

**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. 2751
OF DESIGN REVIEW THREE FOR WEST SYLVAN) DR2019-0182 ORDER APPROVING
MIDDLE SCHOOL FIELD IMPROVEMENTS.) WEST SYLVAN MIDDLE SCHOOL FIELD
PORTLAND PUBLIC SCHOOLS, APPLICANT.) IMPROVEMENTS, DESIGN REVIEW THREE.

The matter came before the Planning Commission on March 11, 2020, on a request for Design Review Three for improvements to the athletic fields at West Sylvan Middle School. The subject site is located at 8111 SW West Slope Drive, specifically identified as Tax Lot 00100 on Washington County Tax Assessor's Map 1S112BB.

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.

Public testimony raised concerns about visual impacts and the effectiveness of the applicant's proposed landscape buffer. The Commission discussed this concern and proposed a new condition of approval to provide a landscape plan showing the planting of evergreen trees and shrubs within the landscape buffer areas, prior to issuance of the site development permit.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated March 4, 2020, and Staff Memoranda dated March 9, 2020, March 10, 2020, and March 11, 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, with addition of the new condition of approval related to the landscape buffer.

Therefore, **IT IS HEREBY ORDERED** that **DR2019-0182** 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 March 4, 2020, and Staff Memoranda dated March 9, 2020, March 10, 2020, and March 11, 2020, and this Land Use Order, subject to the conditions of approval as follows:

1. Ensure that the New Conditional Use (CU2019-0011) application has been approved and is consistent with the submitted plans. (Planning/LR)

A. Prior to site development permit issuance, the applicant shall:

2. 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)
3. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4542 (City Engineering Design Manual (EDM) and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (December 2019, Resolution and Ordinance 2019-22), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./SAS)
4. 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 as set out in Ordinances 2050, 4010+rev., and 4542; 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)

5. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality, quantity and hydromodification) facilities including plantings, and emergency access 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)
6. 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)
7. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans and submit a copy of issued TVF&R Service Provider Letter. (Site Development Div./SAS)
8. Submit any approvals needed from West Slope Water District for water system connections. (Site Development Div./SAS)
9. 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)
10. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./SAS)
11. 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)
12. Provide a detailed drainage analysis of the subject site and all tributary areas and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. (Site Development Div./SAS)
13. Provide final construction plans with a drainage report, demonstrating compliance with City EDM 2019 and CWS Resolution and Order 2019-22 in regard to 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, 530.1.A.4, and table 530.1, and CWS DCS Sections 4.03.7.a and 4.04.2.a. (Site Development Div./SAS)

14. Provide plans showing a public storm water line, designed to current city EDM standards, connecting the upstream public storm system to the downstream public storm system. Provide a 15' public storm easement per city EDM section 130 and ensure that there are no encroachments per city EDM section 130.B.5. All connections to public systems shall meet current city standards. (Site Development Div./SAS)
15. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor (this can be with or shown on the submitted building plans). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces on the site. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, equipment pads, sidewalk and pedestrian areas, and any gravel or pervious pavement surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, modified existing impervious, the new impervious surface area created, and total final impervious surface area on the entire site after completion. (Site Development Div./SAS)
16. Pay a storm water system development charge (overall system conveyance) for any net new impervious area. The storm water quality, quantity, and hydromodification development charges will be determined with the final impervious surface determination for net new impervious area not being managed by a CWS approved storm water facility. (Site Development Div./SAS)
17. Submit an owner-executed, notarized, City standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./SAS)
18. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual; Option C requirements apply unless otherwise approved by the City Public Works Director. (Site Development Div./SAS)
19. 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)

20. Submit plans confirming sufficient right of way from centerline on SW 81st Avenue and SW West Slope Drive to meet adopted standards in the EDM and Standard Drawings (200-4, Local Street L1). (Transportation/KM)
21. Submit photometric data for the property's frontage along SW 81st Avenue and SW West Slope Drive. Lighting levels must meet the minimum standards in the Engineering and Design Manual, Section 450 for "Option 'C' Lighting." (Transportation/KM)
22. Submit plans showing frontage improvements along the site's frontages of SW 81st Avenue and SW West Slope Drive. Improvements must include: (Transportation/KM)
 - a. Five-foot sidewalk and 6.5-foot landscape buffer placed in their ultimate location from the centerline of the right of way;
 - b. Commercial driveways to the entrances of the two parking areas that meet EDM Standard Drawing 210 as well as ADA standards;
 - c. Street trees; and
 - d. Any needed street lights as determined by the required photometric plan.
23. Provide tree protection fencing in accordance with the standards of Section 60.60.20 of the Development Code. Any alternatives to the standards in 60.60.20 must be approved by the City Arborist. (Planning/LR)
24. Provide photometric plans showing that the field lighting will be installed so that it meets the City's Technical Lighting Standards. (Planning/LR)
25. Provide plans showing that the light poles and bases are finished or painted a non-reflective color. (Planning/LR)
26. Provide a landscape plan showing the planting of evergreen trees and shrubs within the landscape buffer area. Shrubs shall be 36 inches tall and reach 90-percent opacity within three years of planting. (Planning/LR)

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

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

28. 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 permit inspection or occupancy permit issuance, the applicant shall:

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

30. 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)

31. 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)

32. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./SAS)

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

33. 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)

34. Submit any required on-site easements, 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)

35. 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, vegetated corridor, and the wetland mitigation areas, 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: Overhage, Brucker, Nye, Saldanha, Uba, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Lawler.

Dated this 27th day of March, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2751, 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 April 6, 2020.

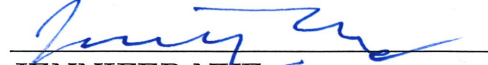
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

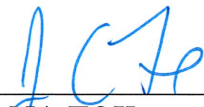
APPROVED:



LAUREN RUSSELL, AICP
Associate Planner



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager