

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

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2961  
OF A DESIGN REVIEW THREE, BEAVERTON ) DR2022-0155 ORDER APPROVING  
SCHOOL DISTRICT, APPLICANT. ) RALEIGH HILLS ELEMENTARY SCHOOL,  
 ) DESIGN REVIEW THREE.

The matter came before the Planning Commission on September 13, 2023, on a request for a Design Review Three approval to construct a new 97,000-square-foot elementary school building with associated site improvements in the Residential Mixed C (RMC) zone. The site is zoned RMC and is located at 5225 SW Scholls Ferry Road, specifically identified as Tax Lot 00400 on Washington County Tax Assessor’s Map 1S113CA.

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.

*Location of Four-Way Signalized Intersection.* The Commission questioned why the new four-way signalized intersection was aligned with the eastern parking lot, which will be primarily utilized by parent vehicles, and not the western parking lot, which will be primarily utilized by school buses. The applicant responded that the location of the intersection was decided based on compliance with technical criteria regarding traffic volumes, and a Traffic Impact Analysis (TIA) showed the eastern parking lot will produce higher traffic volumes than the western parking lot. Additionally, there were safety benefits to locating the intersection at the eastern end of the site, including

alignment with SW Montclair Drive, which will provide a signalized pedestrian crossing for students traveling across SW Scholls Ferry Road to access the campus.

*Maintenance of Residential Driveway.* The Commission asked about the long-term maintenance plan for the proposed residential driveway along the school's easternmost property line, which will provide access to 5149 and 5145 SW Scholls Ferry Road (specifically identified as Tax Lots 00300 and 00301 on Washington County Tax Assessor's Map 1S113CA). The applicant responded that the residential driveway will remain on the school's property, and the Beaverton School District is currently negotiating with the neighbors to establish an access easement.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated September 6, 2023, and the Supplemental Memorandum dated September 13, 2023, 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 **DR2022-0155** 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 September 6, 2023, and the Supplemental Memorandum dated September 13, 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 ADJ2022-0005, CU2022-0012, CU2023-0005, LD2022-0020, LLD2022-0008, SDM2023-0001, and TP2022-0016 have been approved and are consistent with the submitted plans. (Planning / LS)
2. The applicant shall implement the communications strategies detailed in the Traffic Impact Analysis dated July 18, 2023 to ensure safe and efficient vehicle and pedestrian circulation during the peak morning and peak afternoon periods. (BDC 40.03.1) (Transportation / KM)

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

3. 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)
4. 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)
5. 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)
6. Have the applicant for the subject property guarantee all City-owned and maintained storm line improvements along SW Scholls Ferry Rd, grading, erosion control, 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)

7. 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. / SAS)
8. Submit a geotechnical report with the site development permit application for review and approval. (Site Development Div. / SAS)
9. Submit a copy of issued permits or other approvals needed from the Raleigh Hills Water District for public water system construction, backflow prevention facilities, and service extensions. (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. (Site Development Div. / SAS)
11. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (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. 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. / SAS)

15. 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)
16. 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. / SAS)
17. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new and modified impervious area proposed. (Site Development Div. / SAS)
18. 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)
19. 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)
20. Provide plans for the placement of underground utility lines within the site for services to the proposed new buildings. 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)
21. 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, including flow control and storm filter manholes, unless otherwise specifically approved by the City Engineer. (Site Development Div. / SAS)

22. 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. / SAS)
23. Submit detail sheet of proposed light poles including the poles' foundations located within the vision clearance triangle adjacent to both accesses to ensure compliance with the EDM Section 210.18 which requires poles to be less than 12-inches wide. (BDC 60.55.35, EDM 210.18) (Transportation / KM)
24. Submit a signage and striping plan for both the west and the east parking lots consistent with the applicant's Traffic Impact Analysis's (dated 7/18/23) discussion of expected site operations. (BDC 40.03.1, and 60.55.25 and 35) (Transportation / KM)
25. Obtain approval for a Design Exception Request to the 12-foot minimum residential driveway width in EDM Standard Residential Driveway Drawing 211. (Planning / LS)
26. Submit detail drawings showing all proposed bicycle parking racks will meet the bicycle parking facility design standards in EDM Section 340.4. (Planning / LS)
27. Submit a revised signing and striping plan (Sheet C6.14) showing the planter strip adjacent to SW Scholls Ferry Road is 4 feet wide. (Planning / LS)
28. Obtain a Washington County Facility Permit for construction of the following public improvements on SW Scholls Ferry Road, an arterial under the jurisdiction of the County. The applicant shall submit the following to Washington County Public Assurance Staff (503-846-3843) (Washington County / NV):
  - a. Submit to Washington County Public Assurance Staff: A completed "Design Option" form (original copy), City's Notice of Decision (NOD) and County's Letter dated August 17, 2023.
  - b. \$25,000.00 Administration Deposit.
  - c. Electronic submittal of engineering plans, geotech/pavement report, engineer's estimate, preliminary sight distance certification and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements:

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.

- i. Construction of a signalized access on SW Scholls Ferry Road at the intersection of SW Scholls Ferry Road and SW Montclair Drive. The access shall include a traffic signal with associated equipment, ADA/pedestrian equipment and lane configurations with storage lengths/tapers per the TIA/AMP and County Engineering. Include turning templates.
- ii. Construction of the western access for buses, including a left turn lane on SW Scholls Ferry Road per the AMP/TIA. The left-turn lane shall include a minimum of 100 feet of storage plus taper per County engineering. The design shall include turning templates for buses and the largest truck using the driveway.
- iii. Construction of a half-street improvement to a County A-4 standard along the site's frontage of SW Scholls Ferry Road. The half-street improvement shall include an 11 foot travel lane, turn lane(s), 6 foot bike lane, gutter/curb, 6 foot sidewalk and 4 foot planter strip with street trees. The lane widths are subject to approval by the County Engineer. Coordination with the County's Capital Project is required.
- iv. Installation of continuous illumination and communication/signal conduit along the site's frontage of SW Scholls Ferry Road to County standards. All access, including the driveway for Tax Lots 300 and 301 shall be adequately illuminated per County standards.
- v. Preliminary certification of adequate sight distance for both school accesses to SW Scholls Ferry Road, including for construction access (if proposed).
- vi. Closure of all existing access from the subject tax lots to SW Scholls Ferry Road not approved with this land use. Note: Access to Tax Lots 300 and 301 shall be provided during construction.
- vii. Construction access and traffic circulation/control plan for access to SW Scholls Ferry Road. Note: include temporary access for Tax lots 300/301.

- viii. Construction of a TriMet, County and ADA compliant bus stop on SW Scholls Ferry Road.
  - ix. Residential driveway to serve Tax Lots 300 and 301 per County standards. Provide preliminary sight distance analysis.
29. Submit a revised site plan showing the four (4) deciduous trees proposed along the common property lines between the school site and 5149 SW Scholls Ferry Road (specifically identified as Tax Lot 00300 on Washington County Tax Assessor's Map 1S113CA) have been replaced with four (4) evergreen trees.

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

- 30. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
- 31. 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)

**D. Prior to approval of the final plat, the applicant shall:**

- 32. Have verified to the satisfaction of the City Engineer that the location and width of all existing and proposed rights of way and easements are adequate; that each parcel and tract has proper access provisions; and that each parcel and tract has adequate public utility service provision/availability per adopted City standards and requirements. (Site Development Div. / SAS)
- 33. Show granting of any required on-site easements on the plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div. / SAS)
- 34. Submit a copy of the final plat to the City for review prior to recording. (Planning Division / LS)
- 35. The following shall be shown on the plat and recorded with the Washington County Survey Division (503-846-8723) (Washington County / NV):
  - a. Dedication of an 8-foot PUE along the frontage of SW Scholls Ferry Road.
  - b. Provision of a non-access restriction along the subject site's frontage of SW Scholls Ferry Road, except for approved accesses.



- c. Dedication of adequate corner radius at the intersection of SW Scholls Ferry Road and eastern (parent) school access to accommodate the signal and associated equipment.

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

36. 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)
37. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)
38. 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)
39. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / SAS)
40. 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)
41. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div. / SAS)
42. Submit certified sight distance analyses for both the west and the east driveways along SW Scholls Ferry Road. Certified sight distance shall include the stamp and signature of a civil or transportation engineer registered in the state of Oregon. (BDC 40.03.1, 60.55.35, and EDM 210.18) (Transportation / KM)
43. Pave the proposed residential driveway located along the easternmost property line, in compliance with EDM Section 210.21.N.2. (Planning / LS)
44. Provide an emergency access easement over the eastern parking lot and 5-foot pedestrian pathway that connects the eastern parking lot to the neighboring properties at 5149 and 5145 SW Scholls Ferry Road (Tax Lots 00300 and 00301 on Washington County Tax Assessor's Map 1S113CA), in accordance with Sheet FS-1 of TVF&R's Service Provider Permit dated December 6, 2022. The easement shall ensure TVF&R has unobstructed access to 5149 and 5145 SW Scholls Ferry Road in the event of an emergency and shall be recorded with Washington County. (Planning / LS)

45. The road improvements required in condition 28 above shall be completed and approved by Washington County, including final sight distance certification for all access on Scholls Ferry Road. (Washington County / NV)
46. Submit for review and advisory comment the student drop-off and pick-up circulation plan, including on-site signage, for the east parking lot. (Washington County / NV)

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

47. 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)
48. 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. / SAS)
49. 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. (Site Development Div. / SAS)
50. A 2-year Maintenance Security will be required at 25 percent of the cost to construct City-owned and maintained stormwater infrastructure, 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 will be 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, Akkal, Ellis Nye.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Glenewinkel, Lawler, McCann.

Dated this 19<sup>th</sup> day of September, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2961 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 29, 2023.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

\_\_\_\_\_  
LINA SMITH  
Associate Planner

  
\_\_\_\_\_  
JENNIFER NYE  
Chair

\_\_\_\_\_  
STEVE REGNER  
Senior Planner