

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

**After recording return to:**  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2791  
OF A DESIGN REVIEW THREE FOR PGE ST. ) DR2020-0028 ORDER APPROVING  
MARY'S SUBSTATION IMPROVEMENTS. ) PGE ST. MARY'S SUBSTATION, DESIGN REVIEW  
PORTLAND GENERAL ELECTRIC COMPANY, ) THREE.  
APPLICANT.

The matter came before the Planning Commission on November 18, 2020, on a request for a Design Review Three for the construction of a new multi-family residential building within the Washington County Interim Zoning - Institutional zoning district, reviewed against the Design Standards and Guidelines. The subject site is located at 1785 SW 158th Avenue. Tax lot 400 on Washington County Tax Assessor's Map 1S105CC.

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.

Commissioner Overhage provided a correction to the Staff Report dated November 18, 2020 regarding the report date. The report date should be revised to reflect the publish dated of November 11, 2020.

Commissioner Lawler asked the applicant about the parking spaces that was shown on the site plan. The applicant responded that while the site plan shows a parking space, the parking ratio as discussed in the staff report

with the revised dated of November 11, 2020 and the supplemental memo dated November 18, 2020, no parking is required. Therefore, no parking space will be provided on site for the new structure.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report with the revised date of November 11, 2020 and the supplemental memo dated November 18, 2020, with amendments contained in this Land Use Order, and the findings contained therein, as applicable to the approval criteria contained in Section 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2020-0028** 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 with the revised date of November 11, 2020 and supplemental memo dated November 18, 2020, subject to the condition of approval as follows:

**A. Prior to Site Development permit issuance, the applicant shall:**

1. 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)
2. Contract with 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)
3. 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)

4. Have the applicant for the subject property guarantee all public improvements, site grading, storm water management facilities, private streets, and common 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)
5. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div. / SAS)
6. 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)
7. 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)
8. Provide plans that delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100-year inundation level shall be identified. (Site Development Div. / SAS)

9. Submit a grading plan showing the minimum finished floor elevation (FFE) of the proposed structure. FFE shall be at least three feet higher than the storm overflow of the storm water management facility. 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)
10. 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)
11. 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)
12. 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. / SAS)

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

13. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
14. 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)

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

15. 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)
16. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)
17. 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)
18. Ensure all site improvements are completed in accordance with plans marked "Exhibit 2.1", except as modified and approved by the decision-making authority. (On file at City Hall). (Planning/SP)

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

19. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. 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)
20. Submit any required on-site easements not already recorded by document, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. 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)
21. 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 as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works Director) 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 Public Works Director prior to release of the security. (Site Development Div. / SAS)

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

**AYES:** Lawler, Winter, Nye, Overhage, Saldanha.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Brucker.

Dated this 24 day of November, 2020

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2791 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 4, 2020.

**PLANNING COMMISSION  
FOR BEAVERTON, OREGON**

ATTEST:

APPROVED:

**Sierra Peterson**  
Sierra Peterson  
I agree to the terms defined by the  
placement of my signature on this  
document  
2020.11.24 15:24:54-08'00'

*Jennifer Nye*  
Digitally signed by  
Jennifer Nye  
Date: 2020.11.24  
12:04:34-08'00'

**SIERRA PETERSON**  
Associate Planner

**JENNIFER NYE**  
Chair

**Jana Fox**  
Digitally signed by Jana Fox  
DN: C=US,  
E=jfox@beavertonoregon.gov, O=City  
of Beaverton, OU=Planning Division,  
CN=Jana Fox  
Reason: Approve Additional Items  
Date: 2020.11.24 15:01:14-08'00'

**JANA FOX**  
Current Planning Manager