

**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. 2546
OF A DESIGN REVIEW THREE APPLICATION) DR2017-0004 ORDER APPROVING
(WILLIAM WALKER ELEMENTARY SCHOOL) WILLIAM WALKER ELEMENTARY SCHOOL
REDEVELOPMENT). BEAVERTON SCHOOL) REDEVELOPMENT, DESIGN REVIEW THREE
DISTRICT, APPLICANT.)

The matter came before the Planning Commission on July 12, 2017, on a request for a Design Review Three for the development of a new two story, 90,000 square foot elementary school with associated site improvements, replacing the existing elementary school on site. The site is located at 11940 SW Lynnfield Lane, west of SW Lynnfield Lane, North of SW Walker Road, and east of SW Cedar Hills Boulevard Tax Lot 18700 on Washington County Tax Assessor's Map 1S110BD, and Tax Lot 10500 on Washington County Tax Assessor's Map 1S110BB.

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 Planning Commission questioned the safety measures in place when the hard surface playground was opened up to vehicle traffic during

special events. The applicant stated that driveway aprons at either end of the drivable playground area would identify a change of driving conditions for drivers, and School District staff would be stationed in the play area to direct traffic.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 5, 2017, Supplemental Memorandum dated July 12, 2017 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 **DR2017-0004** 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 July 5, 2017, Supplemental Memorandum dated July 12, 2017, and the findings contained therein, subject to the conditions of approval as follows:

A. Prior to site development permit issuance, the applicant shall:

1. 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./JJD)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)

3. 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 as set out in Ordinances 2050, 4010+rev., and 4417; 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./JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and common driveway/emergency access 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./JJD)
5. Submit all required off-site easements, quit claim deeds, and on-site easements (including a minimum 15-foot-wide public pedestrian and bicycle easement establishing an open, continuous corridor from SW Cedar Hills Boulevard to SW Lynnfield Lane) executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
6. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to all the affected County road right of ways. (Site Development Div./JJD)
7. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
8. 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. If determined to be needed by the City Building Official and Fire Marshal, 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.L). 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./JJD)
9. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)

10. Submit a copy of issued permits or other approvals needed from the Clean Water Services District for storm system connections, and any construction directly affecting an Agency sanitary-sewer main. (Site Development Div./JJD)
11. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
12. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report, demonstrating compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2017-05 in regard to water quality treatment. (Site Development Div./JJD)
13. Provide a detailed drainage analysis of the subject site and prepare a final report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also 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./JJD)
14. Obtain the City Building Official's review approval of the proposed site utility plan if required by OAR 918-780-0040, for private plumbing needed to serve the private water, backflow prevention, storm and sanitary sewer systems outside the proposed building. (Site Development Div./JJD)
15. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
16. 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 lots 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. (Site Development Div./JJD)

17. Pay a storm water system development charge (overall system conveyance) for any net new impervious area proposed for any phase. Additionally, the project shall pay a storm water quality (summer treatment) in-lieu of fee for any impervious area determined by the City Engineer not to practical to provide treatment in any single phase per Clean Water Services standards. (Site Development Div./JJD)
18. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits, including site legal description, ready for recording with Washington County Records. (Site Development Div./JJD)
19. Provide plans for street lights (Option C unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No overhead services shall remain on the site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
20. Submit plans that show access for a maintenance vehicle within 6-feet from the front, or within 15-feet from the side of a vehicle to all control structures unless otherwise specifically approved by the City Engineer. A direct worker access route to the structures in the pond area shall be provided no steeper than 4(horizontal) to 1 (vertical) slope. This direct route shall be a minimum of 6-feet wide and have a surface consisting of the equivalent of 3-inches of $\frac{3}{4}$ "-minus crush rock (to allow walking access in winter) and vegetation shall allow easy access. This direct access route shall be delineated on the plans. (Site Development Div./JJD)
21. Provide plans showing a standard commercial, Portland-Cement Concrete driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)

22. Submit plans that show, where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3) Provide notes on plans showing where fire lanes will be located and how they will be marked. (TVF&R/JF)
23. Ensure that where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1) (TVF&R/JF)
24. Ensure that fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) All fire lanes must meet these loading requirements. (TVF&R/JF)
25. The minimum fire flow and flow duration shall be determined in accordance with OFC Table B105.2. The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi residual. (OFC B105.3)
Note: OFC B106, Limiting Fire-Flow is also enforced, except for the following:
- The maximum needed fire flow shall be 3,000 GPM, measured at 20 psi residual pressure.
 - Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1 (TVF&R/JF)
26. Shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) Provide fire flow calculations by site development review time. (TVF&R/JF)
27. Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be

provided. (OFC 507.5.1) It appears the south- southeast portion of the proposed building is short a fire hydrant due to minimum spacing requirements. Revise plans to show compliance. (TVF&R/JF)

28. The following shall be recorded with Washington County (Contact Scott Young – 503.846.7933):

- a) Dedication of additional right-of-way to provide adequate corner radius at the intersection of SW Walker Road/SW Lynnfield Lane and/or 51 feet from the centerline of SW Walker Road.
- b) Provide evidence that the additional right-of-way required for the construction of the traffic mitigation measures (Sheet C4.0 of plan set) required by the City's Notice of Decision and the applicant's Traffic Impact Analysis for SW Cedar Hills Boulevard has been recorded. (WaCo/NV)

29. Submit to Washington County Public Assurance Staff, 503-846-3843:

- a) Completed "Design Option" form, geotech/pavement report and "Engineer's Checklist" (Appendix 'E' of County Road Standards).
- b) \$20,000.00 Administration Deposit.

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the course of the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

- c) A copy of the City's Final Notice of Decision signed and dated and the County's letter dated June 27, 2017.
- d) Preliminary certification of adequate sight distance for construction access (if proposed) and driveways to County-maintained roads, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:
 1. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following link for sight distance certification submittal requirements).

<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm>

- e) Three (3) sets of complete engineering plans for construction of the following public improvements:
1. Reconstruction of the existing sidewalk on SW Cedar Hills Boulevard with tree wells and street lighting (tree wells/sidewalk width to City standards). The sidewalk can be tapered as shown on Sheet C4.0 of the plan set. Relocation of utilities and other private infrastructure may be required.
 2. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at the access, including construction access, to SW Cedar Hills Boulevard.
 3. All work proposed within the right-of-way of SW Cedar Hills Boulevard shall be designed and constructed to County standards with exceptions noted in 5.a. above.
 4. Construction of a traffic signal at the intersection of SW Huntington Avenue and THPRD Cedar Hills Park access, including widening of SW Cedar Hills Boulevard to County standards (Sheet C4.0 of submitted plans). Include bus turning templates for the Park access only.
 5. Street lighting to County standards on SW Cedar Hills Boulevard, including adequate lighting at the multi-use path connection. (WaCo/NV)

30. Obtain a Washington County Facility Permit upon completion of the following:

- a) Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions 29.E. Note: The Public Assurance staff (503-846-3843) will send the required forms to the applicant's representative after submittal and approval of items listed under 29

*The Facility Permit allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Section including but not limited to execution of financial and contractual agreements. This process ensures that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner. **Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process.** (WaCo/NV)*

31. Submit plans that show the installation of a minimum of 84 bicycle parking spaces. Bicycle racks are to be centered within parking areas that are a minimum of 3 feet wide (4 feet is preferred) and 6 feet deep,

located at least two feet from building walls. Racks should be at least 30 inches wide and 36 inches tall, unless otherwise approved and should provide support to the bike frame in at least two places. (Transportation/KR)

32. Submit plans showing construction of sidewalk ramps at the northwest corner of the intersection of SW Walker Road and SW Lynnfield Lane, as well as receiving ramps across SW Walker Road and SW Lynnfield Lane. (Planning/SR)

33. Submit a revised lighting plan demonstrating that drive aisles and pedestrian walkways serving the building are in compliance with the Technical Lighting Standards of the Development Code. (Planning/SR)

34. Submit plans showing temporary tree fencing for all on-site trees to be preserved, and all off-site trees on or near the property line of the subject site. (Planning/SR)

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

35. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)

36. 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./JJD)

37. Submit to Washington County Public Assurance Staff, 503-846-3843:
a) Completed "Design Option" form, geotech/pavement report and "Engineer's Checklist" (Appendix 'E' of County Road Standards).

b) \$10,000.00 Administration Deposit.

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and project administration. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the course of the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

c) A copy of the City's Final Notice of Decision signed and dated and the County's letter dated June 27, 2017.

d) Preliminary certification of adequate sight distance for all construction access (if proposed) and access to County-maintained roads, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:

1. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following link for sight distance certification submittal requirements).

<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm>

e) Three (3) sets of complete engineering plans for construction of the following public improvements to County standards, including a traffic control plan:

1. Reconstruction of the sidewalk to include a planter strip and street lighting on SW Lynnfield Lane to County Standards. Note: sidewalk/planter strip widths, street lighting and street trees shall be to City standards.
2. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at each access, including construction access, to SW Lynnfield Lane.
3. Access to SW Lynnfield Lane to County Standards. The event access shall be gated.
4. Closure of the existing driveways on SW Lynnfield Lane to County Standards.
5. All work proposed within the right-of-way of SW Lynnfield Lane shall be designed and constructed to County standards with exceptions noted above.

38. Obtain a Washington County Facility Permit upon completion of the following:

- a) Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions 37.E

NOTE: The Public Assurance staff (503-846-3843) will send the required forms to the applicant's representative after submittal and approval of items listed under 37

The Facility Permit allows construction work within County rights-of-way and permits site access only after the developer first submits plans and obtains Washington County Engineering approval, obtains required grading and erosion control permits, and satisfies various other requirements of Washington County's Assurances Section including but not limited to execution of financial and contractual agreements. This process ensures that the developer accepts responsibility for construction of public improvements, and that improvements are closely monitored, inspected, and built to standard in a timely manner. Access will only be permitted under the required Washington County Facility Permit, and only following submittal and County acceptance of all materials required under the facility permit process.

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

39. Provide proof of recording the necessary documents associated with the project, including any necessary easement quit claim deeds and a filed survey consistent with the approved site plan. (Site Development Div./JJD)
40. In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OSSC 915.1, OFC 510.1, and Appendix F) This building will be required to be tested to identify any deficient radio coverage areas. All areas of the building that are deficient must be provided with an ERRC system in accordance with OFC Section 510. Testing is typically done at 80% completion of the building. It is recommended to provide appropriate conduits, shafts, wiring etc. during construction to accommodate for the system. Additionally, make sure you budget and appropriate time for the installation of this system. (TVF&R/JF)
41. Obtain a Finaled Washington County Facility Permit, contingent upon the following:
 - a) The road improvements required in condition 37.E and 29.E above shall be completed and accepted by Washington County.
 - b) Upon completion of necessary improvements, submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.
Note: The property owner shall continuously maintain adequate sight distance. This may require the property owner to periodically remove obstructing vegetation from the road right of way (and on site). (WaCo/NV)
42. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
43. 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./JJD)
44. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along

any existing street frontage as determined at permit issuance. (Site Development Div./JJD)

45. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
46. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if a Source Control Sewage permit is required, as determined by CWS. (Site Development Div./JJD)

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

47. Have installed the bicycle parking as approved. (Transportation/KR)
48. Have installed street trees along the SW Lynnfield Lane frontage of the school as approved. (Transportation/KR)
49. Have installed street trees along the SW Cedar Hills Boulevard frontage of the school as approved. (Transportation/KR)
50. Have designated at least 2 parking spaces as carpool or vanpool spaces by installing appropriate signage and marking. (Transportation/KR)
51. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./SR)
52. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./SR)
53. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./SR)
54. 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 Div./SR)

55. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./SR)

56. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning Div./SR)

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

57. 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./JJD)

58. Submit any required on-site easements not already granted, 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./JJD)

59. Provide evidence of a post-construction cleaning, system maintenance, and StormFilter recharge/replacement per manufacturer's recommendations for the project's proprietary storm water treatment systems by a CONTECH qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./JJD)

60. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment/replacement of the vegetation and restoration of full function within the private surface water management facility area, as determined by the City Engineer. If the plants are not well established or the facility not properly functioning (as determined by the City Engineer) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed

remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Engineer prior to release of the security. (Site Development Div./JJD)

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

AYES: Nye, North, Matar, Overhage, Uba, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Lawler.

Dated this 20TH day of July, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2546 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 July 31ST, 2017.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



STEVE REGNER
Associate Planner



KIMBERLY OVERHAGE
Chair



ANNA SLATINSKY
Planning Division Manager