

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2992
OF A DESIGN REVIEW THREE FOR GREENWAY) DR32024-00178 ORDER APPROVING
ELEMENTARY SCHOOL PORTABLE STRUCTURES,) GREENWAY ELEMENTARY SCHOOL PORTABLE
BEAVERTON SCHOOL DISTRICT NO. 48J,) STRUCTURES, BEAVERTON SCHOOL DISTRICT
APPLICANT.) NO. 48J, APPLICANT.

The matter came before the Planning Commission on June 26, 2024, on a request for a Design Review Three approval to place three portable classrooms at Greenway Elementary School and to extend the existing parking lot to add additional spaces in the Residential Mixed C District. The site is located on the east side of SW Downing Drive, and specifically identified as Tax Lot 100 on Washington County Tax Assessor’s Map 1S127CB.

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.

During the public hearing, the applicant requested to remove Condition 13 in the Revised Staff Report, which requires that the applicant provide a 5-foot buffer, consistent with the B3 landscape buffer standards in BDC Section 60.05.25.13, along the east and south property lines adjacent to the proposed parking lot. The Planning Commission did not support the applicant’s request in their decision.

During the public hearing, the applicant requested to modify Condition 30 in the Revised Staff Report, to change verbiage from ‘crossing guard’ to ‘staff.’ The Planning Commission supported the applicant’s request in their

decision, incorporating additional modifications suggested by staff, and adopted the final language as included in Condition 30 below.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Revised Staff Report dated June 24, 2024, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR32024-00178** 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 Revised Staff Report dated June 24, 2024, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure that the Minor Modification of a Conditional Use (CU22024-00177) application has been approved and is consistent with the submitted plans. (Planning / AH)
2. Comply with all conditions of approval in the Clean Water Services Service Provider Letter dated May 21, 2024. (Planning / AH)
3. The applicant shall construct the new pedestrian walkway consistent with the revised location, located north of the new parking lot, as identified on Exhibit 3.11. (Planning / AH)
4. The student drop-off/pick-up plan (see COA 30) shall be distributed to all parents prior to the commencement of each academic year during the temporary timeframe within which Raleigh Hills Elementary School students will be attending classes at the Greenway Elementary School campus. (Planning / AH)
5. Each academic year in which Raleigh Hills Elementary School students will be attending classes at the Greenway Elementary School campus, provide an electronic or hard copy of the student

drop-off/pick-up plan (see COA 30), as sent to all parents to Aaron Harris at aharris@beavertonoregon.gov. (Planning / AH)

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

6. Provide plans demonstrating the proposed parking lot expansion is constructed with a hard surface, consistent with the Beaverton's Engineering Design Manual and the Beaverton Development Code. (Planning / AH)
7. Submit sufficient information (a photometric plan and/or supplemental narrative) to demonstrate that all proposed on-site lighting is composed of pole-mounted, non-pole mounted and bollard luminaires. (Planning / AH)
8. Submit a photometric plan and supplemental narrative that identifies a pedestrian route, from the vehicular parking areas and bus drop/off area to the location of the proposed portable structures, that meets the Technical Lighting Standards in BDC Table 60.05-1. (Planning / AH)
9. Provide a revised photometric plan to demonstrate that the circulation areas associated with the new portable structures meets the Technical Lighting Standards in BDC Table 60.05-1. (Planning / AH)
10. Submit a photometric lighting plan for the new parking area and new pedestrian walkway that meets the Technical Lighting Standards in Table 60.05-1, including maximum permitted illumination at property lines. The photometric lighting plan shall accurately portray the location of the new pedestrian walkway. (Planning / AH)
11. Submit cut sheets to demonstrate that all proposed lighting is a consistent type throughout the project. (Planning / AH)
12. Provide plans and supplementary narrative that demonstrates how access and facilities for physically handicapped people are incorporated into the design for the proposed portable structures. (Planning / AH)
13. Provide a revised landscaping plan with a 5-foot buffer, consistent with the B3 landscape buffer standards in BDC Section 60.05.25.13, along the east and south property lines adjacent to the proposed

parking lot. The landscape buffer should consist of a variety of trees, shrubs and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood. (Planning / AH)

14. Provide to the City of Beaverton a copy of the Vegetated Corridor enhancement/restoration plan, consistent with the Clean Water Services Service Provider Letter dated May 21, 2024. (Planning / AH)
15. 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)
16. 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)
17. 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)
18. Guarantee all grading, vegetated corridor enhancement plantings, and storm water management facilities 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)
19. 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. / SAS)
20. 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)

21. 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)
22. 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)
23. Any changes to approved grading must meet provisions of Beaverton Code 9.05.110 and 9.05.115, no grading can occur within 10 feet of a property line or half the height of the vertical embankment created, whichever is greater. This applies to all exterior property boundaries of the proposed project. (Site Development Div. / SAS)
24. 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)
25. 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. / SAS)
26. 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)

27. When required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. (Site Development Div. / SAS)

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

28. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
29. 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)
30. Prepare and submit to the City a student drop-off/pick-up plan describing when and where parents will park on the Greenway Elementary School campus when visiting the school or when dropping off and picking up their student(s). At a minimum the plan shall include:
 - a. Written instructions explaining:
 - i. When parents of each student population group (Greenway ES students and Raleigh Hills ES students) can drop off and pick up their student(s) to ensure consistency with the staggered start and end of school timeframes.
 - ii. Where parents shall wait while dropping off and picking up their student(s) to ensure that safe pedestrian and vehicle circulation is maintained on the Greenway ES campus.
 - iii. Where parents shall park while visiting the school during operational hours and beyond the student drop-off and pick-up timeframes.

- b. Graphic illustration (map) showing where parents can park during drop-off/pick-up activities and during school operational hours.
- c. The school district shall provide staff trained on the required drop-off/pick up plan to assist students (and parents) in crossing the parking/circulation area. Staff shall be present during the morning and afternoon pick-up and drop-off timeframes. (Planning / AH)

D. Prior to final inspection / final occupancy of any building permit, the applicant shall:

- 31. 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)
- 32. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)
- 33. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / SAS)

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

- 34. Have completed the site development improvements 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)
- 35. Have entered into a maintenance agreement with a Clean Water Services certified stormwater facility maintenance landscape contractor for the maintenance of the stormwater management facilities for the 2-year Maintenance Security period. If re-planting is required, additional 2-year plant re-establishment maintenance periods will apply until the plants are successfully established. Planting maintenance reports shall be submitted to the assigned Site Development project inspector twice a year no later than June 15 and October 30. (Site Development Div. / SAS)
- 36. 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, vegetated corridor, and the wetland mitigation areas, as determined by the City Engineer. If the plants are not well established (as determined by the City) 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 prior to release of the security. (Site Development Div. / SAS)

37. A 2-year Maintenance Security will be required at 25 percent of the cost of grading and storm water management facilities. 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 for the plant establishment, and it is released 2 years after project acceptance, or will be extended for a period determined by the City Engineer following the correction of any identified defects. (Site Development Div. / SAS)

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

- AYES:** McCann, Winter, Ellis, Lawler, Nye.
- NAYS:** None.
- ABSTAIN:** None.
- ABSENT:** Glenewinkel.

Dated this 1st day of July, 2024.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2992 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 July 11, 2024.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

AARON HARRIS
Senior Planner



CHELSEA MCCANN
Chair

JANA FOX
Current Planning Manager