

**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. 2670
OF A DESIGN REVIEW THREE FOR A THREE-)	DR2018-0156 ORDER APPROVING
STORY SELF-STORAGE FACILITY)	NPD BEYOND SELF-STORAGE, DESIGN REVIEW
APPROXIMATELY 149,500 SQUARE FEET IN SIZE,)	THREE
WITH ASSOCIATED IMPROVEMENTS AND LONG-))	
TERM VEHICLE STORAGE (NPD BEYOND SELF)	
STORAGE). NORTH POINT DEVELOPMENT, LLC,)	
APPLICANT)	

The matter came before the Planning Commission on January 23, 2019, on a request for Design Review Three for a three-story self-storage facility approximately 149,500 square feet in size, with associated improvements and long-term vehicle storage. 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 Avenue and SW Allen Boulevard. The property is identified on Washington County Assessor's Map 1S1 15DA as Tax Lot 1000.

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

The Commission questioned if adequate space is provided for the three internal loading areas proposed. The applicant clarified that vehicles will move

in one direction (east to west) with space to pull over and unload inside the building. The applicant noted this has worked for other self-storage sites own. The Commission was satisfied with the applicant's description of the internal movement of vehicles and the loading and unloading in the building.

The Commission evaluated the information provided by the applicant on the parking needs for a self-storage facility. The Commission determined that the information provided by the applicant during the public hearing was compelling to warrant the removal of staff's condition to require additional off-street parking for the proposed development. Further the Commission found that the design of the facility is such that if additional parking were needed, some of the proposed vehicle storage area could be converted to off-street parking spaces as determined by the applicant. Therefore, the Commission determined Design Review Condition of Approval No. 33 in the staff report is not needed.

The supplemental memorandum from staff, dated January 23, 2019, corrected errors identified within the staff report, dated January 16, 2019, specifically revising Conditions of Approval Nos. A.20 and A.43.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 16, 2019, staff's memorandum dated January 23, 2019, 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.

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/SNK)

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

2. Ensure that the Conditional Use (CU2018-0019) application has been approved and is consistent with the submitted plans. (Planning/SNK)
3. Ensure that the Parking Determination (PD2018-0004) application has been approved and is consistent with the submitted plans. (Planning/SNK)
4. Submit a narrative that responds to all applicable conditions of approval and discusses how each condition has or will be satisfied prior to issuance of the Site Development Permit. (Site Development Div./JJD)
5. Contact Building Department at (503)350-4079 or (503)526-2409 to obtain a Plumbing Permit from the Building Department for the proposed onsite utilities. Submit the Plumbing Permit application concurrently with the Site Development Permit application. (Site Development Div./TDM)
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 the City Engineering Design Manual and Standard Drawings (City EDM), 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)
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 the City EDM; 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. As part of the Side Development Permit submittal, submit the required waterline and pedestrian easements and any 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./TDM)
11. Provide a 5-foot wide pathway along the easterly property line for pedestrian access. (Site Development Div./TDM)
12. 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 water quality and flow control structures or otherwise as specifically approved by the City Engineer. (Site Development Div./TDM)
13. Submit plans that include details of the proposed bicycle parking spaces. Racks are to be at least 30 inches wide by 36 inches tall, centered within an area that is 6 feet by 4 feet, and at least 2 feet from any building. Inverter U-type and staple racks are the preferred option for bicycle parking. (Site Development Div./TDM)
14. Submit a vehicle simulation for Tualatin Valley Fire and Rescue District approved fire truck and the developer approved truck using an AutoTURN or another approved software program by the City Engineer. (Site Development Div./TDM)
15. 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)
16. 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)
17. 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)

18. 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 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
19. Use best efforts to 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)
20. Provide final construction plans and a final detailed drainage report prepared by a professional engineer meeting the standards set by the City Engineer and 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 any mapped FEMA flood plains and flood ways. (Site Development Div./JJD)
21. Provide final construction ready plans showing a proprietary 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)
22. 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 to another lot area shall not be considered a direct plumbing service. (Site Development Div./TDM)
23. Submit a revised grading plan showing that the lot has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities and show a safe overflow route. A minimum finish floor elevation shall established for the proposed building based on **service provision needs and whichever of the following three is highest in elevation: 1)** at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; **2)** two feet higher than the rim/overflow of the storm facility; and **3)** as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. (Site Development Div./JJD)

24. 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. The site is encumbered by the FEMA-designated 100-year floodplain Zone 'A'. Additional information was found via more recent Beaverton flood studies that determined that the 100-year flood is at 184.7 feet NGVD-29 (equals 188.2' NAVD-88). The regulated lowest finish floor or building flood-proofing elevation is 185.7 feet NGVD-29 (equals 189.2' NAVD-88). The Zone 'A' building flood-proofing elevation is 4.0 feet above existing surrounding grade. Any development or building permit application will need to document how the proposal will comply with each applicable floodplain restriction. The flood conveyance and storage of the project area at each 1 foot contour must be preserved or enhanced with cut/fill balance and a zero-rise certification by a registered professional engineer. For a new building and substantial building improvements anticipated, the plans or other submittals must document how the buildings are elevated or entire structures are dry-flood proofed per Federal Emergency Management Agency (FEMA) definitions. The floodplain regulations are found in Chapter 60 of the City Development Code, Chapter 9.05 of the City Code, and Chapter 5, Section 5.10 of CWS Resolution and Order 2017-05. No designated vehicle long-term parking, or equipment storage can occur at or below 1' below the 100-year floodplain; only short term parking is allowed; and recreational vehicle storage must meet the same standards as manufactured homes, 1' above the 100-year elevation or higher. (Site Development Div./TDM)
25. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor (this can be with or shown on the submitted building plans). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces on the site. 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 or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, modified existing impervious, the new impervious surface area created, and total final impervious surface area on the entire site after completion. (Site Development Div./TDM)
26. Pay a storm water system development charges (overall system conveyance and for storm quantity, water detention) for any net new impervious area proposed for the entire project. (Site Development Div./JJD)

27. 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)
28. Obtain the City Building Official's review approval of the proposed private fire service mains (fire line), vault, backflow prevention and Fire Department Connection (FDC). (Site Development Div./JJD)
29. 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./JJD)
30. Provide plans showing a City standard commercial driveway apron at the intersection of any private driveway and a public street. (Site Development Div./JJD)
31. Provide a commercial driveway approach at SW 107th Avenue per Beaverton Engineering Design Manual Standard Drawings. (Transportation/JK)
32. Fencing to be placed between the development and the railroad shall not be located within the railroad right-of-way and will be designed to meet Oregon Department of Transportation's (ODOT) standards. (Planning/SK)
33. Ensure that internal pedestrian connections are provided with appropriate demarcation that differentiates these areas for pedestrians and motor vehicle operators. (Planning/SK)
34. 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/SK)
35. 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 /SNK)
36. 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 /SNK)

37. 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 /SNK)
38. Ensure all landscaping approved by the decision making authority is installed. (Planning /SNK)
39. 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 /SNK)
40. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, and has been completed. 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 /SNK)
41. All mechanical units, roof or ground mounted, must be screened from view of public streets. (Planning /SNK)
42. Provide tree protection fencing in accordance with the standards of Section 60.60.20 of the Development Code. Any alternatives to the standards in 60.60.20 must be approved by the City Arborist. (Planning /SNK)

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

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

45. 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)

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

46. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
47. 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 flood proofed 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 2016 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)
48. 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)
49. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are damaged during the construction of the site. (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 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)
52. 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/SK)

53. 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/SK)
54. 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)
55. Ensure all landscaping approved by the decision making authority is installed. (Planning/ SK)
56. 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/ SK)
57. 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/ SK)
58. 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/ SK)
59. Ensure all required bicycle parking facilities are provided and installed. (Planning/ SK)

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

60. 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)

61. Submit, if needed, any required on-site easements not already dedicated on a survey of record, 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. Ensure that no structures including the building roof eaves can encroach into the easements. (Site Development Div./TDM)
62. Provide a post-construction cleaning, system maintenance, and filter recharge/replacement inspection report from a manufacturer-qualified maintenance provider for the site's proprietary storm water treatment system. Additionally, another servicing report from the manufacturer-qualified maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./JJD)

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

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

Dated this 6 day of February, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2670 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 Tuesday February 19, 2019.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



SAMBO KIRKMAN
Senior Planner



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager