

## STAFF REPORT

**Report Date:** May 17, 2023

**Application/Project Name:** Beaverton High School Portables

**Application Numbers:** CU2023-0004 / DR2023-0033

**Proposal:** The applicant, Beaverton High School, requests approval of a Minor Modification of a Conditional Use and Design Review Three for the placement of eight portable classrooms and one portable restroom facility.

**Proposal Location:** The site is located at 13120 SW Second Street, specifically identified as Tax Lot 2150 on Washington County Tax Assessor's Map 1S116AC.

**Applicant:** Beaverton School District

**Recommendation:** APPROVAL of Beaverton High School Portables CU2023-0004 / DR2023-0033, subject to conditions identified at the end of this report.

**Hearing Information:** 6:30 p.m. May 24, 2023, at City Hall, 12725 SW Millikan Way

**Note: Public Hearings are held remotely** and can be viewed at the following link:  
<https://beavertonoregon.gov/913/Agendas-Minutes>

**Contact Information:**

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Applicant: Beaverton School District  
Attn: Steven Sparks  
1260 NW Waterhouse Avenue  
Beaverton, OR 97006

Property Owner: Beaverton School District  
Attn: Steven Sparks  
1260 NW Waterhouse Avenue  
Beaverton, OR 97006



## Existing Conditions

**Zoning:** Residential Mixed C (RMC)

**Site Conditions:** The site is developed as a high school campus. The portion of the site proposed for the placement of the portable classrooms is developed as a parking lot.

**Site Size:** Campus: Approximately 28 acres; Area of work: Approximately 0.70 acres

**Location:** The site is located at 13120 SW Second Street, specifically identified as Tax Lot 2150 on Washington County Tax Assessor's Map 1S116AC.

**Neighborhood Association Committee:** Central Beaverton NAC

**Table 1: Surrounding Uses**

Direction	Zoning	Uses
North	Multi-Unit Residential (MR)	Multi-Family Development
South	Residential Mixed C (RMC)	High School Campus
East:	Residential Mixed C (RMC)	High School Campus
West:	Residential Mixed C (RMC)	High School Campus

## Application Information

**Table 2: Application Summaries**

Application	Application Type	Proposal Summary	Approval Criteria Location
CU2023-0004	Minor Modification of a Conditional Use Permit	Placement of eight portable classrooms and one portable restroom	Development Code Sections 40.03.1 and 40.15.15.2
DR2023-0033	Design Review Three	Placement of eight portable classrooms and one portable restroom	Development Code Sections 40.03.1 and 40.20.15.3

**Table 3: Key Application Dates**

<b>Application</b>	<b>Submittal Date</b>	<b>Deemed Complete</b>	<b>120-Day</b>	<b>365-Day*</b>
CU2023-0004	March 15, 2023	March 15, 2023	July 13, 2023	March 14, 2024
DR2023-0033	March 15, 2023	March 15, 2023	July 13, 2023	March 14, 2024

\* 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.

## **Summary of Public Comment**

No public comment received as of the date of the publication of this report.

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## Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Zoning Map (page 5 of this report)

Exhibit 1.2 Vicinity Map (page 6 of this report)

Exhibit 2. Public Comment

No public comment submitted.

Exhibit 3. Materials submitted by the Applicant

Exhibit 3.1 Application Forms

Exhibit 3.2 Narrative

Exhibit 3.3 Service Provider Letters

Exhibit 3.4 Pre-Application Conference Notes

Exhibit 3.5 Drawing Set

Exhibit 3.6 Stormwater Memo

Exhibit 3.7 Existing Landscaping Photos

Exhibit 3.8 Neighborhood Review Meeting Materials

Exhibit 3.9 Supplemental Response Memo

# Exhibit 1.1 Zoning Map

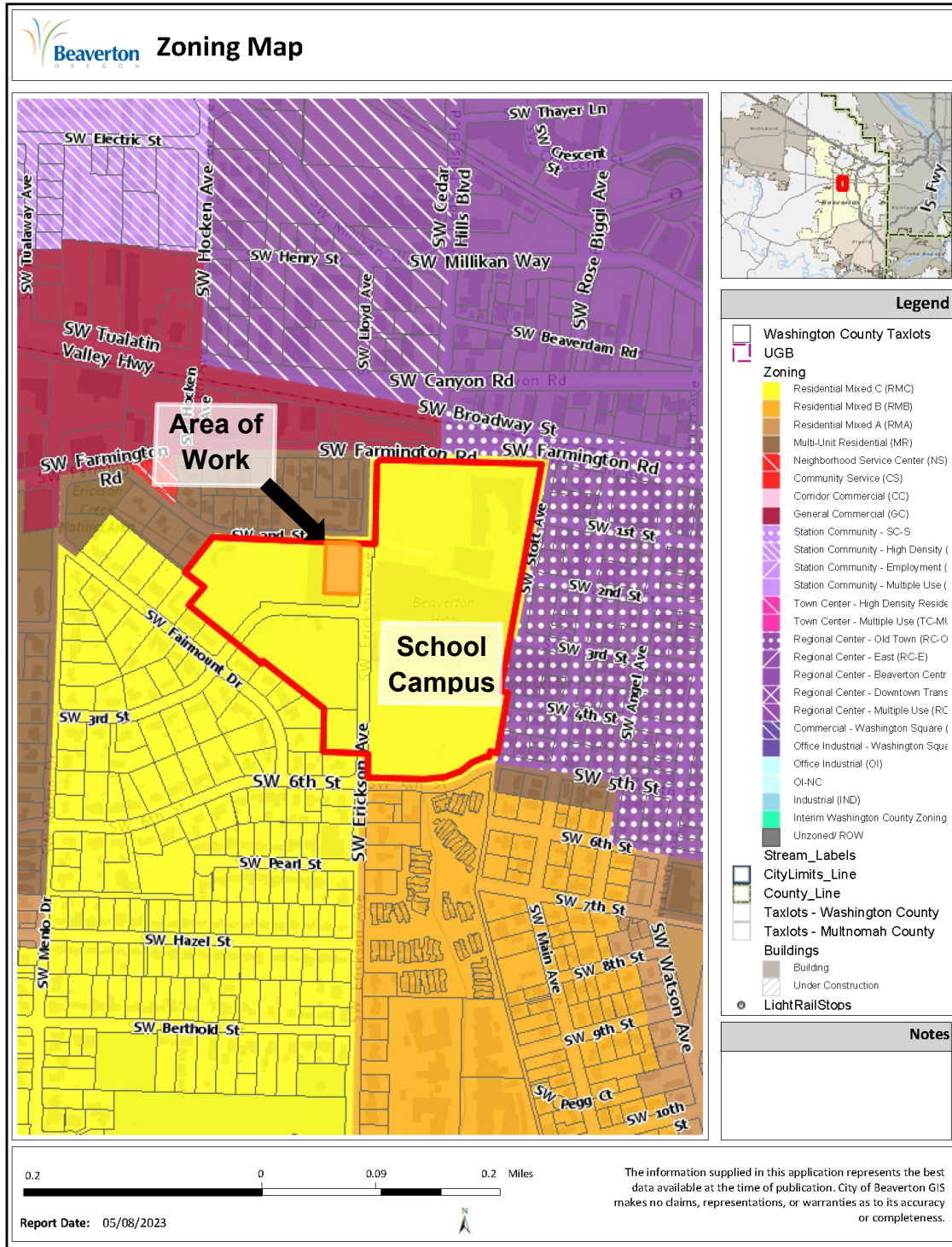
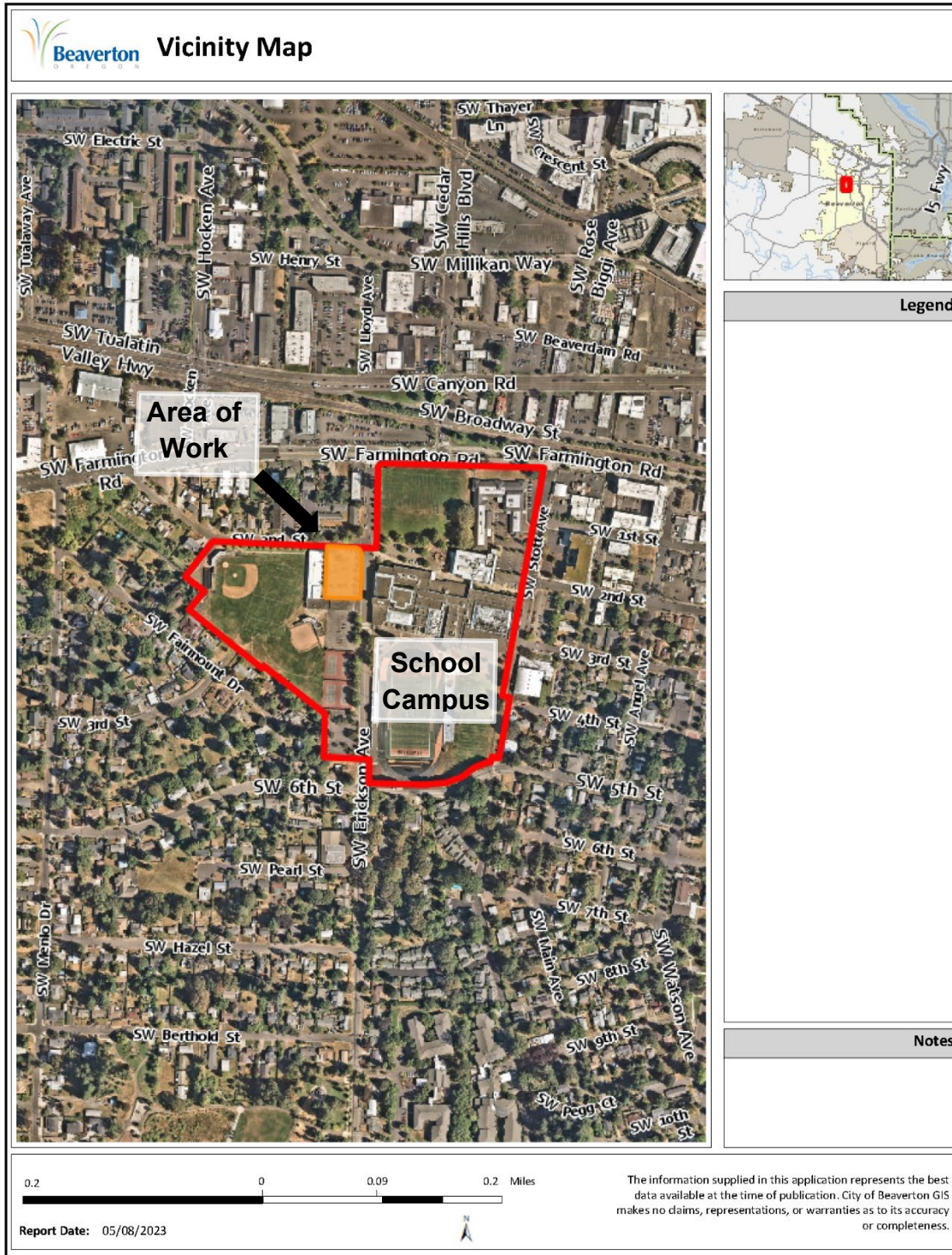




Exhibit 1.2 Vicinity Map



# Attachment A: FACILITIES REVIEW COMMITTEE

## TECHNICAL REVIEW AND RECOMMENDATIONS

**Application:** Beaverton High School Portables

**Proposal:** The applicant, Beaverton School District, requests Minor Modification to a Conditional Use approval and Design Review Three approval for the placement of eight portable classroom structures and one portables restroom facility structure.

**Recommendation:** APPROVE CU2023-0004 / DR2023-0033

### 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 Minor Modification to a Conditional Use (CU2023-0004) and Design Review Three (DR2023-0033) applications as submitted.

### 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 subject site is located in the City of Beaverton water service area. The applicant's proposal includes a portable restroom facility that will connect to city water. The applicant's utility plan indicates that water service will be provided via a new private water line that will connect to an existing public line in SW 2<sup>nd</sup> Street. 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 no non-potable water network in the area of development. Therefore, the proposal is exempt from connecting to a non-potable water network.

**Sanitary Sewer:** City of Beaverton sanitary sewer service is available to the site. There is an existing 8-inch public sewer line north of the site in SW 2<sup>nd</sup> Street. The applicant's utility plan indicates that sanitary sewer service will be provided via a new connection to the existing public sewer line in SW 2<sup>nd</sup> Street. Therefore, the Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

**Stormwater Drainage, Treatment, and Retention:** The subject property is currently served by private stormwater infrastructure owned by the applicant which connects to City of Beaverton stormwater facilities to the south of the site. Due to the amount of saw cutting proposed to accommodate utility installation, a stormwater management report must be provided to demonstrate how the proposal meets water quantity, water quality, and hydromodification requirements. The applicant has provided a memo dated May 9, 2023 demonstrating that the existing storm facilities will provide water quantity and water quality treatment. Due to the low amount of modified impervious area, the applicant will pay an in-lieu fee for hydromodification requirements. As such, the Committee finds that there will be adequate stormwater drainage, treatment, or retention to serve the proposed development on the existing school site.

**Transportation:** The applicant proposes to locate eight portable classroom structures and one portable restroom structures within an existing parking lot. The placement of the classrooms are proposed to offset the anticipated temporary loss of classrooms associated with the future redevelopment of the main Beaverton High School Campus. As such, no trip generation memo is required, and no new vehicle trips are anticipated. The site is served by SW Erickson Avenue and SW Second Street with pedestrian access to the site from both street frontages. Since the proposed classrooms and restroom will have no additional impact on the existing transportation network serving the school, the Committee finds that adequate transportation facilities are provided to the site to serve the proposed development.

**Fire Protection:** Fire protection will continue to be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R staff reviewed the proposed development provided a Service provider letter indicating fire protect can be provided to the proposal. Therefore, the Committee finds that existing fire protection service is adequate to serve the proposed development.

For these reasons, the Committee finds that critical facilities and services related to the proposed development are available with adequate capacity to serve the development.

**Conclusion:** Therefore, the Committee finds that 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 boundaries of the Beaverton School District. No new dwelling units are proposed as part of the development. Therefore, the Committee finds that the proposal will not affect the existing school capacity.

**Transit Improvements:** The closest transit facilities near the existing school are located approximately 400 feet north of the site on SW Farmington Road. The proposed addition of the portable classrooms and restroom facility does not affect the demand for transit services for the school. Therefore, the Committee finds there is adequate transit service to serve the proposed development.

**Police Protection:** The City of Beaverton Police Department provides police services to the existing school. As of the date of this report, Beaverton Police have not provided comments or recommendations to the Committee. Any comments from Beaverton Police will be forwarded directly to the applicant, and the Committee finds that adequate police protection service will continue to be provided to the subject site.

**Pedestrian and Bicycle Facilities:** The proposed scope of work does not include improvements to pedestrian or bicycle facilities in the public right of way. The proposal will not increase overall trips to the site, as no new student or teacher population is expected to increase. Sidewalks are provided along both frontages to the site. Any substandard bicycle facilities will be remedied with the full campus reconstruction, which has already been submitted to the City for review. The Committee finds that the existing pedestrian and bicycle facilities will be adequate to serve the development.

For these reasons, the Committee finds that essential facilities and services related to the proposed development are available with adequate capacity to serve the development.

**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 70.15 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 70.15 if located within the Downtown Design District.*

## FINDING:

The subject site is located in the Residential Mixed C (RMC) zoning district. The Committee refers to the Chapter 20 Use and Site Development Requirements table at the end of this report, which evaluates the project as it relates to the applicable code requirements of Section 20.05.15 Residential Site Development Standards and 20.05.20 Residential Land Uses. As demonstrated in the table, this proposal complies with all applicable standards in Chapter 20 Residential Land Use Districts.

**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 Design Review Three and the Parking Determination requests within the applicable sections of the staff report.

**Section 60.30 Off-Street Parking:** The subject property falls within one half mile of frequent transit service and per Oregon Administrative Rule OAR 660-012-0440 no minimum parking may be required. State law supersedes City of Beaverton Development Code (BDC) requirements and therefore, staff finds that the city's off-street minimum and maximum parking space standards of Section 60.30 of the BDC are not applicable and no parking spaces are required per OAR 660-012-0440.

**Section 60.55 Transportation Facilities:** Staff cites the response to Facilities Review Criterion A identifying that no change in the number of average weekday trips is anticipated due to placement of the portable restroom and classrooms. Therefore, a Traffic Impact Analysis was not required for this project. Existing concrete and asphalt hard

surfaces in the existing parking lot will serve as pedestrian walkways serving the portable classrooms and restroom. For these reasons, the Committee finds that adequate transportation facilities will be provided to serve the proposed development.

**Section 60.67 Significant Natural Resources:** No Significant Natural Resource areas exist on the site, as it is fully developed as a parking lot. Therefore, the Significant Natural Resources requirements of BDC 60.67 do not apply to this proposal.

**Conclusion:** Therefore, the Committee finds that 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 that there are no barriers to providing periodic maintenance and necessary normal replacement of private common facilities. Staff concurs that the project as proposed does not preclude regular needed maintenance of on site facilities.

**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 proposed classroom and restroom portables are located in an existing parking lot, which will be fully closed to vehicle access. Existing pathways as well as portions of the hard surface parking will serve as the pedestrian pathways serving each of the portable classrooms and portable restroom facility. Staff provides additional findings related to ADA requirements under Criterion K of this report. Staff finds that there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the 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:**

The applicant proposes to close the single vehicle access point to the site, as the existing parking lot will be fully occupied by the portable structures. Existing on-site pedestrian pathways will connect the portable structures to SW 2<sup>nd</sup> Street and SW Erickson Avenue. Staff finds that these pathways provide safe and efficient connection to the surrounding circulation system.

**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:**

Fire protection will continue to be provided by TVF&R, and TVF&R has provided Service Provider Permit for the proposed scope of work. The Committee finds that the portable classrooms and restroom facility can be designed in accordance with City codes and standards, and TVF&R will 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 that no changes are proposed to existing protection from hazardous conditions due to inadequate, substandard, or ill-designed development. The proposed

portable classroom and restroom facilities and associated site improvements will comply with adopted City codes and standards which will provide adequate protection from crime and accident. Additionally, Beaverton Police will continue to provide law enforcement services to the school. As of the date of this report, Beaverton Police have not raised any concerns about crime or accident at the development site. Any comments from Beaverton Police will be forwarded directly to the applicant, and the Committee finds the development is designed to provide adequate protection from crime and accident.

The applicant will be required to submit for development permits for life and safety review as part of the Building Permit review process. Accordingly, the Committee finds that review of the construction documents at the Building Permit stage will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

**Conclusion:** Therefore, the Committee finds that 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 proposal does not include any grading, therefore the application does not apply. However, staff notes that sawcutting required for the installation of utilities will reach the threshold to trigger the need for a Site Development permit. The Site Development Permit review will ensure that any grading contouring activity related to utility installation meet applicable standards and that impacts are mitigated if any are identified through the permit review process. Therefore, the Committee recommends conditions of approval requiring the applicant to obtain a Site Development Permit. By meeting the conditions of approval, the proposed work complies with the on-site surface contouring standards for sites abutting residentially zoned properties (BDC 60.15.10.3) and will have no adverse effects on neighboring properties, rights of way, or other facilities.

**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 that all pedestrian routes will be ADA compliant. Staff concurs with the applicant, except for the southern facing ramp, which appears to not have a sufficient landing area at the bottom the ramp, due to an extruded curb. Staff recommends a condition of approval that the applicant remove the portion of the extruded curb block the full landing area, providing access to and at grade pathway behind the curb. The applicant will also be required to meet all applicable accessibility standards of the International Building Code, Fire Code, and other standards as required by the ADA. The Committee finds that meeting the condition of approval and 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 by meeting the conditions of approval, 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 submitted applications for the Minor Modification of a Conditional Use and Design Review Three on March 15, 2023 and deemed the application complete on the same day. Staff has received all materials required consistent with BDC Section 50.25.1.

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

# Code Conformance Analysis

## Chapter 20 Use and Site Development Requirements

### Residential Mixed C (RMC) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20</b>			
Public School	Conditional Use	The applicant proposes to place portable classrooms and portable restroom facility in at existing High School. Beaverton High School was granted a Conditional Use approval for existing school renovations and expansion under case file CUP 4-70, so a Minor Modification of a Conditional Use is required for the new classrooms and restroom.	<b>See CU Findings</b>
<b>Development Code Section 20.05.15</b>			
Minimum Land Area	N/A	School Campus: Approximately 28 acres;  Parcel where work is proposed: 4.64 acres	<b>YES</b>
Minimum Lot Width	Width: 20 feet	Width: Approximately 260 feet	<b>YES</b>
Yard Setbacks	Front: 10 feet  Side: 5 feet  Rear: 15 feet	Front: 11 feet  East Side: 7 feet  South Side: Approximately 475 feet  Rear: Approximately 2 feet (existing structure)	<b>YES</b>
Maximum Building Height	35 feet	16 feet 8 inches	<b>YES</b>

## Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.05</b>			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant proposes eight new portable classroom structures and a portable restroom structure. The applicant has chosen to address Design Guidelines related to building design and lighting. Therefore, a Design Review Three application is required.	<b>See DR Findings</b>
<b>Development Code Section 60.07</b>			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	<b>N/A</b>
<b>Development Code Section 60.10</b>			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	The site is not located within a floodplain.	<b>N/A</b>
<b>Development Code Section 60.11</b>			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	The applicant is not proposing a food cart or food cart pod.	<b>N/A</b>
<b>Development Code Section 60.12</b>			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development credits are requested.	<b>N/A</b>
<b>Development Code Section 60.15</b>			
Land Division Standards	On-site contouring within 25 feet of a property line within or abutting any residentially zoned property, and within 25 feet of a Significant Tree or Grove.	No grading is proposed on site.	<b>N/A</b>
<b>Development Code Section 60.20</b>			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile and manufactured homes.	No mobile or manufactured homes are proposed.	<b>N/A</b>

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.25</b>			
Off-Street Loading Requirements	Minimum: None	No loading space is proposed.	<b>N/A</b>
<b>Development Code Section 60.30</b>			
Off-Street Motor Vehicle Parking	No parking required due to Oregon Administrative Rule OAR 660-012-0440	No new off-street parking is proposed.	<b>N/A</b>
<b>Development Code Section 60.30</b>			
Required Bicycle Parking	No increase in student or teacher population.	No new bicycle parking spaces are proposed.	<b>N/A</b>
<b>Development Code Section 60.33</b>			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	<b>N/A</b>
<b>Development Code Section 60.35</b>			
Planned Unit Development	Development and design principles for Planned Unit Developments.	No Planned Unit Development is proposed.	<b>N/A</b>
<b>Development Code Section 60.40</b>			
Sign Regulations	Requirements for signs.	All signs will be reviewed under a separate sign permit and are not reviewed with this proposal.	<b>N/A</b>
<b>Development Code Section 60.50</b>			
Fences	Height restrictions for fences and walls.	No fences are proposed.	<b>N/A</b>
<b>Development Code Section 60.55</b>			
Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	Refer to the Facilities Review Committee findings herein.	<b>YES</b>
<b>Development Code Section 60.60</b>			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	No trees are proposed to be removed, and there are no trees affected that would require preservation based on the proposed scope of work.	<b>N/A</b>

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.65</b>			
Utility Undergrounding	Requirements for placing overhead utilities underground.	The applicant states that all new utilities on the subject property will be placed underground. No overhead utilities are affected by the proposed development.	<b>YES</b>
<b>Development Code Section 60.67</b>			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	No wetlands or riparian corridors exist on site.	<b>YES</b>
<b>Development Code Section 60.70</b>			
Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	<b>N/A</b>



# Attachment B: MINOR MODIFICATION OF A CONDITIONAL USE CU2023-0004

## ANALYSIS AND FINDINGS FOR MINOR MODIFICATION OF A CONDITIONAL USE APPROVAL

**Recommendation:** Based on the facts and findings presented below, staff recommends **APPROVAL** of **CU2023-0004**, subject to the applicable conditions identified in Attachment D.

### 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 40.15.15.2.C of the Development Code provides standards to govern the decisions of the Planning Commission as they evaluate and render decisions on Minor Modification of a Conditional Use Applications. The Planning Commission will determine whether the application as presented meets the Minor Modification of a Conditional Use approval criteria. In this portion

of the report, staff evaluates the application in accordance with the criteria for on Minor Modification of a Conditional Use.

To approve a Minor Modification of 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 40.15.15.5.C.1**

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

#### **FINDING:**

The applicant proposes to place eight portable classrooms and one portable restroom at Beaverton High School. Accordingly, staff finds the proposal is subject to a Minor Modification of a Conditional Use review by meeting Threshold 5 which reads:

- 5. The addition of portable classrooms to an elementary, middle, or high school campus.*

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

### **Section 40.15.15.5.C.2**

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

#### **FINDING:**

The applicant paid the required fee for this Minor Modification of a Conditional Use application.

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

### **Section 40.15.15.5.C.3**

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

#### **FINDING:**

The applicant has submitted all applicable application submittal requirements as specified in Section 50.25.1. of the Development Code. Staff has not identified any additional materials that need to be submitted to satisfy application completeness requirements.

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

### **Section 40.15.15.5.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.

#### **FINDING:**

Beaverton High School has been approved as a Conditional Use since at least 1970. Staff's research of previously approved Conditional Use Permits and modifications to those Conditional Use Permits has not identified any conditions of approval in conflict with the proposed portable classroom and restroom placement.

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

### **Section 40.15.15.5.C.5**

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

#### **FINDING:**

The applicant's proposal does not include removing or modifying any previously established conditions of approval for the High School.

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

### **Section 40.15.15.5.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 submitted a Design Review Three application to be processed concurrently with Minor Modification of Conditional Use request. No additional applications or documents are needed at this time. Staff recommends a general condition requiring approval of the associated application.

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

## **CONCLUSION & RECOMMENDATION**

Based on the facts and findings presented, staff recommends APPROVAL of CU2023-0004, subject to the applicable conditions identified in Attachment D.

# Attachment C: DESIGN REVIEW THREE DR2023-0033

## ANALYSIS AND FINDINGS FOR DESIGN REVIEW THREE APPROVAL

**Recommendation:** Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2023-0033**, subject to the applicable conditions identified in Attachment D.

### 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.

### Planning Commission Standards for Approval:

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



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

### **Section 40.20.15.3.C.1**

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

#### **FINDING:**

The applicant proposes to locate eight portable classrooms and one portable restroom, totaling approximately 14,500 square feet of floor area, which meets the Thresholds for a Design Review Two, However, the proposal does not comply with all Design Standards, which satisfies Design Review Three Threshold 9.

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

### **Section 40.20.15.3.C.2**

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

#### **FINDING:**

The applicant paid the required fee for this Design Review Three application.

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

### **Section 40.20.15.3.C.3**

For proposals meeting Design Review Three application thresholds numbers 1 through 7, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

#### **FINDING:**

This criterion is not applicable because the proposal meets Design Review Three Threshold 9.

**Conclusion:** Therefore, staff finds the criterion is not applicable.

### **Section 40.20.15.3.C.4**

For additions to or modifications of existing development, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines) or can demonstrate that the additions or modifications are moving towards compliance with specific Design Guidelines if any of the following conditions exist:

- a. A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable guideline; or
- b. The location of existing structural improvements prevent the full implementation of the applicable guideline; or
- c. The location of the existing structure to be modified is more than 300 feet from a public street.

**FINDING:**

The proposal is not an addition or a modification to an existing structure. The proposal is limited to the placement of portable classrooms and a portable restroom.

**Conclusion:** Therefore, staff finds the criterion is not applicable.

### **Section 40.20.15.3.C.5**

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

**FINDING:**

The applicant does not propose a Design Review Build-out Concept Plan (DRBCP); therefore, this criterion is not applicable.

**Conclusion:** Therefore, staff finds the criterion is not applicable.

### **Section 40.20.15.3.C.6**

For proposals meeting Design Review Three application Threshold numbers 8 or 9, where the applicant has decided to address a combination of standards and guidelines, the proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) except for the Design Standard(s) where the proposal is instead subject to the applicable corresponding Design Guideline(s).

**FINDING:**

This criterion does not apply, as the applicant has elected to respond to only Design Guidelines.

**Conclusion:** Therefore, staff finds the criterion is not applicable.

### **Section 40.20.15.3.C.7**

For proposals meeting Design Review Three application Threshold numbers 8 or 9, where the applicant has decided to address Design Guidelines only, the proposal is consistent with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

#### **FINDING:**

This criterion applies because the proposal meets Design Review Three Threshold 9 As detailed in the Design Review Guidelines Analysis section of this staff report, the proposal is consistent with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

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

### **Section 40.20.15.3.C.8**

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 submitted a Minor Modification of Conditional Use application to be processed concurrently with this Design Review Three request. No additional applications or documents are needed at this time. Staff recommends a general condition requiring approval of the associated application.

**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 DR2023-0033, subject to the applicable conditions identified in Attachment D.

# Design Review Guidelines Analysis

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

## **60.05.35 Building Design and Orientation Guidelines.**

### **1. Building articulation and variety**

- b. Building elevations should be varied and articulated to provide visual interest to pedestrians. Within larger projects, variations in architectural elements such as: building elevations, roof levels, architectural features, and exterior finishes should be provided. (Standards 60.05.15.1.A and B)**

#### **FINDING:**

The applicant states that the building elevations are consistent across each classroom. SW Erickson facing include the sides of two classrooms, and one full width classroom will face SW Erickson containing windows facing the street. Stairs with landings serving the classrooms will also be visible from SW Erickson, providing additional variation. The applicant further states that the overall mass of the portable classrooms will be broken up by the specific placement of the structures to provide pedestrian access.

Staff notes that the portable restroom facility is proposed to be located adjacent to SW 2<sup>nd</sup> Street. The rear elevation, which does not contain any windows or doors, will be facing the public street. The applicant states that the existing landscaping will provide some screening and softening of this elevation. Additionally, staff recognize the efficiency of locating the restroom close the public right of way to minimize costs and impacts associated with the installation of new underground utility lines connecting to existing public lines in SW 2<sup>nd</sup> Street. Furthermore staff recognizes that restrooms are faced internally to provide direct access for the staff and students using the portables.

Staff also notes that the portable classrooms and restroom are prefabricated, limiting the applicant's ability to customize the structures, and the structures will be located on site for temporary basis during Beaverton High School reconstruction, limiting the duration of the visible impacts to public view.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

- c. To balance horizontal features on longer building elevations, vertical building elements, such as building entries, should be emphasized. (Standard 60.05.15.1.B)**

## FINDING:

The applicant states that vertical features include stairs, stair screens, railings and windows, which help in breaking up the longer elevations, and that existing landscaping also will help break up the longer elevations. Staff also notes the breaks between portable classrooms assist in breaking up the overall mass of the proposal.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

- d. **Buildings should promote and enhance a comfortable pedestrian scale and orientation. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.1.B)**

## FINDING:

The applicant states the proposal clusters the portable classrooms to maximize the efficiency of the pedestrian circulation, and that there will be safe and efficient pedestrian circulation between the classrooms. Staff concurs, noting that locating the buildings at or near the street provide a comfortable scale along the public sidewalk.

Staff notes that the structures do not have the primary entrances oriented towards the public street, however staff understand the need for efficiency in orienting and placing the classrooms, and that interior oriented classrooms accomplish the need for efficiency.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

- e. **Building elevations visible from and within 200 feet of an adjacent street or major parking area should be articulated with architectural features such as windows, dormers, off-setting walls, alcoves, balconies or bays, or by other design features that reflect the building's structural system. Undifferentiated blank walls facing a street, common green, shared court or major parking area should be avoided. (Standards 60.05.15.1.B, C and D)**

## FINDING:

The applicant states that the building elevations are consistent across each classroom. SW Erickson facing include the sides of two classrooms, and one full width classroom will face SW Erickson containing windows facing the street. Stairs with landings serving the classrooms will also be visible from SW Erickson, providing additional variation. Staff notes that the blank walls of the classrooms are limited to the ends of the two classrooms facing SW Erickson, which are limited to 27' in length and will be partially screened by existing mature landscaping.



Staff notes that the portable restroom facility is proposed to be located adjacent to SW 2<sup>nd</sup> Street. The rear elevation, which does not contain any windows or doors, will be facing the public street. The applicant states that the existing landscaping will provide some screening and softening of this elevation. Additionally, staff recognize the efficiency of locating the restroom close the public right of way to minimize costs and impacts associated with the installation of new underground utility lines connecting to existing public lines in SW 2<sup>nd</sup> Street. Furthermore, staff recognizes that restrooms are faced internally to provide direct access for the staff and students using the portables.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

## 2. Roof Forms

- a. **Roof forms should be distinctive and include variety and detail when viewed from the street. Sloped roofs should have a significant pitch and building focal points should be emphasized. (Standards 60.05.15.2.A and B)**

### FINDING:

The applicant states that portable classrooms have a sloped roof, and the varied orientations will provided different views of the sloped roof across the portable classroom cluster.

Staff notes that the portable classrooms and restroom are prefabricated, limiting the applicant's ability to customize the structures, and the structures will be located on site for temporary basis during Beaverton High School reconstruction, limiting the duration of the visible impacts to public view.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

## 3. Primary building entrances

- a. **The design of buildings should incorporate features such as arcades, roofs, porches, alcoves, porticoes, awnings, and canopies to protect pedestrians from the rain and sun. This guideline does not apply to buildings in Industrial districts where the principal use of the building is manufacturing, assembly, fabricating, processing, packing, storage, wholesale or distribution activities. (Standard 60.05.15.3)**
- b. **Special attention should be given to designing a primary building entrance that is both attractive and functional. Primary entrances should incorporate changes in mass, surface, or finish to emphasize the entrance. (Standard 60.05.15.3)**

## FINDING:

The applicant states that each of the portable classrooms will have individual entries for each classroom. However, the applicant notes that these individual entrances do not function as primary entrances and will be removed at the conclusion of the Beaverton High School rebuild.

Staff concurs, noting that the portable classrooms and restroom are prefabricated, limiting the applicant's ability to customize the structures, and the structures will be located on site for temporary basis during Beaverton High School reconstruction.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

#### 4. Exterior building materials.

- a. **Exterior building materials and finishes should convey an impression of permanence and durability. Materials such as masonry, stone, wood, terra cotta, and tile are encouraged. Windows are also encouraged, where they allow views to interior activity areas or displays. (Standards 60.05.15.4.A and B)**

## FINDING:

The applicant states the building exterior will be clad with T1-11 wood siding, which will provide sufficient durability while the structures are on site. Windows are included on the longer elevations, allowing natural light and views into the interior activity areas. The siding is composed of

Staff concurs, noting that the portable classrooms and restroom are prefabricated, limiting the applicant's ability to customize the structures, and the structures will be located on site for temporary basis during Beaverton High School reconstruction.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

5. **Exterior building materials. All roof, surface, and wall-mounted mechanical, electrical, communications, and service equipment should be screened from view from adjacent public streets by the use of parapets, walls, fences, enclosures, dense evergreen foliage, or by other suitable means. (Standards 60.05.15.5.A through C)**

## FINDING:

The applicant states that there are mechanical units located at the ends of the structures. The units will either located within the cluster of classrooms, fully screening them from public view, or on the outside of the cluster, screened by existing mature landscaping along the perimeter of the site.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

## 60.05.40 Circulation and Parking Design Guidelines.

1. **Connections to public street system. The on-site pedestrian, bicycle and motor vehicle circulation system and the abutting street system should provide for efficient access and circulation, and should connect the project to abutting streets in accordance with connections identified in Tables 6.1 through 6.6 and Figures 6.1 through 6.23 of the Comprehensive Plan. (Standard 60.05.20.1)**

### FINDING:

The applicant's proposal to locate the portable classrooms in an existing parking lot with pedestrian connections already provided to SW 2<sup>nd</sup> and SW Erickson. The applicant will fully close the parking lot to vehicle access to ensure the safety of pedestrians using the classrooms. The main campus and the proposed portables will be connected by an existing raised crosswalk along SW Erickson, which is already used regularly by Beaverton High School students and staff between the east and west portion of the campus. Staff concurs that the on-site circulation system provides safe and efficient access to the proposed portable classrooms, other portions of the high school campus, and public circulation system.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

2. **Loading area, solid waste facilities, and similar improvements.**

- A. **On-Site service, storage and similar activities should be designed and located so that these facilities are screened from an abutting public street. (Standard 60.05.20.2)**

### FINDING:

No new loading, solid waste or similar facilities are proposed with the addition of the portable classrooms.

**Conclusion:** Therefore, staff finds the guideline is not applicable.

- B. **Except in Industrial districts, loading areas should be designed and located so that these facilities are screened from an abutting public street, or are shown to be compatible with local business operations. (Standard 60.05.20.2)**

### FINDING:

No new loading, solid waste or similar facilities are proposed with the addition of the portable classrooms.

**Conclusion:** Therefore, staff finds the guideline is not applicable.

**3. Pedestrian circulation.**

- A. Pedestrian connections should be made between on-site buildings, parking areas, and open spaces. (Standard 60.05.20.3.A)**

**FINDING:**

The portable structures will be connected to one another by elevated walkways. The portable classroom cluster will be connect to existing pedestrian pathways on site.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

- B. Pedestrian connections should connect on-site facilities to abutting pedestrian facilities and streets unless separated by barriers such as natural features, topographical conditions, or structures. (Standard 60.05.20.3.A)**

**FINDING:**

The existing pedestrian pathways on site connect to public sidewalks on both SW 2<sup>nd</sup> Street and SW Erickson Avenue. The main campus and the proposed portables will be connected by an existing raised crosswalk along SW Erickson, which is already used regularly by Beaverton High School students and staff between the east and west portion of the campus.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

- C. Pedestrian connections should link building entrances to nearby streets and other pedestrian destinations. (Standard 60.05.20.3.B)**

**FINDING:**

The existing pedestrian pathways on site connect to public sidewalks on both SW 2<sup>nd</sup> Street and SW Erickson Avenue. The main campus and the proposed portables will be connected by an existing raised crosswalk along SW Erickson, which is already used regularly by Beaverton High School students and staff between the east and west portion of the campus.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

- E. Excluding manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities which are the principle use of a building in Industrial districts, pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standards 60.05.20.3.A through H)**

**FINDING:**

The proposed classrooms will be served directly by elevated walkways and will rely on existing pedestrian pathways to connect to other destinations, which are already heavily used by Beaverton High School students and staff.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

- F. Pedestrian connections should be designed for safe pedestrian movement and constructed of hard durable surfaces. (Standards 60.05.20.3.F through G)**

**FINDING:**

The elevated walkways will be constructed of metal and all existing ground level walkways are composed of either asphalt or concrete.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

**60.05.45 Landscape, Open Space and Natural Areas Design Guidelines.**

- 3. Minimum landscaping for Conditional Uses in Residential zones and for developments in Commercial, Industrial, and Multiple Use zones.**

- A. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest and generally increase the attractiveness of a development and its surroundings. (Standards 60.05.25.5.A, B, and D)**

**FINDING:**

The applicant's materials include photos and rendering demonstrating existing mature landscaping and low fencing along both frontages that will soften the edges of the proposed portable classroom cluster.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

- C. Use of native vegetation should be emphasized for compatibility with local and regional climatic conditions. (Standards 60.05.25.5.A and B)**

**FINDING:**

No new additional landscaping is proposed with the placement of the portable classrooms.

**Conclusion:** Therefore, staff finds the guideline is not applicable.

- D. Existing mature trees and vegetation should be retained and incorporated, when possible, into the site design of a development. (Standards 60.05.25.5.A and B)**

**FINDING:**

Existing trees and shrubs along the perimeter of the site will be retained to provide screening from the public view.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

- E. A diversity of tree and shrub species should be provided in required landscaped areas. (Standard 60.05.25.5)**

**FINDING:**

No new additional landscaping is proposed with the placement of the portable classrooms.

**Conclusion:** Therefore, staff finds the guideline is not applicable.

**7. Fences and walls.**

- A. Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.25.9)**
- B. Fences and walls constructed in front yards adjacent to public streets should provide the opportunity to view into the setback from the street unless high traffic volumes or other conflicts warrant greater security and protection. (Standard 60.05.25.9.E)**

**FINDING:**

The site has an existing black metal fence located on the SW Erickson and SW Second Street frontages. The fence is incorporated with the landscaping. The fencing is low, proving clear views into the setback.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

**11. Landscape buffering and screening.**

- a. A landscape buffer should provide landscape screening, and horizontal separation between different zoning districts and between non-residential land uses and residential land uses. The buffer should not be applicable along property lines where existing natural features such as flood plains, wetlands, riparian zones and identified significant groves already provide a high degree of visual screening. (Standard 60.05.25.13)**

**FINDING:**

The site is zoned Residential Mixed C, and is surrounded on all sides by Residential Mixed C. Per the table, no landscape buffer is required. BDC Table 60.05-2, Footnote 7 requires

non-residential uses in residential zones to provide B3 buffers along property lines abutting residential uses in residential zones. However, the area of work where the portable classrooms are abutting other portions of the same high school campus. Therefore, no landscape buffer is required.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

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

**FINDING:**

There is no expectation of additional impacts caused by the development, as the site will still operate as a high school. Existing fencing and landscaping will provide some buffering. However, it is expected that impacts to the surrounding non-high school campus properties will be limited.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

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

**FINDING:**

Existing landscaping along SW 2<sup>nd</sup> Street and SW Erickson Avenue include low shrubs, mature trees and low fencing will help screen the portable classrooms from the adjacent neighborhood.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

- d. When changes to buffer widths and buffer standards are proposed, the applicant should describe the physical site constraints or unique building or site characteristics that merit width reduction. (Standard 60.05.25.13.E).**

**FINDING:**

As noted above in Section A of this Guideline, no buffer standards are required for the site.

**Conclusion:** Therefore, staff finds the guideline is not applicable to this proposal.

## **60.05.50 Lighting Design Guidelines.**

1. **Lighting should be utilized to maximize safety within a development through strategic placement of pole-mounted, non-pole mounted and bollard luminaires. (Standards 60.05.30.1 and 2)**

**FINDING:**

The applicant states new lighting will be added to each portable structure above each door entrance. The existing lighting on site will continue to providing lighting to the site as well.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

2. **Pedestrian scale lighting should be an integral part of the design concept except for industrial projects. Poles and fixtures for pole-mounted lighting should be of a consistent type throughout the project. The design of wall-mounted lighting should be appropriate to the architectural design features of the building. (Standard 60.05.30.2)**

**FINDING:**

Lighting provided with the proposal are limited to new lights located directly above entrances to each classroom and restroom, providing lighting for the users of the buildings. No pole mounted lighting is proposed.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

3. **Lighting should minimize direct and indirect glare impacts to abutting and adjacent properties and streets by incorporating lens shields, shades or other measures to screen the view of light sources from residences and streets. (Standards 60.05.30.1 and 2)**

**FINDING:**

The new lighting will be limited to interior facing lighting above each door entrance, minimizing any glare impacting the neighboring properties.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

4. **On-Site lighting should comply with the City's Technical Lighting Standards. (Standards 60.05.30.1 and 2.) Where the proposal does not comply with Technical Lighting standards, the applicant should describe the unique circumstance attributed to the use or site where compliance with the standard is either infeasible or unnecessary.**

**FINDING:**

The applicant has provided a photometric plan with the submittal materials. This photometric plan indicate that the proposed lighting will not exceed the maximum required footcandle limits at the property line. There are portion of the site that do not meet the minimum footcandle requirements, however, the applicant notes that student instruction



will not occur during periods of darkness, and the additional lighting is not necessary for the duration of the portable classrooms placement on the site.

**Conclusion:** Therefore, staff finds the proposal meets the guideline.

# Attachment D: RECOMMENDED CONDITIONS OF APPROVAL

**Application:** Beaverton High School Portables

**Recommendation:** APPROVE CU2023-0004 / DR2023-0033

## Minor Modification of a Conditional Use (CU2023-0004)

### **A. General Conditions, the applicant shall:**

1. Ensure the associated Design Review Three application (DR2023-0033) has been approved and is consistent with the submitted plans. (Planning / SR)

## Design Review Three (DR2023-0033)

### **A. General Conditions, the applicant shall:**

1. Ensure that the Minor Modification of a Conditional Use (CU2023-0004) application has been approved and is consistent with the submitted plans. (Planning / SR)

### **B. Prior to issuance of the site development permit, the applicant shall:**

2. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div. / SAS)
3. Retain a professional engineer to 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, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div. / SAS)
4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div. / SAS)
5. Have the applicant for the subject property guarantee all City-owned and maintained

- public improvements, excavation, and storm water management facilities by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div. / SAS)
6. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div. / SAS)
  7. Provide an erosion control plan showing 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 Div. / SAS)
  8. Provide construction plans and a drainage report demonstrating 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. Fee-in-lieu can be requested if development meets criteria set forth in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS Design & Construction Standards Section 4.03.7.a and 4.04.2.a. (Site Development Div. / SAS)
  9. Provide a drainage analysis of the subject site prepared by a professional engineer meeting the standards set by the City. The analysis shall identify all contributing drainage areas and plumbing systems for this project with the site development permit application. The analysis shall also delineate all areas for this project that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. (Site Development Div. / SAS)
  10. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new and/or modified impervious area proposed. (Site Development Div. / SAS)
  11. If needed, submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div. / SAS)
  12. Submit to the City a Stormwater Management Worksheet for the proposed project's net new impervious area prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas. 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 the entire site. (Site Development Div. / SAS)

13. Provide plans for the placement of underground utility lines within the site for services to the proposed portables. (Site Development Div. / SAS)
14. When required by OAR 918-780-0040, submit proposed private plumbing plans to the City Building Division for review. (Site Development Div. / SAS)
15. Submit detailed site plans demonstrating that the interior walkway ramp between Portables #8 and #7 (per applicant site plan A2.01) connects with the existing site's walkways in a manner that complies with the Americans with Disabilities Act. (BDC 40.03.1 D, G, and K; and BDC 60.55.25) (Transportation / KM)

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

16. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
17. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div. / SAS)

**D. Prior to issuance of any occupancy permit, the applicant shall:**

18. Construct an ADA-compliant connection for the proposed interior walkway ramp between Portables #8 and #7 (per applicant site plan A2.01) where it meets the existing on-site walkways. (BDC 40.03.1 D, G, and K; and BDC 60.55.25) (Transportation / KM)

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

19. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div. / SAS)
20. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)
21. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project as determined at permit issuance. (Site Development Div. / SAS)

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

22. Have completed the site development improvements per adopted City standards. The

project shall meet all outstanding conditions of approval as determined by the City. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div. / SAS)

23. If needed, provide a post-construction cleaning, system maintenance, and any proprietary stormwater treatment system recharge/replacement servicing report per manufacturer's recommendations for the site's proprietary storm water treatment systems by a qualified maintenance provider as determined by the City Engineer. (Site Development Div. / SAS)
24. A 2-year Maintenance Security will be required at 25 percent of the cost to construct City-owned and maintained public improvements, excavation, and storm water management facilities. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount. (Site Development Div. / SAS)