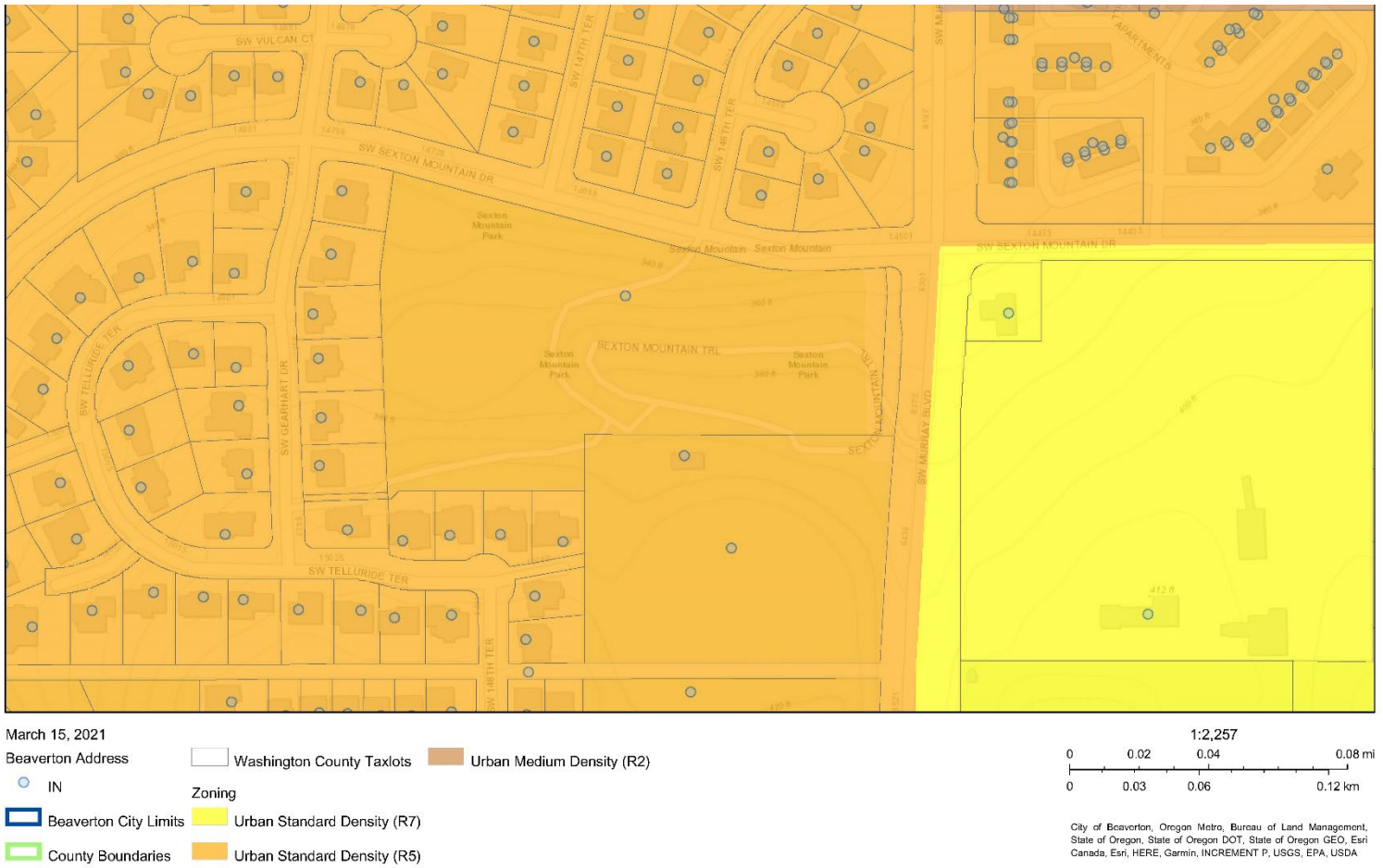
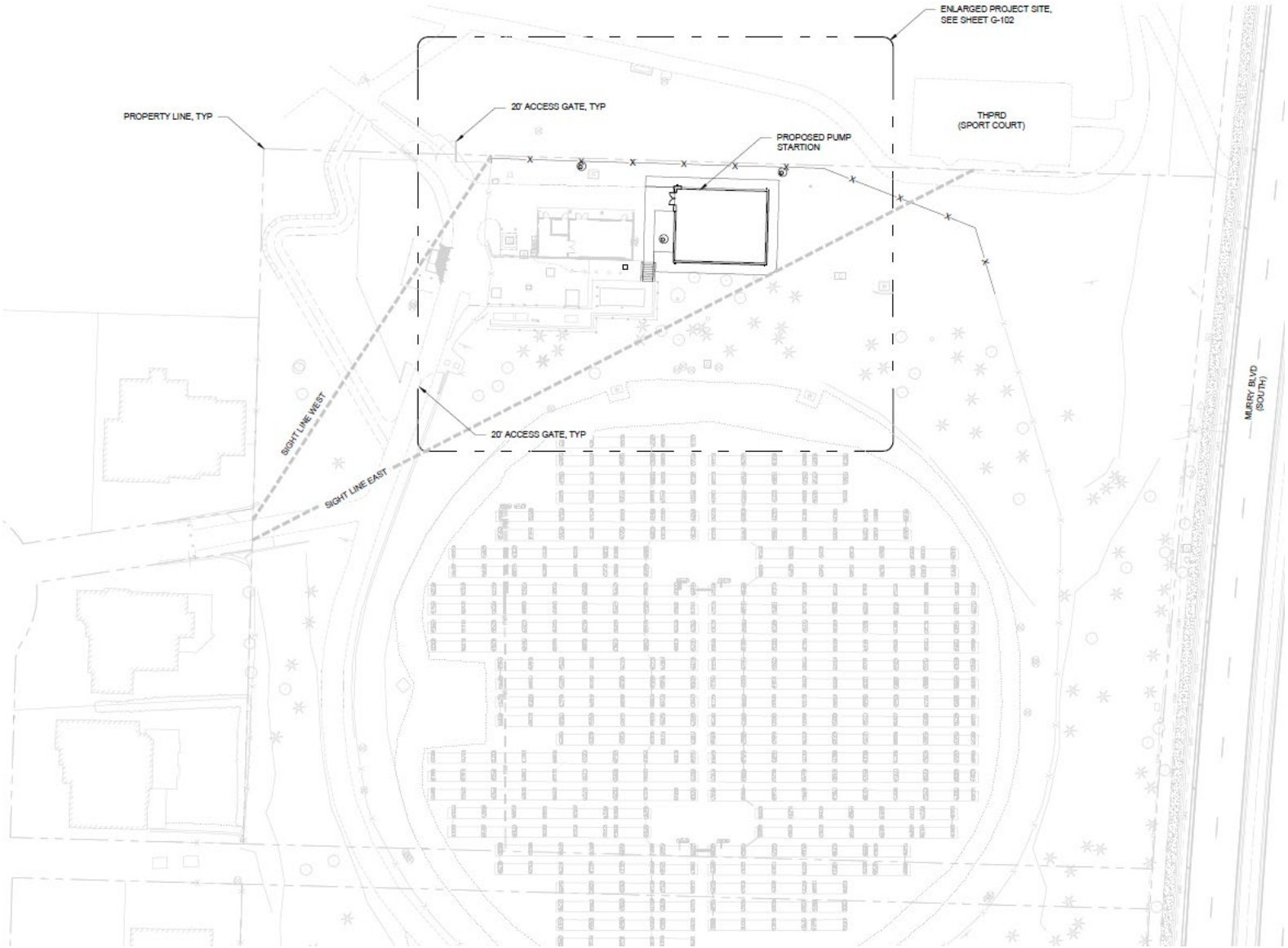


Figure 3. Overall Site



B. Site Context

The Sexton Mountain Pump Station is located in an Urban Standard Density (R5) zoning district. The pump station site is shared with Sexton Mountain Park to the north, and a water reservoir with solar array, and cell tower to the south. Single-family residential uses are located to the west of the site. The site to the east across from SW Murray Blvd is vacant. See Vicinity Map, Figure 1.

The site can be accessed from the north driveway at SW Sexton Mountain Drive. The site does not have any significant natural resource areas, wetlands, or floodplains. The properties north, northeast, west and south of the site are also zoned Urban Standard Density (R5), with properties to the east across SW Murray Boulevard zoned Urban Standard Density (R7). See Figure 2. Zoning Map.

C. Requested Approvals

The applicant is requesting the following approvals to receive the necessary land use permits to construct the renovations to the pump station:

- **Design Review Two**. The project meets the threshold #2 for a Design Review Two. This is a Type 2 procedure, but will be reviewed through a Type 3 process concurrently with the Major Modification of a Conditional Use application (below)

- **Major Modification of a Conditional Use**. The project meets the threshold #1 for a Major Modification of a Conditional Use because the proposed use is an existing use that is conditionally permitted in the underlying zoning district and the proposed project meets the threshold for a major modification (i.e., will add more than 1,000 square feet of gross floor area). This is a Type 3 procedure.

- **Parking Determination**. Pump stations are not listed uses in Section 60.30. Consequently, the applicant is seeking a Parking Determination. City planning staff also indicated that requesting a Parking Determination is the appropriate approach for addressing off-street parking requirements. Therefore, the threshold for Type 2 parking determination application is met.

The above applications are being submitted with this application package and the applicant understands that they will be reviewed concurrently through a Type 3 review process. This narrative contains written responses to all applicable standards, requirements, and approval criteria for each application. Applicable provisions were identified during the pre-application conference on April 14, 2021.

A Neighborhood Meeting was conducted virtually to review this project on June 15, 2021, as required for a Type 3 procedure. A mailing was sent to all property owners in accordance with City of Beaverton requirements. The City coordinated the meeting with the Sexton Mountain Neighborhood Association and the meeting was held as part of that group's regular neighborhood meeting in June. Documentation of the notice and the materials prepared for the meeting are included with this application in Exhibit 3.

D. Previous Land Use History

- DR2020-0097 Sexton Mountain Pump Station Upgrade
- WF2019-0011 AT&T Sexton Mountain Antenna
- WF2019-0002 Crown Castle WCF Antenna
- WF2016-0004 AT&T WF Modification
- WF2015-0006 AT&T Collocate
- DR2014-0147 Sexton Mountain Solar Array
- WF2005-0007 Sexton Mountain Cell Tower
- CU92-001 15-Millon Gallon Reservoir
- BR92-0001 15-Million Gallon Reservoir

VI. Conformance with City of Beaverton Development Code

This section of the application contains responses that demonstrate how the proposed project conforms to the City of Beaverton Development Code (BDC). Only code text that contains applicable approval criteria or otherwise requires a response related to the requested land use actions have been included.

A. Chapter 20 – Land Uses

20.05.15 Site Development Standards

20.05.20 Land Uses

Response: The site is zoned R5 Urban Standard Density. Per Table 20.05.20, Public Sewer, Water Supply, Water Conservation and Flood Control Facilities other than Transmission Lines are allowed as a Conditional Use in the R5 zone. The existing pump station and facilities are permitted conditionally and the proposed modification to the site meets the threshold for a Major Modification; therefore, a Major Modification of a Conditional Use permit will be required. This application package includes a Major Modification of a Conditional Use approval request.

The site is not located on a Major Pedestrian Route. Table 2 demonstrates that the proposed improvements conform to the applicable site development standards in the R5 zone.

Table 2. Site Development Standards

Standard	R5 Zone	Response
A. Minimum Land Area	5,000	The lot is approximately 3.66 acres (159,430 square feet)
C. Lot Dimensions 1. Minimum Width a. Interior b. Corner 2. Minimum Depth a. Interior b. Corner	 1. a. 0 ft b. 0 ft 2. a. 0 ft b. 0 ft 	The lot is approximately 545 feet wide and 344 feet deep. No change in lot dimensions is proposed.

Standard	R5 Zone	Response
F. Minimum Yard Setbacks 1. Front 2. Side 3. Rear 6. Minimum Between Buildings	 1. 15 ft 2. 5 ft 3. 20 ft 6. 6 ft	As shown on the Site Plan (Sheet G-101, Exhibit 1), the new building will be over 200 feet from the SW Murray Blvd, SW Sexton Mountain Drive, and SW Telluride Terrace at its closest points to those existing roadways. All structures on the site are at least 10 feet from side property lines and over 20 feet from rear property lines.
H. Maximum Building Height	35	As shown on the Exterior Elevations (Sheet A-201 and 202, Exhibit 1), the highest point on the pump station building is 20.21 feet.

B. Chapter 40 – Applications and Approval Criteria

40.03. FACILITIES REVIEW COMMITTEE

1. All Conditional Use, Design Review Two, 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: BDC Chapter 90 defines critical facilities and services to include public water, public sanitary sewer, stormwater drainage, treatment, and detention, transportation, and fire protection.

Water. As stated in the Pre-Application Conference Summary Notes provided in Exhibit 2, The City of Beaverton will continue to be the water service provider for the site.

Sewer and stormwater. As stated in the Pre-Application Conference Summary Notes provided in Exhibit 2, the City of Beaverton sanitary sewer and storm drainage are in the vicinity of this project and can serve this site. There is a sanitary sewer manhole with a sanitary lateral currently serving this site located at the property line north of the existing and proposed pump station buildings. Also, there is a 12-inch storm line in Murray Boulevard which will not be required, as all stormwater will be infiltrated onsite. The project team's civil engineer has prepared plans for utility provisions and stormwater management (Utility Plan, Sheet C-106, Exhibit 1). The Stormwater Management Report (Exhibit 4) includes recommendations regarding water quality, detention, and conveyance management on the site, which the Utility Plan reflects. Landscaping and site grading plans have also been prepared (Sheets C-102, C-103, and L-101, Exhibit 1). A Service Provider Letter from Clean Water Services (CWS) is included as Exhibit 5.

Transportation. Site access and circulation has been designed to integrate with public streets and provide safe and efficient connections to the site for maintenance staff. The pump station site driveway entrance that connects to the frontage on SW Sexton Mountain Drive is improved with sidewalks and no further frontage improvements are proposed with this application. The internal circulation system of the site complies with City requirements, as demonstrated in responses to standards in Chapter 60 of the BDC, presented later in this narrative.

Fire. Proposed improvements were reviewed by Tualatin Valley Fire & Rescue (TVF&R) during the pre-application conference (see Exhibit 2). The Fire Marshall stated no concerns with the proposal. Fire protection plans have been integrated into the site design; see the TVF&R Service Provider Letter (Exhibit 5).

Therefore, this requirement is met.

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: BDC Chapter 90 defines essential facilities and services to include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

Schools. The proposed pump station addition will not add additional needs to the surrounding schools, as it does not include housing and will not generate additional students.

Transit. Tri-Met will continue to provide transit service to the site. The proposed improvements will not impact or require additional transit service, as no additional residents will be generated by the proposed development and employees and deliveries are expected to travel to the site in maintenance and delivery vehicles.

Police. The City of Beaverton Police Department will continue to provide service to the site. The proposed improvements will not affect police protection services as it will not result in any additional population, housing, or commercial uses that would generate the need for those services.

Pedestrian and bicycle facilities. As shown on the Site Plan (Sheet G-101, Exhibit 1), the improvements will maintain existing pedestrian connections between the internal circulation system of the site and adjacent streets. Sidewalks and bike lanes on site frontages will be maintained. Pedestrian and bicycle circulation are addressed later in this narrative, in response to Chapter 60 standards.

Therefore, this requirement is met.

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

Response: Consistency with applicable provisions of Chapter 20 is demonstrated in the responses to Chapter 20 Section earlier in this application narrative.

Therefore, this requirement is met.

D. The proposal 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: Consistency with applicable provisions of Chapter 60 is demonstrated in the responses to Chapter 60 Section later in this application narrative.

Therefore, this requirement is met.

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 City of Beaverton is the property owner and developer responsible for overseeing development and maintenance of the pump station site. The City has budgeted for and will provide continued maintenance and necessary replacement of private common facilities and areas such as drainage facilities, sidewalks, parking area, access driveway, landscaping, screening, fencing, and garbage and recycling areas.

Therefore, this requirement is and will be met.

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

Response: The proposed development is not a residential or commercial use and the facility will not be open to the public. It will be visited, monitored, and maintained by City staff approximately once a day on average. Vehicle and pedestrian circulation facilities have been designed for that purpose and level of use. As shown on the TVF&R Service Provider Letter application materials (Exhibit 5), access roads to and within the site and sidewalks around the pump station provide efficient vehicle and pedestrian circulation for those who need access to the site, which includes maintenance staff and emergency services. Existing access roads will be used for access to the pump station addition, adjacent to the existing pump station.

Maintenance vehicles currently park west and north of the existing building and will continue to use this parking area to access the new building.

As the site will be closed to the public and secured behind a locked gate and fencing on both the north and west entrances to the site, no pedestrian access from the street will be available.

Therefore, this requirement is met.

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

Response: The site will continue to be accessible for maintenance and emergency staff from the north and west drives. No change to the access and vehicle circulation is proposed.

Therefore, this requirement is met.

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

Response: The proposed building will be constructed to meet the 2014 International Fire Code as published by the International Code Council as amended by TVF&R. The facility is a water storage facility and includes ample water at fire flow pressures to address fire code requirements (see TVF&R SPL, Exhibit 5).

Therefore, this requirement is met.

I. Structures and public facilities and services serving the 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: All structures and facilities and services serving the site will be designed in accordance with adopted City codes and standards. Compliance with site safety standards, such as lighting standards, will provide protection from crime and accidents. Existing fencing around the site provides security. (See Chapter 60 responses regarding lighting and fencing.) Construction documents for building and site development permitting will be reviewed to ensure protection from hazardous conditions.

Therefore, this requirement is met.

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

Response: As demonstrated by the Civil Plans (Sheet C-102, Sheet C-103 and C-106, Exhibit 1) and Stormwater Management Report (Exhibit 4), the project was designed to meet the City of Beaverton standards for grading and drainage. The proposed grading layout has been designed with a utility use in mind, without any overly steep slopes, and grading activities will be relatively modest, given the size and location of the proposed new pump station and the existing topography of the site. As shown on the Existing Conditions Plan and Dimensioned Site Plan (Sheet 1 and G-101, Exhibit 1), the proposed pump station building will be situated further east and north of the existing pump station, to increase separation between that structure and adjacent properties to the west and to preserve existing trees, directly south of the existing pump station. The site has been designed to discharge stormwater to a filter strip east of the new building which will provide treatment and infiltration (see Piping Plan, Exhibit C-106). In keeping with City of Beaverton requirements, the project was designed to minimize adverse effects on neighboring properties, public rights-of-way, surface drainage, water storage facilities, and the public drainage system.

Therefore, this requirement is met.

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: The proposed development will not be publicly accessible and consequently does not need to meet accessibility standards.

Therefore, this requirement is not applicable.

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

Response: This application package includes all required submittal materials as specified. Required materials include:

- Signed original application forms and application checklists.
- A written statement (narrative) demonstrating compliance with applicable criteria and regulations.
- A copy of the Pre-Application Conference Summary Notes.
- Documentation from CWS, City of Beaverton Water, and TVF&R.
- Application fees will be paid via the City of Beaverton's internal procedures given that the City is the applicant.

Therefore, this requirement is met.

40.15 CONDITIONAL USE

40.15.15.2. Major Modification of a Conditional Use.

A. Threshold: An application for Major Modification of a Conditional Use shall be required when one or more of the following thresholds apply:

1. An increase in the gross floor area of an existing Conditional Use more than 10% or more than 1,000 gross square feet of floor area for all properties that are located in a Residential zoning district or within a distance of up to and including 50 feet of a Residential zoning district.

Response: The site is in an urban standard density zoning district (R5). The existing gross floor area of the pump station on the site is approximately 1,200 square feet. The proposed gross floor area of the new building is approximately 1,745 square feet. The pump station site gross floor area will increase more than 10% and more than 1,000 gross square feet and, thus, requires a Major Modification of a Conditional Use application.

Therefore, this threshold is met.

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

Response: The applicant understands that this application will be reviewed as a Type 3 procedure.

C. Approval Criteria. In order to approve a Major Modification of a 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 Major Modification of a Conditional Use application.

Response: As demonstrated above, the proposed improvements satisfy the threshold for a Major Modification of a Conditional Use application.

Therefore, this requirement 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 application fees have been submitted as part of this application through internal City procedures, given that the City is the applicant.

Therefore, this requirement is met.

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

Response: As demonstrated by the responses in Section V of this narrative, the proposal complies with all applicable policies of the Comprehensive Plan.

Therefore, this requirement is met.

4. The existing use has been approved as a Conditional Use as governed by the regulations in place when the use was established and complies with the applicable conditions of the Conditional Use approval unless the applicant has received or is concurrently requesting one or more conditions be removed or modified as part of the current application.

Response: The original development of the site pre-dates the City's conditional use requirements and no conditions were imposed on the facility at that time. Subsequent modifications to the site have been approved through various land use permitting procedures (see section V.D of this narrative). The applicant is not requesting that any conditions associated with previous approvals be removed or modified as part of this application. This application is not inconsistent with and does not conflict with

previous conditions of approval based on information related to these prior land use decisions provided by City Planning staff.

Therefore, this requirement is met.

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: The site already houses a pump station, which will integrate into the surrounding residential-neighborhood and will be seismically upgraded to a higher "critical facility" standard, able to serve as an Emergency Operations Center (EOC) to provide water from the site during emergencies. The site will benefit the neighborhood by providing a redundant, back-up emergency water supply, which will create a more resilient system in the event of large seismic events. The proposed development is compatible and will limit impacts on surrounding development (park and single-family homes) in the following ways:

- Location/Size: The location of the new building will be next to the existing pump station building within the existing fenced area, and 20.21 feet at the highest point (Sheet G-101, Exhibit 1).
- Visual/Aesthetic: The building will be nestled beside the existing pump station buildings and will be set far back and minimally visible from the roads. Existing landscaping will be used to screen the site from the rear property lines of the homes abutting the property.
- Noise: The new pump station building, and site improvements will not create any new noise sources or significantly alter the location of existing noise sources in comparison to the existing facility and relative to traffic noise generated by surrounding roadways such as Murray Blvd. The new pump station building will reduce energy consumption and pump run-time of the existing pump station and all pump machinery will be contained in a concrete building with acoustic panels to reduce any noise produced. The structure of the pump station (concrete masonry unit (CMU) wall) also will serve to dampen any noise that is transmitted outside the building. The existing generator is housed in a noise-attenuating enclosure, achieving a maximum of 80 dB(A) at 7 meters under full load operation. The existing generator is only be used during power outages and during testing periods. Noise levels during typical pump station operations as experienced outside the pump station building are expected to be comparable to other pump stations and will be significantly quieter than the generator. Noise levels will tend to be even quieter at night when water usage is low and pumping is reduced. As the building is about 200 feet from the nearest residential building and has the existing pump station building screening it and the western property line, the building equipment is not expected to be heard at the edges of the nearest properties.
- Lighting: As demonstrated by the Lighting Plan (Sheets E-102 an E-607, Exhibit 1), the placement of the light at the building entrance is designed to minimize glare from adjacent properties and meet City of Beaverton Technical Lighting Standards for light levels along property lines. The existing pump station building will be between the proposed addition and the residential properties further west of the pump station site. The north and northeastern-facing lights will not be directed towards residential properties.

- Traffic: The pump station addition will create minimal traffic, as the maintenance staff's trips to the site will be incorporated with the site visits to the current pump station. The current maintenance staff site visits occur during general business hours, and all parking is within the fenced site. The pump station building addition will not net additional site visits beyond the existing maintenance site visits.

Therefore, this requirement is met.

6. The proposal will not modify previously established conditions of approval for the prior Conditional Use consistent with Section 50.95.6. of the Development Code.

Response: The original development of the site pre-dates the City's conditional use requirements and no conditions were imposed on the facility at that time. Subsequent modifications to the site have been approved through various land use permitting procedures (see section V.D of this narrative). Those processes did not include applicable conditions of approval.

Therefore, this requirement is met.

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

Response: Applications and documents related to this request will be submitted in the proper sequence.

Therefore, this requirement is met.

40.20. DESIGN REVIEW

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:

9. New construction of non-habitable buildings or construction of a permanent structure, not considered a building in commercial, industrial, multiple use zones, or for approved Conditional Uses in residential zones, which has a footprint greater than 1,000 square feet and up to 10,000 square feet in size and is a use permitted within the underlying zoning district.

Response: The proposed development meets threshold #9 for Design Review Two in that it is an existing approved Conditional Use in a residential zones, which has a footprint greater than 1,000 square feet and up to 10,000 square feet in size.

Therefore, this threshold 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: The applicant understands that a Type 2 Design Review is required. However, the pump station will also require a Major Modification of a Conditional Use, which is a Type 3 procedure. Because the two applications are being consolidated, the applicant understands that the consolidated application will be subject to a Type 3 procedure.

Therefore, this requirement is met.

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 demonstrated above, the proposed improvements satisfy threshold #9 for a Design Review Two application.

Therefore, this requirement 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 application fees have been submitted as part of this application through internal City procedures, given that the City is the applicant.

Therefore, this requirement is met.

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

Response: The applicant has submitted all documents related to the Design Review Two as specified in Section 50.25.1 of the Development Code.

Therefore, this requirement is met.

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

Response: The proposed development application includes responses to all applicable provisions of Sections 60.05.15. through 60.05.30 (Design Standards).

Therefore, this requirement is met.

5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the 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: The proposed development application is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30 (Design Standards). None of the above conditions exist.

Therefore, this requirement is met.

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

Response: Compliance with the contouring standards outlined in Section 60.15.10 is shown in the Grading Plan (Exhibit A, Sheet C-102 and C-103).

Therefore, this requirement is met.

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

Response: The applicant has submitted all documents related to the Design Review Two in the proper sequence.

Therefore, this requirement is met.

40.55. Parking Determination

40.55.10. Applicability.

A Parking Determination may be requested in writing to establish a required off-street parking ratio or specific number of off-street parking spaces for a use or uses not specifically listed in Section 60.30. (Off-Street Parking) of this Code, to share required parking spaces, or to determine the existence of excess required parking.

40.55.15. Application. There are three (3) Parking Determination applications which are as follows: Parking Requirement Determination, Shared Parking, and Use of Excess Parking.

1. Parking Requirement Determination.

A. Threshold. An application for Parking Requirement Determination shall be required when the following threshold applies:

1. A request that the Director establish, in writing, an off-street parking ratio or requirement for a use not listed or substantially similar to a use listed in Section 60.30. (Off-Street Parking) of this Code.

Response: Pump stations are not listed uses in Section 60.30. Consequently, the applicant is seeking a Parking Determination. City planning staff also indicated that requesting a Parking Determination is the appropriate approach for addressing off-street parking requirements. Therefore, this threshold is met.

B. Procedure Type. The Type 2 procedure, as described in Section 50.40. of this Code, shall apply to an application for Parking Requirement Determination. The decision making authority is the Director.

Response: The applicant understands that the Parking Determination application is subject to a Type 2 procedure. The project proposal also includes a Major Modification of a Conditional Use application and a Design Review Two application; collectively they are subject to a Type 3 procedure. Therefore, the entire proposal will be subject to a Type 3 procedure.

C. Approval Criteria. In order to approve a Parking Requirement Determination 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 Parking Requirement Determination application.

Response: As demonstrated above, the proposal satisfies the threshold for a Parking Determination application. Therefore, this requirement 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 application fees have been submitted as part of this application through internal City procedures given that the City is the applicant. Therefore, this requirement is met.

3. The determination is consistent with Title 4 of Metro's Regional Transportation Functional Plan.

Response: Title 4 of Metro's Regional Transportation Functional Plan mandates that minimum parking ratios not be established higher than ratios in the functional plan and that jurisdictions be allowed to establish a process for varying from minimum and maximum parking ratios. (Other Title 4 requirements do not apply to the proposed development.)

The City does provide processes for varying from parking requirements, including this Parking Determination application process. There are no listed uses in the functional plan parking ratios that correspond to or are similar to the proposed pump station building in order to determine whether the proposed ratio is or should be lower; however, the limited amount of parking being proposed (a ratio of approximately 1.15 spaces per 1,000 square feet of pump station building new gross floor area) is well below the minimum ratio of 2.7 spaces established for the closest listed use (public building) most comparable use category. Therefore, the requested Parking Determination is consistent with Title 4 of the Regional Transportation Functional Plan.

> *4. The determination will not create adverse impacts, taking into account the total gross floor area, number of employees, potential customer volume, and the hours of operation of the use.*

Response: Three parking spaces are proposed for the pump station building for this Parking Determination application. According to City staff managing the pump station (and owner and applicant for this application), 1-3 trips could potentially be made to the site daily, at separate times, for operations and maintenance. Most of the monitoring functions associated with pump station can be conducted remotely, frequently reducing the need for even this small number of trips to the facility. The three parking spaces proposed will be sufficient to serve the limited number of anticipated trips spread throughout the day and the limited amount of human-occupied floor area. Therefore, this requirement is met.

> *5. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.*

Response: This proposal consists of all applicable submittal requirements per Section 50.25.1, including:

- Application form
- Written statement (this narrative)
- Neighborhood Meeting documentation
- A copy of the Pre-Application Conference Summary Notes
- Applicable Service Provider Letters
- Applicable fee.

Therefore, this requirement is met.

C. Chapter 60 – Special Requirements

60.05. DESIGN REVIEW DESIGN PRINCIPLES, STANDARDS AND GUIDELINES

60.05.05. Purpose. The following design principles, standards and guidelines shall be met by new development and redevelopment where applicable, throughout the City.

60.05.10. Design Principles. The following design principles are general statements to guide the development of the built environment, the appearance of that development, and the effect of that development on the existing surroundings. The design guidelines and standards implement these principles.

1. Building Design and Orientation. Design buildings that enhance the visual character of the community and take into account the surrounding neighborhoods, provide permanence, and create a sense of place. In Residential, Commercial and Multiple Use districts, design buildings that contribute to a safe, high quality pedestrian-oriented streetscape.

Response: The site is located in a Residential district. Improvements to the existing and proposed building include new exterior colors to reflect the natural setting within the Sexton Mountain Park. In addition to construction of the new pump station building, the applicant proposes to replace the roof of the existing pump station building to improve the appearance of that building and provide for a consistent design approach to the two buildings. The buildings are secured facilities within the park site and surrounded by fencing to protect City equipment. As such, pedestrian access to the pump station is not proposed. The park and publicly-accessible areas have existing pedestrian amenities, and both SW Murray Blvd and Sexton Mountain Drive are fully developed, with sidewalks and bike lanes.

Therefore, this requirement is met.

2. Multiple Use District Building Orientation and Design. Locate buildings so they are conveniently and safely accessible from on-site and off-site sidewalks and streets, and so buildings near the edge of a right of way provide a high quality, pedestrian oriented streetscape, contribute to safety by offering "eyes on the street" and promote pedestrian safety and use. Provide a pedestrian-friendly environment through building and site design treatments that may vary in nature and degree depending on the character of the urban area, the characteristics of the street, and the type of use and development proposed.

Response: The site is not located in a multiple use district.

Therefore, this standard does not apply.

3. Circulation and Parking Design. Provide integrated multi-modal circulation and parking improvements that are safe and convenient, connect to surrounding neighborhoods and streets, and serve the needs of development.

Response: The overall site is already connected to the surrounding neighborhoods and streets and accessible by vehicle, bicycle, and walking modes. The proposed addition will not increase the need for

connectivity to the pump station, which is already accessed via a driveway to Sexton Mountain Drive and is not publicly accessible. As noted previously, the site will not be accessible to the general public and will only be accessed by City maintenance staff. In addition, none of the proposed improvements will reduce the accessibility of the adjacent Sexton Mountain Park facility for visitors.

Therefore, this requirement is met.

4. Landscape, Open Space, and Natural Areas Design. Create landscape areas that contribute to the aesthetics of the community, conserve, protect, enhance or restore natural features and the natural environment, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents, customers, employees, and the community. Whenever possible, utilize native vegetative species which are disease and drought tolerant.

Response: The overall site is surrounded by existing trees and native vegetation. The proposed location of the additional pump station building was chosen to protect existing trees south of the pump station.

Therefore, this requirement is met.

5. Lighting Design. Provide exterior lighting for buildings, parking lots, pedestrian pathways, vehicular areas, pedestrian plazas, public open spaces to ensure public safety and convenience, and to minimize excessive illumination on environmentally sensitive areas, adjoining properties, and streets.

Response: The proposed new pump station building will have a light at the entrance. The site improvements will not include any parking lots, vehicular areas, plazas, public spaces, or pedestrian pathways. The existing pump station building will shield the entry light on the new building from the nearest residences (around 200 feet west of the proposed building). In addition, the light fixture itself will include a shield to direct the light downward to further minimize any external impacts.

Therefore, this requirement is met.

60.05.15. Building Design and Orientation Standards. Unless otherwise noted, all standards apply in all zoning districts.

1. Building articulation and variety.

B. Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety. These permanent features include, but are not limited to windows, bays and offsetting walls that extend at least eighteen inches (18"), recessed entrances, loading doors and bays, and changes in material types. Changes in material types

shall have a minimum dimension of two feet and minimum area of 25 square feet. The percentage of the total square footage of elevation area is:

1. Thirty (30) percent in Residential zones, and all uses in Commercial and Multiple Use zones.

Response: The new building will be more than 200 feet from SW Murray Blvd and from SW Sexton Mountain Drive. The new building will not be visible from or front the pedestrian accessway from SW 148th Terrace or SW Telluride Avenue, given its location directly behind the existing pump station building in relation to those streets and given the topography and location of vegetation on the site (see Sight Lines from SW Telluride Avenue on the Overall Site Plan, Exhibit 1, Sheet G-101).

Therefore, the building articulation and variety is not applicable.

C. The maximum spacing between permanent architectural features shall be no more than:

1. Forty (40) feet in Residential zones, and all uses in Commercial and Multiple Use zones.

Response: As shown in the Architectural Exterior Elevations (Sheets A-201 and A-202, Exhibit 1), the maximum spacing between all architectural features is approximately 25-30 feet, along the west and east elevation, facing the residential properties and SW Murray Blvd, respectively. The northern property elevation, facing the Sexton Mountain Park, has a spacing of 37 feet between architectural features.

Therefore, this requirement is met.

2. Roof forms.

A. All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.

Response: The proposed roof pitch is about 1:3 (see Architectural Exterior Elevations, Sheets A-201 and A-202).

Therefore, this requirement is met.

B. Sloped roofs on residential uses in residential zones and on all uses in multiple use and commercial zones shall have eaves, exclusive of rain gutters, that must project from the building wall at least twelve (12) inches.

Response: The proposed development is not a residential use.

Therefore, this requirement is not applicable.

C. All roofs with a slope of less than 4/12 pitch shall be articulated with a parapet wall that must project vertically above the roof line at least twelve (12) inches or architecturally treated, such as with a decorative cornice.

Response: The proposed roof pitch is 1:3 (see Architectural Exterior Elevations, Sheets A-201 and A-202, Exhibit 1).

Therefore, this requirement is not applicable.

D. When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as existing roofs.

Response: A new structure is proposed in an existing development. The new building roof will have a standing seam metal roof, with a roof slope 3:1 (see Architectural Exterior Elevations, Sheets A-201 and A-202, Exhibit 1). The roof form of the new pump station building will have similar slope and be constructed of a standing seam metal roof, the same materials as the existing pump station building.

Therefore, this requirement is met.

E. Smaller feature roofs are not subject to the standards of this Section.

Response: Smaller feature roofs are not included in the proposed development.

Therefore, this provision is not applicable.

3. Primary building entrances.

A. Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided.

Response: A roof overhang around the pump station building addition will provide weather protection at least four (4) feet deep. The primary entrance is 6 feet wide (see Sheets A-201 and A-202, Exhibit 1).

Therefore, this requirement is met.

4. Exterior building materials.

B. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones (except detached residential uses fronting streets, common greens and shared courts), a maximum of thirty (30) percent of each elevation that is visible from and within 200 feet of a public street or a public park, public plaza or other public open space, and on elevations that

include a primary building entrance or multiple tenant entrances may be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard. The remaining elevation area for all applicable uses in all applicable zones shall be architecturally treated. Appropriate methods of architectural treatment shall include, but are not limited to, scoring, changes in material texture, and the application of other finish materials such as wood, rock, brick or tile wall treatment.

Response: The building will be over 200 feet from SW Murray Blvd but is located within the Sexton Mountain Park site. The northern elevation, facing Sexton Mountain Park, is about 45 feet long and will have architectural treatments (see Architectural Exterior Elevations, Sheets A-201 and A-202, Exhibit 1). Part of the south, east, and west elevation has architectural treatment. The south elevation that does not have architectural treatment is not visible from public areas. The architectural treatments include a difference in materials from CMU blocks to metal panel siding (see the Building Elevations Exhibit 1, Sheets A-201 and A-202 and Materials Board, Exhibit 6) and a window or door located on each of east, west and north elevations.

Therefore, this requirement is met.

C. For Conditional Uses in Residential zones and all uses in Commercial and Multiple Use zones, plain, smooth, exposed concrete and concrete block used as foundation material shall not be more than three (3) feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to four (4) feet above the finished grade level.

Response: The proposed building does not use exposed plain, smooth exposed concrete or concrete block as foundation material (see Architectural Exterior Elevations, Sheets A-201 and A-202, Exhibit 1). The lower 4 feet of the building elevation will be an ashlar pattern concrete masonry unit.

Therefore, this requirement is met.

5. Roof-mounted equipment.

A. All roof-mounted equipment shall be screened from view from adjacent streets or adjacent properties in one of the following ways:

1. A parapet wall; or

2. A screen around the equipment that is made of a primary exterior finish material used on other portions of the building; or

3. Setback from the street-facing elevation such that it is not visible from the public street(s).

Response: The proposed building does not include roof-mounted equipment.

Therefore, this requirement is not applicable.

B. The vertical measuring distance for required screening shall be measured at five (5) feet above the finished or existing grade of the property line or public right-of-way abutting the development site's front yard setback for a distance of one hundred (100) lineal feet measured outward from the development site's front property line. Once the vertical measuring distance is established for the site's front yard, this same vertical measuring distance shall be applied to all sides of the development site's perimeter property lines.

Response: The proposed building does not include roof-mounted equipment.

Therefore, this requirement is not applicable.

C. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.

Response: Roof-mounted solar panels, dishes/antennas, pipes, vents, and chimneys are not proposed as part of this development.

Therefore, this provision is not applicable.

60.05.20. Circulation and Parking Design Standards.

2.Loading areas, solid waste facilities and similar improvements.

A. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street or shall be fully screened from view from a public street

Response: The electric vehicle charging station will be free-standing dock located along the existing retaining wall, as shown in the Dimensioned Site Plan (Exhibit 1). The retaining wall will fully obscure the view of the EV charging dock from the public right-of-way (see image on pages 2 of the Dimensioned Site Plan).

The requirement is met.

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

Unless otherwise noted, all standards apply in all zoning districts.

5.Minimum landscape requirements for non-residential developments and Mixed Use Development.

A. A minimum portion of the total gross lot area shall be landscaped:

1. Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent;

Response: The total gross lot area is 3.66 acres, or 159,429 square feet, requiring 23,914 square feet of landscaping. As shown on the Site Plan (Exhibit 1, Sheet G-101), the area south and east of the pump station area will be landscaped. The landscaping on the rest of the site exceeds 23,914 square feet.

Therefore, this requirement is met.

2. All uses in Multiple Use districts, ten (10) percent.

Response: The proposed development is not in a Multiple Use district.

Therefore, this requirement is not applicable.

3. Environmentally sensitive areas shall be counted towards the minimum landscape requirement.

Response: There are no designated environmentally sensitive areas on the site.

Therefore, this requirement is not applicable.

B. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:

1. One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. Evergreen trees shall have a minimum planting height of six (6) feet. Deciduous trees shall have a minimum caliper of 1.5 inches at time of planting.

2. One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area.

3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.

Response: The existing landscaping around the site exceeds the 15 percent required for the site (23,914 square feet). This minimum landscaping area requires 30 trees, 60 evergreen shrubs, and ground cover. As shown on the Site Plan (Exhibit G-101), the lot has over 150 trees, surrounded by evergreen shrubs. The area around the fenced pump station site has grass as a ground cover and will be planted with over 200 evergreen shrubs (English Yew and Western Sword Fern) to the south and east of the site. The existing trees will be protected.

Therefore, this requirement is met.

C. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed shall be counted towards meeting the minimum landscaping requirement, provided

that the hard-surface portion of the plaza shall not exceed twenty-five (25) percent of the minimum landscaping requirement for Conditional Uses in Residential districts, and shall be comprised of the following:

Response: The project does not include a pedestrian plaza.

Therefore, this requirement is not applicable.

D. All building elevations visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation, which shall be counted toward the minimum landscaped requirement. This landscaping requirement shall not apply to portions of the building facade that provide access for pedestrians or vehicles to the building, for plazas adjacent to the building, or when the building is within three (3) feet of the property line. The foundation landscaping shall be at least five (5) feet wide; and shall be comprised of the following:

1. One (1) tree having a minimum planting height of six (6) feet shall be planted for every thirty (30) lineal feet of foundation.

2. One (1) shrub having a minimum mature height of twenty-four (24) inches shall be planted for every three (3) lineal feet of foundation and shall be planted between required trees; and,

3. Groundcover plants shall be planted in the remainder of the landscaped area not occupied by required trees and shrubs, and shall not be planted in rows, but in a staggered manner for more effective covering.

Response: The project does not include building elevations that are within 200 feet of or within 200 feet and visible from a public street. The proposed building will be over 200 feet from SW Murray Blvd and will not be directly visible from SW 148th Terrace or SW Telluride Avenue.

Therefore, this requirement is not applicable.

8. Retaining walls. Retaining walls greater than six (6) feet in height or longer than fifty (50) lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer. Materials used on retaining walls should be similar to materials used in other elements of the landscape plan or related buildings, or incorporate other landscape or decorative features exclusive of signs. If screening by a landscape buffer is utilized, a buffer width of at least five (5) feet is required, landscaped to the B3-High Screen Buffer standards.

Response: The proposed development does not include retaining walls taller than 6 feet. The southern retaining wall is longer than 50 feet and has incorporated evergreen English Yew and Western Sword Fern shrubs along the south and east side of the area (see Exhibit 1, Sheet L-101). In addition, the southern portion of the property is screened by existing coniferous trees and the solar array.

This requirement is met.

9. Fences and walls.

A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick, or other durable materials.

B. Chain link fences are acceptable as long as the fence is coated and includes slats made of vinyl, wood or other durable material. Slats may not be required when visibility into features such as open space, natural areas, parks and similar areas is needed to assure visual security, or into on-site areas in industrial zones that require visual surveillance.

C. Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.

D. For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.

Response: The site is located within a secured chain link fenced area, which is coated and over 200 feet from SW Murray Blvd and about 190 feet from SW Telluride Terrace. The existing fencing on the west and north side of the pump station site will be replaced and moved slightly to make space for the new building. See Site Plans, Exhibit A, Sheet G-101. Because the site is located within a public park and over 200 feet from the nearest road, visual security is needed, and no slats are proposed on any of the fencing.

Therefore, this requirement is met.

E. Fences and walls:

1. May not exceed three feet in height in a required front yard along streets, except required above ground stormwater facilities fencing which may be four feet in height in a required front yard, and eight feet in all other locations.

2. May be permitted up to six feet in a required front yard along designated Collector and Arterial streets.

3. [ORD 4576; January 2012] For detached housing along streets and housing facing common greens and shared courts in Multiple Use zones, 3 feet high fences and walls are permitted in front of the building, and on corner lots abutting a street, along the side of the building. Higher fences and walls are permitted on corner lots along the side of the building beginning within 15 feet of the back end of the building nearest to the property line.

Response: The fencing proposed to be replaced and slightly expanded is not in the required front yard and is not for detached housing. Fencing is for security purposes and will not exceed 7-feet in height, not including barbed wire.

Therefore, this requirement is not applicable.

10. Minimize significant changes to existing on-site surface contours at residential property lines. Exempting the circumstances listed in Section 60.15.10.2, the following standards shall apply to design review proposals where grading is proposed:

A. When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe the following:

Response: None of the proposed improvements is within 25 feet of residential property lines.

Therefore, these standards do not apply.

B. Notwithstanding the requirements of subsection A. above, grading within 25 feet of a property line shall not change the existing slopes by more than ten percent within a tree root zone of an identified significant grove or tree, or an identified historic tree located on an abutting property unless evidence provided by a certified arborist supports additional grading that will not harm the subject grove or tree.

Response: The site does not contain any significant or historic trees.

Therefore, this requirement does not apply.

C. The grading standards listed in subsection A. above shall not apply to the following:

1. Public right-of-way road improvements such as new streets, street widening, sidewalks, and similar or related improvements.

2. Storm water detention facilities subject to review and approval of the City Engineer.

3. On-Site grading where the grading will take place adjacent to an existing public street right-of-way, and will result in a finished grade that is below the elevation of the subject public street right-of-way; provided such grading is subject to the approval of the City Engineer, who may require appropriate erosion and sediment control mitigation measures.

Response: The proposed development does not involve these improvements apply to this project.

Therefore, grading standards in subsection A are applicable.

11. Integrate water quality, quantity, or both facilities. Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.

Response: The stormwater facility is shown on the Civil Plan (Sheet C-102 and C-103, Exhibit 1). The slopes are 3H:1V and the facility is not located between a street and the front of an adjacent building. A Preliminary Stormwater Report (Exhibit 4) is included in this application package.

Therefore, this requirement is met.

60.05.30. Lighting Design Standards. Unless otherwise noted, all standards apply in all zoning districts.

1. Adequate on-site lighting and minimal glare on adjoining properties. [ORD 4584; June 2012]

A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.

B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.

C. Lighting shall be provided in pedestrian plazas, if any developed.

D. Lighting shall be provided at building entrances.

E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.

Response: Lighting is already provided in all vehicle and pedestrian circulation areas and existing building entrances at levels consistent with City Technical Lighting Standards for Zoning District Type Residential. The proposed new pump station building will have a light at the entrance (the western side of the building), as well as north or east side of the new building (See Lighting Plan, Exhibit 1, Sheet E-201). The site improvements will not include any new parking lots, vehicular areas, plazas, public spaces, or pedestrian pathways. The existing pump station building will shield the entry light on the new building from the nearest residences (around 200 feet west of the proposed building). The light fixtures north and east will not be visible from residences, as they will be directed toward the park and road. In addition, the new light fixtures will incorporate shielding to direct the light downward to further minimize any external impacts.

The combination of shielding, building placement, lighting levels, and distance from the nearest properties will limit infiltration of light and glare from the proposed lighting onto adjacent properties and will not be visible from the nearby public rights-of-way.

Therefore, these requirements are met.

2. Pedestrian-scale on-site lighting.

A. Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:

Response: No pole-mounted luminaires are proposed.

Therefore, this requirement does not apply.

B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.

Response: Wall-mounted lighting will comply with Technical Lighting Standards as shown in the Lighting Plan (Exhibit 1, Sheet E-201 and E-607).

Therefore, this requirement is met.

C. Lighted bollards when used to delineate on-site pedestrian and bicycle pathways shall have a maximum height of forty-eight (48) inches.

Response: No lighting bollards are proposed.

Therefore, this requirement does not apply.

60.30 OFF-STREET PARKING

60.30.10. Number of Required Parking Spaces.

Except as otherwise provided under Section 60.30.10.11., off-street vehicle, bicycle, or both parking spaces shall be provided as follows:

4. Uses Not Listed. For uses not specifically mentioned in this section, the requirements for off-street parking facilities for vehicles and bicycles shall be determined with a Parking Requirement Determination (Section 40.55.1.).

Response: The proposed improvements is a new pump station house, a use that is not listed and not specifically reflected in the parking table. Therefore, the applicant has submitted a parking determination and proposed three parking spaces for the 1,745 square foot building.

The requirement is met.

60.30.15. Off-Street Parking Lot Design.

All off-street parking lots shall be designed in accordance with City Standards for stalls and aisles as set forth in the following drawings and tables: …

Response: The two 90 degree parking space and have been designed to meet the standards of the table in 60.30.15. One electrical vehicle charging station will be located northern vehicle area on the site and be screened from the public right-of-way by the retaining wall as shown by the photograph on the Dimensioned Site Plan, page 2 (Exhibit 1), and will also meet the minimum dimensions found in the table in Section 60.30.15.

The requirement is met.

60.65. UTILITY UNDERGROUNDING

60.65.15. Regulation.

All existing and proposed utility lines within and contiguous to the subject property, including, but not limited to, those required for electric, communication, and cable television services and related facilities shall be placed underground as specified herein. The utilities required to be placed underground shall be those existing overhead utilities which are impacted by the proposed

development and those utilities that are required to be installed as a result of the proposed development.

1. At the option of the applicant and subject to rules promulgated by the Oregon Public Utility Commission (PUC), this requirement does not apply to surface mounted transformers, surface mounted connection boxes and meter cabinets, which may be placed above ground, temporary utility service facilities during construction, high capacity electric lines operating at 50,000 volts or above, and that portion of a project where undergrounding will require boring under a Collector or Arterial roadway, and City funded roadway projects which the City Council has specifically considered and declined to fund utility undergrounding as a component of the roadway project, Washington County funded roadway projects, such as MSTIP projects, and Oregon Department of Transportation funded roadway projects.

2. The developer shall make all necessary arrangements with the serving private utility to cause the utility service(s) to be placed underground;

3. The City reserves the right to approve surface mounted facilities;

4. All underground public and private utilities shall be constructed or installed prior to the final surfacing of the streets; and

5. Stubs for service connections and other anticipated private extensions at street intersections shall be long enough to avoid disturbing street surfaces and right-of-way improvements such as sidewalks and landscaping areas when service connections are made.

6. Unless otherwise specifically required in an existing franchise between the City and the particular private utility, or PUC rule, the applicant or developer responsible for initiating the requirement for placing overhead utilities underground is responsible for the cost of converting all existing customer equipment and private utilities on private or public property, or both to meet utility undergrounding requirements.

7. If the private utility service provider requires an applicant, as a component of the applicant's placing private utilities underground, to install facilities to accommodate extra capacity beyond those necessitated by the proposed development, the private utility service provider shall be financially responsible for providing the means to provide such extra capacity.

Response: As shown in the Utility Plan (Exhibit 1), all utilities associated with the site development will be placed underground.

The requirements are met.

60.65.20. Information on Plans.

The applicant for a development subject to design review, subdivision, partition, or site development permit approval shall show, on the proposed plan or in the explanatory information, the following:

1. Easements for all public and private utility facilities;

2. The location of all existing above ground and underground public and private utilities within 100 feet of the site;

3. The proposed relocation of existing above ground utilities to underground; and

4. That above ground public or private utility facilities do not obstruct vision clearance areas pursuant to Section 60.55.35.3 of this Code.

Response: All applicable information is shown in the Utility Plan (Exhibit 1).

The requirements are met.

VII. Conformance with City of Beaverton Comprehensive Plan

Goal 3.3.1 Promote sustainable development, resilience, and resource protection

Response: By adding to the existing pump station facilities, the City is efficiently using existing public land for infrastructure improvements. This site will further conserve water and energy with an updated, more efficient water supply system and improved building facilities. The hydropower system within the addition will allow the pump station to export energy. All of these approaches will enhance sustainable development goals.

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 site is located in a residential neighborhood, with an existing pump station on the site, surrounded by a community park and low-density housing. The pump station addition will support the surrounding developments with a more resilient and efficient water supply.

Goal 5.3.1: Ensure long-term provision of adequate urban services within existing City limits and areas to be annexed in the future.

Response: The proposed development focuses on improvements of an existing City water facility. The expanded facility will provide the following critical capabilities and benefits for the City's water system:

- Delays the need for new capital improvements
- Provides a redundant, back-up emergency water supply

The proposed development will allow the City to provide water supply to its service area without adding additional facilities and provide a more reliable water supply through increased resilience and efficiency. In those ways, the proposed improvements ensure long-term provision of adequate water service to Beaverton customers and are consistent with applicable goals of the City's Comprehensive Plan.

Goal 8.4.1: Noise: Create and protect a healthy acoustical environment within the City.

Policy 8.4.1.a) Noise impacts shall be considered during development review processes.

Response: The new pump station building will be attenuated to prevent additional noise impacts on the surrounding residential development. The building will be buffered from the residential homes to the west and south by existing buildings and vegetation and will help buffer residents from traffic noise along SW Murray Blvd, which is typically louder than what a pump station will produce. The respective 190- and 11-foot distance from the building addition to the west and north property line and resulting distance of approximately 225- and 350-feet to the residential buildings to the west and north of the site, along with landscape buffering, will also assist with reducing potential noise impacts.