

**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. 2620  
OF DESIGN REVIEW THREE (BEAVERTON ) DR2018-0073 ORDER APPROVING  
PUBLIC SAFETY CENTER) CITY OF BEAVERTON, ) BEAVERTON PUBLIC SAFETY CENTER, DESIGN  
APPLICANT. ) REVIEW THREE

The matter came before the Planning Commission on July 11, 2018, on a request for development of a three-story Public Safety Center, approximately 72,000 square feet in size. The applicant requests Design Review Three approval for construction of the proposed building and associated landscape, parking and site modifications. The site is located on the south side of Allen Boulevard, between SW Main Avenue and SW Hall Boulevard. The site is also identified as Tax Lots 200, 500, 602, 701, 1200, 1400, 1700 and 1800 on Washington County Tax Assessor's Map 1S121AA.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 3, 2018, 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 **DR2018-0073** 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 3, 2018, and the findings contained therein, subject to the conditions of approval as follows:

- A. Prior to demolition of existing building(s) on site, the applicant shall:**
1. A demolition permit is required for the removal of the existing buildings. The removal of existing buildings on the property may provide credits towards some system development (SCD) fees such as water, sanitary sewer, impervious surface and traffic. (Building/BR)
  2. A plumbing permit is required for removal, abandonment and capping or a septic tank or sewer line. If a septic tank exists, it shall be pumped out and filled in with sand or gravel or completely removed. A copy of the receipt from the pumping company shall be provided. An inspection shall be obtained from the plumbing inspector after the tank is filled or removed. If the building is connected to the public sanitary sewer system, the building's sewer shall be capped off at the property line and inspected by the plumbing inspector. (Building/BR)
- B. Prior to Issuance of a Site Development Permit, the applicant shall:**
3. Ensure that the Major Adjustment (ADJ2018-0004) application has been approved and is consistent with the submitted plans. (Planning/CP)
  4. Ensure that the concurrently processed Zoning Map Amendment ZMA2018-0004 has been approved. (Planning/CP)
  5. 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)
  6. Contract with a professional engineer to design and monitor the construction for 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 (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)

7. 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)
8. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management facilities, storm facility plantings, and emergency vehicle 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)
9. 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)
10. Submit a geotechnical and geo-environmental report with the site development permit application for review and approval by the City Engineer. The report shall include an assessment of the soil and any toxic contaminants, ground/surface water issues, any needed clean-up action, remediation methods, Oregon Department of Environmental Quality requirements, disposal regulations, and construction worker safety measures. It shall be prepared by a professional engineer or registered geologist to the specifications of the City Engineer and rules of the Oregon Department of Environmental Quality (DEQ). (Site Development Div./JJD)
11. Submit a letter of “no further action” (NFA) or other documentation specifically allowing the proposed construction activities and site plan approval from the Oregon DEQ (Case File #34-94-0030, associated with 6055 SW Hall Boulevard) as determined by the City Engineer. (Site Development Div./JJD)
12. 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)

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 if the proposed disturbed area is greater than one acre. The applicant shall use the plan format per requirements for sites between 1 and 4.99 acres, adopted by DEQ and Clean Water Services. (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. Provide final construction plans and a final drainage report demonstrating compliance with CWS Resolution and Order 2017-05 in regard to quality treatment as generally outlined in the preliminary analysis, dated March, 2018. (Site Development Div./JJD)
17. Submit to the City a certified impervious surface determination of the entire site 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 that phase. In addition, changes in specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site. (Site Development Div./JJD)
18. Pay storm water system development charges (storm water quantity and overall system conveyance) for all net, new impervious surface area created for the entire project. For the right of way area along the Hall Boulevard frontage, an additional fee-in-lieu of constructed facility shall be assessed and paid ( \$1 per square foot of existing tributary area and new impervious creation that would otherwise need to be treated as determined by the City Engineer). (Site Development Div./JJD)
19. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual. Option C requirements apply 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 utility service lines shall remain overhead on 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. FIRE FLOW WATER AVAILABILITY: Applicants 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) (TVF&R/JF)
21. GATES: Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6): (TVF&R / JF)
  - A. Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width).
  - B. Electric gates shall be equipped with a means for operation by fire department personnel
  - C. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
  - D. A Knox padlock or electric switch is required.
22. Provide plans that show dedication of right-of-way along SW Allen Boulevard and SW Hall Boulevard street frontages sufficient to provide at least 48 feet from centerline of the existing streets. (Transportation/JK)
23. Provide plans that show construction of bicycle and pedestrian improvements along the SW Hall Boulevard street frontage that meet the City's Engineering Design Manual standards for arterial streets. (Transportation/JK)
24. Submit plans that show short-term and long-term bike parking spaces will be installed to meet the City's Engineering Design Manual standards. (Transportation/JK)

**C. Prior to Building Permit issuance, the applicant shall:**

25. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
26. 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)

**D. Prior to Occupancy of any Building Permit, the applicant shall:**

27. 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). (Planning/CP)
28. 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/CP)
29. 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). (Planning/CP)
30. 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/CP)
31. 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 and be adequately staked. (Planning/CP)
32. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane, unless the light trespass affects the public right-of-way or abutting property owned by the City of Beaverton. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning/CP)

33. EMERGENCY RESPONDER RADIO COVERAGE SYSTEM: *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 shaft, wiring etc. during construction to accommodate for the system. Additionally, make sure you budget and appropriate time for the installation of this system. Please contact DFM Jeremy Foster at 503.259.1414 for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit. (TVF&R/JF)*
34. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
35. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)
36. 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)
37. Have placed underground all 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)
38. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
39. Have obtained a Source Control Permit (AKA Industrial Sewage Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required, as determined by CWS. (Site Development Div./JJD)

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

40. 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)
41. Submit any required on-site easements, not already granted 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./JJD)

42. 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 of the vegetation within the storm water facilities, as determined by the Public Works Director. 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, Matar, Overhage, Lawler, Uba, Winter.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** None.

Dated this 20<sup>th</sup> day of July, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2620 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 Monday, July 30<sup>th</sup>, 2018.

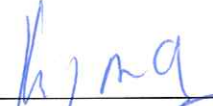


PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
CASSERA PHIPPS  
Senior Planner

  
\_\_\_\_\_  
KIMBERLY OVERHAGE  
Chair

  
\_\_\_\_\_  
ANNA SLATINSKY  
Principal Planner

