

STAFF REPORT

Report Date:

October 30, 2024

Application/Project Name:

LU32024-00695 Caliber Collision

Application Numbers:

CUN32024-00694

Proposal: The Applicant, Bret Flory Architecture, is proposing a New Conditional Use Application for a Major Automotive Use at 4400 SW Rose Lane and 13705 SW Farmington Road. The portion of the



project at 4400 SW Rose Lane has operated as a Major Automotive Use since the early 1990's, however, no conditional use permit has been previously approved for this site. Additionally, Caliber Collision will be expanding its operations to 13705 SW Farmington Road, requiring the New Conditional Use permit to incorporate both the existing operational characteristics at 4400 SW Rose Lane and the new operations at 13705 SW Farmington Road. No physical improvements are proposed.

Proposal Location: Specifically identified as Tax Lots 00800, 00700, 00600, and 00500 on Washington County Tax Assessor's Map 1S116BD.

Recommendation: APPROVAL of LU32024-00695 Caliber Collision (LU32024-00694), subject to conditions identified at the end of this report.

Contact Information:

City Staff Representative: Brett Cannon, Associate Planner
503-350-4038, bcannon@BeavertonOregon.gov

Applicant: Caliber Collision
2941 Lake Vista Drive
Lewisville, TX 75067

Applicant's Representative: Bret Flory Architecture
Attn: Melissa Hernandez
1255 W 15th Street, Suite 125

Plano, TX 75075

Property Owner:

L.L. & F. Investment Co.
13930 SW Benchview Terrace
Tigard, OR97223

CLMC LLC
136869 SW 65th Avenue PMB 418
Lake Oswego, OR 97035

Existing conditions

Zoning: General Commercial (GC)

Site conditions: The site at 4400 SW Rose Lane operates as a Major Automotive Use and the site at 13705 SW Farmington Road previously operated as retail/repair shop for motorcycles.

Site Size: 1.91 acres.

Location: 4400 SW Rose Lane and 13705 SW Farmington Road. Specifically identified as Tax Lots 00800, 00700, 00600, and 00500 on Washington County Tax Assessor's Map 1S116BD.

Neighborhood Association Committee: Central Beaverton

Table 1: Surrounding uses

Direction	Zoning	Uses
North	General Commercial (GC)	Railroad
South	General Commercial (GC) and Multi-Unit Residential (MR)	Eichler Park
East	General Commercial (GC)	Commercial
West	General Commercial (GC)	Commercial

Application information

Table 2: Application Summaries

Application	Application type	Proposal summary	Approval criteria location
CUN32023-00761	New Conditional Use	Convert two properties to operate as a Major Automotive Use facility.	Development Code Section 40.15.15.5.C

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete	120-Day*	365-Day**
CUN32024-00694	July 31, 2024	September 4, 2024	January 2, 2025	July 31, 2025

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

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Exhibits

- Exhibit 1.1 Vicinity Map (page 6 of this report)
- Exhibit 1.2 Zoning Map (page 7 of this report)
- Exhibit 2. Public Comment
 - No Public Comments Received
- Exhibit 3. Materials submitted by the Applicant
 - Exhibit 3.1 Application Form
 - Exhibit 3.2 Application Narrative
 - Exhibit 3.3 Pre-Application Conference Notes
 - Exhibit 3.4 Service Provider Letters
 - Exhibit 3.5 Trip Generation Memorandum
 - Exhibit 3.6 Neighborhood Meeting Materials
 - Exhibit 3.7 Plans and Graphics

Exhibit 1.1: Vicinity Map

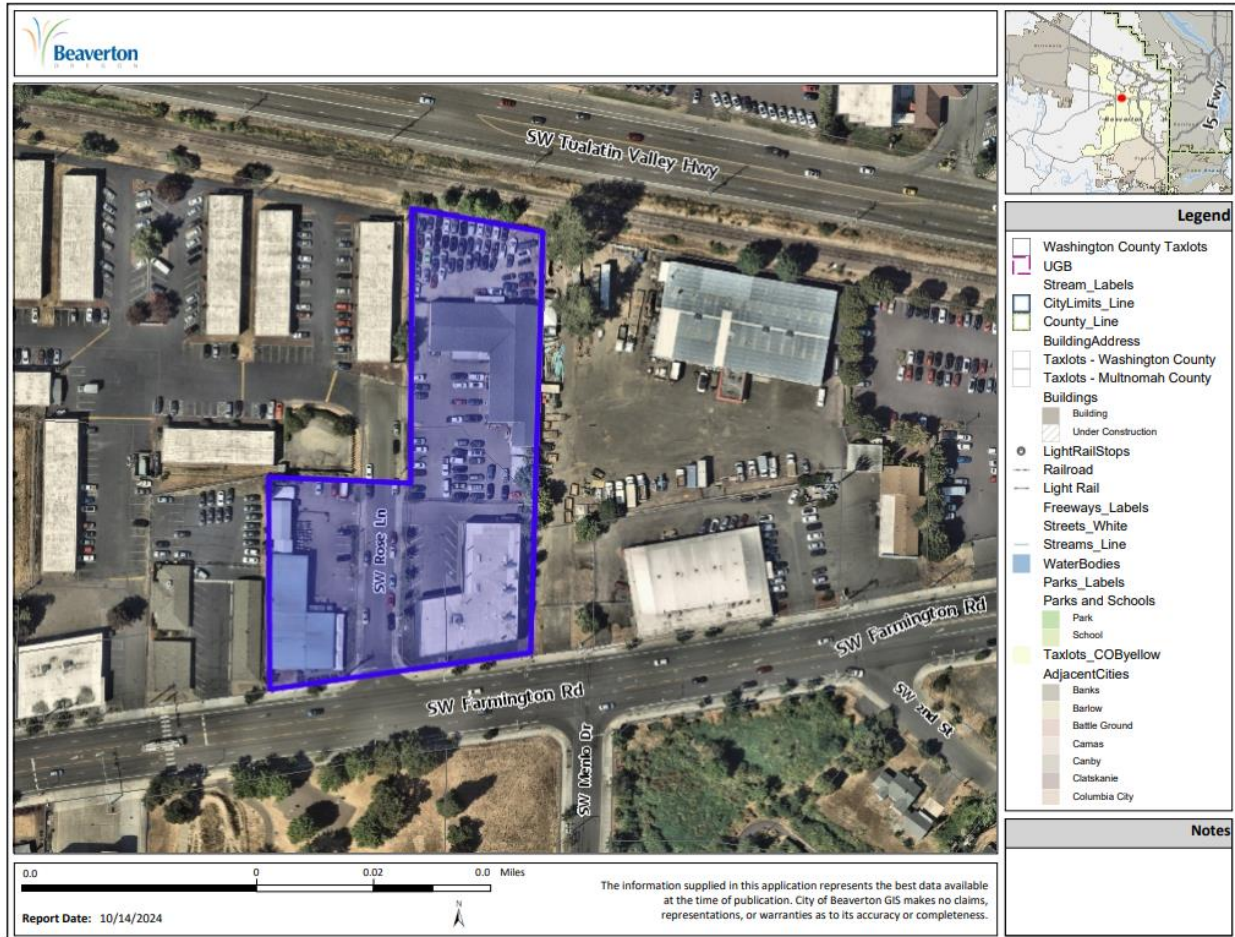
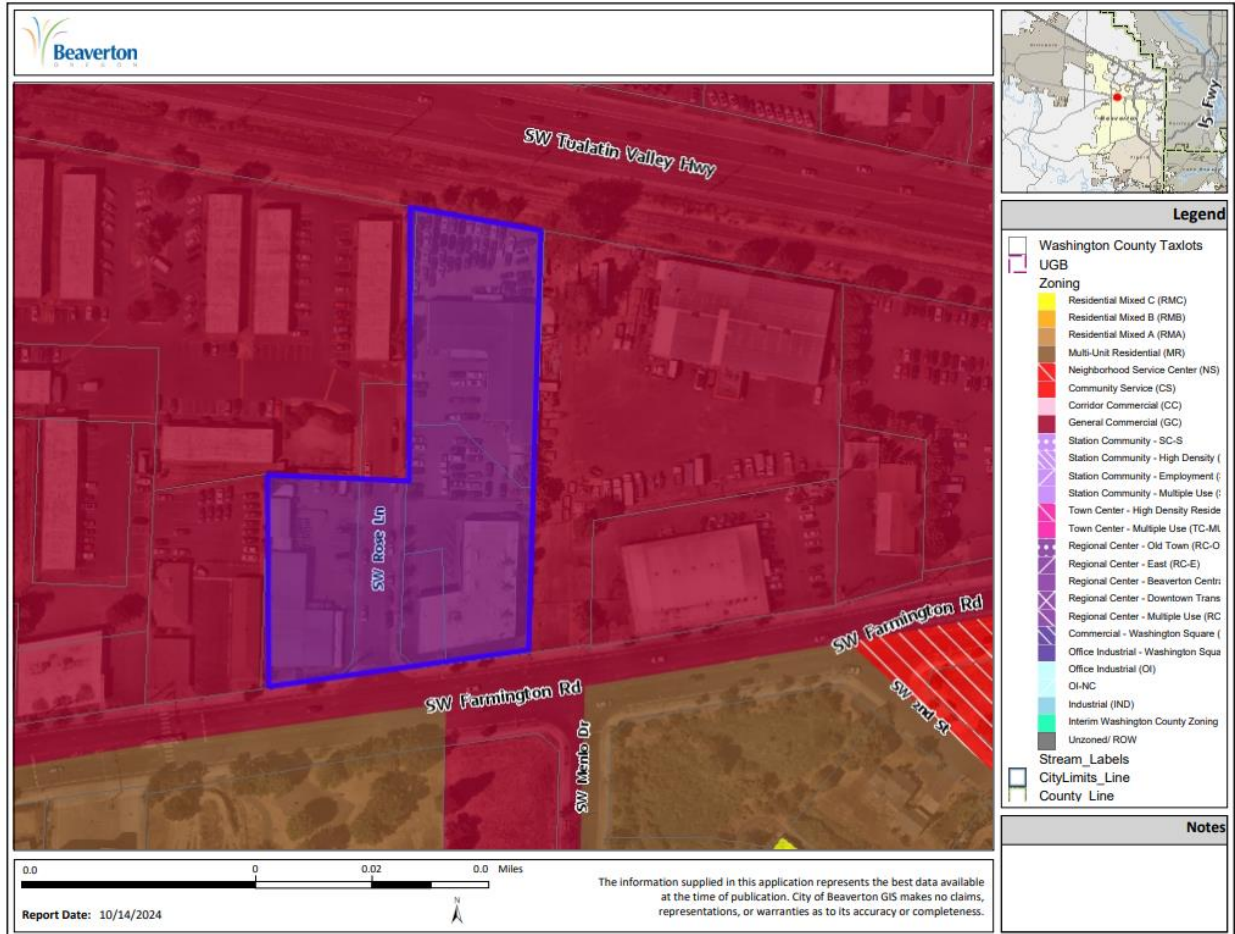


Exhibit 1.2: Zoning Map



Attachment A: Facilities Review

TECHNICAL REVIEW AND RECOMMENDATIONS

Application: LU32024-00695 Caliber Collision (CUN32024-00694)

Proposal: The applicant, Caliber Collision, is proposing a New Conditional Use Application for a Major Automotive Use at 4400 SW Rose Lane and 13705 SW Farmington Road. The portion of the project at 4400 SW Rose Lane has operated as a Major Automotive Use since the early 1990's, however, no conditional use permit has been previously approved for this site. Additionally, Caliber Collision will be expanding its operations to 13705 SW Farmington Road, requiring the New Conditional Use permit to incorporate both the existing operational characteristics at 4400 SW Rose Lane and the new operations at 13705 SW Farmington Road. No physical improvements are proposed.

Recommendation: APPROVE LU32024-00695 (CUN32024-00694)

Finding: The Facilities Review Committee finds the applicable Facilities Review Committee approval criteria have been met.

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 New Conditional Use (CUN32023-00761) application 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 served by City of Beaverton public water service, and an existing six-inch public water main located in SW Rose Lane right of way will provide water service to the site. The proposed scope of work does not include modifications to utility locations or connections for potable water service to this site. 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 development area. Therefore, the proposal is exempt from connecting to a non-potable water network.

Sanitary Sewer: The subject site is served by City of Beaverton, and an existing 10-inch public sewer main is located in SW Farmington Road right of way. The proposed scope of work does not include modifications to utility locations or connections to this site. 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 site is served by City of Beaverton stormwater service. Existing stormwater drainage and treatment infrastructure including a 24-inch and 10-inch public stormwater gravity mains, catch basins, and manholes are located in SW Farmington Road right of way. The proposed scope of work does not include modifications to utility locations or connections to this site. Therefore, the Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

Transportation: The site is accessed by SW Rose Lane via SW Farmington Road. The applicant provided a Traffic Generation Memorandum, dated July 31 2024, that indicates both the existing Caliber Collision at 4400 SW Rose Lane and the expansion into 13705 SW Farmington Road would net 64 new weekly trips. Section 60.55.20 of the BDC identifies 300 weekly net new trips as the threshold for a Traffic Impact Analysis (TIA), therefore, no TIA is required for the proposed Caliber Collision expansion. The proposed scope of work does not include modifications to the existing road network or site access. The Committee finds that a safe and efficient transportation network will be provided for the subject site.

Fire Protection: Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). The proposal does not include any site work or building additions. An email from Deputy Fire Marshall, Jeremy Foster of TVF&R stated a TVF&R Service Provider Letter

is not required with this application because of the lack of site improvements or modifications.

Conclusion: 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 Beaverton School District (BSD) boundary. The proposal will not generate additional demand on the Beaverton School District system as no residential uses are proposed.

Transit Improvements: Bus transit service is provided near the intersection of SW Rose Lane and SW Farmington Road with service from bus line 52. The bus stop is located approximately 100 feet from the subject site. No additional transit improvements are proposed nor required.

Police Protection: The City of Beaverton Police Department will 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 site is bordered by SW Rose Lane and SW Farmington Road. SW Rose Lane is classified as a Local Street, which doesn’t require bike lanes per City of Beaverton EDM standards. SW Farmington Road is classified as an Arterial and requires a 5 foot bike lane. The existing conditions of SW Farmington Road include a five-foot bike lane on both sides of the road. There are existing five-foot wide sidewalks on both sides of SW Rose Lane which provide direct pedestrian access to five-foot sidewalks along SW Farmington Road.

The Committee finds that these facilities will provide adequate pedestrian and bicycle connectivity for the proposed development.

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

Conclusion: 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) 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).*

FINDING:

The site is zoned General Commercial (GC). 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: 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).

Conclusion: 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 all existing structures and site features on the property will be maintained by the Owner's maintenance team and that no new site features or elements are included with the land use proposal.

Conclusion: 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:

No changes to the existing on-site vehicular and pedestrian circulation patterns are proposed. The applicant states that the site will continue to use the existing parking lot and sidewalks to the entries of the building. Transportation staff has reviewed the proposed operational characteristics of the site and concurs with the applicant that there are safe and efficient vehicular and pedestrian circulation patterns within the boundary.

Conclusion: 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:

No changes to the existing on-site vehicular and pedestrian circulation patterns are proposed. The site at 13705 SW Farmington Road has a one-way in one way out circulation system and the existing Caliber Collision at 4400 SW Rose Lane has a two way ingress/egress driveway. Pedestrians will continue to have access to the main building entrances via existing sidewalks that abut the existing structures.

Conclusion: 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 be provided by TVF&R. The proposal's scope of work does not include any site work or building additions. An email from Deputy Fire Marshall Jeremy Foster of TVF&R stated a TVF&R Service Provider Letter is not required with this application because of the lack of site improvements.

The Committee finds that the site can be designed in accordance with City codes and standards and provides adequate fire protection.

Conclusion: 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 proposed scope of work does not include any site work or building additions. The Committee finds that the construction documents for the forthcoming tenant improvement (interior only) building permit reviews, in addition to subsequent inspections will ensure protection from hazardous conditions due to inadequate, substandard, or ill-designed development.

Conclusion: 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:

No grading is proposed with this application.

Conclusion: The Committee finds that 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:

No new site development is included with the proposal. The applicant states that interior construction will meet ADA requirements. Building Permit reviews following land use approval will ensure that all applicable accessibility standards of the International Building Code, Fire Code, and other ADA standards will be met by the development. The Committee finds that the review of the proposed plans at the Building Permit stage is sufficient to guarantee compliance with accessibility standards.

Conclusion: 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 submitted the Conditional Use application on July 31, 2024, and the application was deemed complete on September 4, 2024.

Conclusion: The Committee finds that the proposal meets the approval criterion.

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

General Commercial (GC) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.10.20			
Automotive Service, Major	Conditional	The applicant proposes to establish a Conditional Use at an existing Caliber Collision at 4400 SW Rose Lane and an expansion to 13705 SW Farmington Road for use as a Major Automotive Use.	See CU Findings
Development Code Section 20.10.15			
Minimum Parcel Area	7,000	No changes to the existing lot size are proposed. 13705 SW Farmington Road- 21,499 Square Feet 4400 SW Rose Lane- 64,468 Square Feet	YES
Residential Density	N/A	No dwelling units are proposed.	N/A
Lot Dimensions	Minimum Width: 70 Minimum Depth: 100	No changes to the site's existing lot dimensions are proposed. 13705 SW Farmington Road Width- 97 Feet Depth- 216 Feet 4400 SW Rose Lane Width- 135 Feet Depth- 463 Feet	YES
Yard Setbacks	Front: None feet Side: 10 feet Rear: 0	No changes to the existing building footprints are proposed.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Maximum Building Height	60 feet.	No changes to the existing building height are proposed.	N/A
Development Code Section 20.15.30.1.A			
Off-Street Parking and Loading	No parking shall be allowed within the first 20 feet of the front yard setback.	No changes to the site's existing parking and loading are proposed.	N/A

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.	No external physical changes to the site or structures are proposed.	N/A
Development Code Section 60.07			
Drive-Up Window Facilities	Requirements for drive-up, drive-through, and drive-in facilities.	No drive-up window facilities are proposed.	N/A
Development Code Section 60.10			
Floodplain Regulations	Requirements for properties located in floodplain, floodway, or floodway fringe.	No residential units are proposed within the floodplain, floodway, or floodway fringe.	N/A
Development Code Section 60.11			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	No food cart pods are proposed.	N/A
Development Code Section 60.12			
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.	N/A
Development Code Section 60.15			
Land Division Standards	On-site contouring within 25 feet of a property line within or abutting any residentially zoned property.	No land divisions are proposed with the application.	N/A
Development Code Section 60.20			
Mobile and Manufactured Home Regulations	Requirements for the placement of mobile and manufactured homes.	No mobile or manufactured homes are proposed.	N/A
Development Code Section 60.25			
Off-Street Loading Requirements	Minimum: None	No loading spaces are proposed.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.30			
Off-Street Motor Vehicle Parking	Minimum: None	No changes to the existing parking configuration are proposed.	N/A
Required Bicycle Parking	Short-term: 4 spaces	The applicant proposes 4 short-term and 4 long-term bicycle parking spaces.	YES
	Long-term: 4 spaces		
Development Code Section 60.33			
Park and Recreation Facilities and Service Provision	Requirements for annexing property to THPRD.	The site is already within THPRD's boundaries.	N/A
Development Code Section 60.35			
Planned Unit Development	Development and design principles for Planned Unit Developments.	No proposal does not include a Planned Unit Development	N/A
Development Code Section 60.40			
Sign Regulations	Requirements for signs.	All signs will be reviewed under a separate sign permit and are not reviewed with this proposal.	N/A
Development Code Section 60.50			
Accessory Uses and Structures	Requirements for accessory uses and structure.	Accessory structures are not proposed.	N/A
Development Code Section 60.55			
Transportation Facilities	Requirements pertaining to the construction or reconstruction of transportation facilities	Refer to the Facilities Review Committee findings herein.	YES

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.60			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	The proposal does not affect existing trees or vegetation.	N/A
Development Code Section 60.65			
Utility Undergrounding	Requirements for placing overhead utilities underground.	The development does not propose to modify utility infrastructure.	N/A
Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	The proposal does not impact existing wetlands or riparian areas.	N/A
Development Code Section 60.70			
Wireless Communication Facilities	Regulations pertaining to wireless facilities.	No wireless communication facilities are proposed.	N/A

Attachment B: NEW CONDITIONAL USE CUN32024-00694

ANALYSIS AND FINDINGS FOR NEW CONDITIONAL USE APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **CUN32024-00694**. Should the Planning Commission determine that the application should be approved, staff recommends that the Planning Commission adopt the conditions identified in Attachment C.

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, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Conclusion: Staff finds that the proposal meets the approval criterion.

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 40.15.15.5.C of the Development Code provides standards to govern the decisions of the Planning Commission as they evaluate and render decisions on New Conditional Use Applications. 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 New Conditional Use.

To approve a New 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 Conditional Use application.

FINDING:

The applicant's proposed use is an Automotive Service, Major. Automotive Service, Major uses are a Conditional Use in the General Commercial zoning district, and no prior Conditional Use approval for the proposed use is in effect for the subject site. Accordingly, staff finds that the proposal is subject to a New Conditional Use review by meeting Threshold 1 which reads:

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

Conclusion: Staff finds the proposal meets the approval criterion.

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 has paid the required fees for this New Conditional Use application.

Conclusion: Staff finds the proposal meets the approval criterion.

Section 40.15.15.5.C.3

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

FINDING:

The following Comprehensive Plan policies apply to this project:

Chapter 3 (Land Use Element)

Goal 3.7.1 Enhanced Commercial Centers and Corridors

Policy a) iii. Providing direct pedestrian connections to, and amenities near, transit stops.

Staff finds that the proposed use, Automotive Major, is a conditional use in the GC Zone per BDC Table 20.15.20.A. The applicant's proposal is limited in scope to interior renovations. No changes to the subject site or surrounding area are proposed. An existing Trimet bus transit stop (Route 52) is abutting 13705 SW Rose Lane and an existing sidewalk along both SW Farmington and SW Rose Lane provide pedestrian access directly from the transit stop. The proposed use will continue to benefit from the accessibility of Trimet bus route 52.

Policy b) Emphasize commercial and employment uses, and limit ground floor residential uses to preserve land to meet the city's employment needs.

Staff finds that the proposal to bring an existing Automotive Major use at 4400 SW Rose Lane into compliance with the existing development code and expand to the site at 13705 SW Farmington will preserve the city's limited land available for automotive major uses. Additionally, the proposal will also help provide long-term and short-term employment. According to the applicant's narrative, the existing operations employ approximately 20 full time employees, and the expansion will employ an additional six employees.

Goal 3.7.2 Regional Commercial: Provide suitable locations for commercial uses that serve the broader region and require large sites, significant access and visibility

Policy a) Allow for the continuation of auto-oriented uses and large-format commercial uses, while encouraging a transition to more compact and pedestrian-friendly development over time

Staff finds that the proposal will continue to support auto-oriented uses by bringing an existing out of conformance site (4400 SW Rose Lane) into compliance by applying for the New Conditional Use and expand the use to 13705 SW Farmington Road. This type of business/use is consistent with the overall intent of the **Regional Commercial** land use designation, where large-format and auto-oriented uses are encouraged. The major automotive repair shop supports the needs of the local population and visitors by providing a key service for vehicle maintenance and repair, thus contributing to the viability and attractiveness of the commercial center for those who travel by car.

Conclusion: Staff finds the proposal meets the approval criterion.

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

Policy a) Noise impacts shall be considered during development review processes.

The applicant states that the proposed use will include vehicle body preparation, parts replacement and finishing work. The shop will contain a full HVAC system to provide climate control year round. This will allow for doors to be closed during operating hours limiting noise from extending far beyond the property boundaries.

Section 40.15.15.5.C.4

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

FINDING:

The site at 4400 SW Rose Lane (existing use) contains a 5,760 square foot structure, 11,938 square foot structure, parking lot and existing landscaping. The site has been operating as a Major Automotive use since the early 1990's and this proposal will bring the use into compliance with the development code. No changes modifications are proposed at 4400 SW Rose Lane.

The site at 13705 previously operated as a motorcycle repair and retail business. The site contains a 5,760 square foot structure, a parking lot, and landscaping. The proposal will be limited to interior improvements to bring the building up to code for the proposed Automotive Use, Major. No changes to the exterior of the structure, parking or landscaping are proposed.

Conclusion: Staff finds that the proposal meets the approval criterion.

Section 40.15.15.5.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 functional characteristics of the proposal can be assumed reasonably compatible with the surrounding area as there are no proposed modifications to the existing site, parking, landscaping, or surrounding area. According to the applicant's narrative, the proposed Major Automotive use will operate interior to the existing structures. The use will operate from 7:30 a.m. – 5:30 p.m. Monday through Friday, limiting any impact on surrounding properties during atypical hours.

According to the applicant's Trip Generation Memo, (Exhibit 3.5) dated July 31 2024, both the existing Caliber Collision at 4400 SW Rose Lane and the expansion into 13705 SW Farmington Road would net 64 new weekly trips. Transportation staff has reviewed the Trip Generation Memo and determined that the existing road network can adequately

accommodate the increased weekly trips for the two sites. No improvements are required, nor proposed to the surrounding transportation network with this proposal.

Conclusion: Staff finds the proposal meets the approval criterion.

Section 40.15.15.5.C.6

The proposed residential use located in the floodway fringe meets the requirements in Section 60.10.25.

FINDING:

Residential uses are not proposed. The use, Automotive Service, Major is classified as a commercial use in BDC Table 20.10.20.A.

Conclusion: Staff finds the criterion is not applicable.

Section 40.15.15.5.C.7

For parcel(s) designated Interim Washington County, the proposed use, identified in the land use designation previously held for the subject parcel(s), meets the use requirements identified in Washington County's Development Code.

FINDING:

The subject site is zoned General Commercial. It is not designated Interim Washington County. Therefore, the criterion is not applicable.

Conclusion: Staff finds the criterion is not applicable.

Section 40.15.15.5.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:

No other applications or documents related to the request are required at this time.

Conclusion: Staff finds that the criterion is not applicable.

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of CUN32024-00695.

Attachment C: Conditions of Approval

Application: LU32024-00695 Caliber Collision

Recommendation: APPROVE LU32024-00695 Caliber Collision (CUN32024-00694).

New Conditional Use (CUN32024-00694)

There are no recommended conditions of approval with this proposal.