

**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. 2858
OF A DESIGN REVIEW THREE FOR) DR2021-0102 ORDER APPROVING
WILLAMETTE WATER SUPPLY PROGRAM HALL) WILLAMETTE WATER SUPPLY PROGRAM HALL
STATION, WILLAMETTE WATER SUPPLY) STATION, DESIGN REVIEW THREE.
PROGRAM, APPLICANT.

The matter came before the Planning Commission on December 1, 2021, on a request for Design Review Three approval for the construction of a 600 square foot pressure and flow control facility for a regional water system. The site is located at the north corner of SW Hall Boulevard and SW Oleson Road, Tax Lot 1200 on Washington County Tax Assessor's Map 1S126CA.

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 raised concerns that the designated parking space for maintenance access was not properly screened from the street, consistent with Design Guideline 60.05.35.6.A. The applicant agreed to a condition of approval that required additional landscaping at the west end of the wall and between the wall and the building to better screen the parking space and soften the visual impact of the utility building. The Commission agreed that this condition of approval addressed their concerns.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 24, 2021, and the Supplemental Memorandum dated December 1, 2021 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 **DR2021-0102** 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 November 24, 2021, and the Supplemental Memorandum dated December 1, 2021, subject to the condition of approval as follows:

A. General Conditions:

1. Ensure that the New Conditional Use (CU2021-0016) application has been approved and is consistent with the submitted plans. (Planning / SR)
2. Ensure that the Tree Plan Two (TP2021-0010) application has been approved and is consistent with the submitted plans. (Planning / SR)

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

3. For the proposed pump house facility, submit the required plan revisions, storm report, and other items needed for a complete site development plan revision for SD 2021-0010 per the applicable review checklist. (Site Development Div. / SAS)
4. 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)
5. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers for work within or affecting a jurisdictional wetland. (Site Development Div. / SAS)

6. Have obtained amended approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. These submittals will go to City for processing to Clean Water Services. (Site Development Div. / SAS)
7. Submit a copy of the 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit), obtained with the Willamette Water Supply Program 1.2 segment, to the City. (Site Development Div. / SAS)
8. Submit plans that show access and any required easements for a maintenance vehicle within 9-feet from the front, or within 19-feet from the side of a vehicle to all control structures unless otherwise specifically approved by the City Engineer. A direct worker access route to the structures in the pond area shall be provided no steeper than 4 (horizontal) to 1 (vertical) slope. This direct route shall be a minimum of 6-feet wide and have a surface consisting of the equivalent of 3-inches of ¾"-minus crush rock to allow walking access in winter and vegetation shall allow easy access. This direct access route shall be delineated on the plans. (Site Development Div. / SAS)
9. Provide an engineering analysis of the grading and construction work proposed within the 100-year floodplain as necessary to allow for a public notice to be published in a local newspaper by the City Engineer for the proposed floodplain modifications. The applicant's engineer shall certify in writing that the project as designed will meet the requirements of City Code and Clean Water Services Design & Construction standards as they refer to the 100-year floodplain, prior to this notice being sent. The public notice and a 10-day appeal period shall occur after final approval of the site development permit plans by the City Engineer and Planning Director. (Site Development Div./JY)
10. Provide a planting plan as needed showing the planting mitigation in the vegetated corridor and wetland per CWS and Corps/DSL requirements. (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. Provide plans for the placement of underground utility lines within the site, and for services to the proposed new building. 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)

13. Provide an updated landscape plan showing evergreen shrubs that grow to a mature height of six feet located at the west end of the wall and between the wall and the building. (Planning / SR)

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

14. Have completed the project improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. (Site Development Div. / SAS)
15. 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)
16. 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 / SR)
17. 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 / SR)

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

AYES: Overhage, Saldanha, Lawler, McCann, Teater, Winter
NAYS: None.
ABSTAIN: None.
ABSENT: Nye.

Dated this 8th day of December, 2021.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2858 an appeal must be filed on an Appeal form provided by ORDER NO. 2858

the Director at the City of Beaverton Community Development Department's
office by no later than 4:30 p.m. on
December 20th, 2021.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

STEVE REGNER
Senior Planner

Jerry Lawler

TERRY LAWLER
Chair

ANNA SLATINSKY
Planning Division Manager