

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2950
OF A DESIGN REVIEW THREE, BEAVERTON) DR32023-00251 ORDER APPROVING
SCHOOL DISTRICT, APPLICANT.) LU32023-00260 BEAVERTON HIGH SCHOOL
) REBUILD, DESIGN REVIEW THREE.

The matter came before the Planning Commission on August 23, 2023, on a request for a Design Review Three approval for the rebuild of Beaverton High School. The site is located at 13120 SW Second Street, specifically identified as Tax Lots 7600 and 10900 on Washington County Tax Assessor’s Map 1S116AC and Tax Lots 02150, 2151 and 2500 on Washington County Tax Assessor’s Map 1S116AC.

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 applicant submitted a memo dated August 21, 2023, requesting that a condition of approval discussing the prohibition of barriers preventing access across the site be modified to describe any potential barriers as “permanent”. Staff expressed concern with the term “permanent” noting that it would be difficult to interpret and implement. At the hearing, the applicant outlined certain situations where access control would possibly be desired, such as school events during regular school hours or situations where public safety would be a concern. Staff and the applicant team agreed to modify the condition

of approval, allowing for temporary closures during regular school hours or for public safety purposes.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated August 16, 2023, the supplemental memo dated August 23, 2023 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03.1 and 40.20.15.3 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR32023-00251** 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 August 16, 2023, the supplemental memo dated August 23, 2023, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure the associated land use applications CU32023-00045, DDR12023-00446, HRD32023-00253, SDM12023-00254, SDM12023-00255, SV32023-00256, TP32023-00258, and VAR32023-00259 have been approved and are consistent with the submitted plans. (Planning / SR)
2. Not construct or erect any physical barriers that prevents the direct travel of pedestrians and cyclists across the east campus between SW Stott and SW Erickson along the two east-west accessways generally aligned with the intersection of SW 2nd and SW Stott and the intersection of SW 3rd and SW Stott. These two accessways are shown on the applicant's plans, Exhibit 3.M This condition shall not be interpreted to prohibit temporary closures during regular school hours or public safety purposes. (Planning / SR)

B. Prior to issuance of the site development permit for the grading and erosion control associated with the Merles-Davies building demolition, the applicant shall:

3. Submit the required plans, application form, fee, and other items needed for a complete site development grading permit application per the applicable review checklist. (Site Development Div. / SAS)
4. Submit plans for erosion control per the 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City for review, comment, and approval. 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. / SAS)
5. 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)
6. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. Improvements include any site demolition, grading, and erosion control. 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)
7. Provide secure guarantee to all City-owned and maintained public improvements including grading 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. Acceptable forms of security include a letter notification of security deposit to an assurance account per the intergovernmental agreement between the City and the Beaverton School District (Site Development Div. / SAS)

C. Prior to issuance of the demolition permit of the Merles-Davies Building, the applicant shall:

8. Have obtained a site development permit for the grading and erosion control associated with the Merles-Davies building demolition. (Site Development Div. / SAS)

D. Prior to release of the Merles-Davies building demolition performance security, the applicant shall:

9. Have the demolition site completely stabilized or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div. / SAS)

E. Prior to issuance of the site development permit for the Beaverton High School re-build, the applicant shall:

10. Have closed out the site development permit associated with the grading and erosion control for the Merles-Davies building demolition. (Site Development Div. / SAS)
11. 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)
12. 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)
13. Submit a completed and executed City Standard Agreement to Construct Public Improvements and Retain Design Professional(s) Registered in Oregon. Public improvements include public utilities, stormwater management facilities, public right-of-way improvements, grading, and erosion control. 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)
14. Provide secure guarantee to all City-owned and maintained public improvements including grading, storm water management facilities, driveway and fire lane drive aisle 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. Acceptable forms of security include a letter notification of security deposit to an assurance

account per the intergovernmental agreement between the City and the Beaverton School District. (Site Development Div. / SAS)

15. Provide plans showing all public easements, including public utility easements along all frontages with proposed improvements, including SW Farmington Rd., SW Stott St., SW Erickson Ave., and SW 5th St. The city will require approval of legal description and form prior to execution.
16. 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)
17. Have obtained a 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit). The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services for the 1200-C Permit application submittal. (Site Development Div. / SAS)
18. 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)
19. 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. In addition, the analysis shall delineate any mapped FEMA floodplains and flood ways. (Site Development Div. / SAS)
20. Prove site plans clearly showing the 100-year flood 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. / SAS)
21. Provide written statement/agreement to the amount of system development charge credits from the City Utilities Engineer for any extra-capacity water, sanitary, and storm water facility

improvements, as defined by Beaverton code. (Site Development Div. / SAS).

22. Submit a grading plan showing building pad elevations and minimum finished floor elevations (FFE). Proposed building pad elevations 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)
23. Submit a grading plan for any changes to the land use approved grading. Changes 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. Provide plans showing a proprietary stormwater treatment system for treatment of the site's piped surface water runoff. Plans shall also show a trash capture water quality pre-treatment unit located directly upstream from any proprietary stormwater treatment system vaults or manholes. (Site Development Div. / SAS)
25. 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)
26. 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)
27. 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. Any building demolition is credited at one equivalent surface unit (2640 square feet). 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)

28. Provide construction plans showing all required public water improvements and demonstrating compliance with Water Service Provider Letter and associated agency's design and construction standard. (Site Development Div. / SAS)
29. Provide plans for the placement of underground utility lines within the site for services to the proposed new building. No overhead services shall remain on 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)
30. 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 control structures unless otherwise specifically approved by the City Engineer. (Site Development Div. / SAS)
31. Submit proposed private plumbing plans to the City Building Division for review. Private plumbing plans shall show private sewer systems crossing lot lines and within a private easement and drainage within cover areas. (Site Development Div. / SAS)
32. Submit ODOT ADA curb ramp design checklist and standard detail DET1720 and DET1721 showing level of design detail for every public curb ramp proposed with this development. Maximum designed ramp slope shall be 7.5%, 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. See ODOT standard drawings RD754, RD155, RD756, RD757, RD758 and RD759 for ramp details. (Site Development Div. / SAS)
33. Dedicate private property for right of way purposes along the site's frontage of SW Farmington Road, ranging from 15-feet to 21-feet as shown on the applicant's submitted site plans (Exhibit 3.A.3, plan sheets ST4.1 and ST4.2). (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)
34. Submit plans and detailed drawings for the required ADA compliant curb ramp and new crosswalk for the eastern leg of SW Farmington Road and SW Cedar Hills Boulevard intersection. (Transportation / KM)
35. Dedicate private property for right of way purposes along the site's frontage of SW 5th Street, ranging from 1-foot to 6-feet, as shown on the applicant's submitted site plans (Exhibit 3.A.3, plan sheet ST8.1) in order to meet the minimum standard widths for a three-lane collector. The deed of dedication shall be accompanied by an executed Encroachment Agreement with the City, in a form

approved by the City Attorney (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)

36. Dedicate private property for right of way purposes along the site's eastern frontage of SW Erickson Avenue, ranging from 6-feet to 11-feet as shown on the applicant's submitted site plans (Exhibit 3.A.3, plan sheets ST7.1 through ST7.3) in order to meet the minimum standard widths for a two-lane collector with an additional lane approaching the intersection of SW Farmington Road. The deed of dedication shall be accompanied by an executed Encroachment Agreement with the City, in a form approved by the City Attorney. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)
37. Dedicate private property for right of way purposes along the site's western frontage of SW Erickson Avenue of varying widths, up to 6-feet, as shown on the applicant's submitted site plans (Exhibit 3.A.3, plan sheet ST7.1 and ST7.2) in order to meet the minimum standard widths for a two-lane collector. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)
38. Dedicate 4-feet of private property for right of way purposes along the site's northern frontage of SW 2nd Street (west of SW Erickson Avenue) in order to meet the minimum width standards for an L1 Local Street. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)
39. Submit street lighting plans, including photometric data, to demonstrate that all adjacent public rights of way meet the minimum street illumination standards established in the Engineering Design Manual, Section 450. (BDC 40.03.1.A, B, D, G, I, and K, and BDC 60.55.10) (Transportation / KM)
40. Submit preliminary sight distance for all new and modified accesses to the site. Sight distance shall be measured in accordance with the City's Engineering Design Manual, Section 2. (BDC 40.03.1.A, D, and G, and BDC 60.55.35) (Transportation / KM)
41. Submit preliminary sight distance for all modified public street intersections resulting from the required property dedication for right of way purposes and street improvements. Sight distance shall be measured in accordance with the City's Engineering Design Manual, Section 2. (BDC 40.03.1.A, D, and G, and BDC 60.55.35) (Transportation / KM)
42. Submit turning templates for standard size school busses travelling through the modified intersection of SW Stott Avenue and SW 3rd Street, in both directions, to demonstrate there is

sufficient width for these turning movements. (BDC 40.03.1.A, B, D, and G, and BDC 60.55.10) (Transportation / KM)

43. Resubmit site plans demonstrating that there are no encroachments located within the vision clearance triangle for every new and modified driveway associated with the proposal consistent with the City's Engineering Design Manual Section 210.18.1, "Visibility at Intersections". (BDC 40.03.1.A, D, and G, and BDC 60.55.35) (Transportation / KM)
44. Submit plans demonstrating compliance with the City's minimum standards for long-term bicycle parking (BDC 60.30.10.2.B.2 and EDM Section 340). (Planning / SR)
45. Submit a signal timing adjustment plan consistent with the recommendation in the applicant's traffic memo dated June 28, 2023 (Exhibit 3.D). (Planning / SR)
46. Submit plans showing the segment of the SW Stott curb space adjacent to Parking Lot 1 signed for bus parking only consistent with the applicant's queueing memo dated July 27, 2023. (Planning / SR)

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

47. Have obtained the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
48. 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)
49. 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. As the floodplain elevations change throughout the site, individual floodplain elevations will be identified on plans. (Site Development Div. / SAS)

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

50. Provide plans demonstrating that any mechanical equipment placed on the roof or exterior wall of the stadium storage building, including exhaust fans, are not visible from SW 5th Street. (Planning / SR)

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

51. Substantially complete the required street improvements along the site's frontage of SW Farmington Road including reconstructed 6-foot-wide sidewalks to be placed 0.5-feet from the right of way line and street lighting to be consistent with the adopted street standards for an arterial. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)
52. Substantially complete the required street improvements along the site's western frontage of SW Stott Street between SW Farmington Road to approximately the northern boundary of Parking Lot 2. Street improvements include reconstructing the sidewalk to provide a 5-foot-wide sidewalk, and a minimum 7.5-foot-wide planter strip, consistent with the City's adopted local street standards. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)
53. Substantially complete the required street improvements along the site's eastern frontage of SW Erickson Avenue between SW Farmington Road and approximately the northern edge of Parking Lot 4. Street improvements include constructing 6-foot-wide sidewalks, 7.5-foot planter strips, and street lighting consistent with the City's adopted collector street standards, except where otherwise approved by the concurrent Sidewalk Design Modification application. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)

I. Prior to Temporary Occupancy of New Stadium Storage Building, the applicant shall:

54. Substantially complete the required street improvements along the site's eastern frontage of SW Erickson Avenue from approximately the northern edge of Parking Lot 4 to SW 5th Street. Street improvements include constructing 6-foot-wide sidewalks, 7.5-foot planter strips, and street lighting consistent with the City's adopted collector street standards, except where otherwise approved by the concurrent Sidewalk Design Modification application. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)
55. Substantially complete the required street improvements along the site's frontage of SW 5th Street. Street improvements include constructing 6-foot-wide sidewalks and 4.5-foot planter strips as approved by concurrent Sidewalk Design Modification application. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)

56. Substantially complete the required street improvements along the northern frontage of SW 2nd Street west of SW Erickson Avenue. Street improvements include constructing 5-foot-wide sidewalks and 6.5-foot-wide planter strips consistent with the City's adopted L1 Local Street standards. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)

57. Substantially complete the required street improvements along the site's western frontage of SW Erickson Avenue between SW 2nd Street and the northern boundary of Parking Lot 5. Street improvements include constructing 6-foot-wide sidewalks, 7.5-foot-wide planter strip, and street lighting consistent with the City's adopted street standards for a collector. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)

J. Prior to Temporary Occupancy of New Field House Building, the applicant shall:

58. Substantially complete the required street improvements along the site's western frontage of SW Stott Street adjacent to Parking Lot 2. Street improvements include reconstructing the sidewalk to provide a 5-foot-wide sidewalk, and a minimum 7.5-foot-wide planter strip, consistent with the City's adopted local street standards. (BDC 40.03.1.A, B, D, G, and K, BDC 60.55.10, and BDC 60.55.30) (Transportation / KM)

59. Substantially complete the multi-use path extension along the site's eastern property line, located on tax lot 1S116AD07600, consistent with the applicant's submitted site plans (Exhibit 3.A.4, plan sheet L3.06). (BDC 40.03.1.B, D, G, and K, BDC 60.55.10, and BDC 60.55.25) (Transportation / KM)

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

60. 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)

61. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)

62. 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)

63. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / SAS)
64. 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. / SAS)
65. Have a professional architect, engineer, or surveyor submit a certification on 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) 197.0 feet, NAVD-88 and higher or flood-proofed to one foot above the BFE. (Site Development Div. / SAS)

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

66. 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)
67. Submit any required easements, executed and ready for recording, to the City for recordation. 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)
68. Provide a post-construction cleaning, system maintenance, and any proprietary stormwater treatment system recharge/replacement servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a qualified maintenance provider as determined by the City Engineer. Additional service report will be required per maintenance schedule and until the maintenance and planting period is complete. (Site Development Div. / SAS)
69. 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 facilities 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. Acceptable forms of security include a letter notification of security deposit to an assurance account per the intergovernmental agreement between the City and the Beaverton School District. (Site Development Div. / SAS)

70. Provide a 2-year Maintenance Security at 25 percent of the cost to construct City-owned and maintained public improvements including grading, storm water management facilities, driveway, and fire lane drive aisle 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 for the plant establishment and is released 2 years after project acceptance following the correction of any identified defects. Acceptable forms of security include a letter notification of security deposit to an assurance account per the intergovernmental agreement between the City and the Beaverton School District. (Site Development Div. / SAS)

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

AYES: Lawler, Ellis, Akkal, Nye, Winter.

NAYS: None.

ABSTAIN: None.

ABSENT: Glenewinkel, McCann.

Dated this 30th day of August, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2950 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 September 11, 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

STEVE REGNER
Senior Planner



JENNIFER NYE
Chair

JANA FOX
Current Planning Manager