

**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. 2770
OF A DESIGN REVIEW THREE FOR COSTCO TIRE) DR2020-0019 ORDER APPROVING
CENTER ADDITION. COSTCO WHOLESALE,) COSTCO TIRE CENTER ADDITION, DESIGN
APPLICANT.) REVIEW THREE.

The matter came before the Planning Commission on July 29, 2020, on a request for a Design Review Three for the construction of an addition to the Costco Tire Center, within the Station Community – Mixed Use zoning district, reviewed against the Design Standards and Guidelines. The subject site is located at 15901 SW Jenkins Road, Tax lot 500 on Washington County Assessor’s Map 1S105CC.

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 discussed the parking lot to the north of the subject site and the existing parking spaces that were previously reserved for the tire center. The applicant confirmed that the parking lot to the north is for the use of Costco Wholesale and accessory uses. The applicant stated that the reserved parking spaces for tire center are not proposed to be replaced with the project.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 22, 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 **DR2020-0019** 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 June 22, 2020, subject to the condition of approval as follows:

A. General Conditions, the Applicant shall:

1. Ensure the associated land use application CU2020-0001 has been approved. (Planning / SP)

B. Prior to Site Development permit issuance, the applicant shall:

2. Provide a site plan with all drive aisles in the modified parking lot area dimensioned. The aisle widths can be maintained if non-conforming to width requirements and not altered, or shall be design to meet required drive aisle widths if modified, including modification of abutting parking space dimensions.
3. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div. / SAS)
4. Contract with a professional engineer to 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.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div. / SAS)
5. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use

action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div. / SAS)

6. Have the applicant for the subject property guarantee all public improvements, site grading, storm water management facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div. / SAS)
7. Preliminary review of the proposed site plans does not identify a required off-site easement. If during plan review, an easement is determined to be necessary, an executed and ready for recording easement document, approved by the City Engineer for legal description and City Attorney for form will be required. (Site Development Div. / SAS/NP)
8. If determined to be needed by the City Building Official, submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. This analysis shall be supplemented by an actual flow test and evaluation by a professional engineer meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.2. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div. / SAS)
9. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div. / SAS)
10. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development Div. / SAS)
11. Provide construction plans and a drainage report demonstrating compliance with City surface water management requirements 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. Fee-in-

lieu can be requested 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. (Site Development Div. / SAS)

12. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100-year inundation level shall be identified. (Site Development Div. / SAS)
13. Provide plans showing a Stormfilter system for treatment of the site's piped surface water runoff. Plans shall also show a trash capture water quality pre-treatment unit located directly upstream from any Stormfilter vaults or manholes. Plans shall also show a high flow bypass system to bypass surface water runoff high flows. (Site Development Div. / SAS)
14. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed. (Site Development Div. / SAS)
15. Provide plans showing the installation of a 60" diameter water quality manhole system with minimum five-foot-deep sump and snout system. (Site Development Div. / SAS)
16. Provide plans showing the installation of 60" diameter flow splitter manhole with a high flow bypass system designed to allow for high flows to pass through the mainline as approved by the City Engineer. (Site Development Div. / SAS)
17. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div. / SAS)
18. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of

pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div. / SAS)

19. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div. / SAS)

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

20. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
21. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div. / SAS)

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

22. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div. / SAS)
23. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)
24. Preliminary review of the proposed site plans does not identify any affected overhead utility poles. If during plan review any overhead utility pole is identified to be affected, the pole and applicable existing overhead utilities will have to be placed underground. Additionally, any new utility service lines within the project and along the street frontage will need to be placed underground. (Site Development Div. / SAS/NP)
25. 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)
26. 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)

27. 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)

E. Prior to release of performance security, the applicant shall:

28. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div. / SAS)

29. Submit any required on-site easements not already recorded by document or dedicated on the plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div. / SAS)

30. Provide a post-construction cleaning, system maintenance, and any StormFilter recharge/replacement servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a qualified maintenance provider as determined by the City Engineer. Additional service report will be required per maintenance schedule and until the maintenance and planting period is complete. (Site Development Div. / SAS)

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

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

Dated this 13 day of August, 2020

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2770 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 August 24, 2020.


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

Sierra Peterson
I attest to the accuracy and
integrity of this document
2020.08.13 11:08:50-07'00'

SIERRA PETERSON
Associate Planner


Digitally signed by
Jennifer Nye
Date: 2020.08.11
15:10:35-07'00'

JENNIFER NYE
Chair

Jana Fox
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: 2020.08.12 14:30:03-07'00'

JANA FOX
Current Planning Manager