

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

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2772
OF A DESIGN REVIEW THREE FOR ASR5) DR2020-0071 ORDER APPROVING
SORRENTO PUMP STATION IMPROVEMENTS.) ASR5 SORRENTO PUMP STATION
CITY OF BEAVERTON, APPLICANT.) IMPROVEMENTS, DESIGN REVIEW THREE.

The matter came before the Planning Commission on August 19, 2020, on a request for a Design Review Three for the improvement of an existing City facility pump station, within the Residential Urban Standard Density (R-7) zoning district, reviewed against the Design Standards and Guidelines. The subject site is located at 13520 SW Hanson Road, Tax lot 200 on Washington County Assessor's Map 1S121CD.

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 asked if the water tank is subject to design review. The tank is subject to design review; however, the structure is greater than 200 feet from the public right-of-way and not visible from the public right-of-way and exempt from the majority of design review standards because of its location. The commission also discussed the if the site would be open to the public to enjoy the landscaping. The site is not open to the public for safety and security reasons.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated August 12, 2020, Supplemental Memorandum dated August 18, 2020, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2020-0071** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated August 12, 2020, Supplemental Memorandum dated August 18, 2020, and subject to the condition of approval as follows:

Design Review Three (DR2020-0071)

A. General Conditions, the Applicant shall:

1. Ensure the associated land use applications CU2020-0005 and PD2020-0003 have been approved. (Planning / SP)

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

2. The applicant shall resubmit lighting plans to demonstrate that both access drive aisles that directly connect to public streets meet the minimum technical lighting standards for vehicle circulation areas within residential zones. (BDC 40.03.1.F, and 60.05-1.B) (Transportation / KM)

C. Prior to the start of construction, the applicant shall:

3. Design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), and the current standards in place per the Clean Water Services District, Design and Construction Standards. (Site Development Div. / CR)

4. Stormwater surface water management requirements should be per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification and quality treatment. If development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS Design & Construction Standards Section 4.03.7.a and 4.04.2.a, fee-in-lieu can qualify. (Site Development Div. / CR)

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

5. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified and approved by the decision-making authority. (On file at City Hall). (Planning/SP)
6. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning/SP)
7. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/SP)

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

AYES: Lawler, Uba, Nye, Overhage, Saldanha, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Brucker

Dated this 9th day of September, 2020

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2772 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on September 21, 2020.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


Sierra Peterson
Associate Planner

Sierra Peterson
I attest to the accuracy and
integrity of this document
2020.09.09 10:43:20-07'00'

Jana Fox
Current Planning Manager

Digitally signed by Jana Fox
DN: C=US,
E=jfox@beavertonoregon.gov, O=City
of Beaverton, OU=Planning Division,
CN=Jana Fox
Reason: Approve Additional Items
Date: 2020.08.27 13:34:43-07'00'

APPROVED:


JENNIFER NYE
Chair

Digitally signed by
Jennifer Nye
Date: 2020.08.26
18:29:15-07'00'