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MEMORANDUM

TO: Planning Commission
FROM: Steve Regner, Senior Planner
DATE: December 1, 2021
SUBJECT: Willamette Water Supply Program Hall Station – Staff Report Revisions

This memo is intended to revise the staff report dated November 24, 2021, for the proposed Willamette Water Supply Program Hall Station (CU2021-0016 / DR2021-0102 / TP2021-0010).

1. Page 1 – An incorrect aerial image is used. The correct aerial for the site can be found on page 6 of the staff report.
2. Page 16 – The rear setback requirement was incorrectly identified. The required rear setback is 0 feet. Additionally, the actual closest distance a structure is to the rear property line is seven feet.
3. Page 30 – In the response to Design Standard requirement 60.05.15.3, an incorrect cardinal direction for the building elevation with the primary building entrance was included. The elevation including the primary entrance is the west elevation.
4. Page 33 – Response to Section 60.05.20.6.A should state that the site is not on a Major Pedestrian Route and is not a detached residential project. The Design Standard remains not applicable.
5. Page 49 – Condition of Approval 11, addressing flood plain issues, is to be removed, as there is no floodplain affecting the area specifically under review for these land use applications.
6. Page 49 – Condition of Approval 12, addressing planting plans in the vegetated corridor, is to be modified to include the phrase "as needed". Updated condition to read as follows, with new language underlined: "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)
7. Page 49 – New condition of approval is recommended to ensure all new utility services are undergrounded, consistent with the findings on Page 11 of the staff report, responding to Beaverton Development Code 60.65. Staff recommends the following Condition of Approval is added: "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)"