



Staff Report

STAFF REPORT DATE: April 26, 2017

HEARING DATE: May 3, 2017

TO: Interested Parties

FROM: Jana Fox, Associate Planner

PROPOSAL: **Iron Gate Self Storage
CU2017-0004 / DR2017-0012**

LOCATION: The subject site is located at 5355 SW 107th Avenue at the northern terminus of SW 107th Avenue north of the intersection of SW 107th with Allen Boulevard. The property is identified on Washington County Assessor's Map 1S1 15DA as Tax Lot 01000.

SUMMARY: The applicant requests Conditional Use approval for Self-Storage use of a property located in an Industrial zoning district. The applicant also requests Design Review Two approval for a proposed remodel of an existing 39,000 square foot building approximately 36 feet in height at the tallest point. The proposal also includes the construction of two new secondary buildings approximately 5,400 square feet and 4,000 square feet in size, and up to approximately 17 feet in height at their tallest point and all associated site improvements. Plans for all applications are available for review at City Hall.

PROPERTY OWNER: Iron Gate Beaverton 2 LLC
Glen Aronson
305 Camino Bravado
San Clemente, CA 92673

APPLICANT'S REPRESENTATIVE: Jivanjee Circosta Architecture LLP
Doug Circosta
209 NE Lincoln Street Ste. A
Hillsboro, OR 97124

DECISION: **APPROVAL** of **CU2017-0004 / DR2017-0012 (Iron Gate Self Storage)** subject to conditions of approval.

BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Application Deemed Complete	120-Day	240-Day*
CU2017-0004	February 16, 2017	March 7, 2017	July 5, 2017	November 2, 2017
DR2017-0012	February 16, 2017	March 7, 2017	July 5, 2017	November 2, 2017

* Pursuant to Section 50.25.9 of the Development Code this is the latest date, with a continuance, by which a final written decision on the proposal can be made.

Existing Conditions Table

Zoning	IND - Industrial	
Current Development	Vacant Warehouse	
Site Size & Location	5355 SW 107 th Avenue; at the northern terminus of SW 107 th Avenue, north of Allen Boulevard, east of Highway 217; Washington County Assessor's Map 1S1 15DA as Tax Lot Tax Lot 01000	
NAC	Denney Whitford / Raleigh West Neighborhood Association Committee	
Surrounding Uses	<u>Zoning:</u> North: INDUSTRIAL South: INDUSTRIAL East: INDUSTRIAL West: INDUSTRIAL	<u>Uses:</u> North: Industrial / Bus Barn South: Industrial East: Industrial West: Industrial

DESCRIPTION OF APPLICATION AND TABLE OF CONTENTS

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<u>Attachment B:</u> CU2016-0011 <i>New Conditional Use</i>	CU1-CU5
<u>Attachment C:</u> DR2016-0103 <i>Design Review Three</i>	DR1-DR14
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Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Vicinity Map (page SR-4 of this report)

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

Exhibit 2. Public Comment

None received, to date.

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Submittal Package including plans

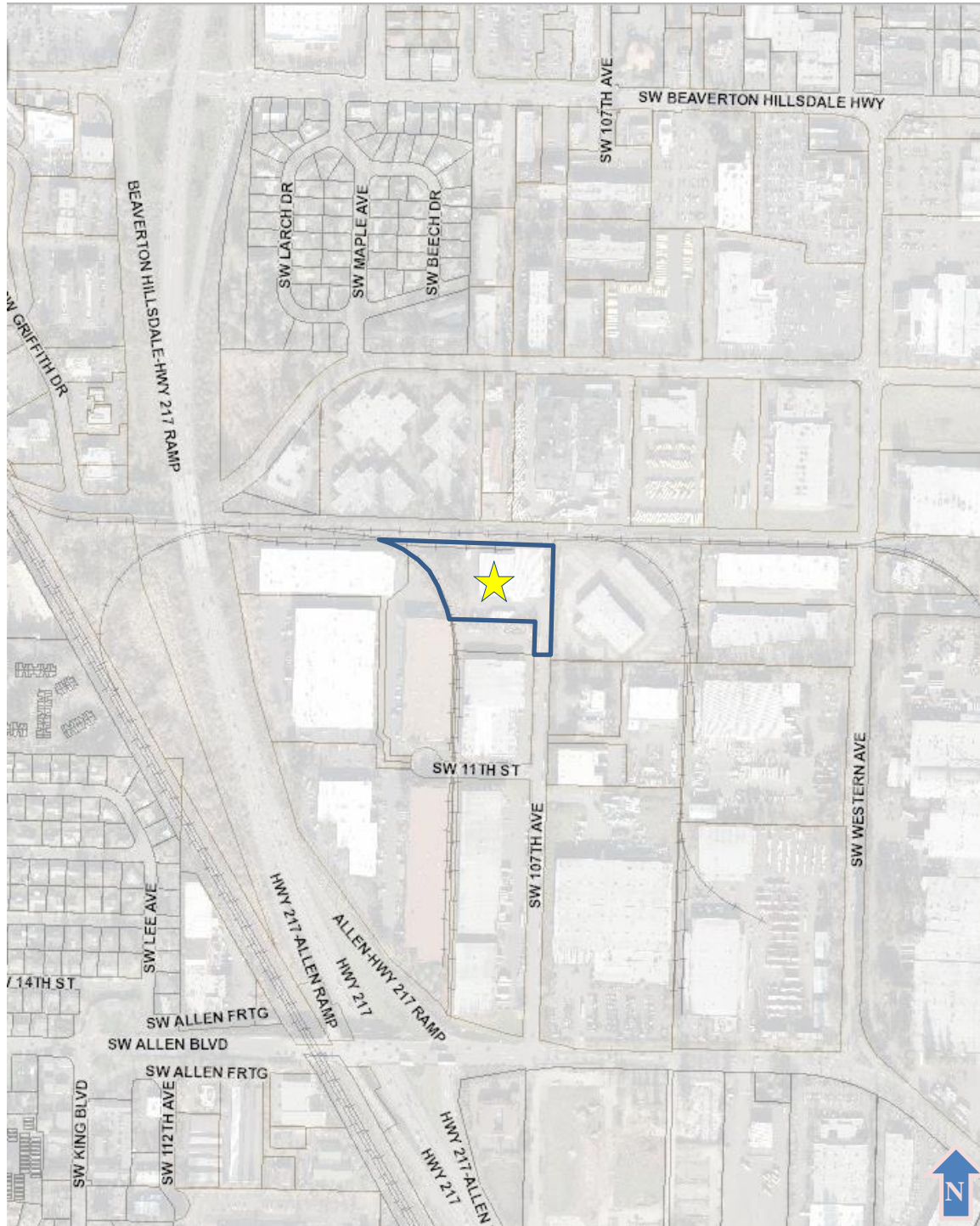
History:

This proposal was previously reviewed and approved by the Planning Commission on August 13, 2014, case files CU2014-0006 and DR2014-0051. The approvals subsequently expired on August 25, 2016 without project construction commencing or an extension request being filed or granted. The applicant wishes to proceed with this project and has resubmitted the same plans for review under the current case files.

**Iron Gate Self Storage
CU2017-0004 / DR2017-0012
Zoning Map**



**Iron Gate Self Storage
CU2017-0004 / DR2017-0012
Aerial Map**



**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
Iron Gate Self Storage
CU2017-0004 / DR2017-0012**

Section 40.03 Facilities Review Committee:

The Facilities Review 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 for Approval will be reviewed for all criteria that are applicable to the submitted applications as identified below:

- **All twelve (12) criteria are applicable to the submitted Conditional Use and Design Review applications as submitted.**
- A. ***All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal 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 necessary on-site and off-site connections and improvements to public water, public sanitary sewer and storm water drainage facilities.

Public water

Water service will be provided by the City of Beaverton and is available through 8-inch and 12-inch water mains within a waterline easement through the southern portion of the site. The available service has sufficient capacity to serve the proposed development.

Public sanitary sewer

The City of Beaverton provides sewer service through an 8-inch sewer main in the SW 107th Avenue right-of-way and within an easement along the eastern side of the site. The available service has sufficient capacity to serve the proposed development.

Storm water drainage, treatment, and detention

The City of Beaverton provides storm water drainage along the south side of the project site through manhole connections to a storm line that traverses properties to the west, connecting with a line along Highway 217. The applicant has submitted a preliminary drainage report, included in the application materials. The Committee has found the report and associated utility plans are adequate in addressing the site's on-site surface water management.

To ensure appropriate design and construction of critical facilities including but not limited to utility connections, access to manholes and structures, maintenance requirements, and associated construction and utility phasing plans, the Committee recommends conditions of approval through the Design Review application.

Transportation

The site is located at the northern terminus of SW 107th Avenue as accessed from SW Allen Boulevard. The City's Comprehensive Plan classifies SW 107th Avenue as a Local Street and SW Allen Boulevard as an Arterial.

A Traffic Impact Analysis was not included with the application. The proposed development, a new 458 unit Mini-Warehouse (ITE Code No. 151), generates a total of 114 new trips on average during a weekday. The trip generation estimates were obtained from Trip Generation 9th Edition, published by the Institute of Transportation Engineers. The Beaverton Development Code requires a Traffic Impact Analysis for any new use that generates more than 200 vehicle trips per day on average. As the proposal will generate fewer trips than the threshold, no Traffic Impact Analysis is required.

Fire protection

Tualatin Valley Fire & Rescue (TVF&R) provides fire protection services for property in this area. Preliminary comments and conditions of approval have been received from TVF&R. TVF&R endorses this proposal predicated on the attached criteria and conditions of approval. TVF&R will also review the plans prior to site development permit issuance for continuity with relative fire safety related issues.

With the recommended conditions of approval, this proposal will provide required critical facilities and services, thereby meeting this criterion for approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to 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 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 forwarded to City Transportation staff and City Police Department, for comments and/or conditions of approval.

Schools

The subject site is within the Beaverton School District boundaries. The proposal does not include additional new dwelling units. Therefore, the proposal will not generate demand for services from the applicable public school system.

Transit improvements

Tri-Met provides transit service along Allen Boulevard via Bus Route No. 53. The No. 53-Arctic/Allen runs on a loop from and to the Beaverton Transit Center along Lombard, Beaverton-Hillsdale Highway, Griffith, 5th, Western, Arctic, Allen during the weekday morning and evening rush hours only. Bus Route No. 53 is west-bound in the morning on the north side of Allen and east-bound in the evening on the south side of Allen. The closest west-bound morning stop is at the northeast corner of the intersection of 107th and Allen Boulevard and the closest east-bound evening stop is on the south side of Allen Boulevard, between 107th and Western Avenue. The nearest stop is approximately one-third mile from the proposed development site. The proposed improvements to the site include pedestrian access to 107th Avenue and, thus, pedestrian access to transit service. The site is adequately served by transit and the proposal does not warrant additional transit stops.

Police protection

The site will be served by the Beaverton Police Department for public safety. The Police Department did not cite any issues or recommendations to the Facilities Review Committee.

On-site pedestrian and bicycle facilities in the public right-of-way

The project site has direct access to 107th Avenue. The east side of 107th is improved with existing sidewalks approximately 370 feet south of the subject site. Bike lanes are currently not available in the 107th Avenue right-of-way, nor are they required within a local street cross-section.

The subject site is located at the terminus of 107th Avenue therefore, no frontage improvements are required. The applicant has proposed driveway approach improvements, including a pedestrian walkway, connecting on-site improvements to SW 107th Avenue. Construction of a commercial driveway approach has been conditioned through this review

With the recommended conditions of approval, this proposal will provide required essential facilities, thereby meeting this criterion for approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- C. *The proposal 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 proposal.***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates to the applicable Code requirements of Chapter 20 for the Industrial (IND) zone as applicable to the above mentioned criteria. As demonstrated on the chart, the development proposal meets all applicable standards of the IND zone.

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

- 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 proposal.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60, in response to the above mentioned criteria. Staff will provide findings for the applicable Conditional Use and Design Review approval criteria within the applicable sections of the staff report.

Floodplain Regulations (Section 60.10)

60.10.20. Commercial and Industrial Uses in the Floodway Fringe. All commercial and industrial uses, if allowed in the primary zone are allowed in the floodway fringe if the proposed development:

- 1. Meets the requirements of Beaverton Code Section 9.05;*
- 2. Meets the requirements of the City Engineering Design Manual and Standard Drawings;*
- 3. Meets the requirements of the Clean Water Services District Design and Construction Standards Manual based on affirmative statements in documentation from CWS; and*
- 4. Has been reviewed and approved by the appropriate City approval authority as meeting the requirements and standards of this ordinance.*

As described by the applicant, "The site is located within a 100 year floodplain with a defined elevation of 184.70. Per City of Beaverton Code, floor elevations must be a minimum of one foot above the flood elevation and no net loss of flood storage is allowed. The two new storage buildings will be constructed with an elevated floor system to a finished floor elevation of 185.70. Flood waters will be allowed to pass beneath the proposed buildings.... The floor of the existing shop building will be raised to a new finished floor elevation of 185.70. Net site cuts and fills have been balanced to the extent that no loss of flood storage occurs at any given site elevation. ..."

To ensure appropriate design and construction related to applicable floodplain regulations, the Committee recommends conditions of approval through the Design Review application.

Off-Street Loading Requirements (Section 60.25)

Section 60.25.15 outlines the number of required loading berths for various uses and states: *The following numbers and types of berths shall be provided for the specified uses. The uses specified below shall include all structures designed, intended or arranged for such use. In the case of a use not specifically mentioned, the requirements for off-street loading facilities shall be the same as a use which is most similar.*

The applicant states that, "...This self-storage facility is most similar to category 4, commercial establishments not otherwise specified. Self-storage is not a warehouse use and storage space is divided into small individual units each storing small quantities belonging to different people. The storage units provided do not accommodate the contents of large trucks. City code uses both warehouse and storage as terms. This use is storage, not warehouse." "The largest trucks that come on the property are 40 feet long rental trucks... Category 4 requires three (3) Type B Loading Berths for the size of this project...."

The applicant proposes self-storage facilities totaling 87,360 square feet. The committee agrees with the applicant, that Section 60.25.15.4, inclusive of commercial establishments not otherwise specified, is the applicable requirement for the proposal. Section 60.25.15.4, inclusive of commercial establishments not otherwise specified, requires three (3) Type 'B' loading berths.

Section 60.25.10.2 states that, "Type B berths shall be at least 30 feet long by 12 feet wide by 14 feet 6 inches high, inside dimensions with 30 feet maneuvering apron." The applicant proposes two (2) loading berths at 40 feet long by 19 feet wide by 13 feet 2 inches high with 50 feet maneuvering area, and four (4) loading berths parallel to Buildings 'A' and 'B' at 30 feet long by 12 feet wide without cover, three (3) with 30 feet maneuvering areas. The proposal satisfies the requirement.

Off-Street Parking Requirements (Section 60.30)

Within the Industrial zoning district, the following standards for the required amount of off-street parking spaces apply:

Motor Vehicle

A storage warehouse requires 0.3 parking spaces per 1,000 square feet of floor area. The proposal is for an 87,360 square foot self-storage facility. A storage facility of the proposed size requires a minimum of 26 parking spaces and is allowed no more than a maximum of 44 parking spaces. The applicant is proposing 28 parking spaces of which 26 are oversized and 2 are ADA.

Bicycle

Storage warehouse facilities do not have a minimum short-term bicycle parking requirement but they do require two (2), long-term bicycle parking spaces or one space for every 80,000 square feet of floor area. Therefore, the proposal is required to provide two (2) long-term bicycle parking spaces. The applicant has proposed two (2) long-term bicycle parking spaces interior to building 'A' within the elevator area.

Transportation Facilities (Section 60.55)

60.55.15 Traffic Management Plan

Where development will add 20 or more trips in any hour on a residential street, a Traffic Management Plan acceptable to the City Engineer shall be submitted in order to complete the application. A residential street is any portion of a street classified as a Local Street or Neighborhood Route and having abutting property zoned R2, R4, R5, R7, or R10.

The application does not include a Traffic Management Plan. SW 107th Avenue in the vicinity of the subject site is a Local Street abutting property zoned Industrial. Therefore, a Traffic Management Plan is not applicable.

60.55.20 Traffic Impact Analysis

Please see Criterion A.

60.55.25 Street and Bicycle and Pedestrian Connection Requirements

The proposal does not include new street or bike connections. The Beaverton Comprehensive Plan does not indicate planned connections to adjacent property. The proposal includes on-site pedestrian walkways with a five foot width, which connect all buildings on-site and connection to the public street system.

Section 60.55.25.8 of the Development Code states that "To preserve the ability to provide transportation capacity, safety, and improvements, a special setback line may be established by the City for existing and future streets, street widths, and bicycle and pedestrian connections for which an alignment, improvement, or standard has been defined by the City. The special setback area shall be recorded on the plat." The Beaverton Comprehensive Plan shows that in the future, SW 107th Avenue is to be extended to the north, as shown on Figure 6.18 of the Local Connectivity Maps. Therefore, as a Condition of Approval, the applicant shall record a special setback on the plat [or via easement] that restricts new buildings and permanent structures from being built along the easternmost 58 feet of the property, corresponding to the future extension of SW 107th Avenue to the north. Nothing in this condition shall require any change to the existing structure at 5355 SW 107th Avenue. This will allow the existing development to be approved, while not impacting future street connectivity in the area. Special setback area may be used consistent with the proposed development and does not restrict vehicular movement or non-structural changes.

60.55.30 Minimum Street Widths

The Beaverton Comprehensive Plan classifies SW 107th Avenue as a Local Street, which terminates at the site. The proposal includes a standard driveway approach to differentiate between SW 107th Avenue and the development site. A condition of approval for a commercial driveway approach is included. As the site is located at the terminus of SW 107th Avenue no additional frontage improvements are required.

60.55.35 Access Standards

The proposal includes one driveway approach on SW 107th Avenue. No obstructions are proposed within the driveway vision clearance triangle.

60.55.40 Transit Facilities

TriMet's Bus Route No. 53 Arctic/Allen runs along SW Allen Boulevard. The No. 53 Arctic/Allen runs on a loop to Beaverton Transit Center, along Lombard, Allen, Arctic, Western, 5th, Griffith and Beaverton-Hillsdale Highway, during the weekday morning and evening rush hour only. The nearest stop is approximately one-third mile from the proposed development site. The site is adequately served by transit and the proposal does not warrant additional transit stops.

Therefore, with fulfillment of the recommended conditions of approval the criteria found in Chapter 60.55 are met.

Trees and Vegetation Requirements (Section 60.60)

The site contains Community Trees and Landscape Trees. The proposal includes removal of four Community Trees from the site. Per Section 40.90.10.1, up to four Community Trees may be removed within a one (1) calendar year period. The Development Code does not require mitigation for removal of Community Trees.

Utility Undergrounding (Section 60.65)

The applicant states that, "The site is fully served by existing facilities. No existing off-site facilities are impacted by this project and no new facilities are proposed. Therefore the regulation to underground off site facilities does not apply. Any on site existing overhead utilities that are impacted by this project will be located underground. Any new on site utilities will be located underground."

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. No utility service lines to the structures shall remain overhead on site. To meet the requirements of Section 60.65, staff recommends conditions of approval.

With the recommended conditions of approval, this proposal will be consistent with applicable provisions of Chapter 60, thereby meeting this criterion for approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- 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 ditches, 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 applicant states that, "Adequate means are available for maintenance of this proposed development. The property owner intends to develop and maintain a quality project. The owner has numerous similar projects in the metropolitan and Vancouver area and intends to retain ownership of this property." The proposal as represented does not appear to present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure of facilities on site.

With the recommended conditions of approval, this proposal will be able to be maintained, thereby meeting this criterion for approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

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

The proposal includes vehicle drive aisles; and on-site pedestrian walkways with a minimum five foot width, which connect all buildings on site and connection to the public street system.

The proposed internal pedestrian pathway system is efficient because pathways are located adjacent to buildings, between buildings, through parking areas, and adjacent to parking areas, all of which provide connection to the public street system and adjacent site to the north. All internal pedestrian pathways that cross intersections or travel lanes include unique materials, color, or pattern which differentiate the pathway from the travel lane. This visual differentiation provides for improved safety as drivers are made aware of pedestrian crossings.

The proposal includes truck turning diagrams that demonstrate trucks can enter, circulate, and exit the site without conflict with any parking, buildings or other physical improvements on site.

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

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

The proposal includes a standard driveway approach to differentiate between SW 107th Avenue and the development site. A condition of approval for construction of a commercial driveway approach has been included. The approach will ensure that

vehicles do not mistake the driveway as a public street. No obstructions are proposed within the driveway vision clearance triangle.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- 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.***

Fire protection will be provided to the site by Tualatin Valley Fire & Rescue Department. Tualatin Valley Fire & Rescue reviewed the proposal and have provided conditions of approval, which are incorporated herein. The proposal will need to show compliance to the City's Building Code Standards prior to issuance of site development and building permits, which includes compliance with TVF&R standards.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

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

The Committee finds that review of the construction documents at the building and site development permit stages will ensure protection from hazardous conditions due to inadequate, substandard or ill-designed development. The proposed sidewalks and walkways will be adequately lighted to meet the minimum applicable Design Standards, as a Condition of Approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- 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 describes that the, "On-site grading is designed to serve the proposed development without adverse effects on surrounding private properties and public right of ways. The site is graded to capture all surface water and prevent it from going on to adjacent properties and public right-of-ways."

Grading Standards (Section 60.15.10)

The on-site surface contour grading standards specified in Section 60.15.10.3. are applicable to all land use proposals where grading is proposed, including land division proposals and design review proposals, as applicable. This Section does not supersede Section 60.05.25. (Design Review) and the exemptions listed in Section 60.15.10.2. will apply equally to design review proposals.

The Grading Standards of Section 60.15.10.3 are applicable to any land use proposal, "within twenty-five (25) feet of a property line within or abutting any residentially zoned property." The subject site is within and is surrounded by Industrially zoned property. Therefore, the on-site surface contour grading standards specified in Section 60.15.10.3 are not applicable to the proposal. Review of grading and contouring will be reviewed within the Design Review Two approval criteria and 60.05.25.

The applicant must show compliance with Site Development erosion control measures at the time of Site Development permit issuance.

With the recommended conditions of approval, grading and contouring of the site can be designed to accommodate the proposed use and mitigate adverse effects, thereby meeting this criterion for approval.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

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 applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Compliance with ADA requirements are reviewed with the Building Permit application.

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

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

The applicant submitted the land use applications on February 16, 2017 and was deemed complete on March 15, 2017. In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds the proposal meets the criterion.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Industrial (IND) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.15.20. Land Uses			
Use, Permitted	Conditional: Self-Storage Facilities	New Self-Storage Facility	Refer to CU Findings
Development Code Section 20.15.15. Site Development Standards			
Minimum Parcel Area	None	Existing 143,198 square feet. No proposed modifications to parcel size.	N/A
Lot Dimensions Minimum Width Minimum Depth	None None	No proposed modifications to lot dimensions	N/A
Minimum Yard Setbacks ¹			Yes
1. Any Yard Abutting a Residential Zone	75 feet	N / A	
2. Front	35 feet	Front: 223 feet from SW 107 th 86.5 feet from abutting property to south	
3. Side ^{1 2}	10 feet None abutting railroad spur (west)	Side: 56 feet 10 5/8 inches (east) 17 feet 10 inches (west)	
4. Rear ²	None	Rear: 6 feet 7 inches (north)	
Building Height Maximum ³	45 feet	37 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.	Tenant improvements to two existing buildings totaling 78,000 square feet in floor area, and construction of two new buildings totaling 9,360 square feet in floor area.	Refer to Design Review findings
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The subject site is located in the floodplain. Proposal must meet City, CWS and FEMA requirements.	Yes, as conditioned
Development Code Section 60.25 – Off Street Loading Requirements			
60.25.10 Loading Berth Design	1. Type B berths shall be at least 30 feet long by 12 feet wide by 14 feet 6 inches high, inside dimensions with 30 feet maneuvering apron.	The applicant proposes four (4) loading berths at 30 feet long by 12 feet wide without cover, three of these berths include 30 feet maneuvering areas. and two (2) loading berths at 40 feet long by 19 feet wide by 13 feet 2 inches high with 50 feet maneuvering area	Yes
60.25.15. Number of Required Loading Spaces	4. Department stores, retail establishments, funeral homes, restaurants, and commercial establishments not otherwise specified. 50,001-100,000sf: 3 each additional 50,000 or fraction thereof: 1 additional	The applicant proposes self-storage facilities totaling 87,360 square feet which requires three Type 'B' loading berths. The proposal includes three Type B loading berths.	Yes
Development Code Section 60.30 – Off-Street Parking			
Required Vehicle Parking (minimum) Parking Zone B (maximum)	<u>Storage Warehouse</u> 0.3 parking spaces per 1,000 square feet of gross floor area	The applicant proposes 28 parking spaces (26 standard, 2 ADA) As described, below, 27 standard parking spaces will satisfy the parking demand for the proposed Self Storage use.	Yes

Required Bicycle Parking	<u>Storage Warehouse</u> Short-Term Not required Long-Term 2 spaces	The applicant proposes 2 long term spaces inside Building A in the elevator lobby	Yes
Development Code Section 60.55 – Transportation			
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 and Vegetation			
Trees & Vegetation	Regulations pertaining to the, preservation, removal, and mitigation of trees.	The site contains Community Trees and Landscape Trees. The proposal includes removal of four Community Trees from the site. Per Section 40.90.10.1, up to four Community Trees may be removed within a one (1) calendar year period. No mitigation is required.	Yes
Development Code Section 60.65 – Utility Undergrounding			
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.	The applicant states that, “No existing off-site facilities are impacted by this project and no new facilities are proposed. Therefore the regulation to underground off site facilities does not apply. Any on site existing overhead utilities that are impacted by this project will be located underground. Any new on site utilities will be located underground.” 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. No utility service lines to the structures shall remain overhead on site. To meet the requirements of Section 60.65, staff recommends conditions of approval.	Yes, as conditioned

**CU2017-0004
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE APPROVAL**

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Therefore, the Committee finds that the proposal meets the criteria.

Section 40.15.15.3.C New Conditional Use Approval Criteria:

In order to approve a New 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 Conditional Use application.*

The criterion for a New Conditional Use application is as follows:

- 1. *The proposed use is Conditionally permitted in the underlying zoning district and a prior Conditional Use approval for the proposed use is not already in effect.***

The applicant proposes to convert the existing buildings and construct two new buildings for use as a self-storage facility in the Industrial (IND) zoning district. Self-Storage Facilities are a Conditional Use in the IND zoning district. A previous Conditional Use for the same self-storage proposal was issued in 2014, however the use was not established on the site within the two year approval window and therefore the Conditional Use approval expired along with the Design Review approval. As there is no current valid Conditional Use approval for self-storage on the subject site the threshold for a Conditional Use is met.

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

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

The applicant paid the required fee associated with a New Conditional Use application.

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

3. The proposal will comply with the applicable policies of the Comprehensive Plan.

The applicant's response to Criterion No. 3 states that the proposal satisfies the applicable sections of the Comprehensive Plan, as identified in the Pre-Application Conference notes.

Staff cites the following comprehensive plan policies and associated findings as applicable to this criterion:

Chapter 3 (Land Use Element)

3.12 Industrial Development

3.12.1. Goal: Attractive, compatible industrial, manufacturing, warehouse, and heavy industrial development at locations in the City served by good transportation networks.

Policies:

- a) *Regulate new development in Industrial Areas to maintain economic function while buffering incompatible adjacent uses.*

The proposed self-storage facility includes conversion of the existing buildings and construction of two additional buildings. The proposed building design is consistent with an industrial, warehouse function in an industrially zoned area. The subject site is fully within and surrounded by properties carrying the Industrial zoning designation. Surrounding development and uses are typical of the allowed uses within the Industrial Zone.

The subject site is accessed by the current terminus of SW 107th Avenue from SW Allen Boulevard which serve the site and surrounding properties. 107th Avenue and Allen Boulevard currently accommodate the movement of large vehicles and can accommodate the needs of a self-storage facility. Future extension of SW 107th Avenue is shown in the city's Transportation System Plan and Transportation Element through the subject site. The proposed development does not interfere with future street extension. Staff recommends a condition of approval that a special setback easement be provided to coincide with the location of the future street extension to ensure this and future development do not preclude extension of the public street.

- d) *Promote good design in developing industrial areas to provide a positive contribution to the community environment.*

The applicant proposes conversion of existing industrial buildings and construction of two additional buildings. The proposed buildings are primarily screened by existing development and the terminus of 107th street a significant distance from the structures. The buildings are subject to Design Review Standards which ensure development is designed in accordance with the City's design standards to ensure appropriate and attractive development.

- e) *Industrial development shall recognize and respect the character of the surrounding development.*

Surrounding properties were developed for industrial uses and are typical building construction is tilt-up concrete with parapet walls and loading docks. The proposed parapet wall for the visible south elevation of the existing buildings is in keeping with surrounding building design patterns.

- f) Ensure the adequate traffic circulation, off-street parking, and loading and service areas are provided to serve the existing and projected development in industrial areas.*

The applicant has proposed site improvements to allow circulation of fire department trucks and standard rental moving trucks. The applicant has also proposed the required amount of off-street parking and loading for the proposed self-storage use of the subject site. These issues have been addressed within the Facilities Review portion of this report.

Chapter 5 (Public Facilities and Services)

Public Facilities and Services such as stormwater, water, and sanitary sewer are addressed in the Facilities Review portion of this report, Exhibit A. The Facilities Review Report finds that all public facilities and services are provided or can be provided at the time of development.

Chapter 6 (Transportation Element)

6.2.3. Goal: A safe transportation system.

- g) Maintain access management standards for streets consistent with City, County, and State requirement to reduce conflicts among vehicles, trucks, rail, bicycles, and pedestrians. Preserve the functional integrity of the road system by limiting access per City standards.*

The site is located at the northern terminus of SW 107th Avenue as accessed from SW Allen Boulevard. The City's Comprehensive Plan classifies SW 107th Avenue as a Local Street and SW Allen Boulevard as an Arterial.

The existing driveway location for the subject site is proposed to remain, with proposed driveway, pedestrian, and gate improvements. The location of the driveway on SW 107th coupled with the number of associated trips and improvements will preserve the functional integrity of the road system by limiting access. Future extension of SW 107th Avenue is addressed above in response to 3.12.1.a.

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

4. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

The site is developed with buildings 'A' and 'B' and site improvements. Proposed new buildings 'C' and 'D' designed to allow for passage of flood waters underneath, while meeting the proposed needs of the requested Self-Storage use. The site is reasonable flat with a size, dimension, and configuration that can reasonable accommodate the proposal with minimal grading.

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

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

The proposal includes one property at the terminus of a Local Street within the Industrial zoning district. The subject site is surrounded by other properties that carry the Industrial zone

Per Development Code section 20.15.10, the purpose of the Industrial district is, "The Industrial District is intended to provide sites for manufacturing, distribution, industrial uses, and uses requiring processing, fabrication and storage, including outdoor storage areas, heavy equipment and other similar uses not compatible in an Office Industrial area."

A Self-Storage Facility is a commercial use, which is being proposed in an industrial area. Self-storage is one of four commercial storage uses listed in Section 20.15.20 of the Development Code. The other three storage uses are permitted uses and include Cold Storage Plants, Storage or Sale Yards, and Storage Yards for Building Materials. Surrounding properties are in use by various commercial, industrial, civic and other uses. Within the context of the landscape in this area of the city, the subject site is suitable for the proposed use.

The proposed Self-Storage use includes 87,360 square feet within two, two-story buildings and two single-story buildings. Buildings 'A' and 'B' are attached and total 78,000 gross square feet of floor area in a floor plate of 39,329 square feet. Building 'C' is 5,400 gross square feet and building 'D' is 3,960 gross square feet.

The proposed size of the buildings and the overall development are such that the proposal is reasonably compatible with and will have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.

Self-Storage is a low trip generation commercial use. It would be reasonable to expect a mix of personal vehicles and moving trucks accessing the site. As a mix of vehicles from small personal vehicles to large distribution tractor trailers use SW 107th Avenue to access the various uses surrounding the subject site, the mix of vehicles associated with the proposed self-storage use is reasonably compatible with and will have minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.

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

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

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

The applicant submitted the application on February 16, 2017 and was deemed complete on March 7, 2017. A Design Review Two application is being processed concurrently with the subject request for a Conditional Use. The Conditional Use application is dependent upon approval of the Design Review Two. Staff recommends a condition of approval which states that approval of the Conditional Use application is subject to approval of the associated Design Review application.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **CU2017-0004 (Iron Gate Self Storage)**. Should the Planning Commission find that the application meets the approval criteria staff has recommended conditions of approval in Attachment D.

**DR2017-0012
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TWO APPROVAL**

Section 40.03.1 Facilities Review Approval Criteria:

The applicant for development must establish that the application complies with all relevant standards in conformance with Section 50.25.1.B and all the following criteria have been met:

Facilities Review Approval Criteria Section 40.03.1.A-L

Staff has reviewed the applicable Facilities Review criteria in Attachment A to this report. Staff cites the findings presented in Attachment A in response to the Facilities Review approval criteria. As identified in Attachment A, above, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Therefore, the Committee finds that the proposal meets the criteria.

Planning Commission Standards for Approval:

Section 40.20.15.2.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 Two 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 Type2 Design Review.

Section 40.20.15.2.C Approval Criteria: In order to approve a Design Review Two 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 Two application.*

The applicant requests approval of a Design Review Two application for conversion of two two-story warehouse buildings totaling 78,000 square feet and construction of two single-story buildings totaling 9,360 square feet as well as associated site improvements within the Industrial zoning district. Therefore, the project clearly satisfies thresholds 5, 6, and 7 for a Design Review Two application, as listed above.

- 5. Building additions in industrial zones less than 30,000 gross square feet that do not qualify for consideration under the Thresholds for Design Review Compliance Letter.*
- 6. Any change in excess of 15 percent of the square footage of on-site landscaping or pedestrian circulation area with the exception for an increase in landscape art of up to 25 percent.*
- 7. Any new or change to existing on-site vehicular parking, maneuvering, and circulation area which adds paving or parking spaces.*

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 paid the required fees for a Design Review Two application.

Therefore, staff finds that the criterion is met.

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

The applicant has submitted sufficient materials to review the subject proposal for compliance with the approval criteria.

Therefore, staff finds that the criterion is met.

4. The proposal is consistent with all applicable provisions of Sections 60.05.15. through 60.05.30. (Design Standards).

The Design Standards are addressed in the tables, below. As noted in the tables, the proposal with limited conditions does satisfy all of the applicable provisions of Sections 60.05.15 through 60.05.30.

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

5. For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the proposed additions or modifications are moving towards compliance with specific Design Standards 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 standard; or**
- b. The location of existing structural improvements prevent the full implementation of the applicable standard; or**
- c. The location of the existing structure to be modified is more than 300 feet from a public street.**

The applicant requests approval of a Design Review Two application for conversion of two two-story warehouse buildings totaling 78,000 square feet and construction of two single-story buildings totaling 9,360 square feet as well as associated site improvements. As addressed under criterion 4, above, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards), as conditioned.

Therefore, staff finds that by meeting the conditions of approval 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.***

The applicant has submitted all documents related to this request for Design Review Two approval. A New Conditional Use application is being processed concurrently with the subject request for Design Review Two. No further applications or documents are needed at this time.

Therefore, staff finds that the criteria is met.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **DR2017-0012 (Iron Gate Self Storage)** subject to the proposed conditions of approval.

Design Review Standards Analysis

Section 60.05.15 Building Design & Orientation Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.15.1 Building Articulation and Variety			
60.05.15.1.A	Attached residential buildings in Residential zones shall ...	No residential buildings are proposed	N / A
60.05.15.1.B Buildings visible from and within 200 feet of an adjacent public street shall have a minimum portion of the street-facing elevation(s) and the elevation(s) containing a primary building entrance or multiple tenant entrances devoted to permanent architectural features designed to provide articulation and variety...	3. Fifteen (15) percent in Industrial zones. In Industrial zones, where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities, the above standards shall apply only to elevations visible from and within 100 feet of an adjacent public street, and elevations that include a primary building entrance or multiple tenant entrances, excluding roofs.	The south elevation of the proposed building is within 225 feet from the northern terminus of SW 107 th Avenue.	N / A
60.05.15.1.C The maximum spacing between permanent architectural features shall be no more than:	2. Sixty (60) feet in Industrial zones.	Permanent architectural features are proposed at no more than 31 feet apart.	Yes
60.05.15.1.D	...detached and attached residential...	No residential buildings are proposed	N / A
60.05.15.2 Roof Forms			
60.05.15.2.A	All sloped roofs...	The proposal includes application of a parapet wall.	N / A
60.05.15.2.B	Sloped roofs on residential uses in residential zones and on all uses in multiple use and commercial zones shall...	The proposal is located within an Industrial zone	N / A
60.05.15.2.C	All roofs with a slope of less than 4/12 pitch shall be articulated with a	The proposal includes a parapet wall applied to the portion of the existing buildings that is	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	parapet wall that must project vertically above the roof line at least twelve (12) inches or architecturally treated, such as with a decorative cornice.	exposed to view from SW 107 th Avenue. The parapet wall is proposed to project above the existing roofline by 12 inches and is architecturally treated.	
60.05.15.2.D	When an addition to an existing structure or a new structure is proposed in an existing development, the roof forms for the new structures shall have similar slope and be constructed of the same materials as existing roofs.	A portion of the primary structure will have low pitched rooflines with parapets. The proposed new buildings will be compatible with the existing remodeled structures as they have roof that are visually similar. Additionally the new structures are screened from the public right-of-way by an existing arborvitae hedge.	Yes
60.05.15.2.E	...not subject...		N / A
60.05.15.3 Primary Building Entrances			
60.05.15.3.A	Primary entrances, which are the main point(s) of entry where the majority of building users will enter and leave, shall be covered, recessed, or treated with a permanent architectural feature in such a way that weather protection is provided. The covered area providing weather protection shall be at least six (6) feet wide and four (4) feet deep.	The applicant proposes awning canopies of the primary entrances located along the south elevation of the existing buildings. The main pedestrian entrance includes a canopy that is approximately 12 feet wide by 6 feet deep to provide weather protection.	Yes
60.05.15.4 Exterior Building Materials			
60.05.15.4.A	For attached residential uses in Residential zones and all residential uses in Multiple Use zones, ...	The proposal does not include a residential use.	N / A
60.05.15.4.B	This standard shall also apply to all uses in the Industrial zones... only to the primary elevation that is visible from and within 200 feet of a public street...	The subject site is within an Industrial zone and the existing and proposed buildings are more than 225 feet from the terminus of SW 107 th Avenue	N / A
60.05.15.4.C	...plain, smooth,	The applicant states that, "All	

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	exposed concrete and concrete block used as foundation material shall not be more than three (3) feet above the finished grade level adjacent to the foundation wall, unless pigmented, textured, or both. In Industrial districts, foundations may extend up to four (4) feet above the finished grade level.	foundation stem walls for all buildings are less than 4 feet above finished grade. In general most stem walls will be about 3 feet in height in order to raise the floor line of the buildings above the flood plain. All wall finishes at or below 12 inches above the flood plain will be concrete”	Yes
60.05.15.5 Roof-Mounted Equipment			
60.05.15.5.		The applicant states that, “No roof-mounted equipment is proposed.”	N / A
60.05.15.6 Building location and orientation along streets in Commercial and Multiple Use zones			
60.05.15.6		The proposal is located in an Industrial zone, not a Commercial or Multiple Use zone.	N / A
60.05.15.7 Building scale along Major Pedestrian Routes.			
60.05.15.7		The proposal is not located along a Major Pedestrian Route.	N / A
60.05.15.8 Ground floor elevations on commercial and multiple use buildings			
60.05.15.8	A. Except those used exclusively for residential use, ground floor elevations visible from and within 200 feet of a public street... B. Except those used exclusively for residential use, ground floor elevations that are located on a Major Pedestrian Route, sidewalk, or other space where pedestrians are allowed to walk...	The existing and proposed buildings are more than 225 feet from the terminus of SW 107 th Avenue within an Industrial zone. No public right-of-way sidewalks about the subject site.	N / A
60.05.15.9 Compact Detached Housing design			
60.05.15.9		The proposal is for self-storage, not Compact Detached Housing	N / A

Section 60.05.20 Circulation and Parking Lot Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.20.1 Connections to public street system			
60.05.20.1.A	Pedestrian, bicycle, and motor vehicle connections shall be provided between the on-site circulation system and adjacent existing and planned streets ...	The proposal includes pedestrian, bicycle, and motor vehicle connections within the site to SW 107 th Avenue. No connections through the site to other pedestrian, bicycle, and motor vehicle facilities is feasible or required.	N / A
60.05.20.2 Loading Areas, solid waste facilities and similar improvements			
60.05.20.2.A	All on-site service areas, outdoor storage areas, waste storage, disposal facilities, recycling containers, transformer and utility vaults and similar activities shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.	The applicant states that, "The on-site trash area is located so that it is not visible from the street. All trash and recycling is at this location." The shape of the subject site includes a 60 foot wide by 120 foot long driveway along the southeast side of the site providing access to the terminus of SW 107 th Avenue. Any proposed site facilities are located as to not be visible from this limited view corridor.	Yes
60.05.20.2.B	Except for manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, all loading docks and loading zones shall be located in an area not visible from a public street, or shall be fully screened from view from a public street.	The applicant states that, "This standard is not applicable for storage uses in the Industrial district. Loading docks and loading zones do not have restricted locations or screening requirements."	N / A
60.05.20.2.C Screening from public view for service areas, loading docks, loading zones and outdoor storage areas, waste storage, disposal	1. Solid screen wall constructed of primary exterior finish materials utilized on primary buildings, 2. Solid hedge wall with a minimum of ninety-five	The applicant states that, "This standard is not applicable to the loading docks and loading zones... There are no outdoor storage areas, all storage is within the buildings. Transformers will be screened	Yes

facilities, recycling containers, transformer and utility vaults and similar activities shall be fully sight-obscuring, shall be constructed a minimum of one foot higher than the feature to be screened, and shall be accomplished by one or more of the following methods:	(95) percent opacity within two (2) years. 3. Solid wood fence	with landscaping” The shape of the subject site includes a 60 foot wide by 120 foot long driveway along the southeast side of the site providing access to the terminus of SW 107 th Avenue. The proposed storage building is located 225 feet from SW 107 th Avenue. By virtue of the viewing angle, property line fencing, on-site vegetation, and the location of applicable proposed facilities, the proposal satisfies the standard.	
60.05.20.2.D	Screening from public view by chain-link fence with or without slats is prohibited	The proposal does not include a chain link fencing.	N / A
60.05.20.2.E	Screening of loading zones may be waived in Commercial and Multiple Use zones ...	The proposal is not located within a Commercial or Multiple Use zone.	N / A
60.05.20.3 Pedestrian Circulation			
60.05.20.3.A Pedestrian connections shall be provided that link to adjacent existing and planned pedestrian facilities as specified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan Transportation Element, and to the abutting public street system and on-site buildings, parking areas, and other facilities where pedestrian access is desired. Pedestrian connections shall be provided except when one or more of the following conditions exist:	2. Where uses including... storage... activities which are the principle use of a building in Industrial districts occur, 3. Where on-site activities such as movement of trucks, forklifts, and other large equipment would present potential conflicts with pedestrians, or 4. Where buildings or other existing development on adjacent lands physically preclude a connection now or in the future.	The proposal is for self-storage use on an industrially zoned site where on-site movement of trucks may present potential conflicts with pedestrians and where other exiting development on adjacent land physically preclude a connection now or in the future.	N / A
60.05.20.3.B	A reasonably direct walkway connection is required between primary entrances, which are the main point(s) of	The proposal includes direct pedestrian connections along the south side of the building to a proposed sidewalk along the east property line providing	Yes

	entry where the majority of building users will enter and leave, and public and private streets, transit stops, and other pedestrian destinations.	access to SW 107 th Avenue. SW 107 th provides access to sidewalks and bus stops on SW Allen Boulevard.	
60.05.20.3.C	A reasonably direct pedestrian walkway into a site shall be provided for every 300 feet... or for every eight aisles of vehicle parking.... A reasonably direct walkway shall also be provided to any access way...	The subject site abuts SW 107 th for a distance of 60 feet at the terminus of the street. The proposal includes one on-site reasonably direct pedestrian walkway into the site from SW 107 th Avenue to the front of Buildings 'A' and 'B'.	Yes
60.05.20.3.D	Pedestrian connections through parking lots shall be physically separated from adjacent vehicle parking and parallel vehicle traffic through the use of curbs, landscaping, trees, and lighting, if not otherwise provided in the parking lot design.	The applicant states that, "Pedestrian circulation adjacent to parking areas is separated from vehicular parking with curbs and landscaping. Lighting is provided to enhance safety."	Yes
60.05.20.3.E	Where pedestrian connections cross driveways or vehicular access aisles a continuous walkway shall be provided, and shall be composed of a different paving material than the primary onsite paving material.	The applicant states that, "Pedestrian crossings in the parking area are differentiated from vehicular parking and circulation using different paving materials, painted striping, curbs, and lighting."	Yes
60.05.20.3.F	Pedestrian walkways shall have a minimum of five (5) foot wide unobstructed clearance and shall be paved with scored concrete or modular paving materials. In the event that the Americans with Disabilities Act (ADA) contains stricter standards for any pedestrian walkway, the ADA standards shall apply.	The applicant states that, "All pedestrian circulation consists of five foot wide scored concrete sidewalks with a running slope and cross slope conforming to ADA requirements." A standard condition of approval for review of facilities in context of ADA requirements is included.	Yes, as conditioned

60.05.20.4 Street Frontages and Parking Areas			
A. Surface parking areas abutting a public street shall...		The proposal does not include any surface parking areas abutting a public street.	N / A
60.05.20.5 Parking Area Landscaping			
A. Landscaped planter islands shall be required according to the following:	4. All uses in Employment / Industrial zones, one for every twelve (12) contiguous parking spaces.	The proposal includes no more than eight contiguous parking spaces between landscaped areas and landscape planter islands.	Yes
B. The island shall have a minimum area of 70 square feet, and a minimum width of 6 feet, and shall be curbed to protect landscaping.	The landscaped island shall be planted with a tree having a minimum mature height of 20 feet. If a pole-mounted light is proposed to be installed within a landscaped planter island, and an applicant demonstrates that there is a physical conflict for siting the tree and the pole-mounted light together, the decision-making authority may waive the planting of the tree, provided that at least seventy-five (75) percent of the required islands contain trees. Landscaped planter islands shall be evenly spaced throughout the parking area.	The applicant states that, "Landscaped islands are curbed and are a minimum of six feet in width and a minimum of 70 square feet with a tree having a mature height of at least 20 feet." The proposal also includes light poles within the landscape planter islands. The proposal includes even spacing of the required landscape islands as can be accommodated by the site within the limited amount of parking that is required of the use.	Yes
C. Linear raised sidewalks and walkways within the parking area connecting the parking spaces and on-site building(s) may be counted towards the total required number of landscaped islands...		The applicant states that, "Sidewalks and walkways in the parking area are not used to fulfill the landscape island requirement.	N / A
D. Trees planted within required landscaped planter islands or the linear sidewalk shall be of a type and species identified by the City of Beaverton Street Tree List		The applicant proposes Columnar Flowering Pear (Pyrus Calleryana 'Capital') trees in the required landscaped planter islands. Pyrus Calleryana 'Capital' are on the approved City of Beaverton Street Tree List.	Yes

60.05.20.6 Off-Street Parking Frontages in Multiple Use Districts			
60.05.20.6		The subject site is not within a multiple use zone.	N / A
60.05.20.7 Sidewalks along Streets and Primary Building Elevations in Commercial and Multiple Use zones			
60.05.20.7		The subject site is not within a commercial or multiple use zone.	N / A
60.05.20.8 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		The subject site is not within a residential, commercial, or multiple use zone.	N / A
60.05.20.9 Ground floor uses in parking structures			
60.05.20.9		The proposal is not located within a parking structure.	N / A

Section 60.05.25 Landscape, Open Space and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD?	
60.05.25.5 Minimum landscape requirements for non-residential developments and Mixed Use Development			
A. A minimum portion of the total gross lot area shall be landscaped:	1. Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent;	The applicant states that, "24% of the site is landscaping exceeding the 15% requirement."	Yes
B. The following minimum planting requirements for required landscaped areas shall be complied with. These requirements shall be used to calculate the total number of trees and shrubs to be included within the required landscape area:	1. One (1) tree shall be provided for every eight hundred (800) square feet of required landscaped area. ... 2. One (1) evergreen shrub having a minimum mature height of forty-eight (48) inches shall be provided for every four hundred (400) square feet of required landscaped area. 3. Live ground cover consisting of low-height plants, or shrubs, or grass shall be planted in the portion of the landscaped area not occupied by trees or evergreen shrubs. Bare gravel, rock, bark or other similar materials may be used, but are not	For a 143,198 square foot site: 15% of site = 21,480 sf Required landscaping for 21,480 square feet of area: = 27 Trees = 54 Evergreen Shrubs = 5,370 sf of Groundcover The proposal includes 34,115 square feet of landscaped area and the applicant states that, "...83 trees are proposed. ...293 evergreen shrubs are proposed. The remainder of the landscape are will have ground cover..." In addition to the plantings provided in the water quality swale, the planting plan depicts: = 14 Existing Trees = 33 New Trees	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	a substitute for ground cover plantings, and shall be limited to no more than twenty-five (25) percent of the required landscape area.	= 265 Evergreen Shrubs = remainder in Groundcover	
C. A hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza, if proposed ...		The applicant states that, "no pedestrian plaza is proposed."	N / A
D. All building elevations visible from and within 200 feet of a public street...		The proposal includes buildings that are more than 200 feet from a public street.	N / A
60.05.25.8 Retaining walls			
Retaining walls greater than six (6) feet in height or longer than fifty (50) lineal feet used in site landscaping or as an element of site design shall be architecturally treated with contrasting scoring, or texture, or pattern, or off-set planes, or different applied materials, or any combination of the foregoing, and shall be incorporated into the overall landscape plan, or shall be screened by a landscape buffer.	Materials used on retaining walls should be similar to materials used in other elements of the landscape plan or related buildings, or incorporate other landscape or decorative features exclusive of signs. If screening by a landscape buffer is utilized, a buffer width of at least five (5) feet is required, landscaped to the B3- High Screen Buffer standards.	The proposal includes a retaining wall along the northern property line that is approximately one and one-half feet to four feet in height and approximately 95 lineal feet for the purpose of providing pedestrian access from an access door on the north elevation of Building 'A'. The proposed retaining wall will face the rear elevation of Building 'A'. The retaining wall is effectively screened from view by the existing buildings.	N / A
60.05.25.9 Fences and Walls			
60.05.25.9	A. Fences and walls shall be constructed of any materials commonly used in the construction of fences and walls such as wood, stone, rock, or brick, or other durable materials.	The applicant states that, "New 8' high metal fencing is proposed around the remainder of the site for security purposes. This is a quality, attractive metal fence..." The proposal includes new fencing on the north, west, south sides of the subject site and on the west side of the driveway. The fencing proposed is a metal coated panel system.	Yes

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	B. Chain link fences are acceptable as long as ...	The applicant states that, "chain link fencing will not be used."	N / A
	C. Masonry walls shall be a minimum of six inches thick. All other walls shall be a minimum of three inches thick.	The proposal does not include masonry walls.	N / A
	D. For manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, the preceding standards apply when visible from and within 200 feet of a public street.	The proposed security gate system forty feet north of the southern property line and the new fencing along the west side of the driveway, north of the gate, are the sections of fence that are visible from and within 200 feet of SW 107 th .	Yes
	E. Fences and walls: 1. May not exceed three feet in height in a required front yard along streets and eight feet in all other locations; 2. May be permitted up to six feet in a required front yard along designated Collector and Arterial streets. 3. For detached housing...	1. No fencing is proposed within the required front yard setback. Proposed fencing is eight feet and the proposed gate system is six feet. 2. Not applicable 3. Not applicable	Yes
60.05.25.10 Minimize significant changes to existing on-site surface contours at residential property lines.			
A.	When grading a site within twenty-five (25) feet of a property line within or abutting any residentially zoned property...	The subject site is not within and is not abutting any residentially zoned property.	N / A
B.	...grading within 25 feet of a property line shall not change the existing slopes by more than ten percent within a tree root zone of an identified significant grove or tree, or an identified historic	No identified significant groves, significant trees, or historic trees are located on an abutting property.	N / A

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	tree located on an abutting property...		
60.05.25.11 Integrate water quality, quantity, or both facilities			
	Non-vaulted surface stormwater detention and treatment facilities having a side slope greater than 2:1 shall not be located between a street and the front of an adjacent building.	The proposal includes a non-vaulted surface stormwater detention facility located in the northwest corner of the site and at the furthest distance from SW 107 th than other proposed improvements.	Yes
60.05.25.12 Natural Areas			
	Development on sites with City-adopted natural resource features...	The proposal is not located within or near a City adopted natural resource feature	N / A
60.05.25.13 Landscape Buffering and Screening			
	... For purposes of this Section, a landscape buffer is required along the side and rear of properties between different zoning district designations.	The proposal is located in the Industrial zoning district and is surrounded by properties within the Industrial zoning district.	N / A

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.05.30 Lighting Design Standards			
1. Adequate on-site lighting and minimal glare on adjoining properties.	<p>A. Lighting shall be provided at lighting levels for development and redevelopment in all zoning districts consistent with the City's Technical Lighting Standards.</p> <p>B. Lighting shall be provided in vehicular circulation areas and pedestrian circulation areas.</p> <p>C. Lighting shall be provided in pedestrian plazas, if any developed.</p> <p>D. Lighting shall be provided at building entrances.</p>	<p>A. The applicant states that, "...The photometrics shows that there will be adequate lighting on site to meet the standards with no lighting impact on adjoining properties." The proposal provides more than 1.5 FC around the buildings and in parking areas and less than 0.5 FC at the property lines.</p> <p>B. The applicant states that, "Parking lot and pedestrian lighting is provided using pole mounted fixtures and building mounted fixtures." The applicant has not proposed lighting along the pedestrian walkway and driveway leading to SW 107th Avenue. A condition of approval has been</p>	Yes, as conditioned

DESIGN STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	E. Canopy lighting shall be recessed so that the bulb or lens is not visible from a public right-of-way.	<p>included to address this issue.</p> <p>C. The proposal does not include any pedestrian plazas.</p> <p>D. The applicant states that, "Lighting is provided at all building entrances using wall mounted fixtures."</p> <p>E. The applicant states that, "Lighting mounted under a canopy at the entry will be such that the bulb or lens is not visible from the public way."</p> <p>Staff has provided a condition of approval for compliance with the applicable standards.</p>	
<p>2. Pedestrian-scale on-site lighting.</p> <p>A. Pole-mounted Luminaires shall comply with the City's Technical Lighting Standards, and shall not exceed a maximum of:</p>	<p>3. Thirty (30) feet in height for on-site vehicular circulation areas in non-residential zoning districts.</p> <p>5. The height of the poles for on-site pedestrian ways and on-site vehicular circulation areas shall be measured from the site's finished grade.</p> <p>7. The poles and bases for pole-mounted luminaires shall be finished or painted a non-reflective color.</p>	<p>Pole-mounted luminaires are proposed within landscaped areas along the south side of the subject site for the on-site vehicular circulation areas. The applicant states that, "...pole fixtures are mounted at 22' and 30' in height."</p> <p>Staff has provided a condition of approval for compliance with the applicable standards.</p>	Yes, as conditioned
B. Non-pole-mounted luminaires shall comply with the City's Technical Lighting Standards.	<p>Table 60.05-1: Wall-mounted Luminaires for the lighting of pedestrian or vehicular circulation areas:</p> <ul style="list-style-type: none"> - 15 feet for on-site pedestrian circulation areas - 30 feet for on-site vehicular circulations areas. 	The applicant states that, "Building mounted fixtures illuminating the parking area and pedestrian circulation are mounted at twelve feet high on the buildings..."	Yes
C. Lighted bollards...		The applicant states that, "Lighted bollards are not used."	N / A

CONDITIONS OF APPROVAL**CU2017-0004 Conditional Use**

1. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/JF)
2. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit. (Planning/JF)
3. This staff report and accompanying land use order shall be recorded with the Washington County Recorder's Office. (Planning/JF)

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4. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/JF)
5. A Conditional Use Application shall be approved in order to allow the proposed use of the site. (Planning/JF)
6. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall, excluding outdoor seating. (Planning/JF)
7. Motor vehicle, boat, or trailer storage lots shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas. (Planning/JF)
8. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened. (Planning/JF)

A. Prior to any site work commencing and issuance of the site development permit, the applicant shall:

9. 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./JJD)

10. 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 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
11. 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 4417; 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./JJD)
12. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facilities, all site work in the floodplain, emergency vehicle access and common driveway 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./JJD)
13. 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./JJD)
14. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
15. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer (meeting the standards set by the City Engineer as specified in the Engineering Design Manual Chapter 6, 610.L). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
16. 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./JJD)
17. 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 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (For more information and to access the new format, see: <http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx>) (Site Development Div./JJD)

18. Submit to the City a copy of any approval documentation or other construction impact authorization as needed from the Union Pacific Railroad Company for the work in or near the railroad spur track corridor. (Site Development Div./JJD)
19. Provide final construction plans and a final drainage report, as generally outlined in the preliminary submittal (June 18, 2014), demonstrating compliance with CWS Resolution and Order 2007-020 in regard to water quality treatment (Chapter 4) for the proposal. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to the determined floodplain. The site plans shall clearly show the 100 year flood limits on each plan that contains elevation information. (Site Development Div./JJD)
20. Provide final construction ready plans showing a Contech Inc., Stormfilter system (for treatment of the site's surface water runoff) with a minimum of 3.0 cartridges per tributary impervious acre. Plans shall also show an oil and sediment trap for any auxiliary inlet structures (ex: sumped, lynch-type catch basin, trench drain with trap, or other City of Beaverton approved equivalent) located in front any Stormfilter unit. (Site Development Div./JJD)
21. Provide a final 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. The public notice and a 10 day appeal period shall occur after final approval of the site development permit AND building permit plans by the City Engineer, City Building Official, and Planning Director. (Site Development Div./JJD)
22. When or as required, have obtained the City Building Official's courtesy review approval of the proposed site utility plan for private plumbing needed to serve the development including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)
23. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
24. Submit plans that show access for a maintenance vehicle within 6-feet from the front, or within 15-feet from the side of a vehicle to all storm water management 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 $\frac{3}{4}$ "-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./JJD)

25. Submit owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreements (2), with maintenance plan and all standard exhibits, ready for recording with Washington County Records for both facility types. (Site Development Div./JJD)
26. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total for the development and for each proposed final lot. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on each lot. (Site Development Div./JJD)
27. Pay a storm water system development charges (overall system conveyance and for storm water detention) for any net new impervious area proposed for the entire project. (Site Development Div./JJD)
28. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director), an on-site lighting plan, and 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./JJD)
29. Provide plans showing a City standard commercial driveway apron at the intersection of any private driveway and a public street. (Site Development Div./JJD)
30. Install "No Parking" signs where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface. (TVF&R / JF)
31. Construct fire apparatus access roads of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). (TVF&R / JF)
32. Ensure that the inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (TVF&R / JF)
33. Identify fire apparatus access roadways, where required. (TVF&R / JF)
34. Comply with all of the requirements for gate installation where gates secure fire apparatus roads. (TVF&R / JF)
35. Comply with the fire flow requirements for commercial buildings. (TVF&R / JF)
36. Provide the required number of fire hydrants and fire hydrant distribution. (TVF&R / JF)
37. Install guard posts, bollards, or other approved means of protection where fire hydrants are subject to impact by a motor vehicle. (TVF&R / JF)
38. Install a Knox switch at the gate to the property. (TVF&R / JF)

39. Provide a commercial driveway approach at SW 107th Avenue per Beaverton Engineering Design Manual Standard Drawings. (Transportation/KR)
40. Not construct any improvements outside of the property lines of the subject site, inclusive of fencing. (Planning/JF)
41. Ensure that internal pedestrian connections are provided with appropriate demarcation that differentiates these areas for pedestrians and motor vehicle operators. (Planning/JF)
42. Provide a revised site lighting plan that includes lighting along the pedestrian walkway and driveway leading to SW 107th Avenue which meets the applicable Technical Lighting Standards of Section 60.05.30. (Planning/JF)

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

43. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
44. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all at-risk elements of the new construction are either elevated or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, and as determined by the City Engineer and City Building Official to at least (189.2 feet NAVD-88; 185.7 feet NGVD-29) one foot above the base flood elevation (188.2 feet NAVD-88; 184.7 feet NGVD-29). These are NOT the currently published 2005 FEMA official elevations for flood insurance purposes but rather the elevations for Beaverton Creek floodplain regulation contained in a new study (AKA Community Determined) which is the best available information. (Site Development Div./JJD)
45. 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./JJD)
46. Comply with the State of Oregon Building Code in effect as of date of application for the building permit. (Building Div./BR)
47. Submit applications for plan review that include the information outlined in the Tri-County Commercial Application Checklist. (Building Div./BR)
48. Be aware that projects involving new buildings and additions are subject to System Development fees. (Building Div./BR)
49. Submit a separate plumbing permit for installation of private on-site utilities (i.e., sanitary sewer, storm sewer, water service, catch basins, etc. If the applicant desires to install those types of private utilities during the same period as the "Site Development" work, a separate plumbing application must be submitted to the Building Services Division for approval. (Building Div./BR)

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

50. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
51. Have a professional engineer or surveyor submit record documents (as-builts) and a Federal Emergency Management Agency (FEMA) standard form (elevation certificate), to the City Building Official (with a copy to the City Engineer), verifying that all at-risk elements of the new construction are either elevated or floodproofed as appropriate per City Code and FEMA requirements, and as determined by the City Engineer and City Building Official at permit issuance, to at least (189.2 feet NAVD-88; 185.7 feet NGVD-29) one foot above the base flood elevation (188.2 feet NAVD-88; 184.7 feet NGVD-29). These are NOT the currently published 2005 FEMA official elevations for flood insurance purposes but rather the elevations for Beaverton Creek floodplain regulation contained in a new study (AKA Community Determined) which is the best available information. (Site Development Div./JJD)
52. 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./JJD)
53. 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./JJD)
54. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
55. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
56. Complete all proposed on-site work and all proposed street frontage improvements in conformance with the Beaverton Engineering Design Manual, Standard Drawings and the Beaverton Development Code. (Transportation / LP)
57. 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). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/JF)
58. 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). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/JF)
59. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/JF)

60. Ensure all landscaping approved by the decision making authority is installed. (Planning/JF)
61. 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/JF)
62. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Trees planted within the landscape buffer shall have a minimum height of 6 feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning/JF)
63. Ensure all exterior lighting satisfies the applicable requirements of Section 60.05.30 and that all fixtures are installed and operational. Illumination from light fixtures, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. (Planning/JF)
64. Ensure all required bicycle parking facilities are provided and installed. (Planning/JF)
65. Provide proof of recording of a special building setback document that restricts new buildings and permanent structures from being built within the special setback area for the future extension of 107th Avenue. The special setback area shall be consistent with the L1 cross-section, transitioning to ½ street width. More specifically, beginning at a 58 foot width, aligned with the existing SW 107th Avenue ROW and transitioning to 29 feet from the property line by the time the future road extension reaches the southern edge of the existing building. Special setback language and form of recording shall be reviewed and approved by the City prior to recording. (Transportation/KR)

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

66. 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./JJD)
67. Provide evidence of a post-construction cleaning, system maintenance, and StormFilter recharge/replacement per manufacturer's recommendations for the site's proprietary storm water treatment systems by CONTECH or other qualified maintenance provider as determined by the City Engineer. The same shall also be provided at the end of the construction maintenance period. (Site Development Div./JJD)
68. 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/replacement of the vegetation and restoration of full function within the private surface water management facility area, as determined by the City Engineer. If the plants are not well established or the facility not properly functioning (as determined by the City Engineer) within a period of two years from the date of substantial

completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Engineer prior to release of the security. (Site Development Div./JJD)