

**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. 2536
OF A DESIGN REVIEW TWO APPLICATION (IRON) DR2017-0012 ORDER APPROVING
GATE SELF STORAGE). IRON GATE BEAVERTON) IRON GATE SELF STORAGE, DESIGN REVIEW
2 LLC, APPLICANT.) TWO
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The matter came before the Planning Commission on May 3, 2017, on a request for a Design Review Two approval to remodel two existing buildings and construct two new buildings for a self-storage facility, with associated site changes. The subject site is located at 5355 SW 107th Avenue at the northern terminus of SW 107th Avenue north of the intersection of SW 107th with Allen Boulevard. The property is identified on Washington County Assessor's Map 1S1 15DA as Tax Lot 01000.

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 desire for additional trees along the eastern property line in order to improve the landscaping between the development and the adjacent property and due to the concerns about the poor

health of a number of the existing trees on site. The Commission found that the addition of three trees spaced to provide a consistent tree row along the eastern property line should be required to provide adequate landscaping between the two properties as a condition of approval.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 26, 2017, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2017-0012** 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 April 26, 2017, and the findings contained therein, subject to the conditions of approval as follows:

1. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/JF)
2. A Conditional Use Application shall be approved in order to allow the proposed use of the site. (Planning/JF)
3. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall, excluding outdoor seating. (Planning/JF)
4. Motor vehicle, boat, or trailer storage lots shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas. (Planning/JF)
5. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened. (Planning/JF)

A. Prior to any site work commencing and issuance of the site development permit, the applicant shall:

6. 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)
7. 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 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
8. 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)
9. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facilities, all site work in the floodplain, emergency vehicle access 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./JJD)
10. Submit any required off-site easements, 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)
11. 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)
12. 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, 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)

13. 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./JJD)
14. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (For more information and to access the new format, see: <http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx>) (Site Development Div./JJD)
15. Submit to the City a copy of any approval documentation or other construction impact authorization as needed from the Union Pacific Railroad Company for the work in or near the railroad spur track corridor. (Site Development Div./JJD)
16. Provide final construction plans and a final drainage report, as generally outlined in the preliminary submittal (June 18, 2014), demonstrating compliance with CWS Resolution and Order 2007-020 in regard to water quality treatment (Chapter 4) for the proposal. 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 in addition to the determined floodplain. The site plans shall clearly show the 100 year flood limits on each plan that contains elevation information. (Site Development Div./JJD)
17. Provide final construction ready plans showing a Contech Inc., Stormfilter system (for treatment of the site's surface water runoff) with a minimum of 3.0 cartridges per tributary impervious acre. Plans shall also show an oil and sediment trap for any auxiliary inlet structures (ex: sumped, lynch-type catch basin, trench drain with trap, or other City of Beaverton approved equivalent) located in front any Stormfilter unit. (Site Development Div./JJD)
18. Provide a final engineering analysis of the grading and construction work proposed within the 100-year floodplain as necessary to allow for a public notice to be published in a local newspaper by the City Engineer. The public notice and a 10 day appeal period shall occur after final approval of the site development permit AND building permit plans by the City Engineer, City Building Official, and Planning Director. (Site Development Div./JJD)
19. When or as required, have obtained the City Building Official's courtesy review approval of the proposed site utility plan for private plumbing needed to serve the development including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)

20. 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)
21. 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 storm water management 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)
22. Submit owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreements (2), with maintenance plan and all standard exhibits, ready for recording with Washington County Records for both facility types. (Site Development Div./JJD)
23. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total for the development and for each proposed final lot. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage 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 each lot. (Site Development Div./JJD)
24. Pay a storm water system development charges (overall system conveyance and for storm water detention) for any net new impervious area proposed for the entire project. (Site Development Div./JJD)
25. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director), an on-site lighting plan, and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. 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)

26. Provide plans showing a City standard commercial driveway apron at the intersection of any private driveway and a public street. (Site Development Div./JJD)
27. Install "No Parking" signs where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface. (TVF&R / JF)
28. Construct fire apparatus access roads 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 60,000 pounds live load (gross vehicle weight). (TVF&R / JF)
29. Ensure that the inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (TVF&R / JF)
30. Identify fire apparatus access roadways, where required. (TVF&R / JF)
31. Comply with all of the requirements for gate installation where gates secure fire apparatus roads. (TVF&R / JF)
32. Comply with the fire flow requirements for commercial buildings. (TVF&R / JF)
33. Provide the required number of fire hydrants and fire hydrant distribution. (TVF&R / JF)
34. Install guard posts, bollards, or other approved means of protection where fire hydrants are subject to impact by a motor vehicle. (TVF&R / JF)
35. Install a Knox switch at the gate to the property. (TVF&R / JF)
36. Provide a commercial driveway approach at SW 107th Avenue per Beaverton Engineering Design Manual Standard Drawings. (Transportation/KR)
37. Not construct any improvements outside of the property lines of the subject site, inclusive of fencing. (Planning/JF)
38. Ensure that internal pedestrian connections are provided with appropriate demarcation that differentiates these areas for pedestrians and motor vehicle operators. (Planning/JF)
39. Provide a revised site lighting plan that includes lighting along the pedestrian walkway and driveway leading to SW 107th Avenue which meets the applicable Technical Lighting Standards of Section 60.05.30. (Planning/JF)
40. Provide a plan showing three (3) additional trees along the eastern property line, spaced approximately 40 feet apart. (Planning/JF)

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

41. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
42. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all at-risk elements of the new construction are either elevated or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, and as determined by the City Engineer and City Building Official to at least (189.2 feet NAVD-88; 185.7 feet NGVD-29) one foot above the base flood elevation (188.2 feet NAVD-88; 184.7 feet NGVD-29). These are NOT the currently published 2005 FEMA official elevations for flood insurance purposes but rather the elevations for Beaverton Creek floodplain regulation contained in a new study (AKA Community Determined) which is the best available information. (Site Development Div./JJD)
43. 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)
44. Comply with the State of Oregon Building Code in effect as of date of application for the building permit. (Building Div./BR)
45. Submit applications for plan review that include the information outlined in the Tri-County Commercial Application Checklist. (Building Div./BR)
46. Be aware that projects involving new buildings and additions are subject to System Development fees. (Building Div./BR)
47. Submit a separate plumbing permit for installation of private on-site utilities (i.e., sanitary sewer, storm sewer, water service, catch basins, etc. If the applicant desires to install those types of private utilities during the same period as the "Site Development" work, a separate plumbing application must be submitted to the Building Services Division for approval. (Building Div./BR)

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

48. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
49. Have a professional engineer or surveyor submit record documents (as-builts) and a Federal Emergency Management Agency (FEMA) standard form (elevation certificate), to the City Building Official (with a copy to the

City Engineer), verifying that all at-risk elements of the new construction are either elevated or floodproofed as appropriate per City Code and FEMA requirements, and as determined by the City Engineer and City Building Official at permit issuance, to at least (189.2 feet NAVD-88; 185.7 feet NGVD-29) one foot above the base flood elevation (188.2 feet NAVD-88; 184.7 feet NGVD-29). These are NOT the currently published 2005 FEMA official elevations for flood insurance purposes but rather the elevations for Beaverton Creek floodplain regulation contained in a new study (AKA Community Determined) which is the best available information. (Site Development Div./JJD)

50. 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)
51. 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)
52. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
53. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
54. Complete all proposed on-site work and all proposed street frontage improvements in conformance with the Beaverton Engineering Design Manual, Standard Drawings and the Beaverton Development Code. (Transportation / LP)
55. 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. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/JF)
56. 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). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/JF)
57. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary

occupancy) will be issued until all improvements are complete.
(Planning/JF)

58. Ensure all landscaping approved by the decision making authority is installed. (Planning/JF)
59. 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/JF)
60. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Trees planted within the landscape buffer shall have a minimum height of 6 feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning/JF)
61. Ensure all exterior lighting satisfies the applicable requirements of Section 60.05.30 and that all fixtures are installed and operational. Illumination from light fixtures, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. (Planning/JF)
62. Ensure all required bicycle parking facilities are provided and installed. (Planning/JF)
63. Provide proof of recording of a special building setback document that restricts new buildings and permanent structures from being built within the special setback area for the future extension of 107th Avenue. The special setback area shall be consistent with the L1 cross-section, transitioning to ½ street width. More specifically, beginning at a 58 foot width, aligned with the existing SW 107th Avenue ROW and transitioning to 29 feet from the property line by the time the future road extension reaches the southern edge of the existing building. Special setback language and form of recording shall be reviewed and approved by the City prior to recording. (Transportation/KR)

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

64. 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)

65. Provide evidence of a post-construction cleaning, system maintenance, and StormFilter recharge/replacement per manufacturer's recommendations for the site's proprietary storm water treatment systems by CONTECH or other qualified maintenance provider as determined by the City Engineer. The same shall also be provided at the end of the construction maintenance period. (Site Development Div./JJD)
66. 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, Lawler, Matar, North, Overhage.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 4th day of May, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2536 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 May 15, 2017.

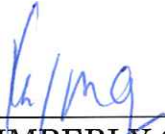
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Associate Planner

APPROVED:



KIMBERLY OVERHAGE
Chair



ANNA SLATINSKY
Planning Manager