

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF) ORDER NO. 2855
DESIGN REVIEW THREE FOR CARR SUBARU SALES) DR2021-0055 ORDER APPROVING CARR SUBARU
AND SERVICE ADDITIONS. CARR SUBARU,) SALES AND SERVICE ADDITIONS, DESIGN REVIEW
APPLICANT.) THREE.

The matter came before the Planning Commission on November 17, 2021, on a request for Design Review Three for a 2,834 square foot addition to the existing sales building, a 7,914 square foot addition to the existing service building, and reconfiguring the on-site vehicle circulation and parking areas. The subject site is located at 11635 SW Canyon Road, specifically identified as Tax Lots 00301, 00500, and 00600 on Washington County Tax Assessor's Map 1S110CD.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 10, 2021, and Staff Memorandum dated November 17, 2021, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03.1 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2021-0055** 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 November 10, 2021, Staff Memorandum dated November 17, 2021, and this Land Use Order, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. The applicant shall ensure that the Modification of a Conditional Use (CU2021-0009), New Conditional Use (DR2021-0055), and Sidewalk Design Modification (SDM2021-0001) applications have been approved and are consistent with the submitted plans. (Planning/LR)

B. Prior to issuance of the site development grading permit, 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. / SAS)
3. Retain 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. / SAS)
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 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. / SAS)
5. Guarantee all City-owned and maintained public improvements, grading, storm water management facilities, and 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. / SAS)
6. Submit any required easements, executed and ready for recording, to the City. The City will require approval of legal description and form prior to execution. (Site Development Div. / SAS)
7. Submit to the City a copy of issued permits or other approvals needed from the Oregon Department of Transportation for work within and/or construction access to ODOT right of way. (Site Development Div. / SAS)

8. Provide Geotech and structural reports for impacts of the proposed building footing, including the zone of influence on adjacent property building structure and footings. Provide construction plans for recommendations on how this footing can be built without structural impacts to the adjacent building's footing. (Site Development Div. / SAS)
9. If determined to be needed by the City Building Official, 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. 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, 610.2. 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. / SAS)
10. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. These submittals will go to City for processing to Clean Water Services. (Site Development Div. / SAS)
11. 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. / SAS)
12. 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. / SAS)
13. Provide a drainage analysis of the subject site prepared by a professional engineer meeting the standards set by the City. The analysis shall identify all contributing drainage areas and plumbing systems for this project with the site development permit application. The analysis shall also delineate all areas for this project that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. (Site Development Div. / SAS)

14. Provide a drainage analysis of the subject site that delineates any mapped FEMA floodplain and floodway. (Site Development Div. / JY)
15. Provide site plans that clearly show the 100-year floodplain elevation limits on each plan that contains elevation information. 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. (Site Development Div. / JY)
16. Provide an 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 for the proposed floodplain modifications. The applicant's engineer shall certify in writing that the project as designed will meet the requirements of City Code and Clean Water Services Design & Construction standards as they refer to the 100-year floodplain, prior to this notice being sent. The public notice and a 10-day appeal period shall occur after final approval of the site development permit plans by the City. (Site Development Div./JY)
17. Show on grading plans that the lowest finished floor is at least one foot above base flood elevation (BFE) 182.9 feet, NAVD-88 and higher or flood-proofed to one foot above the BFE. (Site Development Div./JY)
18. Submit a grading plan showing building pad elevation and minimum finished floor elevation (FFE). Pad elevation shall be at least one foot higher and FFE shall be at least three feet higher than the 100 year/emergency overflow of the storm water management facility. (Site Development Div. / SAS)
19. 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. / SAS)
20. 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. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site. (Site Development Div. / SAS)

21. Provide plans for the placement of underground utility lines within the 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. / SAS)
22. Submit plans that show access for a maintenance vehicle within 9 feet from the front, or within 19 feet from the side, of a vehicle to all stormwater management control structures unless otherwise specifically approved by the City Engineer. (Site Development Div./SAS)
23. 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. / SAS)
24. Submit ODOT ADA curb ramp design checklist and standard detail DET1720 and DET1721 showing level of design detail for every public sidewalk ramp proposed with this development. Maximum designed ramp slope shall be 7.5%, and maximum designed cross slope, flat landing, or turning space shall be 1.5%. Two directional ADA ramps shall be provided at all corners of all intersections, regardless of curb type. ADA ramps in ODOT right of way shall be provided per ODOT location and design requirements. See ODOT standard drawings RD754, RD155, RD756, RD757, RD758, and RD759 for ramp details. (Site Development Div. / SAS)
25. Deed 3 feet of property along the site's frontage of SW Canyon Road to the Oregon Department of Transportation (ODOT) for right of way purposes as required in the October 14, 2021, ODOT Response (BDC 40.03.01, 60.55.10, and 60.55.30). (Transportation/KM)
26. Submit site plans demonstrating that the sidewalks along the site's frontage of SW Canyon Road meet the City's adopted standards for 10-foot-wide curb-tight sidewalks with tree wells, plus an additional one foot between the sidewalk and right of way line (BDC 40.03.1, 60.55.10, and 60.55.30). (Transportation/KM)
27. Submit site plans demonstrating that the minimum sight distance as shown in the Engineering Design Manual is met at the relocated southern driveway on SW 115th Avenue (BDC 40.03.1 and 60.55.35 and EDM 210.18). (Transportation/KM)
28. Submit site plans demonstrating that the minimum sight distance is met at the intersection of SW 115th Avenue and SW Canyon Road with the required

frontage improvements on SW Canyon Road (BDC 40.03.1 and 60.55.35 and EDM 210.18). (Transportation/KM)

29. Provide photometric data demonstrating that the minimum public street lighting standards are met along the site's frontages of SW 115th Avenue and SW Canyon Road (BDC 60.55.10 and EDM 450). (Transportation/KM)
30. Submit plans demonstrating compliance with the City's minimum standards for short-term bicycle parking (BDC 60.30.2.B and EDM Section 340). (Planning/LR)
31. Submit plans demonstrating compliance with the City's minimum standards for long-term bicycle parking (BDC 60.30.2.B and EDM Section 340). (Planning/LR)
32. Submit a photometric plan demonstrating that the on-site lighting will meet the City's Technical Lighting Standards (Table 60.05-1). (Planning/LR)
33. Submit a photometric plan demonstrating that the pole-mounted luminaire poles and bases are finished or painted a non-reflective color. (Planning/LR)
34. 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/LR)
35. Submit plans demonstrating that there is a 6.5-foot-wide raised curb tight sidewalk along the private drive from the public portion of SW 115th Avenue north to the sales building. (Planning/LR)

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

36. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
37. 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. / SAS)
38. 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 (in particular gate controllers,

mechanisms, and electrical system) are either elevated or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, and as determined by the City Floodplain Administrator and City Building Official. (Site Development Div. / SAS)

D. Prior to final inspection and final occupancy permit, the applicant shall:

39. 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. / SAS)
40. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)
41. 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. / SAS)
42. Install or replace, to City specifications, all sidewalks that are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / SAS)
43. Have a professional architect, engineer, or surveyor submit an Elevation Certificate on current Federal Emergency Management Agency (FEMA) standard form, to the City Building Official, verifying that the lowest finished floor is at least one foot above base flood elevation (BFE) 182.9 feet, NAVD-88 and higher or flood-proofed to one foot above the BFE. (Site Development Div./JY)
44. Obtain the required ODOT Miscellaneous Permit for the required sidewalk improvements along the site's frontage of SW Canyon Road (BDC 60.55.10.1). (Transportation/KM)

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

45. Have completed the site development improvements and verify that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. The project shall meet all outstanding conditions of approval as determined by the City. 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. / SAS)

46. Submit any required easements, executed and ready for recording, to the City. The City will require approval of legal description and form prior to execution. 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. / SAS)
47. Provide a 2-year Maintenance Security at 25 percent of the cost to construct City-owned and maintained public improvements, grading, and driveway paving. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount. It will run concurrently with the performance security of the plant establishment and is released 2 years after project acceptance following the correction of any identified defects. (Site Development Div. / SAS)

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

AYES:	Winter, Overhage, Lawler, McCann, Nye, Saldanha, Teater.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	None.

Dated this 29th day of November, 2021.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2855, 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 December 9, 2021.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

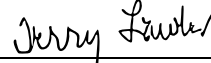
ATTEST:

Lauren Russell

Digitally signed by Lauren
Russell
Date: 2021.11.29 10:09:16
-08'00'

LAUREN RUSSELL
Associate Planner

APPROVED:



TERRY LAWLER
Chair

JANA FOX
Current Planning Manager