



Staff Report

STAFF REPORT DATE: August 12, 2020

HEARING DATE: August 19, 2020

TO: Interested Parties

FROM: Sierra Peterson, Associate Planner

PROPOSAL: **ASR5 Sorrento Pump Station Improvements
CU2020-0005 / DR2020-0071 / PD2020-0003**

LOCATION: The site is located at 13520 SW Hanson Road, specifically identified as Tax Lot 200 on Washington County Tax Assessor's Map 1S121CD

ZONING / NAC: Residential Urban Standard Density (R-7) / Highland NAC

SUMMARY: The applicant requests approval of a Major Modification of a Conditional Use for renovations of an existing public water facility that is a conditional use in a residential zone, a Design Review Three for the demolition and construction of a new pump station building, ASR wellhead, water storage tank, generator, and PGE transformer, and a Parking Determination for the pump station use that is not specifically listed in Section 60.30.

PROPERTY OWNER: City of Beaverton
12725 SW Millikan Way
Beaverton, OR 97005

APPLICANT: Brion Barnett, City of Beaverton Project Engineer

APPLICANT'S
REPRESENTATIVE: Matt Hastie
Angelo Planning Group
921 SW Washington Street, Suite 468
Portland, OR 97205

RECOMMENDATION: **RECOMMENDATION OF APPROVAL of ASR5 Sorrento
Pump Station Improvements CU2020-0005 / DR2020-0071
/ PD2020-0003**

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day*	365-Day**
CU2020-0001	May 28, 2020	June 29, 2020	October 27, 2020	June 29, 2021
DR2020-0019	May 28, 2020	June 29, 2020	October 27, 2020	June 29, 2021
PD2020-0003	May 28, 2020	June 29, 2020	October 27, 2020	June 29, 2021

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, without a continuance, by which a final written decision on the proposal can be made.

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Existing Conditions Table

Zoning	Residential Urban Standard Density (R-7)	
Current Development	Existing pump station	
Site Size & Location	The site is located at 13520 SW Hanson Road, specifically identified as Tax Lot 200 on Washington County Tax Assessor's Map 1S121CD. The site size is approximately 1.83 acres.	
NAC	Highland	
Surrounding Uses	Zoning: <u>North:</u> Urban Standard Density (R7)	Uses: <u>North:</u> Residential
	<u>South:</u> Urban Standard Density (R7)	<u>South:</u> Residential
	<u>East:</u> Urban Standard Density (R5)	<u>East:</u> Residential
	<u>West:</u> Urban Standard Density (R7)	<u>West:</u> Residential

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Exhibits

Exhibit 1. Materials submitted by Staff

- Exhibit 1.1 Vicinity Map (page SR-5 of this report)
- Exhibit 1.2 Aerial Map (page SR-6 of this report)

Exhibit 2. Materials submitted by the Applicant

- Exhibit 2.1 Submittal Package including plans – Received June 29, 2020

Public Comment

No public comments received as of the date of Staff Report issuance.

ASR5 Sorrento Pump Station Improvements
CU2020-0005 / DR2020-0071 / PD2020-0003



**FACILITIES REVIEW COMMITTEE TECHNICAL
REVIEW AND RECOMMENDATIONS
ASR5 Sorrento Pump Station
(DR2020-0071 / CU2020-0005)**

Section 40.03.1 Facilities Review Committee:

The Facilities Review Committee (Committee) has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria are reviewed for all criteria that are applicable to the submitted application as identified below:

- **All twelve (12) criteria are applicable to the Design Review Three (DR2020-0071) and Major Modification of a Conditional Use (CU2020-0005) applications.**
- **The Facilities Review Criteria are not applicable to the Parking Determination (PD2020-0003) application.**
- **The Facilities Review Committee recommend approval of Design Review Three (DR2020-0071) and Major Modification of a Conditional Use (CU2020-0005) subject to the conditions of approval.**

A. All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection. The Committee finds that the proposal includes, or can be improved to have, necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

Water

The City of Beaverton (City) is the sanitary sewer, storm drainage and water service provider to the site. The proposal includes improvements to a City water reservoir and pump station which will provide improvements to the City

water system. Adequate capacity exists to serve the proposed development.

Sewer and Stormwater

The City will be the storm drainage and sanitary sewer provider for the subject site. The applicant has provided plans for utility provisions and stormwater management (Utility Plan, Drawings C-108 and C-109, Exhibit 1) Stormwater Management Report (Exhibit 4), and the Service Provider Letter from Clean Water Services (Exhibit 5).

The Stormwater Management Report states that the project redevelopment area is in excess of 12,000 square feet, so water quality and hydromodification improvements are required. The existing site is a fully developed water pump station area with two reservoirs, various pump and equipment housing, paved parking and access, and landscaped areas. The site tax lot is 1.83 acres, including 1.05 acres of impervious area. Existing site drainage consists of catch basins, manholes, and conveyance piping with connected roof drains. There is no existing water quality or detention on-site. The existing drainage system collects runoff and conveys it south. Approximately 400 feet south of the site, the conveyance system connects with a larger system before discharging to a tributary to Fanno Creek.

Proposed site improvements include a new ASR well and pump station and improved parking and access areas. Stormwater improvements include LIDA rain gardens (combined water quality and detention), proprietary treatment filters, and new conveyance structures and pipes. Existing drainage patterns will be maintained with site conveyance directed south. Proposed conveyance will tie-in to the existing on-site system, near the southern end. The proposed parking and access area improvements result in an increase in overall impervious surface area. The total impervious surface area will increase by 1,901 square feet. The LIDA facilities will treat roof runoff from the ASR 5 structure, access road, and parking lot. Additional LIDA is proposed to treat runoff from the roof area of an existing reservoir structure via sheet flow directly to a proposed LIDA filter strip within an existing landscaped area. Proprietary treatment is proposed where site constraints make LIDA infeasible and consists of two catch basin vaults with filters on the northern and southern ends of the site.

Transportation

Site access and circulation has been designed to integrate with public streets and provide a safe and efficient connections for maintenance staff. The site frontage on SW Hanson Road is improved with sidewalks and no further frontage improvements are proposed with this application.

Fire

Fire protection will be provided to the site by Tualatin Valley Fire and Rescue (TVF&R). The applicant has provided a copy of the TVF&R Service Provider Permit #2020-0026.

Therefore, the Committee finds that the proposal meets the criterion for approval.

- B. Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.**

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. The applicant’s plans and materials were shared with Beaverton School District, Tualatin Hills Park and Recreation District (THPRD), City Transportation staff and City Police Department.

Schools

The proposed ASR pump station will not add additional demand to the surrounding schools, as it does not include housing and will not generate additional students. The pump station will provide a more resilient water supply to the surrounding areas, which includes Highland Park Middle School, St. Stephens Academy, and Southridge High School.

Transit

The proposed improvements will not impact or require additional transit service, as no additional residents will be generated by the proposed development and employees and deliveries are expected to travel to the site in maintenance and delivery vehicles.

Police

The City of Beaverton Police Department will continue to provide service to the site. To the date of this report Beaverton Police have not provided comments or recommendations to the Committee. Beaverton Police will serve the development site and any comments will be shared with the applicant.

Pedestrian and Bicycle Facilities

The subject property is adjacent to and accessed from SW Hanson Road and a secondary entrance is located on SW 136th Avenue, both of which are designated as local streets. The site is also adjacent to SW 135th Avenue, which is designated a Neighborhood Route. The main entrance to the site on SW 135th Avenue and SW Hanson Road has an existing sidewalk that will be maintained.

The site is a gated, City water facility that will be accessed by work and delivery trucks and is not open to the public. Circulation on site will be limited

to City employees and the parking is located adjacent to the walkway to access the main entrance to the pump station.

Parks

The site will be served by the Tualatin Hills Park and Recreation District (THPRD). The applicant's materials were shared with THPRD who have not provided comments or recommendations to the Facilities Review Committee.

The Committee has reviewed the proposal and has found that the essential facilities and services to serve the site are adequate to accommodate the proposal as conditioned.

Therefore, the Committee finds that the proposal meets the criterion for approval.

- C. The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).**

Staff cites the Code Conformance Analysis chart at the end of the Facilities Review Report, which evaluates the project as it relates to applicable code requirements of Chapter 20 for the Urban Standard Density (R7) zone, as applicable to the criterion. As demonstrated in the chart, the development proposal meets all criterion.

Therefore, the Committee finds that the proposal meets the criterion for approval.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.**

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60, as applicable to the above-mentioned criteria. Staff will provide findings for the applicable Design Review Standards (Code Section 60.05) as well as provisions applicable within the Design Review

Three (DR2020-0071), Major Modification of a Conditional Use (CU2020-0005) and Parking Determination (PD2020-0003) sections of the staff report.

Lighting (60.05)

The technical lighting applies to roadways, access drives, parking lots, vehicle maneuvering areas, pathways and sidewalks of all new developments and building entrances shall be lighted in conformance to the technical lighting standards. The proposal provides a lighting plan that conforms to the technical lighting standards.

Off-Street Parking (Section 60.30)

The standard parking ratio for public building and structures is 2.7 parking spaces per 1,000 square feet. In this case the applicant is requesting a parking determination to provide five (5) parking spaces on-site. The applicant states that the pump station building is approximately 5,000 square feet in gross floor area, only 875 square feet will be human-occupied space in the control room and two restrooms. The five parking spaces proposed will be sufficient to serve the limited number of anticipated trips spread throughout the day and the limited amount of human-occupied floor area. This request is evaluated in the Parking Determination section of the staff report.

Transportation Facilities (Section 60.55)

Please see response to criteria A and B above, the subject site is adjacent to SW Hanson Road, SW 135th Avenue and SW 136th Avenue, existing local and Neighborhood Routes.

Trees and Vegetation (Section 60.60)

No Protected Trees (Significant Individual Trees, Historic Trees, Mitigation Trees and trees within a Significant Natural Resource Area (SNRA) or Significant Grove) are found onsite. The applicant has submitted a Sensitive Area Pre-Screening Site Assessment conducted by Clean Water Services, dated August 20, 2019, which does not indicate the presence of sensitive areas on the subject site.

Utility Undergrounding (Section 60.65)

The applicant has provided a preliminary utility plan demonstrating the undergrounding of the proposed utilities. The Committee recommends a standard condition of approval requiring that utility lines are placed underground, consistent with Section 60.65.

Therefore, the Committee finds that with the condition of approvals, the proposal meets the criterion for approval.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage**

facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.

The City of Beaverton is the property owner and responsible for overseeing development and maintenance of the pump station site. The City will provide continued maintenance and necessary replacement of private common facilities and areas such as drainage facilities, sidewalks, parking area, access driveway, landscaping, screening, fencing, and garbage and recycling areas.

Therefore, the Committee finds that the proposal meets the criterion for approval.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

The applicant states that the proposed development is not a residential or commercial use and the facility will not be open to the public. It will be visited, monitored, and maintained by City staff approximately two to three times per day on average. Vehicle and pedestrian circulation facilities have been designed for that purpose and level of use. As shown on the TVF&R Service Provider Letter application materials (Exhibit 5, Drawing FS-1A), access roads to and within the site and sidewalks around the pump station provide efficient vehicle and pedestrian circulation for those who need access to the site, which includes maintenance staff and emergency services. Access roads will be 18 feet wide, with two fire lanes on the north and southeast of the proposed new building.

The site will include five parking spaces southeast of the new pump station, and sidewalks around all the new buildings connected to the parking spaces, LIDA facility, pump station, and generator. As the site will be closed to the public and secured behind a locked gate on both the east and west entrance to the site, no pedestrian access from the street will be available.

Therefore, the Committee finds the proposal meets the criterion for approval.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

In review of Criterion G, staff incorporates the findings prepared in response to A, B, D and F above. The applicant's plans show a 5-foot, concrete,

pedestrian path that connects the onsite building to the parking area for maintenance trucks. The development's on-site vehicular and pedestrian circulation systems can connect to the surrounding circulation systems in a safe, efficient and direct manner.

Therefore, the Committee finds the proposal meets the criterion for approval.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

In review of Criterion H, staff incorporates the findings prepared in response to A, above. TVF&R has reviewed the proposed development and has provided a Service Provider Letter. The proposed building will be constructed to meet the 2012 International Fire Code as published by the International Code Council as amended by TVF&R. The facility is a water storage facility and includes ample water at fire flow pressures to address fire code requirements. The facility includes access to water for fire suppression via a hydrant along the northern property line and in the southeast corner of the site (see Drawings FS-1 and FS-2, Exhibit 5).

Therefore, the Committee finds that with the conditions of approval the proposal meets the criterion for approval.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.

All structures and facilities and services serving the site will be designed in accordance with adopted City codes and standards. Compliance with site safety standards, such as lighting standards, will provide protection from crime and accidents. Fencing around the site will provide security. Construction documents for building and site development permitting will be reviewed to ensure protection from hazardous conditions.

Therefore, the Committee finds that the proposal meets the criterion for approval.

J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on

neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

The applicant states that as demonstrated by the Grading and Utility Plans and Stormwater Management Report, the project was designed to meet the City of Beaverton standards for grading and drainage. The proposed grading layout has been designed with a utility use in mind, without any overly steep slopes. As shown on the Existing Conditions Plan and Site Plan (Drawing G-101, C-101, and C-102, Exhibit 1), the proposed pump station building will be situated further east of the west property line to increase separation between that structure and adjacent properties to the west and to preserve existing trees. The site has been designed to capture the majority of new impervious areas within the on-site stormwater system and to minimize the impact of surface drainage to the public storm system. In keeping with City of Beaverton requirements, the project was designed to minimize adverse effects on neighboring properties, public rights-of-way, surface drainage, water storage facilities, and the public drainage system. Therefore, this requirement is met.

Therefore, the Committee finds that the proposal meets the criterion for approval.

- K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.**

The proposed development will not be publicly accessible and consequently does not need to meet accessibility standards. Compliance with ADA requirements are reviewed at the time of Building permit application.

Therefore, the Committee finds that the proposal meets the criterion for approval.

- L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.**

The application was submitted on May 28, 2020 and staff deemed the project complete on June 29, 2020. In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds that the proposal meets the criterion for approval.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Residential Urban Standard Density (R7) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code 20.05.20			
Use – Public Sewer, Water Supply, Water Conservation and Flood Control Facilities other than Transmission Lines	Conditional Use	The proposal includes a Major Modification of a Conditional Use for renovations of an existing pump station for water supply.	Yes w/ CU Approval
Development Code Section 20.05.15 (Residential Urban Standard Density)			
Minimum Land Area	7,000 square feet	The site is approximately 1.83 acres (79,715 square feet)	Yes
Lot Dimensions	Minimum Width Interior = 65 ft Corner = 70 ft Minimum Depth Interior = 90 ft Corner = 80 ft	The lot is approximately 300 feet wide and 135 feet deep.	Yes
Minimum Yard Setbacks	Front = 17 feet Side = 5 feet Rear = 25 feet	The new pump station and steel tank will be over 70 feet from the front property line at its closest point. All structures on the site are at least 32 feet from side property lines and 33 feet from rear property lines.	Yes
Maximum Building Height	35 feet	24 feet	Yes

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has requested to be reviewed pursuant to the Design Review Standards and Guidelines.	See DR2020-0071 Section of Staff Report
Development Code Section 60.10			
Floodplain Regulations	Requirements for development within floodplains.	The subject lot is not located within a floodplain.	N/A
Development Code Section 60.15			
Land Division Standards	Grading and tree protection standards pertaining to land divisions.	The existing lot is not proposed to be altered.	N/A
Development Code Section 60.30			
Off-street motor vehicle parking	Public Buildings or other Structures = 2.7 parking spaces per 1,000 square feet.	The applicant's plans show 5 parking spaces on the subject site.	See PD2020-0003 Section of the Staff Report
Required Bicycle Parking Short Term and Long Term	No bicycle parking required pursuant to the BDC.	Not Applicable.	N/A
Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Annexation to THPRD	The property is located within THPRDs district therefore annexation is not necessary.	N/A
Development Code Section 60.55			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes

Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	No Protected Trees are present on the subject site. All existing trees will be maintained, and 9 trees will be added for landscape screening and landscaping.	Yes

Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	All utilities are required to be placed underground in accordance with standards identified in Section 60.65. The Committee proposes a standard condition of approval to ensure utility undergrounding complies with Section 60.65.	Yes, w/COA

Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	Significant Natural Resources are not found on site.	N/A

CU2020-0005
ANALYSIS AND FINDINGS FOR
Major Modification of a Conditional Use

Section 40.15.05 Conditional Use Applications: Purpose

The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district but because of their size, operation, or other characteristics require review on a case-by-case basis. These uses are subject to the regulations in this Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding area or create nuisances. Conditional Uses may be approved, approved with site-specific conditions designed to minimize or mitigate identified adverse impacts, or denied. This Section is carried out by the approval criteria listed herein.

Section 40.15.15.2.C Approval Criteria: In order to approve a Major Modification of a Conditional Use application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Major Modification of a Conditional Use application.

The site is in the urban standard density zoning district (R7). The existing gross floor area of the pump station on the site is approximately 1,710 square feet and the floor area of the existing reservoirs to be demolished is approximately 11,400 square feet. The proposed gross floor area of the new pump station is approximately 5,000 square feet and the new reservoir will be approximately 1,040 square feet. The pump station building gross floor area will increase more than 10% and more than 1,000 gross square feet and, thus, requires a Major Modification of a Conditional Use application.

The applicant's request is consistent with the threshold for a Major Modification of a Conditional Use. The following threshold is met:

1. An increase in the gross floor area of an existing Conditional Use more than 10% or more than 1,000 gross square feet of floor area for all properties that are located in a Residential zoning district or within a distance of up to and including 50 feet of a Residential zoning district.

Therefore, staff finds that the criterion is met.

2. All City application fees related to the application under consideration by the decision-making authority have been submitted.

The applicant has provided all applicable fees.

Therefore, staff finds that the criterion is met.

3. **The proposal complies with the applicable policies of the Comprehensive Plan.**

The following policies of Chapter 5, Public Facilities and Services Element are applicable to the project for the pump station improvements.

5.3.1 Goal: Ensure long-term provision of adequate urban services within existing City limits and areas to be annexed in the future.

5.5.1 Goal: The City shall continue to participate in the Joint Water Commission and work with the West Slope, Raleigh and Tualatin Valley Water Districts to ensure the provision of adequate water service to present and future customers in Beaverton.

The improvements involve replacing the lost capacity, approximately 1 million gallons per day, of an ASR well that has not been functional since 2012. The improved facility will provide the following critical capabilities and benefits for the City's water system:

- Delays the need for new capital improvements (man-made aboveground reservoirs).
- Provides a redundant, back-up emergency water supply.
- Conserves surface water from rivers and dams during environmentally stressful summer seasons.
- Uses wells, which are more resilient to large seismic events.

The proposed development will allow the City to provide water supply to its service area without adding additional facilities and provide a more reliable water supply through increased resilience and efficiency. In those ways, the proposed improvements ensure long-term provision of adequate water service to Beaverton customers and are consistent with applicable goals of the City's Comprehensive Plan.

Therefore, staff finds that the criterion is met.

4. **The existing use has been approved as a Conditional Use as governed by the regulations in place when the use was established and complies with the applicable conditions of the Conditional Use approval unless the applicant has received or is concurrently requesting one or more conditions be removed or modified as part of the current application.**

The pump station as well as the ASR buildings, reservoirs, and other structures on the site – were previously approved as a Conditional Use (CUP24-81 City Pump House, CUP93-01 Nursery Storage, and CUP2000-0027 Drinking Water Well Pump House). The applicant is not requesting that conditions from that approval be removed or modified as part of this application. This application is not inconsistent and does not conflict with previous conditions of approval based on information related to these prior land use decisions.

Therefore, staff finds the criterion is met.

5. **The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.**

The site is an existing pump station site, which integrates well into the surrounding residential neighborhood and will be re-built to a higher “critical facility” standard, able to serve as an Emergency Operations Center (EOC) to provide water from the site during emergencies. The site will benefit the neighborhood by providing a redundant, back-up emergency water supply, which is resilient during large seismic events. The applicant states that the proposed development is compatible and will limit impacts on surrounding development (single-family homes) in the following ways:

Location/Size: Existing unused buildings will be removed to make space for the pump station without requiring the pump station building to abut the western property line, providing separation from the single-family homes’ rear lot lines and preserving trees. The new pump station structure will be in substantially the same location as the existing facilities. The proposed building will be 24 feet at the highest point, which is compatible with single family residential development.

Visual/Aesthetic: The pump station site is located behind the homes and will be set far back and minimally visible from the roads. Existing and new landscaping will be used to screen the site from the rear property lines of the homes abutting the property.

Noise: The reconstructed pump station building and site improvements will not create any new noise sources or significantly alter the location of existing noise sources. The new pump station will be more efficient than the existing pump station and all pump machinery will be contained in a cement building to reduce any noise produced. As stated in the Neighborhood Meeting Notes, the generator will be housed in a noise-attenuating enclosure, achieving a maximum of 80 dB(A) at 7 meters under full load operation.

Lighting: As demonstrated by the Lighting Plan, the placement of all luminaires and shielding is designed to minimize glare from adjacent properties and meet City of Beaverton Technical Lighting Standards for light levels along property lines.

Therefore, staff finds the criterion is met.

6. **The proposal will not modify previously established conditions of approval for the prior Conditional Use consistent with Section 50.95.6. of the Development Code.**

The proposal will not modify established conditions of approval for the existing conditional use permit. Therefore, this requirement is met. This request does not include a proposal to amend conditions imposed by the previous Conditional Use Permit approval, CU2010-0015.

Therefore, staff finds the criterion is met.

7. **Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.**

All required application materials and documents related to the Major Modification of a Conditional Use request have been submitted to the City in the proper sequence. This Major Modification of a Conditional Use application is dependent upon approval of the associated Design Review Three and Parking Determination applications, as such staff recommends a condition of approval requiring the Design Review Three and Parking Determination applications also be approved.

Therefore, staff finds that by meeting the conditions of approval the criterion is met.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **CU2020-0005 ASR5 Sorrento Pump Station Improvements** subject to the applicable conditions identified in Attachment E.

DR2020-0071
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW THREE APPROVAL

Planning Commission Standards for Approval:

Section 40.20.15.3.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Design Review Applications. The Commission will determine whether the application as presented, meets the Design Review Three approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 Design Review.

Section 40.20.15.3.C Approval Criteria: In order to approve a Design Review Three application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Design Review Three application.

The proposed development meets threshold #2 for Design Review Two in that it is construction of up to 30,000 gross square feet of non-residential floor area in a Residential District. However, the proposed building does not meet all the applicable design standards, including architectural feature spacing and landscape buffering and the project meet the Design Review Three thresholds.

The following Design Review Three thresholds are met:

- 8. A project meeting the Design Review Two thresholds which does not meet an applicable design standard.*

Therefore, staff finds the criterion is met.

2. All City application fees related to the application under consideration by the decision-making authority have been submitted.

The applicant has provided all applicable fees.

Therefore, staff finds the criterion is met.

3. For proposals meeting Design Review Three application thresholds numbers 1 through 6, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

The proposal does not meet the Design Review Three application thresholds numbers 1 through 6. The application meets the thresholds numbers 7 and 8.

Therefore, staff finds the criterion is not applicable.

4. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance with specific Design Guidelines if any of the following conditions exist:
 - a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or
 - b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or
 - c. The location of the existing structure to be modified is more than 300 feet from a public street.

The proposed development is a modification of an existing development. Where the proposed project cannot satisfy the Development Standards, the applicant requests approval under the corresponding Design Guidelines, as allowed by Criterion 6 below.

Therefore, staff finds the criterion is met.

5. For DRBCP proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site, to the minimum development standards established in the Development Code or greater, can be realistically achieved at ultimate build out of the DRBCP.

A DRBCP is not proposed.

Therefore, staff finds the criterion does not apply.

6. For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).

The proposed site and building improvements meet Design Review Three application threshold 8. The findings below demonstrate compliance with Design Standards or, where necessary, Design Guidelines.

Therefore, staff finds the criterion is met.

7. **For proposals meeting Design Review Three application Threshold numbers 7 or 8, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).**

The proposed addition meets the Design Review Three Application Threshold number 8. However, the applicant seeks to address a combination of both the Design Standards and Design Guidelines.

Therefore, staff finds the criterion is not applicable.

8. **Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.**

All required application materials and documents related to the Design Review Three request have been submitted to the City in the proper sequence. This Design Review Three application is dependent upon approval of the associated Major Modification of a Conditional Use and Parking Determination applications, as such staff recommends a condition of approval requiring the Major Modification of a Conditional Use and Parking Determination applications also be approved.

Therefore, staff finds that by meeting the conditions of approval the criterion is met.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **DR2020-0071 ASR5 Sorrento Pump Station Improvements** subject to the applicable conditions identified in Attachment E.

Design Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A Max length of attached residential buildings in residential zones	The proposed project does not include attached residential buildings. This standard does not apply.	N/A
60.05.15.1.B Min 30% articulation	The new building will be more than 200 feet from SW 135th Avenue and will not be visible from SW 135th Avenue.	N/A
60.05.15.1.C Max 40' between architectural features	The maximum spacing between all architectural features is approximately 50 feet, along the south elevation. The applicant has requested review subject to the guidelines.	Guideline
60.05.15.1.D Residential Buildings: Max 150 square feet of undifferentiated blank walls facing streets	The proposed development does not include detached or attached residential buildings. This standard does not apply.	N/A
Roof Forms		
60.05.15.2.A - B Min roof pitch = 4:12 for sloped roofs	The proposed roof pitch is 5/12.	Yes
60.05.15.2. B Sloped roofs on residential uses shall have eaves	The proposed development is not a residential use.	N/A
60.05.15.2.C Flat roofs need parapets	The proposed roof pitch is 5/12 and the scope does not include flat roofs.	N/A
60.05.15.2.D New structures in existing development be similar to existing development roof	The structures are new and no additions are proposed.	N/A
60.05.15.2.E 4:12 roof standard is not applicable to smaller feature roofs	No feature roofs are proposed.	N/A
Primary Building Entrances		
60.05.15.3.A Weather protection for primary entrance	The primary entrance is covered and recessed. It is 8 feet wide and 5 feet deep.	Yes
Exterior Building Materials		
60.05.15.4.A Residential double wall construction	The proposed development does not include residential uses.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.15.4.B Maximum 30% of primary elevation to be made of unfinished concrete block	The north, west, and east elevations have architectural treatments. Part of the south elevation has architectural treatment. The portion of the south elevation that does not have architectural treatment is not visible from public areas. In addition, the pump station building features finish materials and changes in building material textures. The primary North elevation does not contain more than 30% of the listed materials. Development is not proposed in Industrial zones.	Yes
60.05.15.4.C Exposed concrete of concrete block used as a foundation material	The proposed building does not use exposed plan, smooth exposed concrete or concrete block as foundation material	N/A
Roof-Mounted Equipment		
60.05.15.5.A through C Roof-mounted equipment screening. Solar panels, dishes/antennas, pipes, vents, and chimneys are exempt from this standard.	No roof-mounted equipment is proposed.	N/A
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A - F Buildings in Multiple Use zones shall occupy a minimum public Street along Major Pedestrian Routes.	The proposed development is not located in Commercial or Multiple Use zones.	N/A
Building Scale along Major Pedestrian Routes		
60.05.15.7.A through C 22' Height Minimum 60' Height Maximum	The site is not on a Major Pedestrian Route.	N/A
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A-B Glazing Requirements	The proposed development is not a commercial or multiple use building.	N/A
Compact Detached Housing Design		
60.05.15.9.A-K	The proposed development is not compact detached housing.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site	The Comprehensive Plan Transportation Element addresses the proposed	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
<p>circulation to existing and planned street system</p>	<p>development site in the following ways:</p> <ul style="list-style-type: none"> • Figure 6.1 identifies the site as the lowest priority sidewalk need. • Figure 6.2 identifies the site as a low priority for bicycle lane needs. • Figure 6.3 identifies the site as appropriate transit service for density. • Figure 6.4 identifies 135th Avenue with the functional classification Neighborhood route. • Figure 6.5 does not identify any high priority transportation actions in the vicinity of the site. • Figure 6.6 does not identify any future streets where right-of-way is planned for more than two lanes in the area of the site. • Figures 6.7 through 6.16 are not applicable to the site. • Figure 6.17 does not identify any potential, required, or proposed connections are shown in the vicinity of the proposed development. • Figures 6.18 through 6.23 are not applicable to the site. <p>The site, with existing structures and the structures proposed to be re-built, is a City-owned water pump station facility and uncontrolled access is not appropriate due to security needs. However, all existing pedestrian, bicycle, and transit facilities adjacent to the site will be maintained.</p> <p>The City requested vehicle and truck size information in the Pre-Application Conference Summary Notes. Trucks and working vehicles that will be able to access and circulate on the site include the vehicles below. Drawings submitted for the TVF&R Service Provider Letter request (Exhibit 5) show dimensions that will allow for TVF&R emergency vehicle access as well as for access of the following vehicles.</p> <ul style="list-style-type: none"> • Utility trucks such as the Ford F360 • Delivery trucks including 45-foot-long semi-trailers with a 20-foot-long tractor (approximately 65-feet-long total) • Forklifts, to be used for offloading in the parking area and moving materials around the site 	

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A - C Screen from public view	Due to the long driveways and lot configuration of this site as well as existing landscaping and existing homes on adjacent sites, proposed on-site structures such as transformer and utility vaults are screened or will otherwise not be visible from public streets	Yes
60.05.20.2.D Chain-link fencing	Screening of the areas and structures above with chain-link fence is not proposed.	Yes
60.05.20.2.E Screening in Commercial and Multiple Use zones	The proposed development is not located in a Commercial or Multiple Use zone.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent pedestrian facilities	The site is a City water pump station that requires security and safety. Public pedestrian access is prohibited. The site is not appropriate for public pedestrian activity. Pedestrian circulation is provided on the site around the proposed building and parking area. However, given the secure nature of the facility and lack of access available to the general public, no additional pedestrian circulation facilities are warranted or provided.	Yes
60.05.20.3.B Direct walkway connections	The applicant has requested review subject to the guidelines.	Guideline
60.05.20.3.C Direct walkway connections to the public right-of-way.	The site does not have 300-feet of street frontage. Due to the site function as a City water pump station, public pedestrian access to the site is prohibited to maintain security and safety.	N/A
60.05.20.3.D Pedestrian paths through parking lots	The on-site sidewalks are designed for use by City operations staff and are not for public use. Sidewalks are provided around the building and to the parking area. The sidewalk is identified by using a different material (concrete) rather than the driveway (asphalt).	Yes
60.05.20.3.E Pedestrian connections cross driveways or vehicular access aisles	Pedestrian connections are not proposed crossing driveways or vehicular access aisles.	N/A
60.05.20.3.F Pedestrian connections cross driveways or vehicular access aisles	Sidewalk are planned to be 5-foot wide and paved with concrete.	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Street Frontages and parking areas		
60.05.20.4.A Street Frontages and parking areas	The surface parking areas do not abut a public street.	N/A
Parking area landscaping		
60.05.20.5.A Landscape planters in parking lots	The proposed development is a conditional use in a residential zone. One island is provided for the five parking spaces proposed.	Yes
60.05.20.5.B Landscape islands	The landscaped island is 10-feet wide and 10-feet long providing 100 square feet. It is curbed. Landscaping is planned to include a flowering crabapple tree along with daisy bushes.	Yes
60.05.20.5.C Raised walkways	Linear raised sidewalks or walkways are not proposed.	N/A
60.05.20.5. D Landscape island trees	The tree proposed for the planter island is Crabapple, "Golden raindrops," and is on the City of Beaverton's Approved Street Tree list.	Yes
Off-Street parking frontages in Multiple Use Zones		
60.05.20.6.A Maximum parking along frontage	The site is in a residential zone.	N/A
Sidewalks along streets and primary building elevations in Commercial and Multiple Use Zones		
60.05.20.7.A-C Sidewalk and Walkways	The site is in a residential zone.	N/A
Connect on-site buildings, parking, and other improvements with identifiable streets and drive aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A - B Drive aisles to be designed as public streets, if applicable	No drive aisles are designed as public streets.	N/A
Ground Floor uses in parking structures		
60.05.20.9 Parking Structures	No parking structures are proposed.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.5.A Minimum Landscape Area (15%)	The total gross lot area is 1.83 acres or 79,715 square feet. The landscaped area is approximately 45,375 square feet. Thus, the	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	percent of landscaped area on the site is approximately 56%.	
60.05.25.5.B Planting Requirements	The proposed development includes a landscaped and open space area of approximately 45,375 square feet, exceeding the required area of approximately 12,000 square feet (15% of the site area). Given the area of required landscaping, 15 trees and 30 evergreen shrubs are required on the site, along the east and west property lines and around the southern side of the pump station building. As shown on the Landscape Plan, 9 new trees and 10 existing trees are proposed or will be retained around the pump station; and 43 shrubs are proposed, which will be planted around the western property line garden, the northeastern driveway, and the LIDA facility just south of the new pump station. No changes to the landscaping are proposed in areas of the site outside the scope of this project.	Yes
60.05.25.5.C Hard surface pedestrian plaza	No hard surface pedestrian plaza proposed.	N/A
60.05.25.5.D Foundation Landscaping	The project does not include building elevations that are within 200-feet of a public street.	N/A
Common Greens		
60.05.25.6 Common Greens	The project does not include common greens.	N/A
Shared Courts		
60.05.25.7 Shared Courts	The project does not include shared courts.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	The proposed development does not include retaining walls taller than 6 feet or longer than 50 feet.	N/A
Fences and Walls		
60.05.25.9.A - D Fence and Wall Materials	The 45-lineal feet of fencing that will be pulled back temporarily to install a stormwater inlet and piping will be re-installed. This fencing is located on the north boundary, in the northwest corner of the site adjacent to the westernmost storm inlet. This fencing material is wood.	Yes
60.05.25.9.E Fence and Wall in front yard	The fencing proposed to be replaced is not in the required front yard and is not for detached housing.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10.A Minimize grade changes	The only grading within 25 feet of an abutting property is on the north site boundary where existing building will be demolished. The existing grade will be maintained against the fence and minimal grading in the area of the demolished buildings will be necessary for the new curb and drive aisle.	Yes
60.05.25.10.B Significant or Historical Trees	The site does not contain any significant or historic trees.	N/A
60.05.25.10.C Grading does not apply	The proposed development does not involve these improvements apply to this project.	N/A
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of stormwater facilities	Surface stormwater detention and treatment facilities are shown on the Area/Structure Site Plan – North Grading & Drainage Plan. The side slopes are 2.5:1 and the facilities are not located between a street and the front of an adjacent building.	Yes
Natural Areas		
60.05.25.12 No encroachment into buffer areas	The site does not contain City-adopted natural resource features such as streams, wetlands, significant trees, or significant tree groves.	N/A
Landscape Buffering Requirements		
60.05.25.13.A Landscape buffering between contrasting zoning districts	<p>The north, south, east, and west boundaries of the site do not feature natural features, open space dedications, or public utility easements nor provide emergency access other than the two established driveways. Therefore, they are subject to the buffer standards. Table 60.05-2 Note 72 indicates a minimum 20-foot buffer developed to a B3 standard is required for the side and rear property lines. The proposed development will maintain existing 20-foot buffers on the west, east, and south sides of the site. However, the north side of the site (a side property line) cannot meet the 20-foot buffer standard.</p> <p>The corresponding guidelines are addressed in the next section of this narrative. Proposed landscape design is presented in Landscape Plan – North/South and Plan List in Drawings L-101 through L103 (Exhibit1).</p> <ul style="list-style-type: none"> • On the west boundary (rear property line), the existing fence proposed to remain is 	Combination of Standards and Guidelines

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
	<p>inset 3 feet from the property line. The applicant proposes to install new landscape vegetation on the west boundary area. The west site boundary is buffered by a natural feature with minimum 40-foot width. The landscape buffer requirements are met on the west boundary.</p> <ul style="list-style-type: none"> • On the south boundary (side property line), the existing fence is proposed to remain. The applicant proposes to install additional landscape screening along the south edge of the pavement and to the south of the ASR2 building. The south site boundary is buffered by a natural feature with minimum 40-foot width. The buffer requirements are met on the south boundary. • On the east boundary (front property line), the applicant proposes to replace the existing fence with a new 8-foot tall screening fence placed on the property line. The existing arborvitae hedge would be replaced with a minimum 11-foot wide landscape screening buffer containing a variety of shrubs. Large shrubs are not desired due to utilities below grade. As the front property line, this boundary is not subject to the 20-foot buffer requirement per Table 60.05-2 Note 7. • On the north boundary (side property line), the applicant proposes to retain the existing fence placed from 1- to 2-feet inside the property line. As discussed in the Neighborhood Meeting (Exhibit 3), the northern fence line will have continuous plantings along the property line. A landscape buffer of shrubs would be created from the existing fence south to a line a minimum of 5 feet away from the property line. This buffer would not meet B3 requirements or the minimum buffer width. Design guidelines are addressed in the next section in the narrative. 	

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Community Gardens		
60.05.25.14 Community Gardens	The project does not include a community garden.	N/A

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A - E Lighting complies with the City's Technical Lighting Standards	<p>As shown on the Lighting Plan (Drawings E-101 and E-102, Exhibit 1), lighting is provided in all vehicle and pedestrian circulation areas and building entrances at minimum and maximum levels consistent with City Technical Lighting Standards for Zoning District Type Residential.</p> <ul style="list-style-type: none"> • Pole-mounted luminaires will be installed at the vehicle gate entrances and parking areas. Lighted bollards will be provided along the sidewalk path between the parking area and the pump station building. • Recessed canopy lighting will be provided at all building entrances. In addition, wall-mounted wall pack type luminaires will be provided at the roll-up doors and chemical unloading areas to facilitate operations and maintenance activities. • Proposed lighting will be recessed or shielded. The combination of shielding, placement, lighting levels, and adjacent landscaping will limit infiltration of light and glare from the proposed lighting onto adjacent properties and will not be visible from the nearby public rights-of-way. 	Yes
Pedestrian-scale on-site lighting		
60.05.30.2.A Pedestrian Lighting	The proposed development is not located in a non-residential zone and does not involve parking structures. Therefore, Standards 3, 4, and 6 are not applicable. Pole-mounted luminaires will be no taller than 15 feet in pedestrian areas and 20 feet in vehicle circulation areas, as measured from finished grade. The poles and bases will be painted or finished in non-reflective colors.	Yes

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.30.2.B Non-pole-mounted luminaries	Wall-mounted luminaires and recessed canopy lighting comply with Technical Lighting Standards as shown in the Lighting Plan.	Yes
60.05.30.2.C Lighted bollards	Bollards proposed to illuminate the walkway between the parking spaces and pump station building will be no more than 48 inches tall.	Yes

DESIGN REVIEW GUIDELINES ANALYSIS

In the following analysis, staff have only identified the Design Guidelines which are relevant to the subject development proposal. Non-relevant Guidelines have been omitted.

60.05.35 Building Design and Orientation Guidelines

1. Building articulation and variety.

E. Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court, or major parking area should be avoided.

This guideline corresponds to Standard 60.05.15.1.C (spacing of architectural features), which the proposed development cannot meet. While the building elevations are not necessarily visible from and within 200 feet of an adjacent street or major parking area, the proposed building does include design features that provide visual interest such as windows and recessed entrances and garage door bays. The building elevation with the fewest architectural features (the south elevation) faces toward the heavily buffered interior of the site. In addition, the building elevations are differentiated by a variety of quality building materials and are framed by a combination of existing and proposed landscaping.

Therefore, staff finds that the Guideline is met.

60.05.40 Circulation and Parking Design Guidelines

3. Pedestrian Circulation

C. Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations.

On-site walkways are provided between the parking area and the proposed building entrance. However, pedestrian connections from the building entrance to the nearby streets is not provided, because the site is not open to the public because of security and safety reasons. Employees will enter the site in a vehicle and will not need pedestrian facilities from the public right-of-way.

Therefore, staff finds that the Guideline is met.

60.05.45 Landscaping, Open Space and Natural Areas Design Guidelines

11. Landscape and buffering and screening

A. A landscape buffer should provide landscape screening, and horizontal separation between different zoning districts and between non-residential land uses and residential

land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones and identified significant groves already provide a high degree of visual screening. (Standard 60.05.25.13) [ORD 4531; April 2010]

The applicant proposes the following approaches to meeting standards and guidelines, where applicable:

Eastern boundary (front yard): Landscape buffering and screening regulations do not apply to front yards pursuant to Section 60.05.25.13. Thus, they do not apply to the eastern edge of the site.

Western boundary (rear yard): The applicant proposes to retain the 40-foot-wide natural areas on this side of the site, while also enhancing this portion of the site with new landscaping as shown in Landscape Plans.

Southern boundary (side yard): The applicant proposes to retain the 40-foot-wide natural areas on this side of the site, while also enhancing this portion of the site with new landscaping as shown in Landscape Plans.

Northern boundary (side yard): On this edge of the site, the existing fence will be retained and new continuous plantings will be installed for screening. The applicant has discussed the plantings with neighbors and their input informed the proposed Landscape Plan. The site is constrained in providing a wider landscaping buffer on the northern site boundary for reasons including: preserving a site layout that protects large mature trees on the site, whose canopy can be seen by neighbors; providing a sufficient amount of paved circulation area for vehicles to access the ASR5 well and pump station building and to make turning movements; and an extensive network of utility piping underneath the northern part of the site that limits the amount and size of planting that can be accomplished in this area. (See the Site Plan, Landscape Plan, and Utility Plan in Drawings C-101, L-101, and C-108 in Exhibit 1.)

Therefore, staff finds that the Guideline is met.

- B. When potential impacts of a Conditional Use are determined, or when potential conflicts of use exist between adjacent zoning districts, such as industrial uses abutting residential uses, landscape screening should be dense, and the buffer width maximized. When potential conflicts of uses are not as great, such as a commercial use abutting an industrial use, less dense landscape screening and narrower buffer width is appropriate. (Standard 60.05.25.13) [ORD 4531; April 2010]*

Proposed landscaping will improve screening of the site (see the Landscape Plans in Drawings L-101 and L-102, Exhibit 1). Proposed landscape buffers are shown in the Landscape Plans, which meet landscape buffering standards on each side of the site except the north side. As discussed in the prior response, the maximum amount of screening and landscaping will be provided on the north site boundary given constraints of site layout that preserves mature trees, needed vehicle circulation and maneuvering area, and extensive underground piping.

Therefore, staff finds that the Guideline is met.

C. Landscape buffering should consist of a variety of trees, shrubs and ground covers designed to screen potential conflict areas and complement the overall visual character of the development and adjacent neighborhood. (Standard 60.05.25.13)

The landscape buffer includes a variety of trees, shrubs, and groundcover as shown in the Landscape Plans (Drawings L-101 - L-103, Exhibit 1), which complements existing landscaping and mature trees on the site. The on-site landscaping will generally not be visible from surrounding properties, although the proposed landscaping consists of native species that are consistent with existing on-site and neighborhood landscaping. The applicant has discussed existing and potential new planting closest to the property lines with neighbors and those discussions informed the planting proposed in the Landscape Plans.

Therefore, staff finds that the Guideline is met.

**PD2020-0003
ANALYSIS AND FINDINGS FOR
Major Modification of a Conditional Use**

Section 40.55.05 Parking Determination Applications: Purpose

The purpose of a Parking Determination is to establish required number of parking spaces for uses which do not have a parking ratio requirement listed in the Development Code. The Parking Determination application is established for determining the required number of off-street parking spaces in advance of, or concurrent with, applying for approval of an application, development, permit, or other action. This Section is carried out by the approval criteria listed herein.

Section 40.15.15.2.C Approval Criteria: In order to approve a Parking Requirement Determination application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. The proposal satisfies the threshold requirements for a Parking Requirement Determination application.

Pump stations are not listed uses in Section 60.30. The applicant is seeking a Parking Requirement Determination. A Parking Determination is the appropriate approach for addressing off-street parking requirement for a use that is not listed in the parking standards. The applicant's request is consistent with the threshold for a Major Modification from the numerical Site Development Requirement specified in Chapter 20. The following threshold is met:

Therefore, staff finds that the criterion is met.

2. All City application fees related to the application under consideration by the decision making authority have been submitted.

The applicant has provided all applicable fees.

Therefore, staff finds that the criterion is met.

3. The determination is consistent with Title 4 of Metro's Regional Transportation Functional Plan.

Title 4 of Metro's Regional Transportation Functional Plan mandates that minimum parking ratios not be established higher than ratios in the functional plan and that jurisdictions be allowed to establish a process for varying from minimum and maximum parking ratios.

The City of Beaverton does provide processes for varying from parking requirements, including this Parking Determination application process. There are no listed uses in the functional plan parking ratios that correspond to or are similar to the proposed pump station building in order to determine whether the proposed ratio is or should be lower;

however, the limited amount of parking being proposed, at a ratio of approximately 0.8 spaces per 1,000 square feet of pump station building gross floor area, is well below the minimum ratio of 2.7 spaces established for the closest listed use for public buildings, that was noted as the applicable ratio for the most comparable use category in its Pre-Application Conference Summary Notes. Therefore, the requested Parking Determination is consistent with Title 4 of the Regional Transportation Functional Plan.

Therefore, staff finds that the criterion is met.

4. The determination will not create adverse impacts, taking into account the total gross floor area, number of employees, potential customer volume, and the hours of operation of the use.

Five parking spaces, including an ADA-accessible space, are proposed for the pump station building for this Parking Determination application. According to City staff managing the pump station (and owner and applicant for this application), 2-5 trips could potentially be made to the site daily, at separate times, for operations and maintenance. Most of the monitoring functions associated with the pump station can be conducted remotely, frequently reducing the need for even this small number of trips to the facility. In addition, the pump station building, while approximately 5,000 square feet in gross floor area, includes only approximately 875 square feet of human-occupied space in its control room and two restrooms. The five parking spaces proposed will be sufficient to serve the limited number of anticipated trips spread throughout the day and the limited amount of human-occupied floor area.

Therefore, staff finds the criterion is met.

5. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code.

The application contains all applicable submittal requirements.

Therefore, staff finds the criterion is met.

6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

All required application materials and documents related to the Parking Determination request have been submitted to the City in the property sequence. This Parking Determination application is dependent upon approval of the associated Major Modification of a Condition Use and Design Review Three applications, as such staff recommends a condition of approval requiring the Major Modification of a Conditional Use and Design Review Three applications also be approved.

Therefore, staff finds that by meeting the conditions of approval the criterion is

met.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **PD2020-0003 ASR5 Sorrento Pump Station Improvements** subject to the applicable conditions identified in Attachment E.

**RECOMMENDED CONDITIONS OF APPROVAL
ASR5 Sorrento Pump Station Improvements
(CU2020-0005 / DR2020-0071 / PD2020-0003)**

The Facilities Review Committee finds that the proposal has demonstrated compliance will applicable technical approval criteria, and therefore, the Committee recommends that the decision-making authority **APPROVE** the proposal. The committee recommends the following conditions of approval:

Major Modification of a Conditional Use (CU2020-0005)

A. General Conditions, the Applicant shall:

1. Ensure the associated land use applications DR2020-0071 and PD2020-0003 have been approved. (Planning / SP)

Design Review Three (DR2020-0071)

A. General Conditions, the Applicant shall:

1. Ensure the associated land use applications CU2020-0005 and PD2020-0003 have been approved. (Planning / SP)

B. Prior to Site Development permit issuance, the applicant shall:

2. The applicant shall resubmit lighting plans to demonstrate that both access drive aisles that directly connect to public streets meet the minimum technical lighting standards for vehicle circulation areas within residential zones. (BDC 40.03.1.F, and 60.05-1.B) (Transportation / KM)

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

3. Submit plans demonstrating lighting levels at property lines do not exceed the standard maximum of 0.5 foot-candles. Provide a revised photometric lighting plan, architectural elevations and a site plan showing compliance with all applicable lighting levels, as outlined in Section 60.05.30 and Table 60.05-1 Technical Lighting Standards of the Development Code, including the location and placement of light fixtures. (Planning/SP)

D. Prior to the start of construction, the applicant shall:

4. 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.), and the current standards in place per the Clean Water Services District, Design and Construction Standards. (Site Development Div. / CR)
5. Stormwater surface water management requirements should be 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. 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, fee-in-lieu can qualify. (Site Development Div. / CR)

E. Prior to final inspection and final occupancy permit issuance of any building permit, the applicant shall:

6. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified and approved by the decision-making authority. (On file at City Hall). (Planning/SP)
7. 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/SP)
8. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/SP)

Parking Determination (PD2020-0003)

A. General Conditions, the Applicant shall:

1. Ensure the associated land use applications DR2020-0071 and CU2020-0005 have been approved. (Planning / SP)