



Received  
Planning Division  
06/02/2021

December 17, 2020

Angelo Planning Group  
Attn: Frank Angelo  
921 SW Washington St Ste 468  
Portland, OR 97205

Subject: Pre-Application Summary Notes for Vose Elementary School Classrooms

Dear Frank Angelo,

Thank you for attending the Pre-Application Conference held on December 2, 2020. We are pleased to provide you with the following notes prepared in response to your proposal.

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

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

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

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

Sincerely,

Lauren Russell  
Associate Planner  
503-526-3718

# PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

## Prepared for Vose Elementary School Classrooms PA2020-0048, December 2, 2020

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

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

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**PRE-APPLICATION CONFERENCE DATE:** December 2, 2020

### PROJECT INFORMATION:

Project Name: **Vose Elementary School Classrooms**

Project Description: Addition of four new permanent classrooms and renovation of one existing, underutilized room to support a 5 FTE increase in staffing.

Property/Deed Owner: Beaverton School District #48J  
16550 SW Merlo Rd  
Beaverton, OR 97006

Site Address: 11350 SW Denney Road

Tax Map and Lot: 1S122DB02000

Zoning: R7 Residential Urban Standard Density 7,000

Comp Plan Designation: Neighborhood Residential Standard Density

Site Size: 8.83 acres

### APPLICANT INFORMATION:

Applicant's Name: Eric Bolken  
Beaverton School District  
16550 SW Merlo Rd  
Beaverton, OR 97006

Phone / Email: 503-704-6783 / [eric\\_bolken@beaverton.k12.or.us](mailto:eric_bolken@beaverton.k12.or.us)  
Frank Angelo

Applicant's Representative: Angelo Planning Group  
921 SW Washington St Ste 468  
Portland, OR 97205

Phone / Email: 503-227-3664 / [fangelo@angeloplanning.com](mailto:fangelo@angeloplanning.com)

**PREVIOUS LAND USE HISTORY:**

- **DR2017-0016:** Design Review Compliance Letter approval to modify the landscaping along the bus/service access drive.
- **DR2016-0107:** Design Review Compliance Letter approval for landscaping, pathway, and play area modifications.
- **CU2015-0011 / DR2015-0120:** New Conditional Use and Design Review Three approval to tear down and reconstruct Vose Elementary School with an 83,000 square foot building designed to accommodate approximately 750 students and 77 staff.

**SECTION 50.25 (APPLICATION COMPLETENESS):**

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

**APPLICATION FEES:**

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

<b>Major Modification of a Conditional Use</b>	<b>\$4,262.00*</b>
<b>Design Review Two</b>	<b>\$2,687.00*</b>
<i>Possible Design Review Three</i>	<b>\$5,909.00*</b>

See Key Issues/Considerations herein for description of applications and associated process.

\*Please note that beginning on January 1, 2021, a 3.5% technology fee will be assessed on all applications.

**SECTION 50.15 (CLASSIFICATION OF APPLICATIONS):**

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.2 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses separate code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type which requires the broadest notice and opportunity to participate. For example, a proposal that includes a **Major Modification of a Conditional Use** application is subject to a Type 3 procedure.

**SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):**

Based on the information presented at the pre-application, a Neighborhood Review Meeting is required because the proposal is subject to a Type 3 procedure. Neighborhood Advisory Committee (NAC): **Vose** Contact: **David Strayer** [vosenacchair@gmail.com](mailto:vosenacchair@gmail.com)

For meetings held at the NAC staff recommend that a separate sign-in sheet be provided. Note that after the neighborhood meeting, summary of the meeting along with a copy of your sign-in sheet is to be mailed to the NAC contact above. The city also request that the summary of the meeting and sign-in sheet is also sent to: City of Beaverton, Neighborhood Program, P.O. Box 4755, Beaverton, OR 97076 or emailed to: [neighbormail@beavertonoregon.gov](mailto:neighbormail@beavertonoregon.gov)

Instructions for conducting or attending Neighborhood Review Meetings can be found here: <https://www.beavertonoregon.gov/DocumentCenter/View/9172/Neighborhood-Meeting-Informational-Packet?bidId=>

In response to COVID-19, the applicant can fulfill the neighborhood meeting requirement by using alternative means of communication such as by phone, email, and online meeting platforms, provided by the applicant. The applicant may work with City staff to provide a physical place for members of the public without technology to participate in the meeting as needed on an appointment basis (social distancing requirement must be recognized). Contact the project planner or 503-526-2420 for details.

**CHAPTER 20 (LAND USES):**

Zoning: **R7 Residential Urban Standard Density District (7,000)**

Applicable Code Sections: **20.05.15 – Site Development Standards and 20.05.20 – Land Uses**

- Minimum land area: 7,000 square feet
- Minimum lot width: 65 feet
- Minimum lot depth: 90 feet
- Minimum front yard setback: 17 feet
- Minimum side yard setback: 5 feet
- Minimum rear yard setback: 25 feet
- Maximum building height: 35 feet

Educational Institutions: Conditional Use

**CHAPTER 30 (NONCONFORMING USES):**

Proposal subject to compliance to this chapter?  Yes  No

**CHAPTER 40 (PERMITS & APPLICATIONS):**

Facilities Review Committee review required?  Yes  No

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

**Applicable Application Type(s):**

	<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>			
1.	<b>Major Modification of a Conditional Use</b> (Threshold #1)	<b><u>40.15.15.4</u></b>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> <b>Type 3</b>	<input type="checkbox"/> Type 4
2.	<b>Design Review Two</b> (Threshold #5)	<b><u>40.20.15.2</u></b>	<input type="checkbox"/> Type 1	<input checked="" type="checkbox"/> <b>Type 2</b>	<input type="checkbox"/> Type 3	<input type="checkbox"/> Type 4
3.	<i>Possible Design Review Three</i> (Threshold #9)	<b><u>40.20.15.3</u></b>	<input type="checkbox"/> Type 1	<input type="checkbox"/> Type 2	<input checked="" type="checkbox"/> <b>Type 3</b>	<input type="checkbox"/> Type 4

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

**CHAPTER 60 (SPECIAL REGULATIONS):**

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

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

**Comments:** For the application(s) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

**OTHER DEPARTMENT/AGENCY CONTACTS:**

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

<p>Recommended contact for further information if checked</p> <input checked="" type="checkbox"/>	<p>Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a <i>Service Provider Letter</i> (SPL)</u>. For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in <u><a href="#">Chapter 3 of the Design and Construction Standards</a></u> at: <u><a href="http://www.cleanwaterservices.org/permits-development/design-construction-standards">www.cleanwaterservices.org/permits-development/design-construction-standards</a></u></p> <p>If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the city will also accept as documentation under Section 50.25.1.F. To start the environmental review process and obtain an SPL, complete the <u><a href="#">pre-screening site assessment form</a></u>. For more information about CWS environmental review, you may email <u><a href="mailto:splreview@cleanwaterservices.org">splreview@cleanwaterservices.org</a></u> or contact <b>Laurie Bunce</b>, CWS Engineering Technician, at (503) 681-3639.</p>
<input checked="" type="checkbox"/>	<p><b>Kimberlee McArthur</b>, Building, City of Beaverton (503) 526-2524 / <a href="mailto:kimberleemcarthur@beavertonoregon.gov">kimberleemcarthur@beavertonoregon.gov</a></p> <input checked="" type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	<p><b>Steve Brennen</b>, Operations, City of Beaverton (503) 526-2200 / <a href="mailto:sbrennen@beavertonoregon.gov">sbrennen@beavertonoregon.gov</a></p> <input type="checkbox"/> No written comments provided to date / not expected.
<input checked="" type="checkbox"/>	<p><b>Silas Shields</b>, Site Development, City of Beaverton (503) 350-4055 / <a href="mailto:sshields@beavertonoregon.gov">sshields@beavertonoregon.gov</a></p> <input checked="" type="checkbox"/> Plan reviewed. Comments attached.
<input checked="" type="checkbox"/>	<p><b>Kate McQuillan</b>, Transportation, City of Beaverton (503) 526-2427/ <a href="mailto:kmcquillan@beavertonoregon.gov">kmcquillan@beavertonoregon.gov</a></p> <input checked="" type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	<p><b>Marah Danielson</b>, ODOT Development Review (503) 731-8258/ <a href="mailto:marah.b.danielson@odot.state.or.us">marah.b.danielson@odot.state.or.us</a></p> <input type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	<p><b>Naomi Vogel</b>, Washington County (503) 846-7623/ <a href="mailto:naomi_vogel@co.washington.or.us">naomi_vogel@co.washington.or.us</a></p> <input type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	<p><b>Elizabeth Cole</b>, Recycling, City of Beaverton (503) 526-2460/ <a href="mailto:ecole@beavertonoregon.gov">ecole@beavertonoregon.gov</a></p> <input type="checkbox"/> No written comments provided to date / not expected.

## **KEY ISSUES/CONSIDERATIONS:**

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

1. **Land Use Applications.** A **Major Modification of a Conditional Use** application is required because the proposal involves an increase in the gross floor area of an existing Conditional Use more than 1,000 square feet. The critical approval criteria for Major Modification of a Conditional Use applications are:
  - **40.15.15.4.C.3:** The proposal complies with the applicable policies of the Comprehensive Plan.
  - **40.15.15.4.C.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.
  - **40.15.15.4.C.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.
  - **40.15.15.4.C.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.

Staff has reviewed the policies of the Comprehensive Plan and have found the following policies to be applicable to the proposal:

- **Goal 3.8.1:** Complete and livable Neighborhoods.
  - **Policy 3.8.1.g)** Ensure integration of parks and schools into neighborhoods in locations where safe, convenient connections from adjacent neighborhoods on foot and bike are or will be available.
- **Goal 3.8.2 Low and Standard Density Neighborhoods:** Provide residential neighborhoods that emphasize detached housing and integrate parks, schools, and other community institutions.
- **Goal 5.7.1:** Cooperate with the Beaverton School District in its efforts to provide the best possible educational facilities and services to Beaverton residents.
  - **Policy 5.7.1.a)** The City shall encourage the School District to provide facilities that will adequately accommodate growth while recognizing the limited supply of buildable land in the city for such facilities.
- **Goal 8.4.1** Create and protect a healthy acoustical environment within the City.
  - **Policy 8.4.1.a)** Noise impacts shall be considered during development review processes.

A **Design Review Two** application is required because the proposal involves a building addition under 30,000 gross square feet of floor area. Please refer to the attached design standards checklist as a guide to which standards appear to be applicable based on the pre-application submittal. If you are either unable or choose not to meet an applicable design standard, you would demonstrate compliance with the applicable corresponding design guideline(s) through a **Design Review Three** application.

2. **Service Provider Letters (SPL).** The City of Beaverton requires service provider letters from special districts who provide services to the subject site. Service Provider Letters are required prior to your application being deemed complete in the land use process. Staff has identified the following service provider letters as applicable to your proposal:

- a. **Clean Water Services (CWS):** All development within the City requires a Clean Water Services SPL for environmental review. Information can be found at Clean Water Services Website <https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
  - b. **Tualatin Valley Fire & Rescue (TVF&R):** TVF&R requires a Service Provider Permit (SPP) to address fire code issues related to development. The SPP form can be found at the following link: <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-permit-for-Washington-C-64>
  - c. **Water Service:** All developments require a Water SPL to address water service provision. The SPL form is attached.
3. **System Development Charges.** The Washington County Transportation Development Tax (TDT) will be due for developments prior to issuance of building permits, in addition to other System Development Charges. The SDC charges are not assessed or evaluated through the land use application review process.

The TDT is based on the estimated traffic generated by each type of development. The TDT is collected prior to the issuance of a building permit; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

To estimate the tax please use Washington County's TDT Self Calculation Form: [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/PlanningPrograms/TransportationPlanning/transportation-development-tax.cfm)). For more information please contact Jabra Khasho, City of Beaverton Transportation Engineer, at (503) 526-2221 or [jkhasho@BeavertonOregon.gov](mailto:jkhasho@BeavertonOregon.gov).

For information regarding sanitary sewer, storm sewer, water, park, Metro construction excise, School District construction excise, and other applicable fees please use the Building Division link: <http://www.beavertonoregon.gov/DocumentCenter/Home/View/605> or contact the Building Department at [cddmail@BeavertonOregon.gov](mailto:cddmail@BeavertonOregon.gov).

4. **Electronic Plan Review.** The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. For more information please visit our Apply for Permits page at <https://www.beavertonoregon.gov/2047/Apply-for-Permits> or contact staff.

# Pre-Application Conference Worksheet for Design Review Standards

for PA \_\_\_\_\_ held on \_\_\_\_/\_\_\_\_/\_\_\_\_

Title: \_\_\_\_\_

In review of the plans and material submitted for Pre-Application consideration, staff have determined your project is subject to Design Review  **Compliance Letter**  **Type 2** provided that the plans and graphic exhibits submitted for consideration illustrate compliance with “applicable” Design Review Standards identified under Sections 60.05.15 through 60.05.30 of the City Development Code. If your proposal does not meet applicable design standards, your proposal is subject to Design Review Type 3 (per application Thresholds 7 or 8 of Section 40.20.15.3.A). In review of the plans and materials submitted for Pre-Application Conference consideration, staff has identified certain Design Standards (below) that appear “applicable”. Generally speaking, applicable Design Standards include those pertaining to:

A:  **Permitted**  **Conditional use**

Within a(n):  **Residential**  **Commercial**  **Industrial**  **Multiple Use** zone

For a(n):  **Multi-Family Residential**  **Commercial**  **Industrial**  **Multiple Use** building type.

That  **does**  **does not** about a “Major Pedestrian Route” **Class**: \_\_\_\_\_

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In summary, the applicable design standards appear to include the following:

- 60.05.15 (Building Design and Orientation Standards)
1. Building Articulation and Variety - **A** **B** **C** **D** \_\_\_\_\_
  2. Roof Forms - **A** **B** **C** **D** **E** \_\_\_\_\_
  3. Primary Building Entrances  \_\_\_\_\_
  4. Exterior Building Materials - **A** **B** **C** \_\_\_\_\_
  5. Roof-mounted equipment - **A** **B** **C** \_\_\_\_\_
  6. Building location/orientation along street in Multiple Use and Commercial zoning districts - **A** **B** **C** **D** **E** **F** \_\_\_\_\_
  7. Building Scale along Major Pedestrian Routes - **A** **B** **C** \_\_\_\_\_
  8. Ground floor elevations on commercial and multiple use buildings - **A** **B** \_\_\_\_\_
  9. Residential units fronting common greens & shared courts in multiple use zones **A** through **G** \_\_\_\_\_
- 60.05.20 (Circulation and Parking Design Standards)
1. Connections to the public street system -  \_\_\_\_\_
  2. Loading areas, solid waste facilities and similar improvements - **A** **B** **C** **D** **E** \_\_\_\_\_
  3. Pedestrian circulation - **A** **B** **C** **D** **E** **F** \_\_\_\_\_
  4. Street frontages and parking areas - **A** \_\_\_\_\_
  5. Parking area landscaping - **A** **B** **C** **D** \_\_\_\_\_
  6. Off-Street parking frontages in Multiple-Use Districts - **A** **B** **C** \_\_\_\_\_
  7. Sidewalks along streets/primary building elevations in Multiple-Use and Commercial zones - **A** **B** \_\_\_\_\_
  8. Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use and Commercial Districts - **A** **B** \_\_\_\_\_
  9. Ground floor uses in parking structures -  \_\_\_\_\_
- 60.05.25 (Landscape, Open Space and Natural Areas Design Standards)
1. – 3. Minimum Landscape Requirements for Duplexes and Attached Dwellings in R-3.5, R-2 and R-1 zones – based number of units proposed \_\_\_\_\_
  4. Minimum Landscaping Requirements for Required Front Yards and Required Common Open Space in Multiple Family Residential Zones - **A** **B** **C** **D** **E** **F** \_\_\_\_\_
  5. Minimum Landscaping Requirements for Conditional Uses in Residential Districts, and for Developments in Multiple-Use, Commercial and Industrial Districts - **A** **B** **C** **D** \_\_\_\_\_
  6. - 7. Standards for “Common Greens” and “Shared Courts” in Multiple-Use Zones  \_\_\_\_\_
  7. Standards for “Common Greens” and “Shared Courts” in Multiple-Use Zones  \_\_\_\_\_
  8. Retaining Walls -  \_\_\_\_\_
  9. Fences and Walls - **A** **B** **C** **D** **E** \_\_\_\_\_
  10. Minimize significant changes to existing surface contours at residential property lines - **A** **B** **C** \_\_\_\_\_
  11. Integrate water quality, quantity, or both facilities -  \_\_\_\_\_
  12. Natural Areas  \_\_\_\_\_
  13. Landscape Buffer Requirements – **A** **B**(B-1) **C**(B-2) **D**(B-3) **E** **F** **G** \_\_\_\_\_
- 60.05.30 (Lighting Design Standards)
1. Adequate on-site lighting and minimize glare on adjoining properties - **A** **B** **C** **D** **E** \_\_\_\_\_
  2. Pedestrian-scale on-site lighting - **A** **B** **C** \_\_\_\_\_



City of Beaverton  
Community Development Department  
Site Development Division  
12725 SW Millikan Way 4<sup>th</sup> Floor  
Beaverton, OR 97076  
Tel: (503) 350-4021  
Fax: (503) 526-2550  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

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## PRE-APPLICATION CONFERENCE MEETING SUMMARY

### Site Development & Engineering

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**Project Name:** Vose ES Classrooms

**Pre-Application Conference Number:** PA2020-0048

**Date:** December 2, 2020

**Prepared by:** Silas Shields-Site Development Division

**Ph:** (503) 350-4055 **Fx:** (503) 526-2550 **Email:** [sshields@BeavertonOregon.gov](mailto:sshields@BeavertonOregon.gov)

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#### General Notes:

This development shall be in compliance with the City of Beaverton and Clean Water Services standards in place at the time of site development permit application. Grading activities that disturb more than 500 SF will require a site development grading permit. Please refer to City Engineering Design Manual (EDM) for [site plan submittal requirements](#). Site plans will need to be on 22x34-inch sheets. The project was reviewed for compliance with City of Beaverton (COB) 2019 EDM and the 2019 R&O 19-22 Clean Water Services (CWS) Design & Construction Standards (DCS).

Developments and other activities which create or modify 1,000 square feet or greater of impervious surface are required to provide stormwater management. This development has a storm water management approach that does not address the revised 2019 CWS hydromodification standard. A storm water memo prepared by a professional civil engineer is required with this application and will need to document how the proposal will provide hydromodification (CWS DCS 4.03). Additional standards are outlined in City EDM Section 530 for surface water management design standards and CWS DCS Section 4.08. LIDA are summarized in CWS DCS Table 4-3 and sizing per Section 4.08.4.

City of Beaverton sanitary sewer and storm drainage are in the vicinity of this project and can serve this site. There is an 8" public sanitary line along SW Denney Rd. There is a 12" public storm line along SW Denney Rd.

City of Beaverton is the water provider for this site. There is an 8" public water line on site. A Service Provider Letter (SPL) will be required if new connections to the water system or additional water fixtures are proposed, see next page for contact information.

Tualatin Valley Fire and Rescue (TVFR) is the fire district, see next page for contact information. A permit will be required.

A Clean Water Services (CWS) Pre-screen or Service Provider Letter (SPL) will be required with the land use application (see contact information on next page).

A professional surveyor will need to document where existing utility lines and any easement limits are in relation to property boundaries. Proposed relocations of any public utilities and easements will need to be shown with the Land Use application. Please note that no permanent structures including building footings, doors swinging out and roof eaves can encroach into existing public utility systems and associated easements.

Any affected overhead utilities, as well as new connections into the site must be placed underground.

**Resources:**

- For more detailed information regarding existing utilities, topography, and geological information necessary for preparation of various applications submit as-built request online at: <https://www.beavertonoregon.gov/formcenter/public-works-18/asbuilt-information-request-form-133>

**Permits & approvals identified as likely to be needed with this development:**

<input checked="" type="checkbox"/>	City of Beaverton permit- Engineering Grading Contact: Site Development Division at (503) 350-4021 or <a href="mailto:sitedevelopment@beavertonoregon.gov">sitedevelopment@beavertonoregon.gov</a>
<input checked="" type="checkbox"/>	City of Beaverton Building permit Contact: Building Division at (503) 526-2493
<input checked="" type="checkbox"/>	Must underground all utilities (PGE, communications etc.) to site as well as any affected overhead utilities.
<input checked="" type="checkbox"/>	City of Beaverton utility system & SPL's Contact: Engineering at (503) 526-2269 or <a href="mailto:engineering@beavertonoregon.gov">engineering@beavertonoregon.gov</a>
<input checked="" type="checkbox"/>	Tualatin Valley Fire and Rescue - Permit Contact: DFM Jeremy Foster at (503) 259-1414 or <a href="mailto:Jeremy.Foster@tvfr.com">Jeremy.Foster@tvfr.com</a>
<input checked="" type="checkbox"/>	Clean Water Services District <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Prescreen Letter/Service Provider Letters/Wetlands/Creeks/Springs Contact: Lindsey Obermiller at (503) 681-3653 or email <a href="mailto:SPLReview@cleanwaterservices.org">SPLReview@cleanwaterservices.org</a></li> </ul>
<input checked="" type="checkbox"/>	Oregon Department of Environmental Quality

	<ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Standard erosion control for sites less than 1 acre per CWS standard drawing no. 945</li> </ul>
<input checked="" type="checkbox"/>	Submit City of Beaverton Stormwater Management Worksheet
<input checked="" type="checkbox"/>	<p>Storm water facilities required</p> <ul style="list-style-type: none"> <li>• <input checked="" type="checkbox"/> Quantity Control for Conveyance Capacity</li> <li>• <input checked="" type="checkbox"/> Hydromodification</li> <li>• <input checked="" type="checkbox"/> Quality Treatment</li> </ul> <p>The engineer of record can request fee in lieu for hydromodification and quality treatment if development meets criteria set forth in CWS DCS Section 4.03.7.a and 4.04.2.a and City EDM Section 530.1.A.4.</p> <p>Payment of credit against SWM SDC for detention facilities is covered in CWS DCS Section 4.02.1.c.</p>



Water Service Provider Letter (SPL)

PLEASE RETURN THIS FORM TO:

PRE-APPLICATION DATE: \_\_\_\_\_

APPLICANT:

SITE INFORMATION:

Contact: \_\_\_\_\_

Tax Map(s): \_\_\_\_\_ Lot Number(s): \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Size: \_\_\_\_\_

Phone: \_\_\_\_\_

Address: \_\_\_\_\_

Email: \_\_\_\_\_

Nearest cross-street (or directions to site): \_\_\_\_\_

OWNER(S):

Contact: \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

PROPOSED PROJECT NAME: \_\_\_\_\_

PROPOSED DEVELOPMENT ACTION (ex. Design Review, Land Division, Conditional Use, etc.): \_\_\_\_\_

EXISTING USE: \_\_\_\_\_ PROPOSED USE: \_\_\_\_\_

RESIDENTIAL: Single Fam. Multi-Fam. INDUSTRIAL/COMMERCIAL: Type of Use: CONDITIONAL USE: No. of Students/Employees/Etc.:
No. of Units: Gross Floor Area SQ. FT. Gross Floor Area SQ FT.

Average Daily Demand (gallons/day): Peak Daily Demand (gallons/day): Peak Hour (gallons/day):

FIRE FLOW REQUIRED: (gpm): IRRIGATION FLOW REQUIRED: (gpm):

\*\*\*FOR INTERNAL USE ONLY - DO NOT WRITE BELOW THIS LINE\*\*\*

Both agency signatures required

TVWD ADEQUATE INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: TITLE: DATE:

COB ADEQUATE INADEQUATE SERVICE LEVEL TO SERVE THE PROPOSED PROJECT. Describe why service level is inadequate and needed improvements or modification required to provide adequate services. (Use additional sheets to explain if necessary)

SIGNATURE: TITLE: DATE:

**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

**After recording return to:**

City of Beaverton, City Recorder:  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A NEW)  
CONDITIONAL USE APPLICATION TO ACKNOWLEDGE THE)  
EDUCATIONAL USE OF A PROPERTY LOCATED IN A)  
RESIDENTIAL ZONING DISTRICT AND THE CONSTRUCTION OF A)  
NEW 83,000 SQUARE FOOT ELEMMENTARY SCHOOL TO)  
REPLACE AN EXISTING ELEMENTARY SCHOOL (Vose  
Elementary School)

ORDER NO. 2451  
CU2015-0011 ORDER APPROVING  
Vose Elementary School Tear Down and Rebuild

The matter came before the Planning Commission on January 27, 2016, on a request for approval of a new conditional use application to tear down and re-construct Vose Elementary School. At full enrollment, the proposed 83,000 square foot school building is designed to accommodate approximately 750 students and approximately 77 staff. Comparatively, the existing school is approximately 52,602 square feet and designed to accommodate 499 students with six (6) portable buildings bringing the existing total capacity to approximately 690 students. Three vehicular access points to the school are proposed from SW Denney Road. The western most driveway is intended as the entrance and exit for school busses and staff. The middle driveway, aligned with SW King Boulevard to the north, is intended for parents and students entering and exiting the school. The eastern most driveway is intended for parents and students to exit to the east only on to SW Denney Road. Only the primary vehicular access point directly to the south of SW King Boulevard will continue to be signalized. The subject property is located

at 11350 SW Denney Road. The 8.83 acre site can also be identified as tax lot 2000 of Washington County Assessor's Map 1S1-22DB.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 20, 2016 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.15.15.3.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT CU2015-0011 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 20, 2016 and this Land Use Order, and subject to the conditions of approval as follows:

1. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit. (Planning/JT)

Motion **CARRIED**, by the following vote:

<b>AYES:</b>	Doukas, Overhage, Kroger, Nye, Wilson, Sajadpour, Winter
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	None.

Dated this 9<sup>th</sup> day of February, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2451, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department office by no later than 4:30 p.m. on February 19, 2016.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
Jason T.  
Assistant Planner

APPROVED:

  
\_\_\_\_\_  
MIMI DOUKAS  
Chair

  
\_\_\_\_\_  
Sandra Freund, AICP  
Current Planning Manager