

## STAFF REPORT

**Report Date:**  
July 31, 2024

**Application/Project Name:**  
LU32024-00019 Mountainside High School  
Hitting Sheds

**Application Numbers:**  
CU32024-00018 / DR32024-00021



**Proposal:** The applicant, Beaverton School District No. 48J, requests approval of a Major Modification of a Conditional Use application and a Design Review Three application to construct two hitting sheds at Mountainside High School. Site improvements include new lighting and landscaping.

**Proposal Location:** The site is located at 12500 SW 175th Avenue, specifically identified as Tax Lot 00600 on Washington County Tax Assessor's Map 2S106B0.

**Recommendation:** APPROVAL of LU32024-00019 Mountainside High School Hitting Sheds (CU32024-00018 / DR32024-00021), subject to the conditions identified at the end of this staff report.

### Contact Information:

City Staff Representative: Aaron Harris, Senior Planner  
503-616-8453, [aharris@BeavertonOregon.gov](mailto:aharris@BeavertonOregon.gov)

Applicant/Property Owner: Steve Sparks  
Beaverton School District No. 48J  
1260 NW Waterhouse Avenue  
Beaverton, OR 97006

# Existing Conditions

**Zoning:** Multi-Unit Residential (MR)

**Site conditions:** The site contains an existing High School campus.

**Site Size:** Approximately 46.8 acres.

**Location:** 12500 SW 175th Avenue. Located on the west side of SW 175th Avenue and the north side of SW Scholls Ferry Road, and specifically identified as Tax Lot 00600 on Washington County Tax Assessor’s Map 2S106B0.

**Neighborhood Association Committee:** Neighbors Southwest

**Table 1: Surrounding uses**

Direction	Zoning	Uses
North	Interim Washington County	Undeveloped
South	Washington County Agriculture and Forest District (AF-20) and City of Tigard Residential C (RES-C)	Agriculture and Residential Neighborhood
East	Residential Mixed A (RMA), Residential Mixed B (RMB), and Multi-Unit Residential (MR)	Residential Neighborhood
West	Neighborhood Service (NS) and Multi-Unit Residential (MR)	Residential and Commercial Neighborhood

# Application information

Table 2: Application summaries

Application	Application type	Proposal summary	Approval criteria location
CU32024-00018	Major Modification of a Conditional Use	To construct two hitting sheds at Mountainside High School.	Development Code Section 40.15.15.4.C
DR32024-00021	Design Review Three	To construct two hitting sheds at Mountainside High School.	Development Code Section 40.20.15.3.C

**Table 3: Key Application Dates**

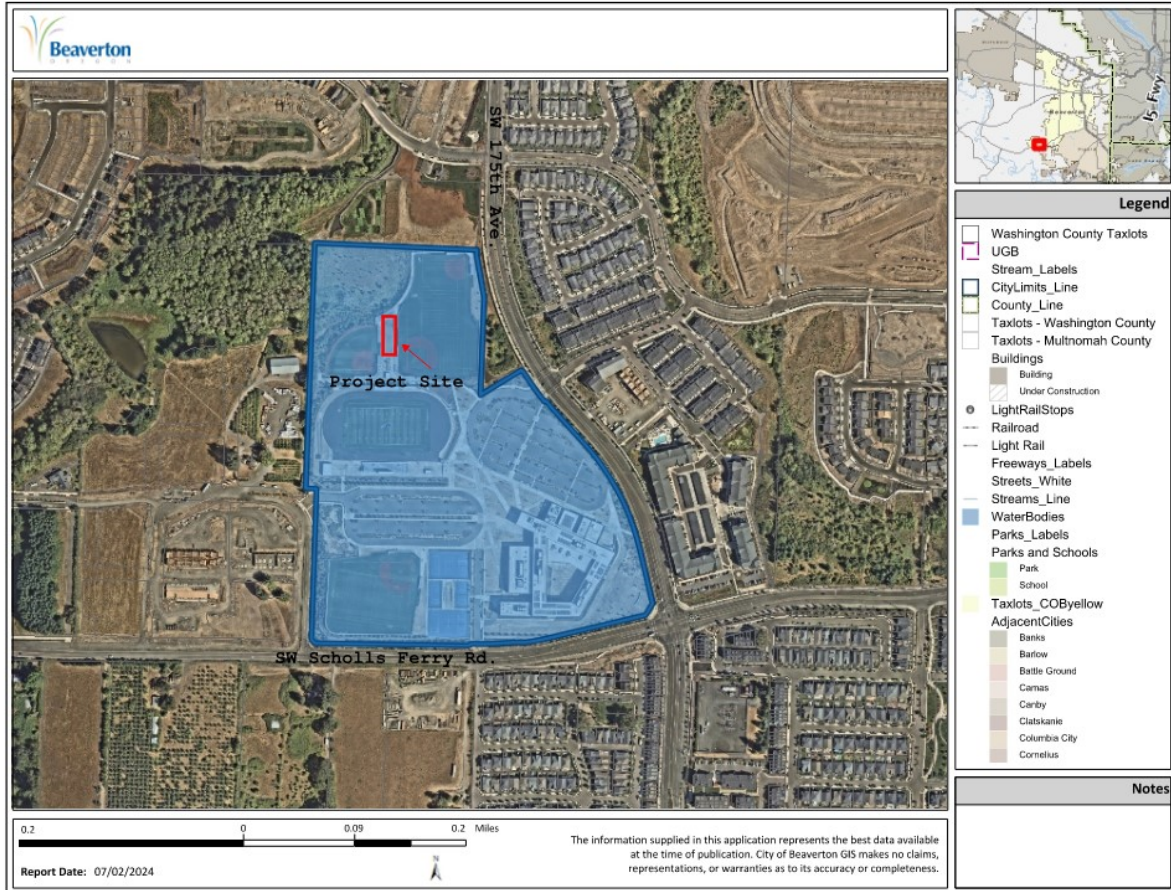
<b>Application</b>	<b>Submittal Date</b>	<b>Deemed Complete</b>	<b>120-Day*</b>	<b>365-Day**</b>
CU32024-00018	January 10, 2024	May 31, 2024	September 30, 2024	May 31, 2025
DR32024-00021	January 10, 2024	May 31, 2024	September 30, 2024	May 31, 2025

\* 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.

\*\* This is the latest date, with a continuance, by which a final written decision on the proposal can be made.

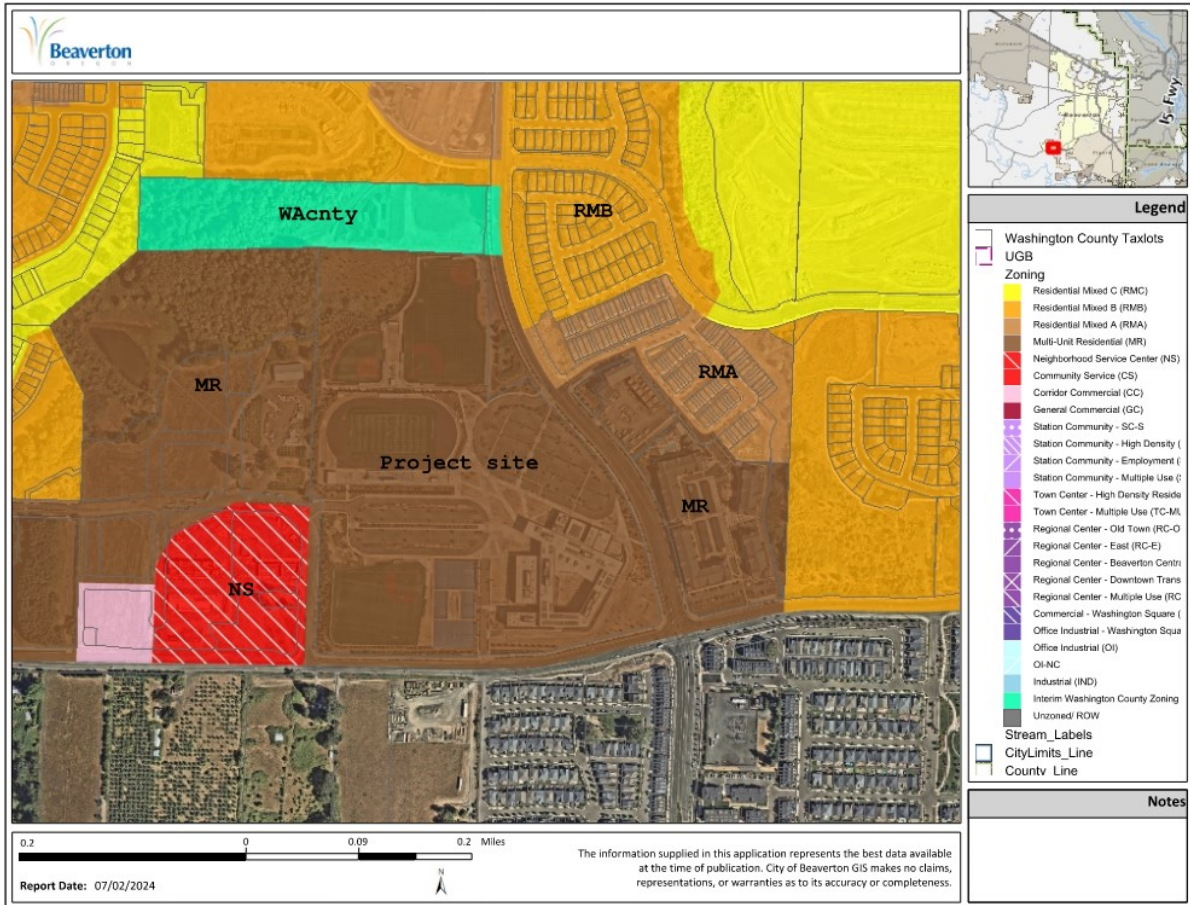


# Exhibit 1.1: Vicinity Map





# Exhibit 1.2: Zoning Map



# Attachment A: Facilities Review

**Application:** LU32024-00019

**Proposal:** The applicant, Beaverton School District, requests approval of a Major Modification of a Conditional Use application and a Design Review Three application to construct two hitting sheds at Mountainside High School. Site improvements include new lighting and landscaping.

**Recommendation:** APPROVE LU32024-00019 Mountainside High School Hitting Sheds (CU32024-00018 / DR32024-00021)

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

**Outstanding Technical Issues:** None

## Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in a different order. The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings.

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

- All twelve (12) criteria are applicable to the Major Modification of a Conditional Use (CU32024-00018) application and to the Design Review Three (DR32024-00021) 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. An existing 24-inch public water main located in SW 175<sup>th</sup> Avenue and a 24-inch pipe in SW Mountainside Way provide water service to the site. Therefore, the Committee finds that adequate potable public water service can be provided to the site to serve the proposed development.

**Non-Potable Water:** The site is already served by a non-potable water network. The proposed hitting sheds will not create any need for additional non-potable water service. Therefore, the Committee finds that adequate non-potable public water service is provided to the site.

**Sanitary Sewer:** The property is served by City of Beaverton sanitary sewer service. There is an existing 18-inch sanitary sewer line located in SW 175<sup>th</sup> Avenue. The Committee finds that adequate sanitary sewer service can be provided to the site to serve the proposed development.

**Stormwater Drainage, Treatment, and Retention:** There is an existing public storm system in the vicinity. There are 12-inch lines located in SW 175<sup>th</sup> Avenue and SW Mountainside Way. There is an 18-inch line located in SW Scholls Ferry Road.

The applicant has provided a Preliminary Stormwater Report for the quantity and quality of stormwater resulting from the proposed development. The Committee finds that adequate stormwater drainage, treatment, and retention service can be provided to the site to serve the proposed development.

**Transportation:** Vehicular access is provided to the site from SW 175<sup>th</sup> Avenue and SW Scholls Ferry Road. Access to the proposed hitting sheds is provided by existing on-site pedestrian walkways. No changes to the existing pedestrian walkways are proposed with the application. Based on the information provided in the application and staff analysis, no street dedications or improvements to the existing on-site walkways are required with the proposed development. As proposed, the existing street improvements and on-site walkways will provide safe and efficient vehicle, bicycle, and pedestrian circulation.

Per BDC Section 60.55.20.2.A, a Traffic Impact Analysis (TIA) is required when a proposed development will generate 300 vehicles or more per day in average weekday trips. The applicant's proposal is not anticipated to increase trips to the site. Neither a Trip Generation Memo nor a Traffic Impact Analysis is required with this application.

**Fire Protection:** Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). TVF&R notes that the hitting sheds are required to be constructed of entirely noncombustible materials due to the lack of fire department access.

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

## Section 40.03.1.B

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

### FINDING:

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

**Schools:** The proposed development is within the Beaverton School District (BSD) boundaries. The proposal is not projected to generate additional demand on the Beaverton School District system as no residential uses are proposed.

**Transit Improvements:** The nearest bus transit service is provided approximately 1.8 miles away at the intersection of SW Murray Blvd and SW Scholls Ferry Road with service from bus line 62.

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

**Pedestrian and Bicycle Facilities:** The proposed project site abuts two public rights-of-way (SW 175<sup>th</sup> Avenue and SW Scholls Ferry Road). There are no right-of-way improvements proposed with the application.

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

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

## Section 40.03.1.C

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

all applicable provisions of CHAPTER 20 (Land Uses) or Sections 20.25 and 70.3 if located within the Downtown Design District.

**FINDING:**

The site is zoned Multi-Unit Residential (MR). 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:** Staff finds that the proposal meets the approval criterion.

**Section 40.03.1.D**

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

**FINDING:**

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

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

**Section 40.03.1.E**

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

**FINDING:**

The applicant states that Beaverton School District will be responsible for continued maintenance of the hitting structures and the site.

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

## Section 40.03.1.F

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

### FINDING:

Vehicular access is provided to the site from SW 175<sup>th</sup> Avenue and SW Mountainside Way. Walkways provide pedestrian circulation internal to the site. No changes to existing vehicular or pedestrian circulation patterns are proposed with this application.

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

## Section 40.03.1.G

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

### FINDING:

Vehicular access is provided to the site from SW 175<sup>th</sup> Avenue and SW Mountainside Way. Walkways provide pedestrian circulation internal to the site. Sidewalks along SW 175<sup>th</sup> Avenue and SW Mountainside Way provide pedestrian circulation to the surrounding circulation systems. No changes to existing vehicular or pedestrian circulation patterns are proposed with this application.

The Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns connecting to surrounding circulation system of the proposed development.

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

## Section 40.03.1.H

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

### FINDING:

Staff cite the findings in Criterion A as applicable to this criterion. Fire protection for the site is provided by Tualatin Valley Fire and Rescue (TVF&R).

The Committee finds that with the review of the construction documents at the Site Development and Building Permit stages, protection from hazardous conditions due to inadequate, substandard, or ill-designed development is ensured.

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

### **Section 40.03.1.I**

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

**FINDING:**

The applicant states that the development site will be designed in accordance with all adopted City codes and standards to provide adequate protection from hazardous conditions.

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

### **Section 40.03.1.J**

Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

**FINDING:**

According to the applicant narrative, no grading or contouring of the site is proposed. Staff concurs with the applicant's findings.

**Conclusion:** Staff finds that the approval criterion is not applicable.

### **Section 40.03.1.K**

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

**FINDING:**

The applicant's proposal will not alter the existing pedestrian system and the proposed hitting sheds will provide access for physically handicapped people.

Compliance with applicable ADA requirements is reviewed at the time of Building permit application. The Committee finds that review of the proposed plans at Site Development and Building Permit stages is sufficient to guarantee compliance with accessibility standards.

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

## **Section 40.03.1.L**

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

### **FINDING:**

The application was submitted on January 10, 2024, and staff deemed the project complete on May 31, 2024.

In the review of the materials during the application review, the Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 are contained within this proposal.

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

# Code Conformance Analysis

## Chapter 20 Use and Site Development Requirements

### Multi-Unit Residential (MR) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 20.05.20</b>			
Educational Institutions	Conditional	The addition of two hitting sheds and associated site improvements.	<b>See CU Findings</b>
<b>Development Code Section 20.05.15</b>			
Minimum Land Area	1,000/unit	No changes to the existing lot sizes are proposed.	<b>N/A</b>
Minimum Lot Area	N/A	No changes to the existing lot dimensions are proposed.	<b>N/A</b>
Maximum Residential Density	No Minimum	No residential dwelling units are proposed.	<b>N/A</b>
Yard Setbacks	Front: 10 feet Side: 5 feet Rear: 15 feet	Two hitting sheds are proposed that will be located approximately 325 feet from the nearest property line.	<b>YES</b>
Maximum Building Height	60 feet	The hitting sheds are approximately 20 feet tall. No changes to existing building heights are proposed.	<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.	Site improvements include new lighting and new landscaping.	<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 in a floodplain, floodway, or floodway fringe.	<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>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.15</b>			
Land Division Standards	Requirements for all land division applications.	No land divisions are proposed.	<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>Development Code Section 60.25</b>			
Off-Street Loading Requirements	Off-street loading requirements are not applicable to the proposal because the proposed increase to gross floor area will not exceed 25% of the site's existing gross floor area.	No off-street loading berths are proposed with the development.	<b>N/A</b>
<b>Development Code Section 60.30</b>			
Off-Street Motor Vehicle Parking	Motor vehicle parking standards are not applicable to the proposal. The proposal will not result in a change to the number of students or staff on-site.	No parking spaces are required with the development.	<b>N/A</b>

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<b>Development Code Section 60.30</b>			
Required Bicycle Parking	Bicycle parking standards are not applicable to the proposal. The proposal will not result in a change to the number of students on-site.	No parking spaces are required with the development.	<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.	Any signage will be reviewed under a separate sign permit and are not reviewed with this proposal.	<b>N/A</b>

<b>CODE STANDARD</b>	<b>CODE REQUIREMENT</b>	<b>PROJECT PROPOSAL</b>	<b>MEETS CODE?</b>
<b>Development Code Section 60.45</b>			
Solar Access Protection	Solar access requirements for subdivisions and single family homes.	No subdivisions or single family homes are proposed.	<b>N/A</b>
<b>Development Code Section 60.50</b>			
Accessory Uses and Structures	Requirements for accessory uses and structures.	No accessory uses or structures 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.	There are no existing or proposed trees within the portion of the site associated with the proposal.	<b>YES</b>
<b>Development Code Section 60.65</b>			
Utility Undergrounding	Requirements for placing overhead utilities underground.	Any new utility lines are proposed to be placed underground.	<b>YES</b>
<b>Development Code Section 60.67</b>			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	The site contains a Significant Riparian corridor along the northern boundaries of the site. A Wetland Land Use Notification was submitted by staff to the Oregon Department of State Lands on January 23, 2024.	<b>YES</b>

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
<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: MAJOR MODIFICATION OF A CONDITIONAL USE CU32024-00018**

## **ANALYSIS AND FINDINGS FOR A MAJOR MODIFICATION OF A CONDITIONAL USE**

**Recommendation:** Based on the facts and findings presented below, staff recommends APPROVAL of CU32024-00018. Should the Planning Commission determine that the application should be approved, staff recommends that the Planning Commission adopt the conditions identified below 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, 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 40.15.15.4.C of the Development Code provides standards to govern the decisions of the Planning Commission as they evaluate and render decisions on Major Modification of a Conditional Use Applications. The Planning Commission will determine whether the application,

as presented, meets the Major Modification of a Conditional Use approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for a Major Modification of a Conditional Use.

To approve a Major 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 40.15.15.4.C.1**

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

#### **FINDING:**

The applicant's proposal includes an increase in the gross floor area of an existing Conditional Use by more than 1,000 square feet. The proposal includes two new buildings, each approximately 2,160 square feet in size. A Conditional Use application for Mountainside High School was originally approved in 2015 per land use application CU2015-0003. The proposal meets Major Modification of a Conditional Use Threshold 1 which reads:

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

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

### **Section 40.15.15.4.C.2**

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

#### **FINDING:**

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

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

### **Section 40.15.15.4.C.3**

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



## FINDING:

Staff finds that the two following Comprehensive Plan policies apply to this project:

*Land Use Element (Chapter 3) Complete and livable neighborhoods. Policy 3.8.1.g*

*Ensure integration of parks and schools into neighborhoods in locations where safe, convenient connections from adjacent neighborhoods on foot and by bike are or will be available.*

In response to Policy 3.8.1.g, staff finds that the proposed project will provide an addition to an existing school site that currently provides safe and convenient connections from adjacent neighborhoods on foot and by bike. Staff also cites the findings in staff report Attachment A related to safe and efficient bicycle and pedestrian circulation systems.

*Public Facilities and Services Element (Chapter 5) Cooperate with the Beaverton School District in its efforts to provide the best possible educational facilities and services to Beaverton residents. Policy 5.7.1.a*

*The City shall encourage the School District to provide facilities that will adequately accommodate growth while recognizing the limited supply of buildable land in the city for such facilities.*

In response to Policy 5.7.1.a, staff finds that the proposed project will provide additional facilities to an existing school and accommodate growth.

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

## Section 40.15.15.4.C.4

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

## FINDING:

A Conditional Use application was approved for the construction of Mountainside High School in 2015 per CU2015-0003, as governed by the regulations in place at that time. The proposal complies with the conditions set forth in the original approval. The applicant has not requested the removal or modification of any of the previously established conditions.

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

## **Section 40.15.15.4.C.5**

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

### **FINDING:**

The proposed structures are located approximately 325 feet from the nearest property line. Both structures are single story, approximately 2,160 sq. ft. in size, and located between the existing baseball and softball fields. Based on their size and location, the proposal should not have an adverse impact on the livability and use of the surrounding properties.

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

## **Section 40.15.15.4.C.6**

The proposal will not modify previously established conditions of approval for the prior Conditional Use consistent with Section 50.95.7. of the Development Code.

### **FINDING:**

The applicant's proposal for a Major Modification of a Conditional Use will not remove or modify any previously established conditions of approval.

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

## **Section 40.15.15.4.C.7**

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

### **FINDING:**

The applicant has submitted a Design Review Three application to be processed concurrently with this Major Modification of a Conditional Use application. The applications were deemed complete by staff on May 31, 2024, and all required submittal materials have been received at this time.

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

## **CONCLUSION & RECOMMENDATION**

Based on the facts and findings presented, staff recommends APPROVAL of CU32024-00018, subject to the conditions of approval identified in Attachment D below.

# Attachment C: DESIGN REVIEW THREE DR32024-00021

## ANALYSIS AND FINDINGS FOR DESIGN REVIEW THREE APPROVAL

**Recommendation:** Based on the facts and findings presented below, staff recommends APPROVAL of DR32024-00021, subject to the 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, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

**Conclusion:** The Committee finds that the proposal meets the review 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 Planning Commission as they evaluate and render decisions on Design Review Applications. The Planning Commission will determine whether the application as presented, meets the Design Review Three approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for Type 3 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:**

Staff references BDC Section 40.20.15.3.A.9:

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

The project proposal is to construct two hitting sheds at Mountainside High School. The applicant has decided to address the Design Guidelines only. Therefore, the proposal satisfies the threshold requirements for a Design Review Three application per BDC Section 40.20.15.3.A.9.

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

### **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 City of Beaverton received the appropriate fees for a Design Review Three application.

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

### **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:**

The Design Review Three application does not meet thresholds number 1 through 7.

**Conclusion:** Staff finds the approval 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 prevents 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:

As discussed in the Design Guideline Analysis below, the proposed project requires conditions of approval in order to comply with all applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines). The proposal does not include obstacles or structures described in BDC Section 40.20.15.3.C.4a–c. Conditions of approval are included with this staff report at Attachment D to ensure that the proposal complies with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

**Conclusion:** As conditioned, staff finds the proposal meets the approval criterion.

## Section 40.20.15.3.C.5

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

### FINDING:

The proposal does not include grading.

**Conclusion:** Staff finds the that the approval criterion is not applicable.

## Section 40.20.15.3.C.6

For Design Review Build-Out Concept Plan (DRBCP) proposals which involve the phasing of required floor area, the proposed project shall demonstrate how future development of the site,

to the minimum development standards established in the Development Code or greater, can be realistically achieved at ultimate build out of the DRBCP.

**FINDING:**

The proposed development does not include a DRBCP proposal and does not contain phasing of work.

**Conclusion:** Staff finds that the approval 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 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:**

The proposal meets Threshold 9 for a Design Review Three application. However, the applicant has decided to address the Design Guidelines only.

**Conclusion:** Staff finds that the approval criterion is not applicable.

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

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:**

The proposal meets Threshold 9 for a Design Review Three application. The applicant has decided to address the Design Guidelines only. Conditions of approval are included with this staff report at Attachment D to ensure that the proposal complies with the applicable provisions of Sections 60.05.35 through 60.05.50 (Design Guidelines).

**Conclusion:** As conditioned, staff finds the proposal meets the approval criterion.

## Section 40.20.15.3.C.9

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

### **FINDING:**

The applicant has submitted a Major Modification of a Conditional Use application to be processed currently with this Design Review Three application. The applications were deemed complete by staff on May 31, 2024, and all required submittal materials have been received at this time.

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



# Design Review Guidelines Analysis:

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

## **Section 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. (Standard 60.05.15.1.A and B)*

#### **FINDING:**

According to the applicant, the hitting sheds will be of all metal construction. The elevations will be a seam metal panel. The building elevations of the hitting sheds will be approximately 525 feet from the nearest existing, visible public sidewalk. The view from SW 175th will be partially obstructed by the existing baseball field. Due to the distance and partially obstructed view, additional architectural features will not be discernable from the public right-of-way. Staff concurs with the applicant's findings.

**Conclusion:** 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:**

According to the applicant, the hitting sheds are utilitarian in design for a specific athletic use within the buildings, which do not include vertical features. Those features which do break up the façade of the structures are the doors on the western elevation of the sheds. Staff concurs with the applicant's findings.

**Conclusion:** 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:

According to the applicant, the proposed structures are surrounded by pedestrian paths and are in scale with the adjacent baseball and softball facilities. There will be a safe and efficient pedestrian circulation between all of the structures. Pedestrian connections to the permanent structures will be direct and efficient. Staff concurs with the applicant's findings and further notes that the two proposed hitting sheds are each approximately 2,160 sq. ft. in size and 20 feet tall.

**Conclusion:** Staff finds that 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 proposed hitting sheds will be located approximately 325 feet from the nearest property line.

**Conclusion:** Staff finds that the guideline is not applicable.

## 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 highlighted. (Standards 60.05.15.2.A and B)*

## FINDING:

According to the applicant, the roof slope is approximately 1':4'. The applicant further notes that the nearest street is approximately 525 away, and therefore the variety and detail of the roof will be difficult to distinguish from a distance. Staff concurs with the applicant's findings.

**Conclusion:** 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.A)*

**FINDING:**

According to the applicant, there will be separate entrances to each of the structures which have eaves covering the man doors and roll-up doors. The structures are accessory to the athletic facilities and not open to the public. The structures do not require the type of weather protection intended for pedestrians since only school athletes will enter the sheds for practice. Staff concurs with the applicant's findings.

**Conclusion:** Staff finds the proposal meets the guideline.

*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:**

According to the applicant, the function of the subject buildings is for a specific athletic use and not intended for broad public use. The intent of the building design is not to attract the public to the structure. The entrances to the buildings are on the west elevations, away from public viewpoints. Staff concurs with the applicant findings and further notes that the primary building entrances for Mountainside High School are located along SW Mountainside Way, approximately 1,000 feet from the proposed hitting sheds.

**Conclusion:** Staff finds that 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. (Standard 60.05.15.4.A)*

**FINDING:**

According to the applicant, the proposed structures are to be constructed entirely of non-combustible materials, primarily steel framing and metal siding. Due to their use as hitting sheds, windows are not appropriate materials, and the selected materials are highly durable. Staff concurs with the applicant findings.

**Conclusion:** Staff finds the proposal meets the guideline.

5. **Screening of Equipment.** *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:**

No mechanical equipment is proposed.

**Conclusion:** Staff finds that the guideline is not applicable.

## **Section 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:**

Staff cites the Facilities Review findings of this staff report in response to BDC Section 40.03.1.F and G (Attachment A).

**Conclusion:** 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)*
- 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:**

Mountainside High School has existing solid waste facilities. No changes to the existing facilities are proposed with this application.

**Conclusion:** Staff finds that 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:

According to the applicant, the area where the structures will be located is fully connected with other destinations and structures of the high school. Staff concurs with the applicant's findings and further notes that no changes to existing pedestrian connections are proposed with this application.

**Conclusion:** Staff finds that 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:

As discussed in subsection 3.A above, existing pedestrian connections provide connectivity to on-site facilities and abutting pedestrian facilities. Existing sidewalks and walkways provide connectivity between the school and adjacent streets.

**Conclusion:** Staff finds that 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:

As discussed in subsections 3.A and 3.B above, the project provides pedestrian connections that link building entrances to nearby streets and other pedestrian destinations.

**Conclusion:** Staff finds that the proposal meets the guideline.

D. *Pedestrian connections to streets through parking areas should be evenly spaced and separated from vehicles (Standards 60.05.20.3.C through E)*

## FINDING:

As discussed in subsections 3.A and 3.B above, existing sidewalks and walkways provide connectivity between the school and adjacent streets. The pedestrian connections are evenly spaced and separated from vehicles.

**Conclusion:** Staff finds that 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:**

As discussed in subsection 3.A and 3.B above, pedestrian connections provide safe movement on-site. No changes to existing pedestrian connections are proposed with this application.

**Conclusion:** Staff finds that the proposal meets the guideline.

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

**2. Minimum landscaping in Residential zones**

*a. Landscape treatments utilizing plants, hard-surface materials, or both should be provided in the setback between a street and a building. The treatment should enhance architectural elements of the building and contribute to a safe, interesting streetscape. (Standard 60.05.25.4)*

**FINDING:**

No new development is proposed in the setback between the street and buildings with this development proposal.

**Conclusion:** Staff finds that the guideline is not applicable.

*b. Landscaping should soften the edges of buildings and parking areas, add aesthetic interest, and generally increase the attractiveness of a development and its surroundings. (Standard 60.05.25.4)*

**FINDING:**

According to the applicant, the area where the proposed structures will be located is currently planted with grass. The proposed structures will remove all of the grass and the floor of the structures will be flush with the surrounding pedestrian/plaza area on the west side of the structures (side facing the softball field). Adequate space to plant new landscaping does not exist. Further, there is no water service in the area to irrigate landscaping. For these reasons, no landscaping is proposed. Staff concurs with the applicant's findings.

**Conclusion:** Staff finds that the proposal meets the guideline.

**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:**

According to the applicant, the area where the proposed structures will be located is currently planted with grass. The proposed structures will remove all of the grass and the floor of the structures will be flush with the surrounding pedestrian/plaza area on the west side of the structures (side facing the softball field). Adequate space to plant new landscaping does not exist. Further, there is no water service in the area to irrigate landscaping. For these reasons, no landscaping is proposed. Staff concurs with the applicant's findings.

**Conclusion:** Staff finds that the proposal meets the guideline.

- 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:**

The area where the proposed structures will be located is currently planted with grass. No other existing trees or vegetation are located on the portion of the site where the development is proposed.

**Conclusion:** Staff finds that the proposal meets the guideline.

**7. Fences and walls.**

- A. *Fences and walls should be constructed of attractive, durable materials. (Standard 60.05.25.9)*

**FINDING:**

No new fences or walls are proposed with the application.

**Conclusion:** Staff finds that the guideline is not applicable.

**8. Changes to existing on-site surface contours at residential property lines. The perimeters of properties should be graded in a manner to avoid conflicts with abutting residential properties such as drainage impacts, damage to tree root zones, and blocking sunlight. (Standard 60.05.25.10)**

**FINDING:**

As discussed above in response to BDC Section 40.03.1.J, no grading or contouring of the site is proposed.

**Conclusion:** Staff finds that the guideline is not applicable.

9. ***Integrate water quality, quantity, or both facilities.*** *Above-ground stormwater detention and treatment facilities should be integrated into the design of a development site and, if visible from a public street, should appear as a component of the landscape design. (Standard 60.05.25.11) [ORD 4576; January 2012]*

**FINDING:**

The applicant's proposal does not include above-ground stormwater detention and treatment facilities. According to the applicant's stormwater report, existing runoff from the surrounding area is detained and collected through a below grade gravel retention system and all new runoff will be treated by the existing system (Exhibit 3.10). Staff concurs with the applicant's findings.

**Conclusion:** Staff finds that the proposal meets the guideline.

10. ***Natural areas.*** *Natural features that are indigenous to a development site, such as streams, wetlands, and mature trees should be preserved, enhanced and integrated when reasonably possible into the development plan. (Standard 60.05.25.12)*

**FINDING:**

There are no natural features in the portion of the subject site where development is proposed. Clean Water Services has provided a Services Provider Letter stating that the proposal will not significantly impact any existing or potentially sensitive areas found near the site (Exhibit 3.4).

**Conclusion:** Staff finds that 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 proposed structures are located interior to the high school campus and will not alter any existing landscaping buffers. The two hitting will be located approximately 325 feet from the nearest property line.

**Conclusion:** Staff finds that the guideline is not applicable.

- 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 are no applicable landscape buffer requirements per BDC Table 60.05-2. Staff further notes that the subject site is an existing school, and the proposed structures are located more than 700 feet from the nearest existing residential use. Staff does not anticipate any potential conflicts of uses resulting from the proposal.

**Conclusion:** Staff finds that 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:**

There are no applicable landscape buffer requirements per BDC Table 60.05-2.

**Conclusion:** Staff finds that the guideline is not applicable.

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:**

There are no applicable landscape buffer requirements per BDC Table 60.05-2.

**Conclusion:** Staff finds that the guideline is not applicable.

## **Section 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's lighting plan demonstrates that the project includes new lighting throughout the work area and lighting has been located to ensure adequate light for both pedestrian circulation and general site safety. New lighting is limited to wall mounted luminaires.

**Conclusion:** Staff finds that 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:**

The applicant's lighting plan illustrates wall-mounted luminaires attached to the new buildings. As a condition of approval, prior to Site Development permit issuance, the applicant shall provide cut sheets to demonstrate that all proposed lighting is a consistent type throughout the project.

**Conclusion:** As conditioned, staff finds that 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 City's Technical Lighting Standards specifies the maximum permitted illumination at property lines. The proposed structures will be located approximately 325 feet from the nearest property line and more than 700 feet from the nearest existing residential use.

**Conclusion:** Staff finds that 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:**

Staff finds that the applicant's photometric plan complies with the City's Technical Lighting Standards in all areas except a small portion of the site located east of the northern hitting shed. The applicant has not provided a narrative describing any unique circumstances demonstrating that compliance with the standards are either infeasible or unnecessary. As a condition of approval, prior to Site Development issuance, the applicant shall submit an updated photometric lighting plan that demonstrates compliance with the Technical Lighting Standards in Table 60.05-1.

**Conclusion:** As conditioned, staff finds that the proposal meets the guideline.

## **CONCLUSION & RECOMMENDATION**

Based on the facts and findings presented, staff recommends APPROVAL of DR32024-00021, subject to the conditions of approval identified in Attachment D below.

# Attachment D: Conditions of Approval

**Application:** LU32024-00019 Mountainside High School Hitting Sheds

**Recommendation:** APPROVE LU32024-00019 Mountainside High School Hitting Sheds (CU32024-00018 / DR32024-00021), subject to the conditions of approval herein.

## Major Modification of a Conditional Use (CU32024-00019)

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

1. Ensure that the Design Review Three (DR32024-00021) application has been approved and is consistent with the submitted plans. (Planning / AH)

## Design Review Three (DR32024-00021)

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

1. Ensure that the Major Modification of a Conditional Use (CU32024-00019) application has been approved and is consistent with the submitted plans. (Planning / AH)

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

1. Provide a revised photometric plan to demonstrate that the pedestrian circulation areas adjacent to the new hitting sheds meets the Technical Lighting Standards in BDC Table 60.05-1. (Planning / AH)
2. Submit cut sheets to demonstrate that all proposed lighting is a consistent type throughout the project. (Planning / AH)
3. 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)
4. 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)
5. 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)
6. Have the applicant for the subject property guarantee all City-owned and maintained improvements 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)
  7. 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)
  8. 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)
  9. 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)
  10. 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. (Site Development Div. / SAS)
  11. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed. (Site Development Div. / SAS)

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

12. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / SAS)
13. 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 final inspection/occupancy of any building permit, the applicant shall:**

14. 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)
15. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. / SAS)

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

16. 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)
17. A 2-year Maintenance Security will be required at 25 percent of the cost to construct City-owned and maintained improvements. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount. It is released 2 years after project acceptance or will be extended for a period determined by the City Engineer following the correction of any identified defects. (Site Development Div. / SAS)