

SPACE RESERVED FOR WASHINGTON CO. RECORDERS USE

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL REQUEST FOR) ORDER NO. 2658
APPROVAL OF A DESIGN REVIEW TWO APPLICATION) DR2018-0151 ORDER APPROVING TIMBERLAND MIDDLE
(TIMBERLAND MIDDLE SCHOOL PARKING LOT EXPANSION).) SCHOOL PARKING LOT EXPANSION, DESIGN REVIEW TWO
BEAVERTON SCHOOL DISTRICT) APPLICATION.
)

The matter came before the Planning Commission on January 2, 2019, on a request for approval of a Design Review Two application for Timberland Middle School Parking Lot Expansion, in order to change on-site vehicular parking, maneuvering, and circulation by expanding an existing parking lot in the northern portion of the site. The subject property is within the Town Center-High Density Residential (TC-HDR) zoning district. The subject site is located at 650 NW 118th Avenue, and is more specifically identified as Tax Lot 900 on Washington County Tax Assessor’s Map 1N134CA.

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 noted that the original approval for Timberland Middle School contained a condition of approval that a Traffic Management Plan be provided prior to Site Development permit issuance. As the changes to the proposed parking and

circulation are significant, the Commission found that the Traffic Management Plan should be updated to reflect the changed conditions on the site. The Commission added a condition of approval reflecting the need to update the Traffic Management Plan prior to Site Development Permit Issuance.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated December 26, 2019, as amended, the supplemental memoranda dated January 2, 2019 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 DR2018-0151 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 December 26, 2018, as amended, Supplemental Memoranda dated January 2, 2019, subject to the conditions of approval, and this Land Use Order as follows:

A. General Conditions:

1. Ensure that associated land use application ADJ2018-0007 has been approved and is consistent with the submitted plans. (Planning / SF)

B. Prior to Beginning Site Work and Issuance of Site Development Permits, the applicant shall:

2. 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)
3. 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 (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)

4. 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)
5. Submit to the City a certified impervious surface determination of the proposed project 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. In addition, 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 verify total final impervious surfaces areas on the entire site. (Site Development Div./JJD)
6. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, 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)
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 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)
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./JJD)
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. (Site Development Div./JJD)
11. Provide final construction plans and a final drainage report, demonstrating compliance with CWS Resolution and Order 2017-05 in regard to water quality treatment and City of Beaverton Engineering Design Manual Chapter 3 requirements for detention. (Site Development Div./JJD)

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./JJD)
13. Obtain the City Building Official's review and approval of the proposed private site utility plans if required by OAR 918-780-0040. (Site Development Div./JJD)
14. 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)
15. Pay a storm water system development charge (overall system conveyance) for any net new impervious area proposed. (Site Development Div./JJD)
16. Provide a revised Traffic Management Plan that reflects the parking lot expansion, including all aspects of the original condition. (Planning Div./SF).

C. Prior to Building (private site plumbing and electrical) permit issuance, the applicant shall:

17. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
18. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for any plumbing or electrical permit inspections by the Building Division. (Site Development Div./JJD)

D. Prior to Final Inspection of any building permit (including private plumbing or electrical), the applicant shall:

19. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
20. 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)
21. Have placed underground all affected, applicable existing overhead utilities and any new utility service connections within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)

22. 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./SF)
23. Ensure construction of all walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (Planning Div./SF)
24. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./SF)
25. 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./SF)
26. Ensure that the planning 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 planning, 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./SF)

E. Prior to release of Performance Security, the applicant shall:

27. 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)
28. If applicable, submit any required on-site easements, 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 and SAS)
29. 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 treatment vegetation within the surface water quality facilities, as determined by the Public Works Director. If the plants are not well established (as determined by the Public Works

Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the Public Works Director prior to release of the security. (Site Development Div./JJD)

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

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

Dated this 11th day of JANUARY, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order Nos. 2658 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:30 p.m. on JANUARY 21, 2019.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Current Planning Manager

APPROVED:



KIMBERLY OVERHAGE
Chair



SANDRA FREUND, AICP
Senior Planner