

STAFF REPORT

Report Date: January 19, 2022

Application/Project Name: Sexton Mountain Pump Station

Application Number: CU2021-0018/ DR2021-0125/ PD2021-0006

Proposal: City of Beaverton requests approval to add an additional pump station structure, new parking spaces, an electric vehicle charging station and associated site improvements to an existing pump station site. Major Modification of a Conditional Use, Design Review Two and Parking Determination applications are proposed for this development. The Major Modification to a Conditional Use request is to allow for the expansion of public facility on a parcel zoned residential. The Design Review Two will review the new structure on the site, modifications to the security fencing and gates, and other associated site improvements. The Parking Determination will review the required off-street parking for this facility.



Proposal Location: The site is located at 14600 SW Sexton Mountain Drive, specifically identified as tax Lot 9701 on Washington County Tax Assessor's Map 1S129AA.

Applicant: City of Beaverton

Recommendation: APPROVAL Sexton Mountain Pump Station CU2021-0018, DR2021-0125, PD2021-0006, subject to conditions identified at the end of this report

Hearing Information: 6:30 p.m. January 26, 2022, at City Hall, 12725 SW Millikan Way

Note: Public Hearings are held remotely and can be viewed at the following link:
<https://www.beavertonoregon.gov/291/Agendas-Minutes>

Contact Information:

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Applicant representative: Angelo Planning Group
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Portland, OR 97202

Applicant/Property Owner: Sheila Sahu
City of Beaverton
POX 4755
Beaverton, OR 97076

Existing conditions

Zoning: Residential Urban Standard Density (R5)

Site conditions: The site is a city-owned property containing an existing pump station facility and solar panel array.

Site Size: 3.66 acres

Location: 14600 SW Sexton Mountain Drive.

Neighborhood Association Committee: Neighbors Sexton Mountain

Table 1: Surrounding uses

Direction	Zoning	Uses
North	Residential Urban Standard Density – R5	Sexton Mountain Park
South	Residential Urban Standard Density – R5	Attached Residential Dwellings
East:	Residential Urban Standard Density – R7	Cobb Park/THPRD
West:	Residential Urban Standard Density – R5	Detached Residential Dwellings

Application information

Table 2: Application summaries

Application	Application type	Proposal summary	Approval criteria location
CU2021-0018	Conditional Use	New pump station structure at an existing public facility to reduce strain on the existing facility.	Development Code Section 40.15.15.4.C
DR2021-0125	Design Review: Two	Review the construction of the proposed pump station security fencing and gates, and other associated site improvements.	Development Code Section 40.20.15.2.C
PD2021-0006	Parking Determination	Review the required off-street parking for this facility.	Development Code Section 40.55.15.1.C

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day*	365-Day**
CU2021-0018	September 16, 2021	December 3, 2021	April 2, 2022	December 3, 2022
DR2021-0125	September 16, 2021	December 3, 2021	April 2, 2022	December 3, 2022
PD2021-0006	November 5, 2021	December 3, 2021	April 2, 2022	December 3, 2022

* 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.

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Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Vicinity Map (page 7 of this report)

Exhibit 1.2 Zoning Map (page 8 of this report)

Exhibit 2. Public Comment

Exhibit 2.1 Email from Sandra Williams, dated January 4, 2022.

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Project Narrative

Exhibit 3.2 Application Forms

Exhibit 3.3 Pre-App Conference Summary

Exhibit 3.4 Plan Set

Exhibit 3.5 Materials Board

Exhibit 3.6 Neighborhood Meeting Materials

Exhibit 3.7 Stormwater Report

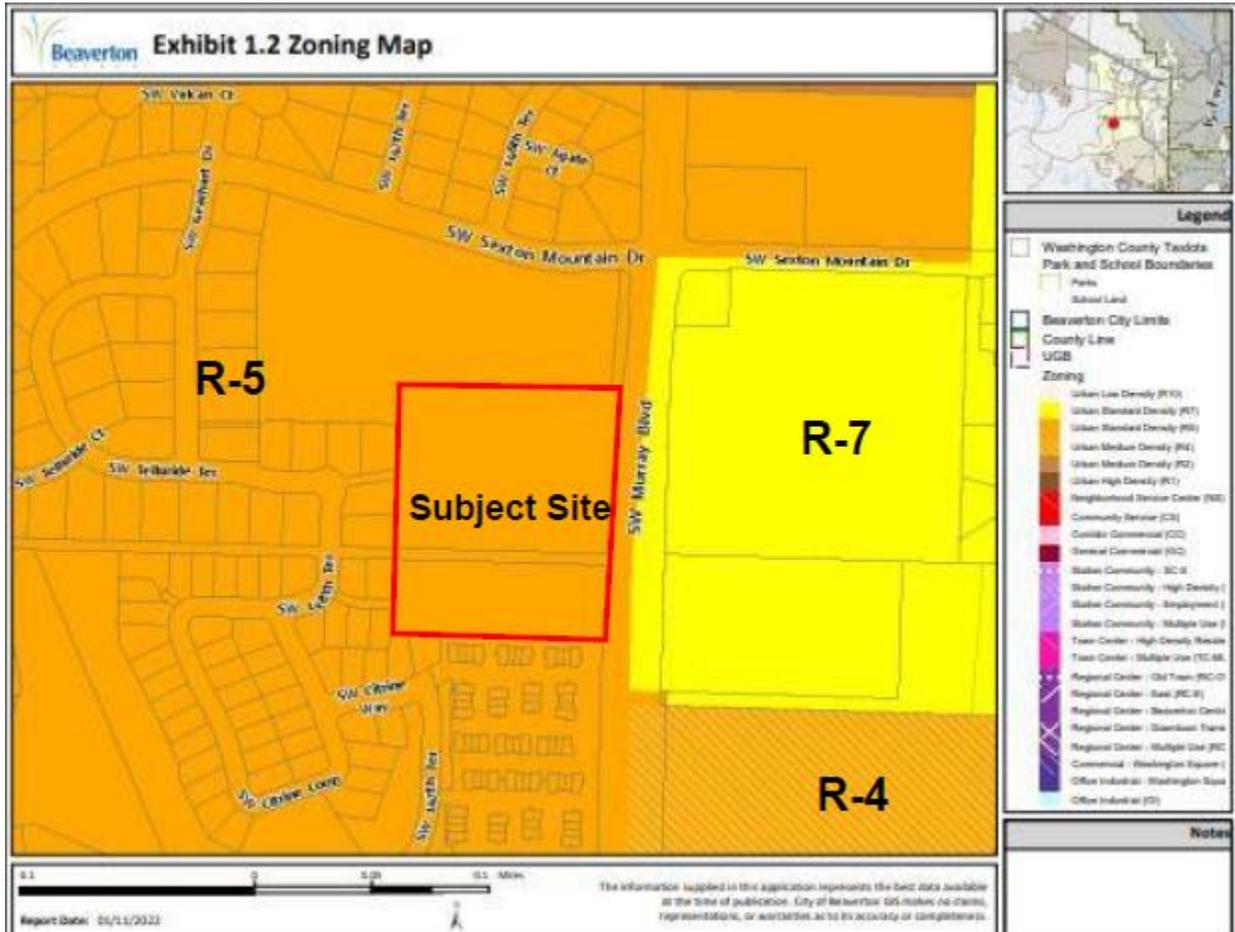
Exhibit 3.8 Service Provider Letters

Exhibit 3.9 Applicant Supplemental Memorandum

Exhibit 1.1: Vicinity Map



Exhibit 1.2: Zoning Map



Attachment A: Facilities Review

TECHNICAL REVIEW AND RECOMMENDATIONS

Application: Sexton Mountain Pump Station

Proposal: City of Beaverton requests approval to construct a new pump station with two pumps and a hydropower turbine generator. The project will also include two new parking spaces and an electric vehicle charging station along with associated site improvements including fencing, electrical and sanitary. The new pump system will reduce the high-pressure pumping associated with the existing pump station on the site, increasing the resiliency of the City's water system. Conditional Use, Design Review Two and Parking Determination applications are proposed for this development.

Recommendation: APPROVE CU2021-0018/ DR2021-0125/ PD2021-0006 subject to conditions of approval.

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 a 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.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application(s) as identified below:

- All twelve (12) criteria are applicable to the Major Modification of a Conditional Use (CU2021-0018) and Design Review Two (DR2021-0125).
- The Facilities Review Criteria is not applicable to the Parking Determination (PD2021-0006) application.

Section 40.03.1.A

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

FINDING:

Chapter 90 of the Development Code defines "critical facilities" to be services that include potable and non-potable public water; public sanitary sewer; stormwater drainage, treatment, and retention; transportation; and fire protection.

Potable Water: The applicant states that the property is within the service area of the City of Beaverton. The proposed pump station will be served by infrastructure that provides the existing pump station with adequate pressure and flow control. There are two 30-inch and one 14-inch water line which access the site via Southwest Murray Boulevard that will serve the proposed bathroom facility and associated faucet.

Therefore, the Committee finds that adequate potable public water service can be provided to the site to serve the proposed development.

Non-Potable Water: There is not a non-potable water network in the area of development.

Therefore, the Committee finds that the criterion is not applicable.

Sanitary Sewer: The property is served by the City of Beaverton, access to the sanitary system will need be provided for the proposed restroom in the facility. The existing sanitary manhole and lateral are located adjacent to the north property line and will serve the existing and proposed pump station. The Committee finds that sanitary sewer service in the area is not adversely impacted by the proposed development.

Stormwater Drainage, Treatment, and Retention: The City of Beaverton provides storm water drainage service for the subject site and has proposed utility provisions and stormwater management for the subject site. The applicant states the new pump station is critical to the continued resiliency of the City's water system. The existing 12-inch stormwater line in Murray Boulevard will not be utilized as the applicant has stated all stormwater will be infiltrated on-site, as depicted on the utility and stormwater management plan (Exhibit 3.4 Plan Set, Sheet C-106).

The Committee has found the report and associated utility plans are adequate in addressing the site's on-site surface water management. Further by meeting the standard conditions of approval the proposal is not expected to have adverse impacts to the stormwater infrastructure.

Transportation: The applicant states the site will continue to be accessed via the driveway entrance on SW Sexton Mountain Drive. The site is to be used for the continued operation of a public utility. The facility is not open to the public and will have periodic visits by city staff. The proposed fencing will meet the City's sight clearance requirements. The Committee finds that by meeting standard conditions of approval, adequate transportation facilities are provided to the site to serve the proposed development.

Fire Protection: Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff have provided a Service Provider Letter (Exhibit 3.8 Service Provider Letters) indicating that service can be provided to the site as proposed. Therefore, the Committee finds that adequate fire protection service can be provided to the site to serve the proposed development.

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

Section 40.03.1.B

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

FINDING:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way.

Schools: The proposed development is within the Beaverton School District (BSD) boundaries. The proposed public facility is not projected to generate additional demand on the Beaverton School District system. Beaverton School District has not reviewed or provided comments on this proposed development.

Transit Improvements: The proposed improvements will not impact or require additional transit service, as no additional residents or customers will be generated by the proposed development and employees and deliveries are expected to travel to the site in maintenance and delivery vehicles. In the case public transit was required, Tri-Met will continue to provide service to the site via the 62-bus line stop at the corner of Murray Boulevard and Sexton Mountain Drive.

Police Protection: The City of Beaverton Police Department will continue to serve the development site. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Therefore, the Committee finds that adequate police protection service can be provided to the site to serve the proposed development.

Pedestrian and Bicycle Facilities: The subject property abuts SW Murray Boulevard via the eastern property line. Access to the facility will be provided only on SW Sexton Mountain Drive. The proposal includes additional fencing of the subject site to prevent public access of the facility. The project area will be accessed by work and delivery trucks, with circulation on site limited to City employees. An existing walkway will remain to access the site and new structure and the adjacent streets.

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

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.C

Approval Criterion: *The proposed development is consistent with all applicable provisions of CHAPTER 20 (Land Uses), or Sections 20.25 and 70.3 if located within the Downtown Design District, unless the applicable provisions are modified by means of one or more applications which shall be already approved*

or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of CHAPTER 20 (Land Uses) or Sections 20.25 and 70.3 if located within the Downtown Design District..

FINDING:

The site is zoned Residential Urban Standard Density (R-5). The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 20.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.D

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

FINDING:

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60 (Special Requirements). Staff will provide findings for the applicable standards for the Design Review Two request within the staff report.

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

Section 40.03.1.E

Approval Criterion: *Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.*

FINDING:

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

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.F

Approval Criterion: *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.*

FINDING:

The applicant states the site will be visited and monitored by City staff about once a day. The site is fenced, restricting public access on the site. The proposal includes two parking spaces in close proximity to the existing station and the proposed station. No pedestrian pathways cross vehicle maneuvering areas. The access road connecting the existing driveway access around the facility provides efficient circulation. Maintenance vehicles currently park in the area which is proposed to be striped with two parking spaces and will continue to serve as a parking area for the proposed building. An additional parking space to facilitate the proposed electric vehicle charging station will serve as a charging spot when City's fleet transitions to electric vehicles. For these reasons, the Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the proposed development.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.G

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

FINDING:

Staff cite the findings in Criterion A as applicable to this criterion. The proposal includes a walkway adjacent to the parking area connected to the entrance to the proposed station. No change to the access or vehicular circulation is proposed, and will continue to connect to the surrounding circulation systems in a safe, efficient, and direct manner.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.H

Approval Criterion: *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.*

FINDING:

Staff cite the findings in Criterion A as applicable to this criterion. Fire protection for the site is provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R has reviewed and provided a Service Provider Letter. The Committee finds that the site can be designed in accordance with City codes and standards and provide adequate fire protection.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.I

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

FINDING:

The applicant states the proposed structure will be fenced on the site and are constructed of well-designed durable material. Staff cites the findings for conformance with Chapter 60 to ensure the site's lighting standards will comply adequately meet safety requirements. The Committee finds that review of the construction documents at the Site Development and Building Permit stages will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

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

Section 40.03.1.J

Approval Criterion: *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.*

FINDING:

The applicant states that the proposed grading and contouring will not have adverse effects on neighboring properties. Further the site has been designed for stormwater drainage and water storage. The Committee has reviewed the proposed preliminary grading plan and finds no adverse effect on neighboring properties, the public right-of-way, or the public storm system. The Committee recommends conditions of approval regarding the grading and contouring of the development site, which will be reviewed and approved prior to Site Development Permit issuance.

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

Section 40.03.1.K

Approval Criterion: *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.*

FINDING:

The applicant states that the facility is not intended for public use and will only be accessed by City employees on a daily basis. Since the development will not be publicly accessible it consequently does not need to meet accessibility standards. However, compliance with applicable ADA requirements is reviewed at the time of Building permit application. The Committee finds that review of the proposed plans at Site Development and Building Permit stages is sufficient to guarantee compliance with accessibility standards.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Section 40.03.1.L

Approval Criterion: *The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.*

FINDING:

The applicant states that the facility is not intended for public use and will only be accessed by City employees on a daily basis. Since the development will not be publicly accessible it consequently does not need to meet accessibility standards. However, compliance with applicable ADA requirements is reviewed at the time of Building permit application. The Committee finds that review of the proposed plans at Site Development and Building Permit stages is sufficient to guarantee compliance with accessibility standards.

Conclusion: Therefore, the Committee finds that the proposal meets the approval criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

Residential Urban Standard Density (R5) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code 20.05.20			
Use – Public Sewer, Water Supply, Water Conservation and Flood Control Facilities other than Transmission Lines	Conditional Use	The proposal includes a Major Modification of a Conditional Use for an additional pump station at an existing public facility.	Yes w/ CU Approval
Development Code Section 20.05.15 (Residential Urban Standard Density)			
Minimum Land Area	5,000 square feet	The site is approximately 3.66 acres	Yes
Minimum Yard Setbacks	Front = 15 feet Side = 5 feet Rear = 20 feet	The new facility provides the following setbacks: Front = Approximately 217 feet Side = 13 feet Rear = Approximately 200 feet	Yes
Maximum Building Height	35 feet	20 feet	Yes

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant has requested to be reviewed pursuant to the Design Review Standards.	See DR2021-0125 Section of Staff Report
Development Code Section 60.10			
Floodplain Regulations	Requirements for development within floodplains.	The subject lot is not located within a floodplain.	N/A
Development Code Section 60.15			
Land Division Standards	Standards pertaining to Land Divisions.	The proposal doesn't include any land division applications.	N/A
Development Code Section 60.30			
Off-street motor vehicle parking	The applicant has requested a Parking Determination Application to determine the appropriate parking ratio for the building.	The applicant's plans show two parking spaces and a vehicle charging station on the subject site.	See PD2021-0006 Section of the Staff Report
Required Bicycle Parking Short Term and Long Term	No bicycle parking required pursuant to the BDC.	No bicycle parking is proposed.	N/A
Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Annexation to THPRD	The property is located within THPRDs district therefore annexation is not necessary.	N/A
Development Code Section 60.55			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	The applicant states that the new pump station will not add any additional trips to the site. Therefore, the threshold for a full traffic impact analysis or traffic management plan is has not been	Yes

		satisfied. Access will continue to be via SW Sexton Mountain Road which is limited to City staff for maintenance of the public utility facility. Existing bollards will remain in place to restrict public vehicle access from SW Sexton Mountain Road and SW Telluride Terrace.	
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Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	Community Trees are present on the subject site. The proposed building has been placed in a location to ensure no tree removal is required.	N/A
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	All utilities are required to be placed underground in accordance with standards identified in Section 60.65. The Committee proposes a standard condition of approval to ensure utility undergrounding complies with Section 60.65.	Yes, w/COA
Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to Significant Natural Resources	Significant Natural Resources are not found on site.	N/A

Attachment B: CU2021-0018

ANALYSIS AND FINDINGS FOR NEW CONDITIONAL USE APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **CU2021-0018**, subject to the applicable conditions identified in Attachment E.

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

FINDING:

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, by meeting the conditions of approval, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Conclusion: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criteria.

Section 40.15.05 Purpose:

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

Planning Commission Standards for Approval:

Section 40.15.15.4.C of the Development Code provides standards to govern the decisions of the Planning Commission as they evaluate and render decisions on Major Modifications of a Conditional Use. The Planning Commission will determine whether the application as presented, meets the New Conditional Use approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for Major Modification of a Conditional Use.

To approve a Major Modification to a Conditional Use application, the Planning Commission shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

Section 40.15.15.4.C.1

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

FINDING:

The applicant states the proposed pump station is a public utility facility which is a conditional use in the R-5 zoning district. Staff find the proposal is subject to Major Modification of a Conditional Use review by meeting Threshold 1 which reads:

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

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

Section 40.15.15.4.C.2

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

FINDING:

The City of Beaverton received the appropriate fee for a Major Modification of Conditional Use application.

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

Section 40.15.15.4.C.3

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

FINDING:

The following are responses from the applicant demonstrating compliance with the applicable policies of the Comprehensive Plan for the public utility facility in the R-5 zoning district: 2.1, 3.3.1.c, 3.8.2, 5.3.1, and 8.4.1.

Chapter 2 (Goal #1). The Planning Commission, City Council, and other decision making bodies shall use their best efforts to involve the community in the planning process.

Response: For the proposal, a neighborhood review meeting was held June 15, 2021, and a public hearing set for January 26, 2022, has been noticed to the community providing opportunities for public involvement in the decision process. Additionally, one public comment (Exhibit 2.1) was received, and staff has addressed the proposed questions within the staff report. Staff finds the public involvement goals of the Comprehensive Plan have been met.

3.3.1.c: Promote sustainable development, resilience, and resource protection. Use and Transportation Connections. Encourage and incentivize sustainable building and site design approaches that minimize environmental impacts of the built environment while creating healthy, safe places for people to live, work and play, through:

- i. Energy conservation and renewable energy
- ii. Reducing resource consumption and waste
- iii. Reducing water consumption and wastewater generation, including use of non-potable water systems where appropriate
- iv. Integration of storm water and natural systems
- v. Protecting and supporting human health
- vi. Designing for adaptability over time.

Response: The applicant states the additional pump station will enhance the City's ability to efficiently use existing public land. The new station will provide for further conservation of water and energy using improved building facilities and a more efficient water supply system. The hydropower system that the new pump station houses will also allow the pump station to export energy. Additionally, the proposed electric vehicle charging station will reduce the City's greenhouse gas emissions as the city transitions to an electric vehicle fleet. Staff find the policy has been met.

3.8.2 Low and Standard Density Neighborhoods: Provide residential neighborhoods that emphasize detached housing and integrate parks, schools, and other community institutions.

Response: The site is located within a residential neighborhood, surrounded by a community park and low-density housing. The additional pump station will continue to support the surrounding developments, while also reducing the strain on the existing facility.

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

Response: The proposed pump station focuses on improvements of an existing City water facility. The improvements will ensure the long-term provision of adequate water service to Beaverton residents and customers continue. The benefits for the city's water system include, delaying the need for new capital improvements and an additional back-up emergency water supply system. Staff find the policy has been met.

8.4.1 Noise. Create and protect a healthy acoustical environment within the City.

Response: The applicant states the mechanical building and supportive equipment will be attenuated to prevent additional noise impacts to the surrounding residential development and the community park. The building will be buffered from residential homes to the west and south by the existing pump station and existing vegetation. Staff find the Comprehensive Plan goal has been met.

Section 40.15.15.4.C.4

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

FINDING:

The site was approved by a Conditional Use permit in 1992. The proposal was for a 15-million-gallon reservoir and the existing pump station, applications CU92-001 and BDR91-001 15-Million Gallon Reservoir. The proposal to add a new pump station, electric vehicle charging station and associated site improvements will not be in conflict with any conditions imposed on the site by previous approvals nor does the applicant propose to remove or modify any existing conditions on the site.

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

Section 40.15.15.4.C.5

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

FINDING:

The proposed modifications to the 3.66-acre site will have minimal impacts on livability and the use of the developments surrounding the site. The proposed pump station will make the existing public facility more resilient to large seismic events and be able to serve as an Emergency Operations Center (EOC) by providing water from the site

during emergencies. The applicant states the development is reasonably compatible with the surrounding park and single-family developments in the following ways:

Location/Size: The applicant proposes to place the new pump station in the immediate vicinity of the existing pump station, within a fenced area. The location is optimal to minimize pedestrian and vehicular circulation within the site during routine maintenance of the facilities.

Visual/Aesthetic: The applicant states the existing pump station building will be situated between the proposed pump station and the homes to the west, minimizing the visual impact to on the surrounding development. Existing landscaping is also situated between the pump station and the rear property lines of the homes west/southwest of the site. Staff also cites the findings for the Design Review application within this report demonstrating compliance with the standards of the Beaverton Development Code. A condition of approval has been proposed requiring the applicant provide a new landscape plan demonstrating compliance with B3 buffer standards between the area of development and 15048 SW Telluride Terrace.

Noise: The proposed pump station and associated site improvements will not create any additional noise sources in comparison to the existing facility or the noise produced by nearby SW Murray Boulevard and SW Sexton Mountain Drive. The new structure will be constructed with a Concrete Masonry Unit (CMU) wall and acoustic panels to reduce noise exhibited by the machinery within. The existing pump station will also serve as a sound buffer by dampening any noise transmitting outside of the concrete and acoustic panels. During the evening hours, when demand decreases the pump station will not be using as much energy thereby decreasing the noise levels during operation.

Lighting: The applicant states that the provided Lighting Plan (Exhibit 3.4 Plan Set, Sheets E102 & E607) demonstrates that lighting is designed to minimize glare on adjacent properties by the use of shielding and placement. Additionally, staff proposes a condition of approval that the applicant submit a photometric lighting plan that demonstrates conformance with the City's Technical Lighting Standards for lighting levels along property lines and internal pedestrian circulation prior to building permit issuance.

Traffic: The applicant states no additional trips will be added by the proposed pump station. The existing facility is only accessible by City of Beaverton employees for maintenance activities, which occur regularly for the existing facility.

Based on the location, size, and functional characteristics, the proposed improvements to the existing public facility will provide improved water services to the residents and customers of Beaverton.

Conclusion: Therefore, staff finds that the proposal meets the criterion for approval.

Section 40.15.15.4.C.6

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

FINDING:

Two conditions of approval were imposed by CU92-001, the applicant's proposal does not include any modifications to the existing conditions of approval.

Conclusion: Therefore, staff finds that the proposal meets the criterion for approval.

Section 40.15.15.4.C.7

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

FINDING:

The applicant has submitted Design Review Two and Parking Determination land use applications to be processed concurrently with this Major Modification to a Conditional Use request. No additional applications or documents are needed at this time. Staff recommends a condition requiring approval of the associated applications prior to site improvements.

Conclusion: Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of CU2021-0018 Sexton Mountain Pump Station, subject to the applicable conditions identified in Attachment E.

Attachment C: DR2021-0125

ANALYSIS AND FINDINGS FOR DESIGN REVIEW TWO APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2021-0125**, subject to the applicable conditions identified in Attachment E.

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

FINDING:

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, by meeting the conditions of approval, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Conclusion: Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criteria.

Section 40.20.05 Purpose:

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary, and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by ensuring the proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development. The purpose of Design Review as summarized in this Section is carried out by the approval criteria listed herein.

Section 40.20.15.2.C.1

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

FINDING:

The applicant proposes a new 1,700 square foot pump station, parking spaces and associated site improvements. Threshold 9 for Design Review Two states, "*New construction of non-habitable buildings or construction of a permanent structure, not considered a building in commercial, industrial, multiple use zones, or for approved*

Conditional Uses in residential zones, which has a footprint greater than 1,000 square feet and up to 10,000 square feet in size and is a use permitted within the underlying zoning district.” Therefore, the application meets Threshold 9 for Design Review Two.

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

Section 40.20.15.2.C.2

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

FINDING:

The City of Beaverton received the appropriate fee for a Design Review Two application.

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

Section 40.20.15.2.C.3

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

FINDING:

Pursuant to Section 50.25.1, the application package includes all of the necessary submittal requirements.

Conclusion: Therefore, staff finds the proposal meets the criterion.

Section 40.20.15.2.C.4

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

FINDING:

The proposal involves the addition of a new pump station, parking spaces and associated site improvements to an existing public utility facility. Staff cites the findings in the Design Review Standard Analysis chart (Table 1) in this report which evaluate the project in response to applicable Code standards of Sections 60.05.15 through 60.05.30 (Design Standards). In part, the chart provides a summary response to design review standards determined to be applicable in the subject case. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

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

Section 40.20.15.2.C.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 additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist.

FINDING:

The proposal involves the addition of a new pump station, parking spaces and associated site improvements to an existing public utility facility. Staff cites the Design Review Standard Analysis chart which evaluates the proposal's compliance with Design Review Standards. The applicant's plans and materials show compliance with these standards. Certain conditions of approval are proposed to ensure the plan is constructed consistent with these standards.

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

Section 40.20.15.2.C.6

The proposal complies with grading standards outlined in Section 60.15.10 or approved with an Adjustment or Variance.

FINDING:

As demonstrated on the Grading Plan (Exhibit 3.4 Plan Set, Sheet C-102), the applicant proposes minimal cuts or fills at the project site. Significantly less than the permissible 6 feet of slope differential allowed when located between 10-15 feet from a property line as stated in Section 60.15.10.3.C of the Development Code.

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

Section 40.20.15.3.C.7

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

FINDING:

The applicant has submitted all documents related to this request for Design Review Two approval. A Major Modification to a Conditional Use application and Parking Determination application are being processed concurrently. The Design Review Two

application is dependent upon approval of the Major Modification to a Conditional Use and Parking Determination applications.

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

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of DR2021-0125 Sexton Mountain Pump Station, subject to the applicable conditions identified in Attachment E.

Design Review Standards Analysis:

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A Max length of attached residential buildings in residential zone	Proposal is not an attached residential building.	N/A
60.05.15.1.B Min 30% articulation	Applicant states the building is setback greater than 200 feet from SW Murray Boulevard, SW Sexton Mountain Drive and SW Telluride Terrace and approximately 11 feet away from the north property line which abuts the community park. Therefore, the minimum articulation and variety standard is not applicable.	N/A
60.05.15.1.C Max 40' between architectural features	The applicant states the maximum spacing between architectural features is between 25 and 30 feet along the west and east elevations. The northern elevation has 27 feet between architectural features and the southern elevation has changes in material types along the entire façade.	YES
60.05.15.1.D Max 150 sq. ft. undifferentiated blank walls facing streets (Residential Building)	Proposal is not an attached or detached residential building.	N/A
Roof Forms		
60.05.15.2.A Min roof pitch = 4:12	The applicant states the proposed roof for the new pump station and replacement for the existing pump station are a 4:12 pitch, as seen on Exhibit 3.4 Plan Set, Sheets A-201 and A-202.	YES
60.05.15.2.B Min roof eave = 12"	Proposal is not an attached or detached residential building.	N/A
60.05.15.2.C Flat roofs need parapets	A sloped roof is proposed	N/A
60.05.15.2.D New structures in existing development be similar	The applicant states the roof form of the new pump station will have a similar slope and be constructed of a standing seam metal roof, which is the same material as the existing pump station building.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.15.2.E 4:12 roof standard is N/A to smaller feature roofs	No feature roofs are proposed.	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	Proposal contains the primary entrance along the western elevation of the pump station. The proposal includes a roof overhang around the entire structure and the primary entrance is six feet wide..	YES
Exterior Building Materials		
60.05.15.4.A Residential double wall construction	Proposal is not an attached residential building.	N/A
60.05.15.4.B Maximum 30% of primary elevation to be made of unfinished concrete block, plywood and sheet pressboard.	The proposed pump station is greater than 200 feet from the nearest right of way. However, the northern elevation is within roughly 11 feet of a public park. The applicant states the northern elevation includes changes from CMU blocks to metal panel siding and a faux window, as seen on Exhibit 3.4 Plan Set (Sheets A-201 and A-202) and Exhibit 3.5 Materials Board. Proportion of CMU materials to metal panel siding and the faux window is approximately 29% of the northern elevation, meeting the design standard.	YES
60.05.15.4.C Foundations	No exposed concrete foundations are proposed.	YES
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	Roof-mounted equipment is not proposed.	N/A
Building Location and Orientation along Streets in MU and Com. Districts		
60.05.15.6.A-F Street frontage in Commercial and Multiple Use zones	The site is zoned Residential R-5.	N/A
Building Scale along Major Pedestrian Routes (MPR)		
60.05.15.7.A through C 22' Height Minimum 60' Height Maximum	The site is not located on an MPR.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Ground Floor Elevation on Commercial and Multiple Use Buildings		
60.05.15.8.A-B Glazing and Weather Protection	The proposed pump station is not located along a Major Pedestrian Route or within a commercial zoning district. The use of the site is for public utilities and only accessible by City of Beaverton employees.	N/A
Compact Detached Housing Design		
60.05.15.9.A-K	Compact Detached Housing is not proposed.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	On-site circulation connects directly to the existing right of way facilities to the north onto SW Sexton Mountain Drive and to the west onto SW Telluride Terrace.	YES
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A Screen from public view	The applicant states the electric vehicle charging station is greater than 200 feet from the nearest public street. Additionally, the proposed retaining wall will provide additional screening from viewpoints along SW Telluride Terrace as seen on Exhibit 3.4 Plan Set, Sheet G-101 Dimensioned Site Plan	YES
60.05.20.2.B Loading areas shall be screened	No loading areas or loading docks are proposed.	N/A
Pedestrian Circulation		
60.05.20.3.A and B Link to adjacent facilities	As seen on Exhibit 3.4 Plan Set, Sheet G-101 Dimensioned Site Plan, an existing Pedestrian Walking Path links the site with SW Telluride Terrace and SW Sexton Mountain Road. City staff typically drives fleet vehicles to the site for all maintenance duties; however, these existing pedestrian access paths could be utilized by staff to access the site.	YES
60.05.20.3.C Walkways every 300'	The site does not have any street frontages or eight aisles of vehicle parking. The parking is not located between a building and a street.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.D Physical separation	The proposed parking stalls connect with are separated from the access road via landscaping and a fence to the west. No changes to the site landscaping in this area is proposed.	YES
60.05.20.3.E and F Distinct paving, 5' walkways	No pedestrian pathways are proposed to cross any vehicular access aisles or driveways. All existing connections to the site will remain in place and continue to serve staff when performing maintenance on the site.	N/A
Street Frontages and Parking Areas		
60.05.20.4.A Perimeter Landscaping	The parking area proposed is located west of the building and is not abutting the public street.	YES
Parking and Landscaping		
60.05.20.5.A.1 1 Landscape island per 10 spaces		
60.05.20.5.B 70 sq. ft.	The development contains two parking spaces and an electric vehicle charging station. Landscape planter islands and raised sidewalks are not required.	N/A
60.05.20.5.C Raised Sidewalks		
60.05.20.5.D Trees from Street Tree List		
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A 50% Max on MPR 1 65% Max on MPR 2	The site is not located in Multiple-Use District	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A -B Required sidewalk/internal pathway widths	The site is zoned Residential R-5.	N/A
Ground Floor uses in parking structures		
60.05.20.9 Parking Structures	No parking structures are proposed.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscape Requirements for Non-Residential Developments		
<p>60.05.25.5.A Conditional Uses in Residential districts, and all uses in Commercial and Industrial districts, fifteen (15) percent</p>	<p>The applicant states that required landscaping would be 23,914 square feet. In addition to the proposed landscaping in the vicinity of the pump station (Exhibit 3.4 Plan Set Sheet G-101) there exists landscaping in the form of turf and trees along the north and east areas of the property in excess of the required 23,914 square feet.</p>	YES
<p>60.05.25.5.B Minimum planting requirements for required landscaped areas shall be complied with.</p>	<p>The applicant states the minimum landscaping requires 30 trees, 60 evergreen shrubs and ground cover. As shown on Exhibit 3.4 Plan Set (Sheet G-101) the lot has in excess of 150 trees and the applicant proposes to plant approximately 200 evergreen shrubs to the south and east of the proposed pump station.</p>	YES
<p>60.05.25.5.C Hard surface pedestrian plaza or combined hard surface and soft surface pedestrian plaza...</p>	<p>No pedestrian plaza is proposed.</p>	N/A
<p>60.05.25.5.D Elevations visible from and within 200 feet of a public street that do not have windows on the ground floor shall have landscaping along their foundation...</p>	<p>The applicant states the proposed pump station is greater than and not visible from 200 feet of a public street.</p>	N/A
Retaining Walls		
<p>60.05.25.8 Retaining Walls</p>	<p>The proposed retaining wall is less than 6 feet tall but greater than 50 feet in length along south side of the proposed pump station. As depicted in Exhibit 3.9 Applicant Supplemental Memorandum the retaining wall will be constructed with offset planes and incorporated into the overall landscape plan with shrubs and the existing trees just south wall. Additionally, due to the proposed location it will be completely screened from view by the existing pump station and topography from the west and south.</p>	YES
Fences and Walls		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.25.9.A-E Materials	The proposed fencing at the perimeter of the facilities is black vinyl coated chain-link fencing without slat to provide needed visibility for surveillance of this public facility. The height of the fencing is six feet located outside of the side yard setback along the northern property line. The height of the proposed retaining wall is less than 6 feet in height and outside of any setbacks for the property.	Yes
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	The development proposes some grading of the northern portion of the site. Based on the applicant's grading plan, the proposed grading meets all the City standards outlined in Section 60.15.10.	YES
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	The applicant does not propose non-vaulted stormwater detention between a street and front of an adjacent building.	N/A
Natural Areas		
60.05.25.12 No encroachment into buffer areas.	No adopted natural resources feature exists on site, therefore no encroachments into buffer area.	N/A
Landscape Buffering Requirements		
60.05.25.13 Landscape buffering and screening.	As seen in Exhibit 1.2 Zoning Map, the site is zoned R5 and abuts R5 zoning districts to the north, south and west and is across the street from a R7 zoning district to the east. The uses surrounding the property are residential to the west and south, a park across the street to the east and a park to the north. Table 60.05-2 Note 7 calls for a B3 buffer standard between non-residential uses and residential uses in a residential zoning district. The existing vegetation to the west between the residence at 15048 SW Telluride Terrace and the project site doesn't contain the appropriate evergreen shrubs identified by the B3 buffer standard. Therefore, staff proposes a condition of approval that the applicant submit an updated landscape plan showing compliance with the B3 buffer in the area	YES w/COA

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
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identified above prior to issuance of the building permit.

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
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Adequate on-site lighting and minimize glare on adjoining properties

60.05.30.1.A Lighting complies with the City's Technical Lighting Standards	The applicant states on-site lighting will be from wall-mounted luminaires and meets the City's Technical Lighting standards. Staff proposes a conditional of approval that the applicant provide a photometric plan depicting the maximum illumination of 0.5-foot candles at the northern property line in vicinity to the proposed development area is not exceeded.	YES w/ COA
60.05.30.1.B Lighting provided for vehicle and pedestrian circulation	The applicant states on-site lighting will be from wall-mounted luminaires and meets the City's Technical Lighting standards for pedestrian circulation. Staff proposes a conditional of approval that the applicant provide a photometric plan depicting on-site lighting meets the City's Technical Lighting standards identified in Table 60.05-1.	YES w/COA
60.05.30.1.C Lighting of Ped Plazas	The proposal does not include a pedestrian plaza	N/A
60.05.30.1.D Lighting of building entrances	The applicant's lighting plan shows lighting at all elevations including the building entrance on the west elevation.	YES
60.05.30.1.E Canopy lighting recessed	Canopy lighting is not proposed.	N/A
Pedestrian-scale on-site lighting		

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.30.2.A Pedestrian Lighting	Pole mounted luminaries are not proposed.	N/A
60.05.30.2.B Non-Pole Mounted Lighting	All wall mounted lights comply with City's Technical Lighting Standards, as seen on Exhibit 3.4 Plan Set, Lighting Plan Sheet E607	YES
60.05.30.2.C Lighted Bollards	No bollards are proposed.	N/A

Attachment D: PD2021-0006

ANALYSIS AND FINDINGS FOR PARKING DETERMINATION APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **PD2021-0006**, subject to the applicable conditions identified in Attachment E.

Section 40.55.05 Purpose:

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

To approve a Parking Determination Application, the decision-making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

Section 40.55.15.1.C.1

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

FINDING:

The applicant is seeking a Parking Requirement Determination to address off-street parking requirement for a use that is not listed in the parking standards. The land use categories for the parking ratio requirements for motor vehicles and bicycles in Tables 60.30.10.5.A and B. do not include public utility facilities. The following threshold is met:

1. *A request that the Director establish, in writing, an off-street parking ratio or requirement for a use not listed or substantially similar to a use listed in Section 60.30. (Off-Street Parking) of this Code.*

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

Section 40.55.15.1.C.2

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

FINDING:

The City of Beaverton received the appropriate fee for a Parking Determination application.

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

Section 40.55.15.1.C.3

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

FINDING:

The City's land use categories for parking ratio requirements for motor vehicles and bicycles in Tables 60.30.10.5.A and B. do not include public utility facilities; therefore, the applicant is requesting a parking Requirement Determination which is consistent with Title 4 of the Metro Regional Transportation Functional Plan which require cities and county to establish minimum and maximum parking ratios.

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

Section 40.55.15.1.C.4

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

FINDING:

The applicant proposes that two off-street parking spaces and an electric vehicle charging station are appropriate to the infrequent use of the site. No employees will be located at the pump station facility with only occasional maintenance crew visits averaging twice a week. Based on the limited use of the site, the two spaces plus an electric vehicle charging station proposed will be sufficient to serve the limited use of the site by City staff.

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

Section 40.55.15.1.C.5

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

FINDING:

The applicant has submitted a complete application that includes all applicable application materials.

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

Section 40.35.15.1.C.6

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

FINDING:

The applicant has submitted a Major Modification to a Conditional Use and Design Review Two land use applications to be processed concurrently with this Parking Determination request. No additional applications or documents are needed at this time. Staff recommends a condition requiring approval of the associated applications prior to site improvements.

Conclusion: Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of PD2021-0006 Sexton Mountain Pump Station, subject to the applicable conditions identified in Attachment E.

Attachment E: Conditions of Approval

Recommendation: APPROVE CU2021-0018/DR2021-0125/ PD2021- 0006

New Conditional Use (CU2021-0018)

A. General Conditions, the Applicant shall:

1. Ensure the associated land use applications DR2021-0125 and PD2021-0006, (Planning / BC)

Design Review (DR2021-0125)

A. General Conditions, the applicant shall:

1. Ensure the associated land use applications CU2021-0018 and PD2021-0006, have been approved. (Planning / BC)

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

2. Design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards. (Site Development Division/ CR)
3. Demonstrate compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification and quality treatment. All measures shall be constructed per jurisdiction standard drawings or as approved by City Engineer. (Site Development Div./CR)
4. Demonstrate this project meets best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development/CR).
5. Provide plans for the placement of underground utility lines within the site, and for services to the proposed new building. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding per Section 60.65 of the Development Code. (Planning / BC)

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

6. Provide a photometric study in the area of development depicting compliance with the City's Technical Lighting Standards found in Table 60.05-1 of the Beaverton Development Code. (Planning / BC)
7. Provide an updated landscape plan for the area between 15048 SW Telluride Terrace and the proposed pump station depicting compliance with the B3 High Screen Buffer standard. (Planning / BC)

Parking Determination (PD2021-0006)

A. General Conditions, the Applicant shall:

1. Ensure the associated land use applications CU2021-0018 and DR2021-0125 have been approved. (Planning / BC)