

**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. 2786
OF A DESIGN REVIEW THREE FOR SOUTH) DR2020-0067 ORDER APPROVING
COOPER MOUNTAIN MAIN STREET PUD,) SOUTH COOPER MOUNTAIN MAIN STREET,
WISHCAMPER DEVELOPMENT PARTNERS,) DESIGN REVIEW THREE.
APPLICANT.)

The matter came before the Planning Commission on October 21, 2020 and November 18, 2020 on a request for Design Review Three approval for the construction of three multifamily buildings and approximately 30,000 square feet of non-residential floor area within the commercial zoning district Neighborhood Service. The site is located west of SW Mountainside Way and north of SW Scholls Ferry Road. Address: 17811 SW Scholls Ferry Road. Tax Lot 500 on Washington County Tax Assessor’s Map 2S106B.

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 initial October 21, 2020 hearing, Planning Staff requested that the hearing be continued to later date to provide more time for the applicant to address a discrepancy found in the applicant’s Traffic Impact Analysis, dated May 11, 2020 and the submitted plans. At the October 21, 2020

public hearing the Planning Commission heard presentations from staff and the applicant and opened the public hearing for testimony. At the conclusion of the October 21, 2020 hearing the Planning Commission continued the hearing to a date certain of November 18, 2020. After the initial hearing, the applicant submitted a Traffic Impact Analysis addendum dated November 13, 2020 which was reviewed and supported by both City of Beaverton and Washington County transportation staff. In response to the Traffic Impact Analysis addendum, revised conditions of approval were proposed. The Planning Commission received a copy of the Traffic Impact Analysis addendum and the revised conditions as part of the Supplemental Memorandum dated November 18, 2020. The continued hearing took place on November 18, 2020.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated October 14, 2020, Supplemental Memorandum dated October 20, 2020, Supplemental Memoranda dated October 21, 2020 and Supplemental Memorandum dated November 18, 2020 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 **DR2020-0067** 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 October 14, 2020, Supplemental Memorandum dated October 20, 2020, Supplemental

Memoranda dated October 21, 2020 and Supplemental Memorandum dated November 18, 2020, subject to the condition of approval as follows:

A. General Conditions:

1. Ensure that the associated applications, ADJ2020-0002, CU2020-0002, CU2020-0003 LD2020-0007, PD2020-0002, SDM2020-0004, ZMA2020-0005 applications have been approved and are consistent with the submitted plans, or as modified by the decision-making authority. (Planning/ES)

B. Prior to Issuance of Site Development Permits, the applicant shall:

2. If phasing of development is proposed, provide a plan showing the development of the required open space, for each phase of development. Open space does not have to be located within the phase boundaries but must be physically accessible to residents of the phase. Temporary open space may be utilized until permanent open space is constructed. (Planning/ES)
3. Submit plans demonstrating compliance with 60.05.25.8, showing all retaining walls subject to the standard are architecturally treated and elevations be provided. (Planning/ES)
4. Submit plans demonstrating compliance with the mitigation requirements outlined in the Traffic Impact Analysis, prepared by Global Transportation Engineering, dated May 11, 2020 and the Traffic Impact Analysis addendum dated November 13, 2020. (Planning/ES)
5. Provide a lighting plan showing conformance with the City's Technical Lighting Standards as outlined in Section 60.05.30. and Table 60.05-1. (Planning/ES)
6. In the phase of development in which the Urban Plaza Park Site is proposed to be constructed, submit plans that demonstrate compliance with the Urban Plaza Park Site Standards identified in section 4.1.5.c of THPRD's Parks Functional Plan (PFP) for Tract A, and include components that can be maintained at the service frequency outlined for Urban Plazas in Table 11 of the PFP, to be reviewed and approved by THPRD prior to site development permit issuance. (THPRD/ PS)

7. Submit plans to demonstrate that new intersections and driveways meet the City's requirements for intersection sight distance. No obstructions shall be located within the sight distance triangle or the vision clearance triangle of new intersections and driveways. New driveways shall meet the minimum required sight distance established in the Engineering Design Manual based on the street's design speed. (BDC 60.55.35) (Transportation / KM)
8. Submit plans or other documentation to demonstrate the minimum required short-term and long-term bicycle parking outlined in BDC 60.30 is provided on-site. Plans must also show that design standards contained in both BDC 60.30 and Engineer Design Manual Section 340 are met, unless otherwise approved by the City Transportation Engineer. (BDC 60.30, and EDM 340) (Transportation / KM)
9. Resubmit plans demonstrating that the curb radii at the intersection of Main Street and SW Mountainside Way meets the minimum standards in the Engineering Design Manual of 25-feet. (BDC 60.55.10 and 60.50.35; and EDM 160 and 210.19) (Transportation / KM)
10. Submit plans demonstrating that the proposed crosswalk on SW Mountainside Way includes enhanced safety features, such as a Rectangular Rapid Flashing Beacon or similar treatment as approved by the City Transportation Engineer. Marked sidewalks cannot be provided without a signalized treatment. (BDC 40.03.1, BDC 60.55.10, BDC 60.55.25; and EDM 210.23.2) (Transportation / KM)
11. Submit plans demonstrating that the full paved width and curbs of SW Mountainside Way will be extended north – northwest until the property line. Submitted plans show the northbound half street of SW Mountainside Way ended approximately 17-feet before the property line. Require street improvements must extend to the site's property lines. (BDC 60.55.10 and BDC 60.55.25.4) (Transportation / KM)
12. Submit the following to Washington County Public Assurance Staff (503-846-3843) (Wash.Co./NV):
 - i. A signed "Design Option" form (original copy), City's Notice of Decision (NOD) and County's Letter dated November 17, 2020.

- ii. \$25,000.00 Administration Deposit. NOTE: The Administration Deposit is a cost-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.

13. 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, include construction access and construction traffic circulation plan (if proposed on County-maintained streets) (Wash.Co./NV):

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 3 lane Arterial road improvement along the site's frontage of SW Scholls Ferry Road to County standards. The frontage improvements shall include one eastbound through lane, eastbound left-turn lane with a minimum 300 feet of storage, westbound through lane, buffered bike lane, curb/gutter, 14-foot sidewalk with a 7-foot planter strip (LIDA facility) and continuous street lighting. The frontage improvement shall include signal and interconnect conduit(s). NOTE: LIDA Facilities will need to be approved by the County Engineer.
- ii. Completion of Scholls Ferry Road/Mountainside Way intersection to accommodate the revised lane configurations, including signal and striping modifications

per the County Engineer. Mountainside Way shall include a northbound lane and two (2) southbound lanes with a right-turn lane with storage of 325 feet and maintain existing left-turn lane (325 feet storage). NOTE: The existing westbound right-turn lane along the school's frontage shall be maintained.

- iii. Preliminary Sight Distance Certification for the intersection of SW Mountainside Way and SW Scholls Ferry Road, including any mitigation measures (if required).
- iv. Emergency access on SW Scholls Ferry Road per County and TVFR standards.
- v. Closure of all existing access on SW Scholls Ferry Road to County standards.

- 14. 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)
- 15. 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)
- 16. 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)
- 17. 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)

18. 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)
19. 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)
20. Submit a geotechnical report with the site development permit application for review and approval by the City Engineer. It shall be prepared by a professional engineer or registered geologist to the specifications of the City Engineer. (Site Development Div. / SAS)
21. If determined to be needed by the City Building Official, submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. This analysis shall be supplemented by an actual flow test and evaluation by a professional engineer meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.2. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div. / SAS)
22. Have submitted documents to the City sufficient to obtain 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)
23. 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)
24. 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. In addition, the final drainage report shall also demonstrate that the entire development proposal shall meet the SLOPES V requirement for stormwater management, as per the City Engineer's determination. (Site Development Div. / SAS)

25. 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)
26. 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. 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. / SAS)
27. Submit a grading plan showing building pad elevation and minimum finished floor elevation (FFE). Pad elevation 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. 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)
28. Provide plans showing a Stormfilter 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 Stormfilter vaults or manholes. Plans shall also show a high flow bypass system to bypass surface water runoff high flows. (Site Development Div. / SAS)
29. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed with

any phase. (Site Development Div. / SAS)

30. Provide plans showing the installation of a 60" diameter water quality manhole system with minimum five foot deep sump and Snout system. (Site Development Div. / SAS)
31. 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)
32. Submit to the City a Stormwater Management Worksheet for the proposed project's 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)
33. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. 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)
34. 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 storm water management control structures unless otherwise specifically approved by the City Engineer. (Site Development Div. / SAS)
35. If 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)

36. Submit ODOT standard detail DET1720 showing level of design detail for every public sidewalk 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)
37. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div. / SAS)
38. If needed, submit plans showing a temporary grading and permanent retaining wall no-build easement for the retaining wall along the west side of the site. All retaining walls must not encroach into the PUE or ROW. This includes any wall support or anchoring components such as geogrid. (Site Development Div. / SAS)
39. Submit plans showing fall protection for the retaining wall along Mountainside Way. (Site Development Div. / SAS)
40. Provide plans showing how the site will utilize the city's non-potable (purple pipe) system for irrigation. (Site Development/SAS)
41. Submit plans showing that the eastern leg and the southern leg of the SW Main Street and Street A intersection are designed to indicate the streets are private. Both Main Street and Street A are proposed as private streets. Future street extensions of Street A and Main Street could be required to be dedicated as public streets. As such, the entrances to the subject site's portion of both Street A and Main Street shall be designed with commercial driveway aprons, or as otherwise approved by the City Transportation Engineer, to indicate they are private streets. (BDC 60.55.10, and EDM 210.30) (Transportation / KM)
42. Have commenced construction of the site development improvements to provide minimum critical public services to each proposed lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per

adopted City standards. (Site Development Div. / SAS)

43. Obtain an approved Design Exception Request to the Engineering Design Manual for the proposed 11-foot travel lanes in Section D-D of SW Mountainside Way. The adopted Standard Drawing for a Collector (EDM Standard Drawing 200-2) require that all vehicle travel lanes be a minimum 12-feet wide. (BDC 60.55.10 and 60.55.30; and EDM 160 and 210.16) (Transportation / KM)

C. Prior to Building Permit Issuance, the applicant shall:

44. Ensure TVF&R Service Provider Permit no. 2020-0042 conditions of approval have been satisfied. (Planning/ES and TVFR/JF)
45. Submit plans demonstrating two long-term bicycle parking spaces are provided for the commercial space in Building 1, as outlined in Sections 60.30.10.2.B and 60.30.10.5.B of the Development Code. (Planning/ES)
46. Submit plans demonstrating compliance with Section 60.05.15.5 for screening of roof-mounted equipment. (Planning/ES)
47. Submit a revised landscaping plan demonstrating compliance with 60.05.20.5.D, which required that trees planted within required landscaped planter islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton Street Tree List or an alternative approved by the City Arborist. (Planning/ES)
48. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
49. 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 Final Occupancy, the applicant shall:

50. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision-making authority

in conditions of approval. (On file at City Hall). (Planning/ES)

51. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning/ES)
52. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning/ES)
53. The road improvements required in condition B.13 above shall be completed and accepted by Washington County, including Final Sight Distance Certification for the intersection of SW Scholls Ferry Road/SW Mountainside Way. (Washington County/NV)
54. Pay a proportional share of the cost to improve the intersection of SW 175th Avenue and SW Kemmer Road. The total amount to be paid to Washington County is \$50,610.00. (Washington County/NV)
55. 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)
56. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)
57. 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)
58. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. / SAS)
59. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div. / SAS)

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

60. 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)
61. Submit any required on-site easements not already recorded by document or dedicated on the plat, 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)
62. Provide a post-construction cleaning, system maintenance, and any StormFilter 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)
63. 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 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 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)
64. Substantially complete the required street improvements to extend SW Mountainside Way as shown on the applicant's site plans and as approved by a Design Exception Request to the Engineering Design Manual (BDC 40.03.1; BDC 60.55.10, EDM

Section 160 and EDM Standard Drawing 200-2) (Transportation / KM). Frontage improvements include:

- i. Between SW Scholls Ferry Road and the new intersection with Main Street (referred to as Section D-D in applicant's plans): Expand and reconfigure the vehicle travel lanes to a 4-lane cross-section including 11-foot inside turn lanes, and 12-foot outside lanes. On the westside of SW Mountainside Way, construct a 5-foot bicycle lane, standard gutter and 0.5-foot wide curb, 7-foot planter strip, and a 6-foot sidewalk.
- ii. Between the new intersection with Main Street and the temporary dead-end at the northern end of the property (referred to as Section C-C in applicant's plans): Expand and reconstruct to include a 3-lane cross-section with 12-foot travel lanes, 5-foot bicycle lanes, standard gutters with 0.5-foot wide curb, 7-foot planter strips, and 6-foot sidewalks.
- iii. Between the temporary street stub at the northeast corner of the site and the site's western boundary (referred to as Section B-B in the applicant's plans): 12-foot travel lane, 5-foot bicycle lane, standard gutter with 0.5-foot curb, 7-foot planter strip, and 6-foot sidewalk.

65. Substantially complete the construction of Main Street, a private street that is to be constructed to an L-1 Local Street standard as required in the development code and the Engineering Design Manual (BDC 40.03.1; BDC 60.05.20.7; BDC 60.55.10; and EDM Standard Drawings 200-4 and 216) (Transportation / KM).

- i. Improvements shall include: Two 10-foot travel lanes, two 7-foot parking lanes; standard 0.5-foot curbs; 10-foot wide sidewalks with tree wells (except for portion of Main Street under review for Sidewalk Design Modification to eliminate the planter strip and construct a 5.5-foot wide sidewalk).

66. Substantially complete the construction of Street B, a private street that is to be constructed to an L-1 Local Street standard as required in the development code and the Engineering Design Manual (BDC 40.03.1; BDC 60.55.10; and EDM Standard Drawings 200-4) (Transportation / KM).

- i. Improvements shall include: Two 10-foot travel lanes, two 7-foot parking lanes; standard 0.5-foot curbs; 6-foot planter strips; and 5-foot sidewalks.

67. Substantially complete the construction of Street A, a private street intended for emergency vehicle access in Section H-H as shown on applicant's plans, and to serve local circulation in Sections I-I and J-J as shown on applicant's plans. (BDC 40.03.1, 60.55.10, and EDM Standard Drawing 200-4). Improvements include (Transportation/KM):

- i. For Street A, Section H-H as shown on applicant's plans, construct a 20-foot wide paved drive aisle; and standard 0.5-foot curbs. On the east side of Street A, construct minimum 6-foot planter strip and 5-foot sidewalk consistent with Local Street Standard Drawing.
- ii. For Street A, Sections I-I and J-J as shown on the applicant's plans, construct a 23-foot wide paved drive aisle, and standard 0.5-foot curbs. On the east side of Street A, construct minimum 6-foot planter strip and 5-foot sidewalk consistent with Local Street Standard Drawing.

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

AYES: Lawler, Nye, Overhage, Saldanha, Winter.
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. 2786 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 04, 2020.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

ELENA SASIN
Associate Planner

JENNIFER NYE
Chair

JANA FOX
Current Planning Manager