



MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties

From: City of Beaverton Planning Division

Date: August 21, 2020

Subject: **DR2020-0016 Fanno Creek Salt Shed**

Please find attached the Notice of Decision for **DR2020-0016 – Fanno Creek Salt Shed**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for DR2020-0016 (Fanno Creek Salt Shed), is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision-making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision-making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for DR2020-0016 – ODOT Fanno Creek Salt Shed, is 5:00 p.m., September 2, 2020.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed by contacting the project planner, Brett Cannon at bcannon@beavertonoregon.gov Note: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Department is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community.

For more information about the case file, please contact Brett Cannon, Assistant Planner, at (503) 350-4038.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact **Brett Cannon** by calling 711 **503-350-4038** or email **bcannon@beavertonoregon.gov***



STAFF REPORT

DATE: August 21, 2020

TO: Interested Parties

FROM: Brett Cannon, Assistant Planner

PROPOSAL: **ODOT Fanno Creek Salt Shed (DR2020-0016)**

LOCATION: Assessor's Map # 1S127AA Tax Lot 100,200 and 300

ZONING: IND (Industrial)

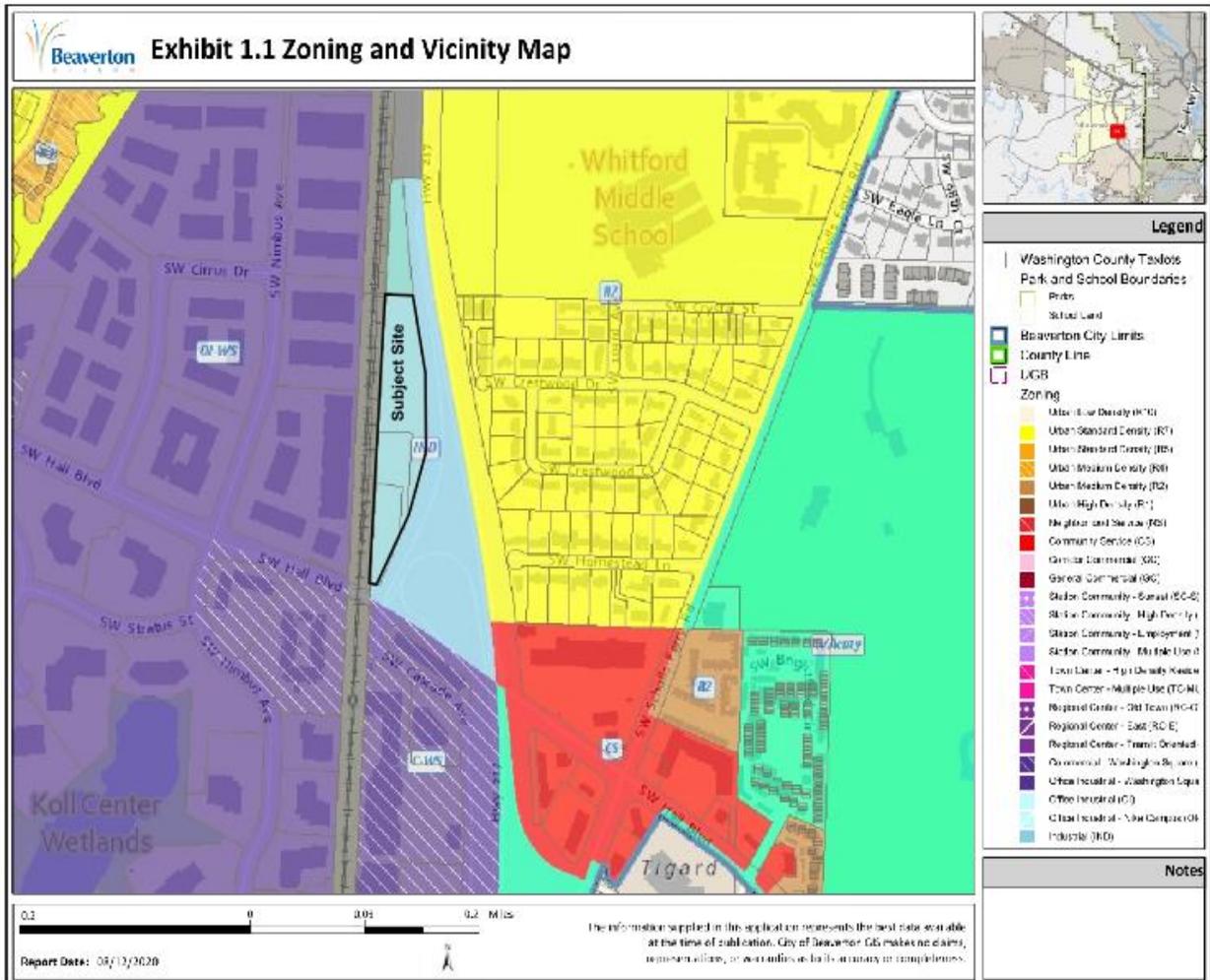
SUMMARY: The applicant, Oregon Department of Transportation (ODOT), requests Design Review Two approval for the construction of a new 7,000 square foot shed facility landscape improvements, and at an existing ODOT stockpile ground. This Design Review 2 reviews the proposed building location and associated site improvements.

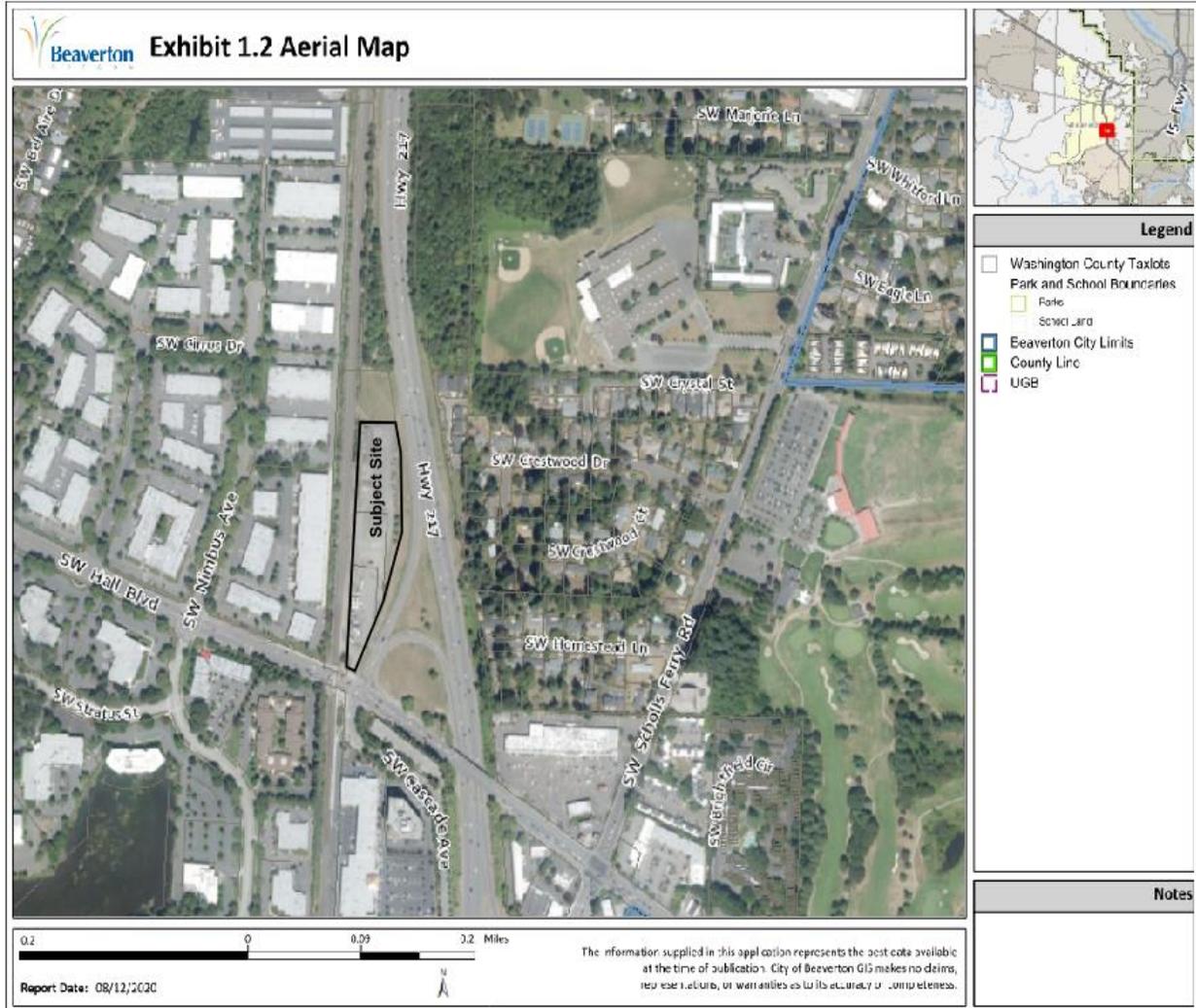
PROPERTY OWNER: Oregon Department of Transportation
200 SE Hawthorne Avenue Suite B240
Salem, OR 97301

APPLICANT'S REPRESENTATIVES: Mike Schweizer/Oregon Department of Transportation
200 SE Hawthorne Avenue Suite B240
Salem, OR 97301

RECOMMENDATION: **APPROVAL of DR2020-0016 ODOT Fanno Creek Salt Shed, subject to conditions identified at the end of this report.**

ZONING/VICINITY/AERIAL MAP





BACKGROUND FACTS

Key Application Dates:

Application	Submittal Date	Deemed Complete	Final Written Decision Date	120-Day ¹
DR2020-0016	Jan.29, 2020	Jun. 25, 2020	Aug 21, 2020	Oct. 23, 2020

¹ Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

Existing Conditions:

Zoning	IND (Industrial)	
Current Development	Maintenance Material Stockpile Yard	
Site Size	Approximately 4.2 Acres	
NAC	Vose	
Surrounding Uses	<u>Zoning:</u> North: Industrial (IND) South: Washington Square-Commercial (C-WS) East: Residential (R7) West: Washington Square Office Industrial (OI-WS)	<u>Uses:</u> North: Green Space South: Commercial East: Residential West: Commercial

DESCRIPTION OF APPLICATIONS AND TABLE OF CONTENTS

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Attachment A: Facilities Review Committee Technical and Recommendation Report	FR1-6
Attachment B: DR2020-0016	DR1-11
Attachment C: Conditions of Approval	COA1-4

Exhibit 1: Zoning/Vicinity/Aerial Map

Exhibit 2: Applicant Materials:

- 2.1 Submittal Package
- 2.2 Approved Site Plan

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
DR2020-0016 – ODOT FANNO CREEK SALT SHED**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Director's Decision, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the application as identified below:

- The proposal is for a Design Review Two approval to construct a new shed structure, centrally located at the ODOT Fanno Creek Stockpile Grounds. The new structure is proposed to be one-story, approximately 7,000 square feet in size consisting of metal roofing panels and siding. All twelve (12) criteria are addressed by the Facilities Review Committee's analysis of the submitted Design Review application.

A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

FINDING:

Critical facilities and services, as defined by Chapter 90 of the Development Code, include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

Water, Sewer, Storm Water

The applicant states the new salt shed structure will not require public water and sanitary sewer connections. Public stormwater water drainage was reviewed by the City Engineer who has proposed conditions which shall ensure compliance with Engineering Design Manual regulations pertaining to conveyance capacity, hydromodification and quality treatment of storm water. Adequate water, sewer, and storm water capacity exist to serve the proposed development.

Transportation

The proposal is to construct a new salt shed structure to provide protection from the weather for ODOT personnel, supplies and materials during extreme weather events and will not to be occupied on a permanent basis. The applicant's

request is not expected to impact the existing transportation system.

Fire Protection

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). The applicant provided a TVF&R Service Provider Letter indicating no additional conditions will be imposed.

The Committee finds that the proposed development will provide the required critical facilities, as conditioned. Therefore, the Committee finds the proposal meets the criterion for approval.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

FINDING:

Essential facilities and services, as defined by Chapter 90 of the Development Code, include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities.

The applicant states that the existing site has all of the essential services to support the existing uses on the site as well as the proposed salt shed structure. The addition of the salt shed structure will not impact schools, transit service, or police protection.

The salt shed's location on the site will not impact the existing pedestrian or bicycle facilities as specified in Tables 6.1-6.6 and Figures 6.1-6.23 because of the limited access available to the site by way of Hall Boulevard. Access to the site is restricted to ODOT and City of Beaverton employees who must enter the site in a vehicle. By limiting access to the site to all personnel that had access previous to the proposed structure, the existing pedestrian and bicycle facilities on Hall Boulevard will be unaffected by the project proposal.

Staff finds essential facilities and services are available to serve the proposed development.

Therefore, staff finds that the proposal meets the criterion for approval.

- C. *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

FINDING:

The property is zoned Industrial (IND), and storage facilities are a permitted use in this zone. Staff cites the findings in the Code Conformance Analysis Chart at the end of the report showing the site complies with the minimum land area, minimum lot dimension, and minimum setback requirements for the Industrial (IND) zone.

Therefore, staff finds that the proposal meets the criterion for approval.

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

FINDING:

Staff cites the findings in the Code Conformance Analysis Chart, at the end of the report, which evaluates the project as it relates to applicable Code requirements of Chapter 60. Staff will address Section 60.05. (Design Standards) in separate findings prepared for the Design Review Two report.

Section 60.30 of the Development Code specifies a minimum number of required off-street parking spaces at 0.3 vehicle spaces per 1,000 square feet of gross floor area for storage/warehouse uses. The applicant has identified the two spaces on sheet 10 of the approved plans.

Landscaping changes proposed for the site include the addition of thirteen (13) California Incense Cedar's, thirteen (13) Lodgepole Pines, and additional shrubs including Oregon Grape and Kinnikinnick. The shrubs will be spaced between the proposed pines and cedars as seen on sheet 11 of the approved plans. These trees shall be placed along the fence line south of the proposed structure.

In summary of the above, staff finds the proposal to meet all applicable facility review provisions of chapter 60.

Therefore, staff finds that the proposal meets the criterion for approval.

- E. *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.***

FINDING:

The applicant states that access is available to fully maintain the building and the surrounding facilities. The property owner, the Oregon Department of Transportation (ODOT), a public agency, will be responsible for all maintenance and landscaping. Staff finds that adequate means can be provided to ensure continued and periodic maintenance.

Therefore, staff finds that the proposal meets the criterion for approval.

- F. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

FINDING:

The proposal includes an internal circulation pattern demonstrating the movement of ODOT vehicles when loading and unloading stored materials located at the project site. Additionally, the applicant states due to the operational nature of the facility a predictable foot traffic pattern is not feasible. Staff notes that ODOT staff arrive to the site in the vehicles which will remove supplies from the site. No staff have their permanent work location on the site or park personal vehicles on the site. No additional improvements to the vehicular and pedestrian circulation are required.

Therefore, staff finds that the proposal will meet the criterion for approval.

- G. *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

FINDING:

The subject site is currently served by an ODOT only limited access point at the intersection of the Highway 217 off-ramp and SW Hall Boulevard. This proposal does not modify the existing entry and exit point. In addition, staff cites the

findings in criterion F and D herein.

Therefore, staff finds that the proposal meets the criterion for approval.

- H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

FINDING:

The Deputy Fire Marshal has reviewed the proposal and finds the proposed structure will meet the intent of the fire code for fire department access to and through the entire site. The internal fire protection facilities and structures will be reviewed as part of the building permit application.

Therefore, staff finds the proposal will meet the criterion for approval.

- I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

FINDING:

The applicant states the project site is fully fenced precluding un-authorized entry. The lighting plan shows the proposed lighting improvements in the area of the proposed structure demonstrating compliance with the City's Technical Lighting standards (60.05). Additionally, the applicant states the supporting infrastructure will be designed to all applicable building codes and standards.

Therefore, staff finds that the proposal meets the criterion for approval.

- J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

FINDING:

The applicant states that grading of the site will reflect the existing contours requiring minimal impact to the project site. The proposed Landscape filter Strips will actually decrease the amount of impervious surface from existing conditions

and improve the overall drainage of the site. Staff has reviewed the preliminary proposed plan and finds no adverse effect on neighboring properties, public right-of-way or the public storm system.

Therefore, staff finds that the proposal meets the criterion for approval.

- K. *Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

FINDING:

The applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application. Additionally, staff finds that review of the proposed plans at Site Development and Building Permit stages are sufficient to guarantee compliance with accessibility standards.

Therefore, staff finds that the proposal meets the criterion.

- L. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

FINDING:

The applicant submitted the land use application on January 29, 2020 and was deemed complete on June 25, 2020. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements Community Service (CS) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20			
Uses	Storage Yards are a permitted use.	Construction of a new shed structure and additional landscaping.	Yes
Development Code Section 20.10.15			
Minimum Lot Area	None	Lot size is not being modified with this proposal and is approximately 4.2 acres.	Yes
Yard Setbacks Minimums: Front Side ¹ Rear	35-feet 10-feet None	293-feet North ² -10 feet, South-42 feet 541-feet	Yes
Maximum Building Height	45 feet	Proposed structure is approximately 31 feet-6 inches in height.	Yes

1. No side or rear yard setbacks required where side or rear property lines abut a railroad right-of-way or spur track. (BDC 20.15.15)
2. North Property Line abuts a railroad right-of-way.

Chapter 60 – Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05.15 Design Review Standards			
Design Review Standards	Standards pertaining to Design Review	A Design Review Two application has been applied for.	See DR Findings

**ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TYPE TWO APPROVAL
ODOT Fanno Creek Salt Shed
DR2020-0016**

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Therefore, the Committee finds that the proposal meets the criteria.

Section 40.20.05. Design Review Applications; Purpose

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

Section 40.20.15.2.C Approval Criteria

In order to approve a Design Review Two application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. *The proposal satisfies the threshold requirements for a Design Review Two application.***

FINDING:

The proposal is to construct a new salt shed facility on the north portion of the existing stockpile maintenance yard. The new building is proposed to be one-story approximately 7,000 square feet in size made of metal roofing and landscaping improvements. This request meets threshold number 9 for Type Two Design Review identified in BDC Section 40.20.15.2.A.

9. New construction of non-habitable buildings in commercial, industrial, multiple use zones, or for approved Conditional Uses in residential zones, larger than 1,000 square feet in gross building area.

Therefore, staff finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision-making authority have been submitted.*

FINDING:

The applicant paid the required associated fee for a Design Review Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

FINDING:

The applicant submitted the application on and was submitted on January 29, 2020 and deemed complete on June 25, 2020. In the review of the materials during the application review, staff finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

4. *The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).*

FINDING:

Staff cites the findings in the Design Review Standard Analysis chart in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Therefore, staff finds the proposal meets the criterion for approval.

5. *For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:*

FINDING:

Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with Design Review Standards. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

Therefore, staff finds the proposal meets the criterion for approval.

- 6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

FINDING:

The applicant has submitted this Design Review Type Two application for this project. No other applications are required of the applicant for this stage of City approvals.

Therefore, staff finds the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2020-0016 (Fanno Creek Salt Shed)**, subject to the conditions below (Attachment C).

Design Review Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
<p>60.05.15.1.B</p> <p>Buildings visible from and within 100 feet of an adjacent public street shall have a minimum portion...30% articulation and variety</p>	<p>The applicant states the Salt Shed is located in excess of 300 feet from any adjacent public street.</p>	N/A
<p>60.05.15.1.C</p> <p>Max 60' between architectural features</p>	<p>Architectural features on the eastern and western elevations do not exceed a maximum spacing of 60 feet. The north and south elevations are approximately 90 feet in length and contain scoring changes between the metal roofing and Hardie panel siding.</p>	YES
Roof Forms		
<p>60.05.15.2.A</p> <p>All sloped roofs exposed to view from adjacent public or private streets and properties shall have a minimum 4/12 pitch.</p>	<p>The applicant states the salt shed is more than 300 feet from Hall Boulevard. While the standard is not applicable, the applicant states the roof slope will be a minimum 4/12 pitch.</p>	YES
<p>60.05.15.2.D</p> <p>New structures in existing developments</p>	<p>No other structures exist on the site.</p>	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The structure doesn't have a traditional primary entrance as it isn't a completely enclosed structure. Furthermore, the applicant states the purpose of the structure is for weather protection when ODOT employees are loading materials.	N/A
Exterior Building Materials		
60.05.15.4.B Maximum 30% of primary elevation to be plain, smooth, unfinished concrete, concrete block, plywood and sheet pressboard within 200 feet of a public street	The applicant states the building is over 300 feet from Hall Boulevard.	N/A
Roof-Mounted Equipment		
60.05.15.5.A thru C Equipment screening	No roof-mounted equipment is proposed with this application.	N/A
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-F	The proposed building is located in an industrial zoning district, not a commercial or multiple use zoning district.	N/A
Building Scale along Major Pedestrian Routes		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.15.7.A -C	The proposed structure is not located along a major pedestrian route.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A Glazing required	The proposed structure is not a commercial or multiple use building.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The applicant states the entire south boundary of the property abuts Hall Boulevard. One existing connection to SW Hall Boulevard is provided for use only by ODOT to access the site, this connection is not proposed to be modified.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-E Screen from public view	No additional outdoor storage areas or loading docks are proposed.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	The applicant states 60.05.20.3.A.2 & 3 exclude the project site from meeting planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element. Specifically, the applicant refers to the storage and distribution function of the site as meeting the exclusion identified A.2, and the use of large equipment (salt trucks) creating conflicts with pedestrians to meet the exclusion identified in A.3.	N/A
60.05.20.3.B Direct walkway connection	The proposal does not include pedestrian connections from the proposed structure to public streets because of the reasons identified in staff's response to standard 60.05.20.3.A	N/A
60.05.20.3.C Walkways every 300'	The proposal does not include changes to existing walkways into the site.	N/A
60.05.20.3.D Physical separation	Pedestrian connections through parking lots are not proposed.	N/A
60.05.20.3.E Distinct paving	No pedestrian connections through driveways or access aisles are proposed with this application.	N/A
60.05.20.3.F	The proposal does not include pedestrian connections from the	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
5' minimum width	proposed structure to public streets because of the reasons identified in staff's response to standard 60.05.20.3.A	
Street Frontages and Parking Areas		
60.05.20.4.A Screen from public view	The two proposed parking areas are not abutting a public street.	N/A
Parking and Landscaping		
60.05.20.5.A-D Parking area landscaping	No landscaping is required for the 2 proposed spaces and no parking islands are required.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6 Off-street parking frontages	The site is not in a Multiple-Use district.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.5.A.1 Minimum landscape 15%	The applicant states the landscaping used to meet buffering and screening requirements and the proposed on-site water filtration system will meet the 15% landscape requirements.	YES
60.05.25.5.B Planting Requirements	The applicant states the landscaping used to meet buffering and screening requirements and the proposed onsite water filtration system will meet the 15% landscape requirements. The proposed landscaping as seen on sheet 11 of the proposed plans indicate compliance with planting requirements of 60.05.25.5.B	YES
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed with this application.	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	No grade changes are proposed within 25 feet of the property lines.	N/A
Integrate water quality, quantity, or both facilities		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<p>60.05.25.11</p> <p>Location of facilities</p>	<p>No storm water swales are proposed to be located between the street and the proposed building.</p>	<p>YES</p>
<p>Natural Areas</p>		
<p>60.05.25.12</p> <p>No encroachment into buffer areas.</p>	<p>The applicant does not propose work within any identified natural area. Additionally, the applicant submitted Clean Water Services Pre-Screening documentation.</p>	<p>N/A</p>
<p>Landscape Buffering Requirements</p>		
<p>60.05.25.13</p> <p>Landscape buffering between contrasting zoning districts or non-residential use in the residential zone.</p>	<p>The applicant states a ten-foot, B2 buffer is required because a residential zone is adjacent to the eastern property across Highway 217. The applicant proposes landscaping changes including the addition of thirteen (13) California Incense Cedar's, thirteen (13) Lodgepole Pines, and additional shrubs including Oregon Grape and Kinnikinnick. The shrubs will be spaced between the proposed pines and cedars as seen on sheet 11 of the approved plans.</p>	<p>Yes</p>

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
<p>60.05.30.1.A-E</p> <p>Lighting Design Standards</p>	<p>The applicant states the site is currently lit with four existing pole mounted lights to provide site illumination. The proposed salt shed will be lit with motion sensitive lights to ensure they are off when loading operations aren't taking place. Additionally, the lighting plan, sheet 8 of the approved plans indicates conformance with all lighting levels both internal to the site and at the property boundaries.</p>	<p>YES</p>

**CONDITIONS OF APPROVAL
DR2020-0016 ODOT FANNO CREEK SALT SHED**

A. Prior to issuance of the Engineering site development permit, 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./TDM)
2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./TDM)
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 utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; 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./TDM)
4. Have the applicant of the subject property guarantee all public improvements, site grading, and storm water management facilities including plantings 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./TDM)
5. Submit to the City a copy of issued permits or other approvals needed from the Oregon Department of Transportation Rail Division for work within 500 feet of the rail crossing area. (Site Development Div./TDM)

6. Have submitted documents to the City sufficient to obtain approvals needed from the Clean Water Services (CWS) District for storm system connections as part of City plan review process. (Site Development Div./TDM)
7. 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. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development Div./TDM)
8. Provide construction plans and a drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS Design & Construction Standards Section 4.03.7.a and 4.04.2.a. (Site Development Div./TDM)
9. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed. (Site Development Div./TDM)
10. 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./TDM)
11. Submit to the City a Stormwater Management Worksheet for 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. (Site Development Div./TDM)
12. For the existing sanitary sewer main located onsite, submit a 15' wide sanitary sewer easement, executed and ready for recording utilizing the city format. (Site Development Div./TDM)

13. Submit a copy of a recorded private easement along with the plot plan to the City Building Division for any private storm drain crossing multiple lots to meet Section 307.1 of the 2017 Oregon Plumbing Specialty Code. (Site Development Div./TDM)
14. If required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div./TDM)

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

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

C. Prior to a final building inspection and/or certificate of occupancy issuance, the applicant shall:

17. 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./TDM)
18. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./TDM)
19. 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./TDM)
20. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./TDM)

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

21. 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./TDM)
22. Submit any required easements on city approved format not already recorded by document, executed and ready for recording. (Site Development Div./TDM)
23. 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 as shown on the approved plan within the storm water management facility as determined by the City Engineer. If the plants are not well established (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 and landscape architect (or wetland biologist) 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./TDM)