

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

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO.2826  
OF DESIGN REVIEW TWO (VOSE ELEMENATRY ) DR2021-0040 ORDER APPROVING  
SCHOOL) BEAVERTON SCHOOL DISTRICT, ) VOSE ELEMENTARY SCHOOL, DESIGN REVIEW  
APPLICANT. ) TWO  
)

The matter came before the Planning Commission on July 21, 2021, on a request for a Design Review Two for an existing elementary school. The request is for 4,950 square foot addition beneath an existing covered area, minor modifications to pedestrian circulation and minor modifications to exterior lighting. The subject site is located at 11350 SW Denney Road, Beaverton Oregon, 97008. The property is identified on Washington County Assessor’s Map 1S1 22DB as Tax Lot 2000.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing; reviewed exhibits; and considered testimony on the subject proposal.

The Commission raised a question regarding the possibility of providing cover for the existing bicycle parking. The applicant explained that there is covered bicycle parking near the entrance to the school, on the northern portion of the site. Additionally, staff explained that schools are exempt from required covered bicycle parking per section 60.30.10.2.B.2 of the Beaverton Development Code.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 14, 2021, and the facts and findings contained therein, as applicable to the approval criteria contained in Sections 40.03.1 40.20.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2021-0040** 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 July 14, 2021, and the findings contained therein, subject to the conditions of approval as follows:

1. The applicant shall obtain a Major Modification of a Conditional Use Permit approval consistent with the submitted plans. (Planning/BC)
2. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/BC)

**Prior to issuance of the site grading permit, the applicant shall:**

3. Submit the required plans, application form, fee, and other items needed for a complete site grading permit application per the applicable review checklist. (Site Development Div. / SAS)
4. Have the applicant for the subject property guarantee all grading, erosion control, and any storm water management facility improvements 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. 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)
6. 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)

7. 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)
8. Submit to the City a Stormwater Management Worksheet for the proposed project's net new impervious area proposed for any common areas 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. In addition, specific types of impervious area totals, in square feet, shall be given for 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)

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

9. Submit a complete site development grading permit application and obtain the issuance of site development grading permit from the Site Development Division. (Site Development Div. / SAS)
10. 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.

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

11. 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)

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

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

13. Have completed the site development improvements. The project shall meet all outstanding conditions of approval as determined by the City.

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

- AYES:** Winter, Saldana, Lawler, Nye, Overhage, Teater
- NAYS:** None.
- ABSTAIN:** None.
- ABSENT:** McCann.

Dated this **28** day of **July**, 2021.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2826 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 **August 9**, 2021.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

\_\_\_\_\_  
BRETT CANNON  
Assistant Planner

*Jerry Lawler*  
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Terry Lawler  
Chair

\_\_\_\_\_  
JANA FOX  
Current Planning Manager  
Order No. 2826