

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2994
OF A DESIGN REVIEW TWO APPLICATION,) DR22023-00645 ORDER APPROVING
BEAVEARTON SIKH TEMPLE OF OREGON, LLC,) BEAVERTON SIKH TEMPLE, DESIGN REVIEW
APPLICANT.) TWO.

The matter came before the Planning Commission on June 26, 2024, on a request for a Design Review Two application for a new parking lot and associated site improvements in conjunction with a New Conditional Use application to establish a “place of worship” use in the Residential Mixed B (RMB) zoning district. The site is located at 15660 SW Division Street, specifically identified as Tax Lot 02900 on Washington County Tax Assessor’s Map 1S1147CA.

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 June 18, 2024, Supplemental Memorandum One dated June 24, 2024, Supplemental Memorandum Two dated June 26, 2024, Supplemental Memorandum Three dated June 26, 2024 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.20.2 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR22023-00645** 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 June 18, 2024, Supplemental Memorandum One dated June 24, 2024, Supplemental Memorandum Two dated June 26, 2024, Supplemental Memorandum Three dated June 26, 2024 and the findings contained therein, subject to the conditions of approval as follows:

General Conditions, the applicant shall:

1. Ensure that the New Conditional Use (CUN32023-00644) and Tree Plan Two (TP22023-00646) applications have been approved and are consistent with the submitted plans. (Planning / BC)
2. Ensure all site improvements, including landscaping, are completed in accordance with plans and detail drawings marked "Exhibit 3.04", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning / BC)

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

3. Submit photometric lighting analysis and revised site plans to demonstrate that adequate on-site parking lot and pedestrian walkway lighting will be installed in accordance with the City's illumination standards (BDC 60.05.30 and Table 60.05-1) (Transportation / FdF)
4. Submit the required plans in PDF format with either a wet signature or electronically stamped and sealed. Also in addition, submit electronically in AutoCad (latest version) format (.dxf or .dwg) compatible with City Windows software. All GPS-survey improvements shall be reflected as state plane coordinates corrected to the coordinates of the City's base station on Griffith Drive (Site

Development Div. / HJ)

5. Submit application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div. / HJ)
6. 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. / HJ)
7. 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. / HJ)
8. Have the applicant for the subject property 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. / HJ)
9. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the County right of way. (Site Development Div. / HJ)
10. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District (TVWD) for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div. / HJ)

11. Submit a copy of the approved TVF&R Service Provider permit for the project. The service provider permit shall have attached stamped and approved fire service plan sheets that match what is shown on the site development permit application plan sets. (Site Development Div. / HJ)
12. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. The City will route submittals to Clean Water Services on behalf of the applicant. (Site Development Div. / HJ)
13. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div. / HJ)
14. 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. / HJ)
15. 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. / HJ)
16. Any extra-capacity water, sanitary, and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to the development. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot,

shall be considered a public system and shall be constructed to the requirements of the City Engineer or as permitted per sections 307 and 311 of Oregon Uniform Plumbing Code. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div. / HJ)

17. Submit a grading plan showing building pad elevation and minimum finished floor elevation (FFE). The 100 year/emergency overflow path of the storm water management facility shall be shown on the plans. Grading shall direct storm water to a conveyance system or existing natural drainage. (Site Development Div. / HJ)
18. 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. / HJ)
19. 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. Plans shall also show a high flow bypass system to bypass surface water runoff high flows. (Site Development Div. / HJ)
20. 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. / HJ)
21. 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. / HJ)
22. 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 home 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 and individual lots/tracts. (Site Development Div. / HJ)

23. Provide plans for the placement of underground utility lines within the site. 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. / HJ)
24. When required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. If private sewer systems crossing lot lines and within a private easement is proposed, please submit plumbing permit application to the Building Division. Drainage within covered areas shall be piped as approved by the City Building Division. (Site Development Div. / HJ)
25. Place the following stamp on only the sheets that show improvements in private property on the site development plans permit submittal. (Site Development Div. / HJ)

The approval of Site Development plans shall not constitute approval of improvements on private property that are to be constructed in accordance with plans in the approved plumbing and building permits. Private property improvements include, but are not limited to private: piping, ADA, sidewalk, parking, plumbing, signage, and electrical.

26. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. Obtain necessary Design Exception(s) as identified during the Land Use Review process. (Site Development Div. / HJ)
27. Provide an updated landscape plan showing conformance with the landscape planter island tree requirements identified in Section 60.05.20.5.B.
28. Obtain a Washington County Facility Permit for the following public

improvements on SW Division Street. (Washington County / NV)

29. Submit Washington County Public Assurance Staff: A completed “Design Option” form (original copy), City’s Notice of Decision (NOD) and County’s Letter dated **May 23, 2024**. (Washington County / NV)

30. **\$15,000** Administration Deposit

a. Note: The Administration Deposit is accost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and permit processing. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

31. Electronic submittal of engineering plans, Geotech/pavement report, engineer’s estimate and the “Engineer’s Checklist” (Appendix ‘E’ of County Road Standards) for construction of the following public improvements (30.b – f): (Washington County / NV)

a. Note: Improvements within the ROW may be required to be relocated or modified to permit the construction of public improvements. All public improvements and modifications shall meet current County and ADA standards. Public improvements that do not meet County standards shall submit a design exception to the County Engineer for approval.

b. Construction of a half-street improvement: pavement width per County Engineer, gutter/curb 7-foot planter

strip with street trees (7.5' with curb), 6-foot sidewalk located 1 foot from ROW, and conduit per County/City standards. Note: Existing public/private improvements will be required to be relocated to allow for the half-street improvement. (Washington County / NV)

- c. Installation of continuous street lighting along the site's frontage of SW Division Street to County standards.
- d. Closure of existing driveway access on SW Division Street not approved with this land use.
- e. Construction of a one-way access on SW Division Street to County standards. Include Preliminary Sight Distance Certification, signage and pavement markings for entrance and exit.
- f. Construction access and traffic circulation plan (if proposed on County-maintained streets).

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

- 32. Commence construction on the required frontage improvements along the site's SW Division Street frontage. (BDC 40.03.1, 60.55.10, and EDM Chapter 2) (Transportation / FdF)
- 33. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / HJ)
- 34. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for initial inspection from the Building Division. (Site Development Div. / HJ)
- 35. Provide proof of recording the necessary documents associated with the lot consolidation with Washington County Records, including any necessary easement quit claim deeds and a filed survey consistent with the approved site plan. (Site Development Div. / HJ)

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

36. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / HJ)
37. 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. / HJ)
38. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / HJ)
39. 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. / HJ)
40. Submit to the City a copy of approval from Washington County stating that required improvements have been completed. (Site Development Div. / HJ)

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

41. Submit the required as built/record drawing plans with a wet signature or electronically stamped/sealed, and also electronically in AutoCad (latest version) format (.dxf or .dwg) compatible with City Window software. All GPS-survey improvements shall be reflected as state plane coordinates corrected to the coordinates of the City's base station on Griffith Drive. (Site Development Div. / HJ)
42. Have completed the site development improvements and verified 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. / HJ)
43. Submit any required easements, executed and ready for recording, to the City. 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. / HJ)

44. 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. / HJ)
45. A 2-year Maintenance Security will be required at 25 percent of the cost to construct City-owned and maintained public improvements, grading, storm water management facilities, 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 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. / HJ)
46. The road improvements required in condition #30.a.-f. shall be completed and accepted by Washington County, including Final Sight Distance Certification for the access on SW Division Street.

E. Prior to issuance of the County's Facility Permit, the applicant shall submit to the county survey:

47. The following shall be recorded with Washington County Survey Division (Survey Division 503.846.8723) (Washington County / NV).
 - a. Provision of a non-access restriction along the site's frontage of SW Division Street.
 - b. Dedication of right-of-way to meet 37 feet from the centerline of SW Division Street
 - c. Dedication of an 8-foot PUE along the site's frontage of SW Division Street.

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

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

Dated this 8 day of July, 2024.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2994 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 18, 2024.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

BRETT CANNON
Associate Planner



Chelsea McCann
Chair

JANA FOX
Current Planning Manager