

STAFF REPORT

Report Date: October 11, 2023

Application Name: Ridgewood Park Dog Run

Application Numbers: CU2023-0002 / DR2023-0038 / PD2023-0001

Proposal: The applicant, Tualatin Hills Park and Recreation District, requests New Conditional Use approval to add a Public Dog Run to Ridgewood Park, an existing public park. The applicant also requests Design Review Compliance Letter approval for fencing and landscaping modifications associated with the Public Dog Run. Parking Requirement Determination approval is also requested to establish the minimum required bicycle parking spaces for the Public Dog Run.

Proposal Location: The site is located west of the intersection of SW 96th Avenue and SW Wilshire Street, specifically identified as Tax Lot 1500 on Washington County Tax Assessor's Map 1S102CD.

Applicant: Tualatin Hills Park and Recreation District



Recommendation: APPROVAL of Ridgewood Park Dog Run CU2023-0002 / DR2023-0038 / PD2023-0001, subject to conditions identified at the end of this report.

Hearing Information: 6:30 p.m. October 18, 2023, via Zoom Webinar

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

Contact Information:

City Staff Representatives: Steven Regner, Senior Planner
(503) 319-4427
sregner@beavertonoregon.gov

Brittany Gada, Associate Planner
971-724-0517
bgada@beavertonoregon.gov

Applicant/Property Owner: Tualatin Hills Park and Recreation District
Attn: Nicole Paulsen
15707 SW Walker Road
Beaverton, OR 97006

Applicant Representative: AKS Engineering & Forestry, LLC
Attn: Glen Southerland
12965 SW Herman Road, Suite 100
Tualatin, OR 97062

Existing Conditions

Zoning: Residential Mixed A (RMA)

Site Conditions: The site is currently developed as a public park with associated amenities including paved pathways, a community garden, and play structures.

Site Size: 1.27 acres

Location: West of the intersection of SW Wilshire Street and SW 96th Avenue

Neighborhood Association Committee: Central Beaverton NAC

Table 1: Surrounding Uses

Direction	Zoning	Uses
North	Interim Washington County	Right of Way (Highway)
South	Washington County R-5	Single-Detached Dwellings
East:	Washington County R-5	Single-Detached Dwellings
West:	Interim Washington County & Washington County Transit Oriented Retail Commercial District (TO:RC)	Right of Way (Highway Off-Ramp), Office, & Medical Clinic

Application Information

Table 2: Application Summaries

Application	Application Type	Proposal Summary	Approval Criteria Location
CU2023-0002	New Conditional Use	Addition of a new public dog run in an existing public park in a Residential zone	Development Code Sections 40.03.1 and 40.15.15.5
DR2023-0038	Design Review Compliance Letter	New fencing and landscaping associated with the public dog run	Development Code Section 40.20.15.1
PD2023-0001	Parking Determination	Public dog runs are not a listed land use in Section 60.30 Off-Street Parking, and the applicant proposes no bicycle parking to support the new use.	Development Code Section 40.55.15.1

Table 3: Key Application Dates

Application	Submittal Date	Deemed Complete*	120-Day	365-Day**
CU2023-0002	Mar. 2, 2023	Aug. 24, 2023	Dec. 22, 2023	Aug. 23, 2024
DR2023-0038	Mar. 2, 2023	Aug. 24, 2023	Dec. 22, 2023	Aug. 23, 2024
PD2023-0001	Mar. 2, 2023	Aug. 24, 2023	Dec. 22, 2023	Aug. 23, 2024

*The applicant deems the applications complete on August 24, 2023. Staff received all required submittal materials on September 19, 2023, pursuant to the Application Completeness requirements of Section 50.25.1 of the Development Code.

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

Table of Contents

STAFF REPORT..... 1
Attachment A: FACILITIES REVIEW COMMITTEE 9
Attachment B: NEW CONDITIONAL USE CU2023-0002.....22
Attachment C: DESIGN REVIEW COMPLIANCE LETTER DR2023-0038.....27
Attachment D: PARKING DETERMINATION PD2023-000136
Attachment E: RECOMMENDED CONDITIONS OF APPROVAL.....39

Exhibits

Exhibit 1. Materials submitted by Staff

Exhibit 1.1 Zoning Map (page 7 of this report)

Exhibit 1.2 Vicinity Map (page 8 of this report)

Exhibit 2. Public Comment

Exhibit 2.1 Comments from Elaine Murphy, dated Sep. 3, 2023

Exhibit 2.2 Comments from Patrick Gram, dated Sep. 8, 2023

Exhibit 2.3 Comments from Richard Kappler, dated Sep. 19, 2023

Exhibit 2.4 Comments from Nancy Yeend, dated Sep. 21, 2023

Exhibit 2.5 Comments from Elaine Brown, dated Sep. 21, 2023

Exhibit 2.6 Comments from Erin, dated Sep. 22, 2023

Exhibit 2.7 Comments from T. Neal, dated Sep. 23, 2023

Exhibit 2.8 Comments from AL Ward, dated Sep. 27, 2023

Exhibit 2.9 Comments from Kelly O'Connor, dated Sep. 29, 2023

Exhibit 3 Public Agency Comment

Exhibit 3.1 Comments from Washington County, dated Sep. 15, 2023

Exhibit 3.2 Comments from ODOT, dated Sep. 20, 2023

Exhibit 4. Materials submitted by the Applicant

- Exhibit 4.1 Preliminary Plans
- Exhibit 4.2 Application Forms
- Exhibit 4.3 Pre-Application Notes
- Exhibit 4.4 Property Information
- Exhibit 4.5 Neighborhood Meeting Materials
- Exhibit 4.6 Clean Water Services SPL
- Exhibit 4.7 Schiffler Park Traffic Report
- Exhibit 4.8 Bicycle Parking Study
- Exhibit 4.9 Narrative

Summary of Public Comment

Exhibit 2.1 Email from Elaine Murphy, 9625 SW Ardenwood, voicing concerns about impacts of irresponsible dog owners.

Staff Response: Staff notes that the proposed dog park would provide a focused location for dog owners to run their dogs in a facility managed by THPRD.

Exhibit 2.2 Email from Pat Gram, no address provided, voicing concerns about increases in traffic.

Staff Response: The applicant's materials demonstrate that the previous establishment new dog parks in existing THPRD parks created minimal new vehicle trips. See Exhibit 4.7 for more information.

Exhibit 2.3 Email from Rick Kappler, 5950 SW Elm, stating there are far too many dog parks in Beaverton.

Exhibit 3.4 Email from Nancy Yeend, 9810 SW Imperial Dr, Portland, voicing support for the project.

Exhibit 3.5 Email from Elaine Brown, 2350 SW Burbank Ave, Portland, voicing support for the project.

Exhibit 3.6 Email from Erin, no last name or address provided, voicing support for the project.

Exhibit 3.7 Email from T. Neal, no address provided, voicing support for the project.

Exhibit 3.8 Email from AL Ward, no address provided, voicing support for the project.

Exhibit 3.9 Email from Kelly O'Connor, 2045 SW 98th, Portland, voicing support for the project.

Exhibit 1.1 Zoning Map

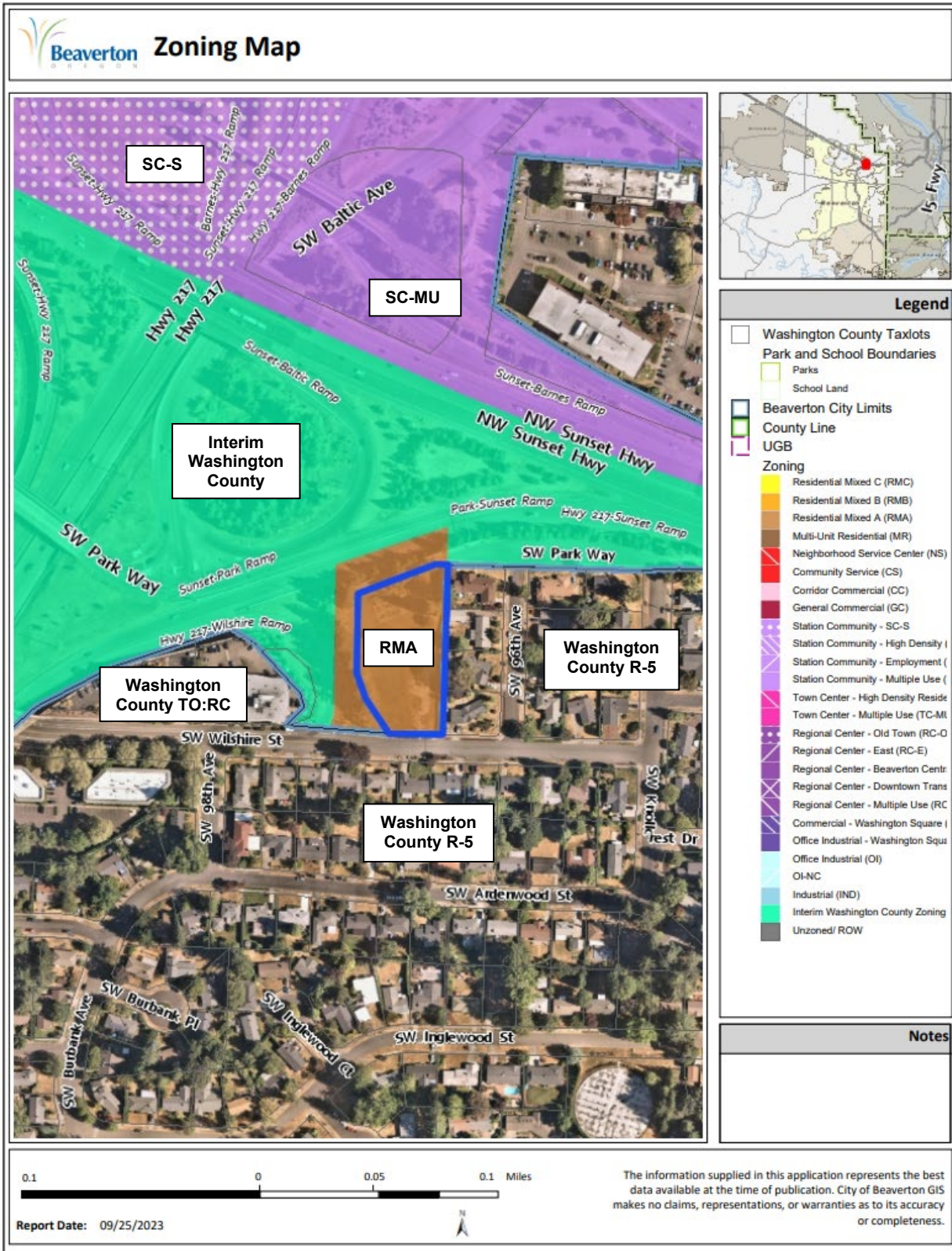
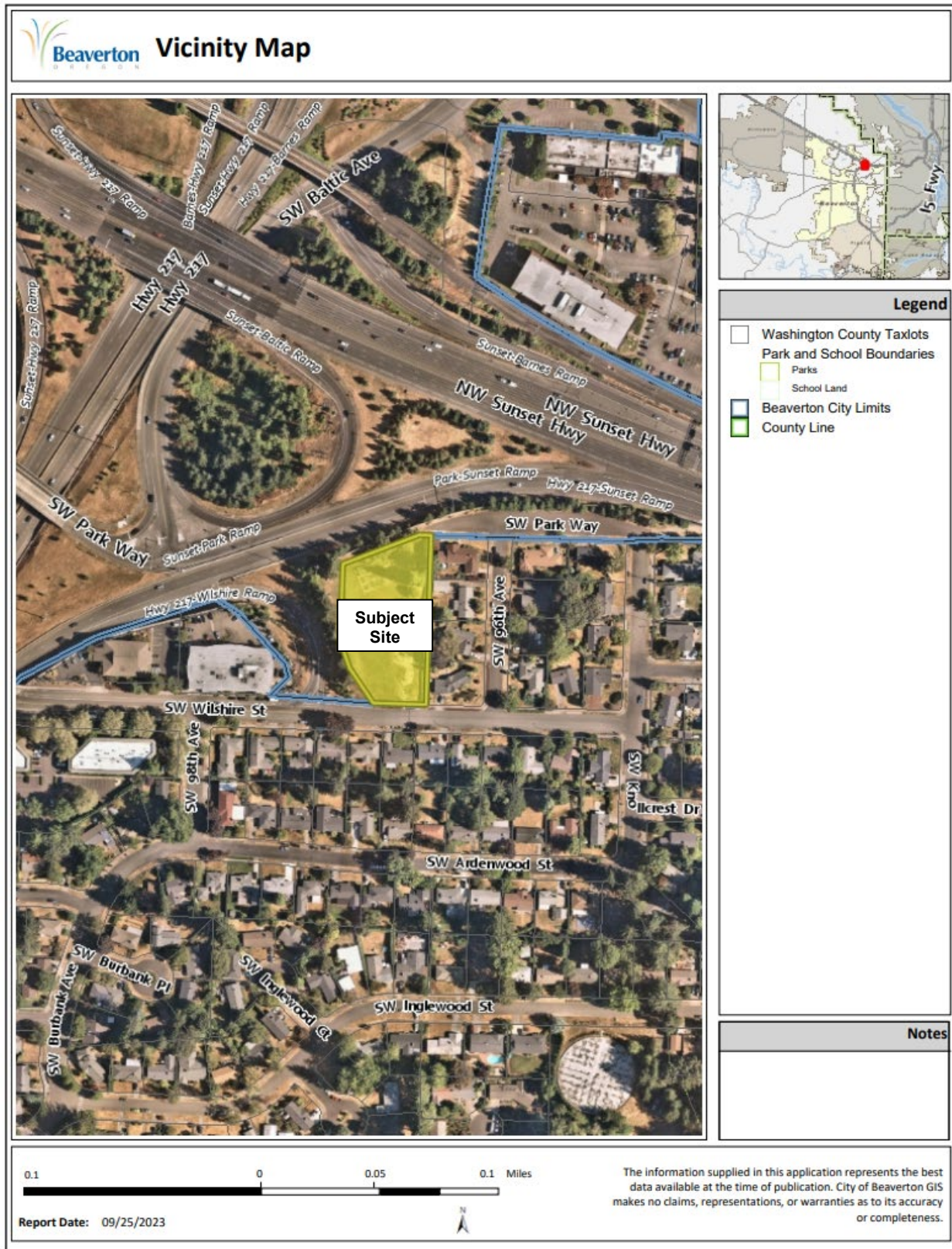


Exhibit 1.2 Vicinity Map



Attachment A: FACILITIES REVIEW COMMITTEE

TECHNICAL REVIEW AND RECOMMENDATIONS

Application: Ridgewood Park Dog Run

Proposal: The applicant, Tualatin Hills Park and Recreation District, requests New Conditional Use approval to add a Public Dog Run to Ridgewood Park, an existing public park. The applicant also requests Design Review Compliance Letter approval for fencing and landscaping modifications associated with the Public Dog Run. Parking Requirement Determination approval is also requested to establish the minimum required bicycle parking spaces for the Public Dog Run.

Recommendation: APPROVE CU2023-0002 / DR2023-0038/ PD2023-0001, subject to the recommended conditions of approval

Section 40.03 Facilities Review Committee:

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

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

- All twelve (12) criteria are applicable to the New Conditional Use (CU2023-0002) application as submitted.
- Facilities Review Committee criteria do not apply to the submitted Design Review Compliance Letter (DR2023-0038) or Parking Determination (PD2023-0001) applications.

Section 40.03.1.A

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

FINDING:

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

Potable Water: The subject site is located in the City of Beaverton water service area. The subject proposal to add a public dog run to an existing public park does not include new potable water service to the site. The site has an existing water fountain which will provide potable water to dog run users.

Non-Potable Water: There is no non-potable water network in the area of development. Therefore, the proposal is exempt from connecting to a non-potable water network.

Sanitary Sewer: The subject proposal does not include or necessitate sanitary sewer service to the site for the dog run.

Stormwater Drainage, Treatment, and Retention: The site modifications to establish the new public dog run do not involve an increase of impervious area. Therefore, stormwater drainage, treatment, or retention improvements are not required.

Transportation: The applicant proposes a new public dog run within an existing public park. The site is located adjacent to SW Wilshire Street, a County-owned Neighborhood Route street, to the south and is served by the terminus of SW Park Way, a County-owned Local street. The site also borders ODOT right of way for Sunset Highway (US 26) to the north and an associated off-ramp to the west. The primary entrance to the site is located adjacent to SW Wilshire Street.

This application was submitted after the State's Climate Friendly and Equitable Communities (CFEC) Rules took effect on January 1, 2023, which eliminated minimum off-street vehicular parking requirements for sites near frequent service public transit stations. Pursuant to the CFEC rules, no off-street vehicular parking is required for this development since the site is located less than three-quarters of a mile from the Sunset Transit Center MAX light rail station.

The applicant provided information regarding the anticipated average daily vehicular trips that will be generated by the proposed public dog run in the submitted project narrative. The applicant states that, on average, the dog run will result in approximately 13 net new daily trips during peak times which does not meet the threshold to provide a Traffic Impact Analysis. Due to the increase in vehicular traffic to the site on a County road near a highway exit and the need to maintain sight distance at this intersection, Washington County and ODOT comments recommend a condition of approval that, prior to commencement of the use, the applicant install "No Parking" signage to prohibit on-street parking within 50 feet of the intersection with the off-ramp along the site's SW Wilshire Street frontage. Washington County also recommends a condition that the applicant obtain the required Sign Right-of-Way Permit prior to installing the sign. The Committee concurs with the agencies' recommended conditions of approval.

The new public dog run is also anticipated to increase the number of pedestrian trips to the site. Users will access the dog run entrance via an existing paved pedestrian pathway which provides a direct connection to the existing public pedestrian facilities along SW

Wilshire Street next to the primary park entrance. To ensure that pedestrians accessing the new facility have a safe and accessible route, the Committee recommends a condition of approval that the applicant bring the existing ADA ramp in ODOT right of way to the southwest of the site be brought up to current ADA and ODOT standards and obtain the required ODOT Miscellaneous Permit for the work prior to commencement of the public dog run use.

The applicant has submitted an application for a Parking Determination to establish the minimum required bicycle parking ratio to serve the proposed dog run. To accompany the request, the applicant provided a study of three similar public parks with dog run facilities to assess the demand for bicycle parking. Findings associated with the Parking Determination will be detailed in the associated section of the staff report.

In summary, the Committee finds that by meeting the recommended conditions of approval, the proposal will provide adequate transportation facilities to serve the public dog run.

Fire Protection: Fire protection will continue to be provided by Tualatin Valley Fire and Rescue (TVF&R). A TVF&R Service Provider Permit was not required for this proposal since no new buildings are proposed and the existing site has adequate emergency access. The Committee finds that existing fire protection service is adequate to serve the proposed development.

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

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

Section 40.03.1.B

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

FINDING:

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

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

Transit Improvements: The subject site is located less than three-quarters of a mile from the Sunset Transit Center MAX light rail station. There are no TriMet bus stops near the site. The Committee finds that the site's proximity to a frequent service light rail station provides adequate transit facilities, and no transit improvements are required to serve the proposed use.

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

Pedestrian and Bicycle Facilities: The proposed public dog run will connect to the existing pedestrian pathway network on the site which provides direct and convenient access to the public pedestrian facilities along SW Wilshire Street. By meeting the condition of approval to bring the ADA ramp abutting the site up to current standards, the Committee finds that adequate pedestrian facilities will be provided to serve the development.

The site is located to the east of a bike lane within SW Wilshire Street right of way which provides bicycle connectivity to the neighborhood. Ridgewood Park does not provide on-site bicycle parking, and the applicant does not propose to install bicycle parking as a part of this project. Please see Parking Determination findings in the applicable section of the staff report for more information on bicycle parking requirements for this development.

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

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

Section 40.03.1.C

Approval Criterion: *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses), or Sections 20.25 and 70.15 if located within the Downtown Design District, unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses) or Sections 20.25 and 70.15 if located within the Downtown Design District.*

FINDING:

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

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

Section 40.03.1.D

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

FINDING:

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60 (Special Requirements). Staff will provide findings for the Design Review Compliance Letter and the Parking Determination requests within the applicable sections of the staff report.

Section 60.30 Off-Street Parking: The applicant requests a Parking Determination to evaluate the required bicycle parking ratio for the public dog run since the land use categories in Table 60.30.10.5.B do not include the proposed use. The existing site does not provide bicycle parking, and none are proposed to serve the new public dog run. The approval criteria of BDC 40.55 for the Parking Determination application will be addressed in the applicable section of the staff report. Facilities Review Committee criteria do not apply to the Parking Determination request.

Off-street vehicular parking is not required for this proposal as it was submitted after the State's CFEC Rules took effect in the City on January 1, 2023. These rules eliminated minimum off-street vehicular parking requirements for sites within three-quarters of rail transit stations. Therefore, no off-street vehicular parking is required for this development since it is located less than three-quarters of a mile from the Sunset Transit Center MAX light rail station.

Section 60.55 Transportation Facilities: Staff cites the response to Facilities Review Criterion A identifying that the proposed public dog park is anticipated to generate 13 new average daily trips to the existing park. Therefore, a Traffic Impact Analysis was not required for this project. No new on-site pedestrian or bicycle facilities are proposed with

this project, and the surrounding vehicle circulation network is adequate to serve the development. The Committee recommends a condition of approval that the existing ADA ramp in ODOT right of way to the southwest of the site is upgraded to current standards prior to operation of the public dog run which will provide adequate public pedestrian facilities to serve the use. Thus, by meeting the conditions of approval, the Committee finds that adequate transportation facilities will be provided to serve the proposed development.

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

Section 40.03.1.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, Tualatin Hills Park and Recreation District, is a public agency and will retain ownership of the site. THPRD will maintain the public dog run and the facilities within the existing public park that support the new use including the pedestrian pathways and existing portions of the fence. Therefore, maintenance and replacement of private common facilities and areas does not apply to this project.

Conclusion: Therefore, the Committee finds that this criterion is not applicable to the proposal.

Section 40.03.1.F

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

FINDING:

There are no existing on-site vehicular circulation areas, and none are any proposed to serve the new public dog run. The dog run entrance gate will connect to the existing paved pedestrian pathway network which provides direct access from the primary park entrance. The applicant states that the existing paved pathway is ADA-compliant. No new on-site pathways are proposed. The Committee finds that the existing on-site pedestrian circulation network that will serve the development is safe and efficient.

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

Section 40.03.1.G

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

FINDING:

There are no existing on-site vehicular circulation areas, nor are any proposed to serve the new public dog run. No new pedestrian pathways are proposed to connect to the surrounding circulation system. Therefore, the Committee finds that this approval criterion does not apply to the proposed development, and existing conditions provide safe, efficient, and direct connections.

Conclusion: Therefore, the Committee finds that the approval criterion is not applicable.

Section 40.03.1.H

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

FINDING:

Fire protection will continue to be provided by TVF&R, and a TVF&R Service Provider Permit was not required for the proposed development. Existing conditions on and surrounding the site provide adequate facilities for fire protection.

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

Section 40.03.1.I

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

FINDING:

The applicant states that the design of the existing park and proposed dog run, including placement of existing fencing and landscaping, does not hinder protection from hazardous conditions, crime, and accidents. Crime Prevention Through Environmental Design

(CPTED) is a standard for park safety and security addressed within the THPRD Parks Functional Plan (PFP) (April 2019) section on the subject (4.1.5.n).

Staff concurs and adds that Beaverton Police will continue to provide law enforcement services to the site. As of the date of this report, Beaverton Police have not raised any concerns about crime or accident at the development site. Any comments from Beaverton Police will be forwarded directly to the applicant, and the Committee finds the development is designed to provide adequate protection from crime, hazards, and accident.

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

Section 40.03.1.J

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

FINDING:

The applicant states that the project is limited to fencing an existing open space to provide a dog run. Based on the submitted site plan, the Committee concurs that grading and contouring of the site are not proposed with this project.

Conclusion: Therefore, the Committee finds that the approval criterion is not applicable.

Section 40.03.1.K

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

FINDING:

The applicant states that the site has been designed to accommodate direct ADA access from SW Wilshire Street, the primary entrance to the park, and states that the applicant recognizes the importance of accessibility to park facilities, as demonstrated within the District's PFP [Parks Functional Plan] section addressing Park Site Standards (4.1.5.e).

Staff concurs that the proposed public dog run will connect to the existing accessible paved pathway network within the site. This will provide uninterrupted access to the dog run in a way that accommodates those with varying mobility needs and limitations. Furthermore, the Committee recommends a condition of approval that the applicant bring the adjacent ADA ramp within ODOT right of way up to current ADA and ODOT standards

which will ensure that a continuous and accessible route is available to access the proposed development from the surrounding neighborhood.

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

Section 40.03.1.L

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

FINDING:

The applicant submitted applications for the New Conditional Use, Design Review Compliance Letter, and Parking Determination on March 6, 2023. The applicant deemed the project complete on August 24, 2023. On September 19, 2023, the applicant submitted all necessary information and documentation for a complete application in accordance with Section 50.25.1.

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

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements Residential Mixed A (RMA) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20			
Public Dog Parks or Dog Runs	Conditional Use	The applicant proposes to add a public dog run to an existing public park.	See CU Findings
Development Code Section 20.05.15			
Minimum Lot Width	Width: 14 feet	Width: Approx. 110 feet	YES
Yard Setbacks	Front: 10 feet Side: 5 feet Rear: 15 feet	Front: 10 feet Side: 0 feet (existing)* Rear: 20 feet Per BDC 60.50.20, fence height is restricted in applicable front yards but may be located in side and rear yards up to eight feet tall. Therefore, the proposed four-foot-tall fence complies with the applicable front setback requirement. *The existing fence that forms the western side of the dog run enclosure encroaches into ODOT right of way. ODOT comments confirm that the applicant has obtained a permit (permit number 2BM45975, see page 11 of Exhibit 4.4) which allows this existing encroachment and the portion of the new public dog run proposed in ODOT right of way.	YES

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	The applicant proposes to add fencing associated with a public dog run.	See DR Findings
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.	The site is not located within a floodplain.	N/A
Development Code Section 60.11			
Food Cart Pod Regulations	Requirements for food carts and food cart pods.	The applicant is not proposing a food cart or food cart pod.	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, and within 25 feet of a Significant Tree or Grove.	The applicant does not propose on-site contouring within 25 feet of an abutting residentially zoned property or a Significant Tree or Grove, so these standards do not apply.	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 space is proposed.	N/A

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.30			
Off-Street Motor Vehicle Parking	Use not listed in Table 60.30.10.5.A	No on-site parking is proposed. This application was submitted on March 2, 2023, after the Climate Friendly and Equitable Community rules took effect on January 1, 2023. These rules eliminate minimum off-street vehicular parking requirements on all properties within three-quarters of a mile of rail transit stops and within a half mile of frequent service bus stops. Since the subject site is less than three-quarters of a mile from the Sunset Transit Center MAX light rail station, off-street vehicular parking is not required.	N/A
Development Code Section 60.30			
Required Bicycle Parking	Use not listed in Table 60.30.10.5.B	No bicycle parking spaces are proposed.	See PD Findings
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 Planned Unit Development is proposed.	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			
Fences	Height restrictions for fences and walls.	New fencing is proposed to connect to an existing fence to create the enclosure for the new public dog run. The proposed fence is four feet tall and is located outside of the required front yard along SW Wilshire Street. The proposed fence does not exceed the maximum permitted height of eight feet.	YES

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
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
Development Code Section 60.60			
Trees and Vegetation	Regulations pertaining to tree removal and preservation.	No trees are proposed to be removed, and there are no trees affected that would require preservation based on the proposed scope of work.	N/A
Development Code Section 60.65			
Utility Undergrounding	Requirements for placing overhead utilities underground.	No new utilities are proposed, and no existing utilities are affected by the project.	N/A
Development Code Section 60.67			
Significant Natural Resources	Regulations pertaining to wetlands and riparian corridors.	There are no Significant Natural Resources on the subject site.	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 CU2023-0002

ANALYSIS AND FINDINGS FOR NEW CONDITIONAL USE APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **CU2023-0002**, subject to the applicable conditions identified in Attachment E.

Section 40.03.1 Facilities Review Approval Criteria:

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

Facilities Review Approval Criteria Section 40.03.1.A-L

FINDING:

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

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

Section 40.15.05 Purpose:

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

Planning Commission Standards for Approval:

Section 40.15.15.5.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 a 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 proposes a new approximately 19,500 square foot dog run in an existing public park in the RMA zone, a residential zoning district. A public dog park or dog run is Conditionally Permitted in the RMA zone. As such, the proposal meets Threshold 1 of a New Conditional Use Permit, which reads:

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

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

Section 40.15.15.5.C.2

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

FINDING:

The applicant paid the required fee for this Conditional Use application.

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

Section 40.15.15.5.C.3

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

FINDING:

The applicant identified the following Comprehensive Plan policies as applicable to this request:

Chapter 3 (Land Use Element)

Policy 3.6.5.c: Ensure that new development and redevelopment creates a pedestrian-friendly environment, using pedestrian-oriented design as described in the policies for all mixed use areas.

The proposed development includes the installation of fencing in an existing park for use as an off leash dog run. The entrance to the dog run is will connected to the existing pedestrian pathway network of the public park. Existing sidewalks in the area connect the park to the surrounding neighborhoods. Staff concurs that the existing on-site pathways and sidewalks along the frontage provide safe connections to the surrounding neighborhood. For these reasons, staff finds that the proposal complies with this policy.

Chapter 8 (Environmental Quality and Safety Element)

Policy 8.4.1.a: Noise impacts shall be considered during development review processes.

Action 1: Adopt and implement appropriate design standards for development permits for all commercial, industrial, high density, mixed use and transportation projects, and others as appropriate. Development applications should be required to demonstrate compliance with applicable noise level standards. Means of meeting the design standards might include, but are not limited to:

- ***Use of year-round landscape elements that absorb parking lot and street noise.***
- ***Use of underground parking.***
- ***Use of extra-thick windows.***
- ***Facades constructed of materials that help to absorb sounds.***
- ***Pervious surface landscape and parking lot materials that absorb sounds.***
- ***Use of building materials that aid in the reduction of sound traveling through common floors and walls.***
- ***Dampers on heating and cooling equipment.***

The applicant states that the retention of an existing landscape buffer will help assist with sounds dampening. Additionally, the applicant notes that ground surfaces are mainly composed of gras and sand which will help dampen noise as well.

Staff agrees that the existing landscape will provide some noise mitigation for surrounding properties. Staff also observes that the dog run portion of the public park is located as far west as possible, setting the amenity as far away from the abutting residential properties as possible. Finally, staff notes that the property abuts the Highway 26 and Highway 217 interchange, which produces significant background noise, and expects the any additional noise from the dog run amenity to be minimal compared to the current situation.

Chapter 10 (Community Health Element)

Physical Activity Policy 10.2.a: Provide a comprehensive and integrated system of parks, plazas, playgrounds, trails and open space to promote health and social connectedness through physical activity.

The applicant states that the addition of the dog run to Ridgewood Park provides an additional place for residents of the area to have opportunities for recreation and physical activity by providing a destination for dog owners within walking distance. Additional uses within the park can encourage greater and more frequent visitors to Ridgewood Park as well as encourage interest in the rest of the park system and THPRD amenities, contributing to the overall health of the community.

Staff concurs that the addition of the dog run amenity furthers the goal of an integrated parks system that encourages physical activity.

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

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 applicant states that the proposal is located within an existing park, and that the size, dimensions, configuration, and topography of the site can reasonably accommodate the ±19,500-square-foot dog run area. Staff concurs, noting that the proposal is limited to new fencing, and will allow the existing park to continue to operate as a public park.

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

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 applicant states that the impact to the surrounding properties to be minimal. The addition of the dog park to Ridgewood Park increases the livability within the surrounding neighborhood through the provision of greater parks amenities for those seeking recreational opportunities with their pet. Staff concurs that the historical use of the site, the location of the dog run away from the existing residential uses will ensure the use will be reasonably compatible with the surrounding properties.

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

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:

The proposal does not include any residential uses.

Conclusion: Therefore, staff finds that 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 proposal is not located in the Interim Washington County zone designation.

Conclusion: Therefore, staff finds that 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:

The applicant submitted a Design Review Compliance Letter application and a Parking Determination application to be processed concurrently with this New Conditional Use request. No additional applications or documents are needed at this time. Staff recommends a general condition requiring approval of the associated applications.

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

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of CU2023-0002, subject to the applicable conditions identified in Attachment E.

Attachment C: DESIGN REVIEW COMPLIANCE LETTER DR2023-0038

ANALYSIS AND FINDINGS FOR DESIGN REVIEW COMPLIANCE LETTER APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2023-0038**, subject to the applicable conditions identified in Attachment E.

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

To approve a Design Review Compliance Letter 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 40.20.15.1.C.1

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

FINDING:

The applicant proposes a new fencing and landscaping associated with a new dog run facility in an existing park. Thresholds 1.h and 1.k are met with this proposal. These thresholds read as follows:

1.h. Addition or modification of new fences, retaining walls, or both.

As such, the proposal meets the threshold for a Design Review Compliance Letter.

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

Section 40.20.15.1.C.2

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

FINDING:

The applicant paid the required fee for this Design Review Compliance Letter.

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

Section 40.20.15.1.C.3

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

FINDING:

The applicant has provided all applicable submittal requirements as specified in Section 50.25.1. No additional submittal materials are required at this time.

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

Section 40.20.15.1.C.4

The proposal meets all applicable Site Development Requirements of Sections 20.05.15., 20.10.15., 20.15.15., and 20.20.15. of the Development Code unless the applicable provisions are subject to an Adjustment, Planned Unit Development, or Variance application which shall be already approved or considered concurrently with the subject proposal.

FINDING:

Staff cites the Chapter 20 Code Conformance Table in Attachment A of this report, which demonstrates compliance with all applicable provisions of Chapter 20.

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

Section 40.20.15.1.C.5

The proposal, which is not an addition to an existing building, is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).

FINDING:

Staff cites the Design Standards Analysis Table below, which demonstrates compliance with all applicable provisions of the Sections 60.05.15 through 60.05.30 (Design Standards).

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

Section 40.20.15.1.C.6

If applicable, the proposed addition to an existing building and/or site, and only that portion of the building and/or site containing the proposed improvements, complies with the applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards) as they apply to the following:

- a. Building articulation and variety (Section 60.05.15.1.).
- b. Roof forms (Section 60.05.15.2.).
- c. Exterior building materials (Section 60.05.15.4.).
- d. Foundation landscaping requirements (Section 60.05.25.4.D.).
- e. Screening roof-mounted equipment requirements (Section 60.05.15.5.).
- f. Screening loading areas, solid waste facilities and similar improvements (Section 60.05.20.2.).
- g. Lighting requirements (Section 60.05.30.).
- h. Changes to the existing on-site vehicular parking, maneuvering, and circulation area does not require additional paving to the site.
- i. Pedestrian circulation.

FINDING:

The proposal does not include a building addition.

Conclusion: Therefore, the criterion is not applicable.

Section 40.20.15.1.C.7

The proposal complies with all applicable provisions in Chapter 60 (Special Regulations).

FINDING:

Staff cites the response to Criterion D in Attachment A of this report, which demonstrates compliance with all applicable provisions of Chapter 60.

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

Section 40.20.15.1.C.8

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 any grading of the site, as it is limited to fence and landscape installation.

Conclusion: Therefore, the criterion is not applicable.

Section 40.20.15.1.C.9

Except for conditions requiring compliance with approved plans, the proposal does not modify any conditions of approval of a previously approved Type 2 or Type 3 application.

FINDING:

Staff has not identified any conditions of approval associated with a Type 2 or Type 3 application that would be modified with the proposal.

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

Section 40.20.15.1.C.10

Proposals for Community Gardens comply with Section 60.05.25.14 of Chapter 60. Community Gardens are exempt from Criteria 4, 5, 6, 7, and 8 above.

FINDING:

The applicant is not proposing community gardens.

Conclusion: Therefore, the criterion is not applicable.

Section 40.20.15.1.C.11

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

FINDING:

The applicant submitted New Conditional Use and Parking Determination applications to be processed concurrently with this Design Review Compliance Letter request. No additional applications or documents are needed at this time. Staff recommends a general condition requiring approval of the associated applications.

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

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of DR2023-0038, subject to the applicable conditions identified in Attachment E.

Design Standards Analysis

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the Public Street System		
60.05.20.1 Connect on-site circulation to existing and planned street system	The site is developed as an existing park and has pathways connecting exiting amenities to SW Wilshire. The new fencing for the dog run will be located abutting the existing pathways, providing direct access between the dog run gated entrance and the public street system.	N/A
Loading Areas, Solid Waste Facilities and Similar Improvements		
60.05.20.2.A-E Screening Requirements	There are no loading areas, solid waste facilities, or similar improvements that require screening.	N/A
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	The new fencing for the dog run will be located abutting the existing pathways, providing direct access between the dog run gated entrance and the public street system.	YES
60.05.20.3.B Direct walkway connection	An existing pathway will provide a direct connection between the dog run gated entrance, the public street, and other park amenities on-site.	YES
60.05.20.3.C Walkways every 300'	No new pedestrian walkways into the site are proposed. The existing park provides a paved walkway from the site to the abutting SW Wilshire street frontage.	N/A
60.05.20.3.D Physical separation	No pedestrian connections through parking lots are proposed.	N/A
60.05.20.3.E Distinct paving	No pedestrian connections crossing drive aisles or driveways are proposed.	N/A

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
60.05.20.3.F 5' minimum width	No new pedestrian walkways into the site are proposed. Existing pathways connecting the public street network and the dog run are five feet in width.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Perimeter Landscaping	No parking areas are proposed.	N/A
Parking Area Landscaping		
60.05.20.5.A-D Parking Area Landscaping	No parking areas are proposed.	N/A
Off-Street Parking Frontages in Multiple-Use Districts		
60.05.20.6.A 50% Max on MPR 1 65% Max on MPR 2	The site is not located in Multiple-Use District.	N/A
Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts		
60.05.20.7.A-C Required sidewalk/internal pathway widths	The proposed development is in a Residential zone.	N/A
Connect On-Site Buildings, Parking, and Other Improvements with Identifiable Streets and Drive Aisles in Residential, Multiple-Use, and Commercial Districts		
60.05.20.8.A-B Drive aisles to be designed as public streets, if applicable	No vehicle circulation areas are proposed.	N/A
Ground Floor Uses in Parking Structures		
60.05.20.9 Parking Structures	No parking structures are proposed.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscape Requirements for Non-Residential and Mixed Use Developments		
60.05.25.5.A Minimum Landscaped Area	Following the installation of the dog run, the site will have approximately 35,000 square feet of landscaping and planted areas, approximately 57% of the site, which is greater than the minimum 15% requirement.	YES
60.05.25.5.B Minimum Planting Requirements	The proposal does not affect the existing planting materials of the park, and the existing site exceeds the minimum planting requirements for landscaped area.	N/A
60.05.25.5.C Hard Surface Pedestrian Plazas	No hard surface pedestrian plazas are proposed.	N/A
60.05.25.5.D Foundation Area Planting	No building elevations are proposed.	N/A
Common Greens		
60.05.25.6 Common Greens	No common greens are proposed.	N/A
Shared Courts for Compact Detached Housing		
60.05.25.7.A-B Shared Courts	No shared courts are proposed.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	No retaining walls are proposed.	N/A
Fences and Walls		
60.05.25.9.A-E Fencing Materials	Proposed fences will be composed of black powder coat chain-link fencing, similar to the existing perimeter fencing. The fence does not include slats because the site is a park with open spaces and visual security must be assured. The fence is four feet in height, and is located outside of required front yard setback.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimize Significant Changes to Existing On-Site Surface Contours at Residential Property Lines		
60.05.25.10.A-B Minimize grade changes	No site grade changes are proposed.	YES
Integrate Water Quality, Quantity, or Both Facilities		
60.05.25.11 Location of facilities	No water quality or quantity facilities are proposed.	N/A
Natural Areas		
60.05.25.12 No encroachment into buffer areas	No natural resources areas are located on site.	N/A
Landscape Buffering and Screening		
60.05.25.13 Landscape buffering between contrasting zoning districts	The proposed dog run is not abutting a residentially zone property that is occupied by a residential use. Therefore, landscape buffering standards are not applicable.	N/A

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate On-Site Lighting and Minimize Glare on Adjoining Properties		
60.05.30.1.A-E Lighting complies with the City's Technical Lighting Standards	No new pathways or vehicle maneuvering areas are proposed. Therefore, no new lighting is required.	N/A
Pedestrian-Scale On-Site Lighting		
60.05.30.2.A-C Pedestrian Lighting	No new pathways or vehicle maneuvering areas are proposed. Therefore, no new lighting is required.	N/A

Attachment D: PARKING DETERMINATION PD2023-0001

ANALYSIS AND FINDINGS FOR PARKING DETERMINATION APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **PD2023-0001**, subject to the applicable conditions identified in Attachment E.

Section 40.55.05 Purpose:

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

Planning Commission Standards for Approval:

Section 40.55.15.1.C of the Development Code provides standards to govern the decisions of the decision making authority as they evaluate and render decisions on Parking Requirement Determination applications. The decision making authority will determine whether the application as presented, meets the Parking Requirement Determination approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for a Parking Requirement Determination.

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

Section 40.55.15.1.C.1

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

FINDING:

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

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

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

Section 40.55.15.1.C.2

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

FINDING:

The applicant paid the required fee for this Parking Determination application.

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

Section 40.55.15.1.C.3

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

FINDING:

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

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

Section 40.55.15.1.C.4

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

FINDING:

The applicant proposes to provide no bicycle parking to serve the new dog run. As there is no bicycle parking entry in the ITE manual, the applicant conducted usage surveys at three THPRD parks with dog runs to determine the need for bicycle parking associated with the proposed dog run. The survey shows that there were no cyclists that arrived at the stie for the purposes of using the dog run. As such, there was zero demand for any bicycle parking spaces. Staff concurs with the findings of the parking study no new bicycle parking is needed. Staff did not identify any adverse impacts associated with the applicant's proposal to provide no bicycle parking to serve the restroom facility.

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

Section 40.55.15.1.C.5

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

FINDING:

The applicant submitted a complete application that included all applicable application materials.

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

Section 40.55.15.1.C.6

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

FINDING:

The applicant submitted a New Conditional Use application and a Design Review Compliance Letter application to be processed concurrently with this Parking Determination request. No additional applications or documents are needed at this time. Staff recommends a general condition requiring approval of the associated applications.

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

CONCLUSION & RECOMMENDATION

Based on the facts and findings presented, staff recommends APPROVAL of PD2023-0001, subject to the applicable conditions identified in Attachment E.

Attachment E: RECOMMENDED CONDITIONS OF APPROVAL

Application: Ridgewood Park Dog Run

Recommendation: APPROVE CU2023-0002 / DR2023-0038 / PD2023-0001, subject to conditions

New Conditional Use (CU2023-0002)

A. General Conditions, the applicant shall:

1. Ensure that the Design Review Compliance Letter (DR2023-0038) and Parking Determination (PD2023-0001) applications have been approved and are consistent with the submitted plans. (Planning / BG)

B. Prior to commencement of the use, the applicant shall:

2. Obtain a Washington County Sign Right-of Way Permit from the Operations Division (503.846.7623) via the Public Permitting and Services Portal (WashCoORACA.com) for the following: (Washington County / NV)
 - a. Installation of a “No Parking” sign on the site’s frontage of SW Wilshire Street approximately 50 feet from the intersection (face of curb) of the off-ramp.
3. Complete the required signage installation and have the work accepted by Washington County. (Washington County / NV)
4. Obtain an ODOT Miscellaneous Permit for the following: (Planning / BG)
 - a. Reconstruction of the ADA ramp at the highway off-ramp cross walk, as necessary, to comply with current local, ODOT, and ADA standards.
5. Complete the ADA ramp improvements and have the work accepted by ODOT. (Planning / BG)

Design Review Compliance Letter (DR2023-0038)

A. General Conditions, the applicant shall:

1. Ensure that the New Conditional Use (CU2023-0002) and Parking Determination (PD2023-0001) applications have been approved and are consistent with the submitted plans. (Planning / BG)

B. Prior to commencement of the use, the applicant shall:

2. Ensure all site improvements are completed in accordance with plans and detail drawings marked "Exhibit A", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning / BG)

Parking Determination (PD2023-0001)

A. General Conditions, the applicant shall:

1. Ensure that the New Conditional Use (CU2023-0002) and Design Review Compliance Letter (DR2023-0038) applications have been approved and are consistent with the submitted plans. (Planning / BG)