

STAFF REPORT

Report Date: November 24, 2021

Application/Project Name: Willamette Water Supply Program Hall Station

Application Numbers: CU2021-0016 / DR2021-0102 / TP2021-0010

Proposal: Design Review Three and New Conditional Use approval to construct an approximately 600 square feet pressure and flow control facility for a regional water system; and Tree Plan two approval to remove 13 community trees from an abutting storm facility.



Proposal Location: North corner of SW Hall Boulevard and SW Oleson Road, also identified as Tax Lot 01200 on Washington County Tax Assessor's Map 1S126CA.

Applicant: Willamette Water Supply Program

Recommendation: APPROVAL of Willamette Water Supply Program Hall Station CU2021-0016 / DR2021-0102 / TP2021-0010, subject to conditions identified at the end of this report

Hearing Information: 6:30 p.m. December 1, 2021, at City Hall, 12725 SW Millikan Way

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

Contact Information:

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Portland, OR 97205

Property Owner: Brian Craner
G Group
PO Box 529
Eugene, OR 97440

Existing Conditions

Zoning: Commercial – Washington Square Service (C-WS)

Site conditions: Site is currently developed with a commercial shopping center and associated improvements.

Site Size: 6.72 acres

Location: North corner of SW Hall Boulevard and SW Oleson Road.

Neighborhood Association Committee: Denney Whitford / Raleigh West NAC

Table 1: Surrounding Uses

| Direction | Zoning | Uses |
|-----------|--------------|----------------------------|
| North | WaCo Interim | Golf Course |
| South | Tigard MUC | Commercial Shopping Center |
| East: | C-WS | Office Building |
| West: | Tigard MUC | Commercial Shopping Center |

Application Information

Table 2: Application Summaries

| Application | Application type | Proposal summary | Approval criteria location |
|-------------|---------------------|--|---------------------------------------|
| CU2021-0016 | New Conditional Use | Construction of a utility building, which is conditionally permitted in the C-WS zone. | Development Code Section 40.15.15.5.C |
| DR2021-0102 | Design Review Three | Construction of a 600 square foot utility building. | Development Code Section 40.20.15.3.C |
| TP2021-0010 | Tree Plan Two | Removal of 13 community trees. | Development Code Section 40.90.15.2.C |

Table 3: Key Application Dates

| Application | Submittal Date | Deemed Complete | 120-Day | 365-Day* |
|--------------------|-----------------------|------------------------|----------------|-----------------|
| CU2021-0016 | Aug. 11, 2021 | Oct. 13, 2021 | Feb. 10, 2021 | Oct. 13, 2022 |
| DR2021-0102 | Aug. 11, 2021 | Oct. 13, 2021 | Feb. 10, 2021 | Oct. 13, 2022 |
| TP2021-0010 | Aug. 11, 2021 | Oct. 13, 2021 | Feb. 10, 2021 | Oct. 13, 2022 |

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

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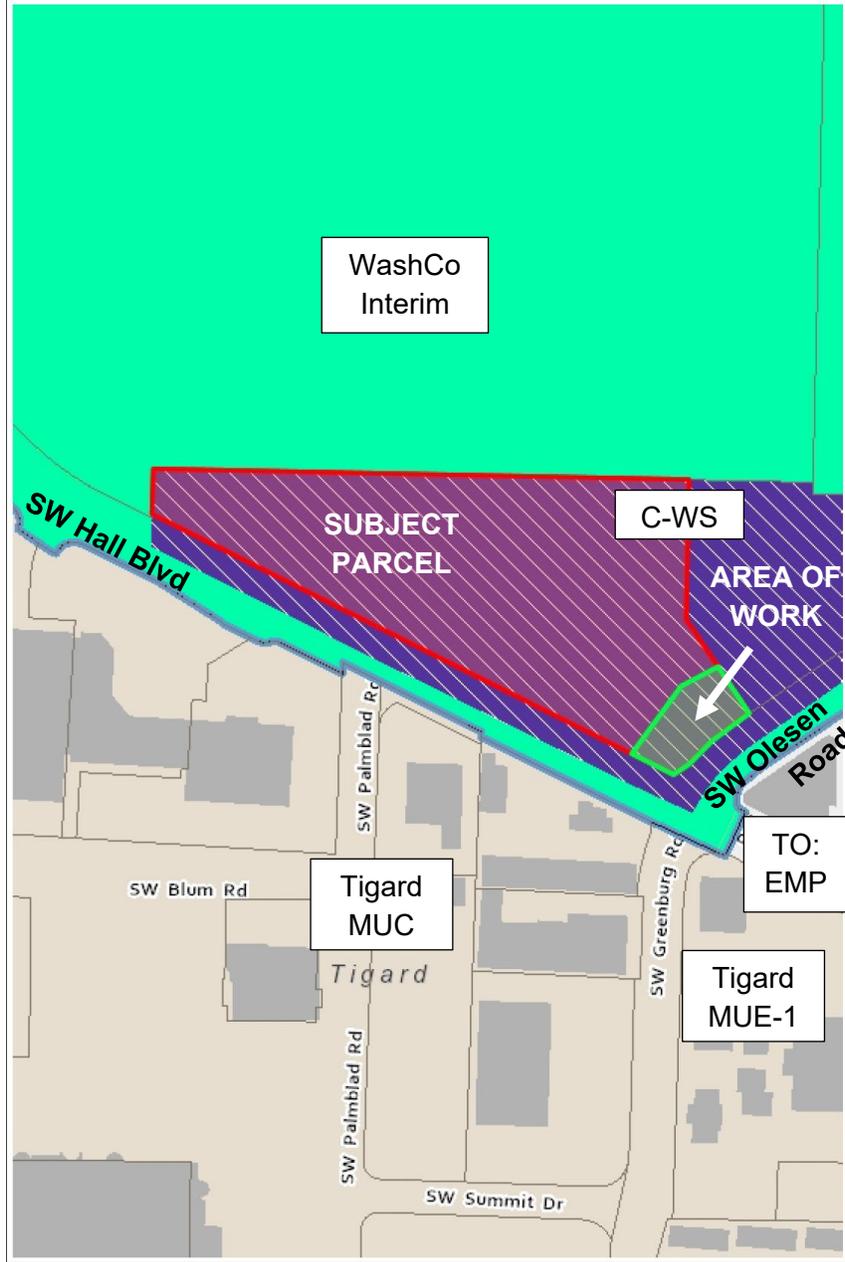
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Exhibits

- Exhibit 1. Materials submitted by Staff
 - Exhibit 1.1 Zoning Map (page 5 of this report)
 - Exhibit 1.2 Aerial Map (page 6 of this report)

- Exhibit 2. Public Comment
 - No public comment received at the time of report publication

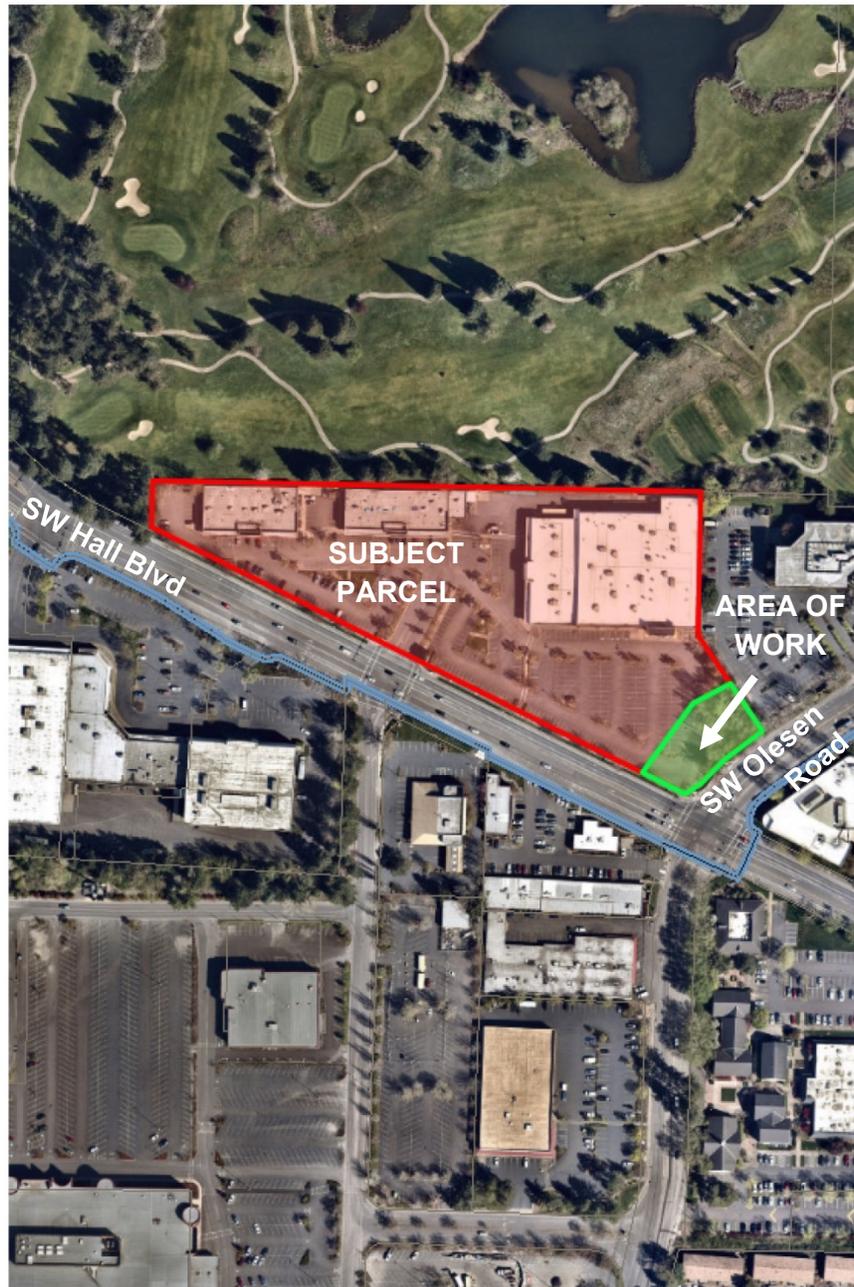
- Exhibit 3. Materials submitted by the Applicant
 - Exhibit 3.1 Application Forms
 - Exhibit 3.2 Narrative
 - Exhibit 3.3 Plan Set
 - Exhibit 3.4 Stormwater Mangement Plan Report
 - Exhibit 3.5 Pre-App Summary Notes
 - Exhibit 3.6 Service Provider Letters
 - Exhibit 3.7 Tree Survey and Tree Plan
 - Exhibit 3.8 Neighborhood Meeting Documentation
 - Exhibit 3.9 Lighting Plan and Cut Sheets
 - Exhibit 3.10 Design Review Buildout Concept Plan



CU2021-0016 / DR2021-0102 / TP2021-0010

Willamette Water Supply Program Hall Station

Zoning Map



CU2021-0016 / DR2021-0102 / TP2021-0010

Willamette Water Supply Program Hall Station

Aerial Map

Attachment A: FACILITIES REVIEW COMMITTEE

TECHNICAL REVIEW AND RECOMMENDATIONS

Application: Willamette Water Supply Program Hall Station

Proposal: The applicant, Willamette Water Supply Program, requests approval of a Design Review Three, New Conditional Use and Tree Plan Two applications for a new pressure and flow control facility for a regional water system.

Recommendation: APPROVE Willamette Water Supply Program CU2021-0016 / DR2021-0102 / TP2021-0010

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 (CU2021-0016) and Design Review Three (DR2020-0102) applications as submitted.
- Facilities Review Committee criteria do not apply to the submitted Tree Plan Two (TP2021-0010) application.

Section 40.03.1.A

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

FINDING:

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

Potable Water: The property is within the service area of the Tualatin Valley Water District (TVWD), who sits on the Commission of the Willamette Water Supply. Through the

applicant's narrative, TVWD assures that adequate water service will be provided to the proposed pressure and flow control facility. Therefore, the Committee finds that adequate potable public water service can be provided to the site to serve the proposed development.

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

Sanitary Sewer: The property is served by City of Beaverton sanitary sewer service and the applicant has stated that the sanitary sewer services are adequate to service the proposed development. Sanitary sewer service needs are limited to disposal of water utilized for testing within the pressure and flow control facility. The proposal will extend a lateral to an existing eight-inch sanitary sewer line in SW Hall Boulevard.

Stormwater Drainage, Treatment, and Retention: The property is served by City of Beaverton storm sewer service. The applicant has stated that an existing stormwater facility on-site will be improved to support the stormwater needs of the site. The stormwater facility connects to an existing 18-inch public storm line in SW Oleson Road. The Committee finds that by meeting the conditions of approval, adequate stormwater drainage, treatment, and retention service can be provided to the site to serve the proposed development.

Transportation: Existing vehicular access is provided to the site on SW Hall Boulevard. No modifications to vehicular access are proposed with the development.

Per BDC Section 60.55.20.2.A, a Traffic Impact Analysis is required when a proposed development will generate 300 vehicles or more per day in average weekday trips. The applicant states that vehicle traffic projected for the site is limited to occasional maintenance and will fall well below the 300 trip per day threshold. Staff concurs with this analysis, and no modifications are recommended to the surrounding transportation network.

Internal pedestrian circulation to existing commercial development is not being modified through this proposal. One parking space for maintenance vehicles is provided directly abutting the pressure and flow control facility and does not warrant additional internal pedestrian circulation to other on-site destinations.

The Committee finds that adequate transportation facilities are provided to the site to serve the proposed development.

Fire Protection: Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). The current site configuration includes a driveway providing direct vehicular access from SW Hall Boulevard to the proposed facility. TVF&R has reviewed the plans and provided their approval through a Service Provider Letter.

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

Section 40.03.1.B

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

FINDING:

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

Schools: The proposed development is within the Beaverton School District (BSD) boundaries. The facility will not generate any student population, therefore no BSD Service Provider Letter is required, and will not have a direct impact on school services.

Transit Improvements: Bus transit service is provided at the intersection of SW Hall Boulevard and SW Olesen (Bus Line 43 – Taylors Ferry Road and Bus Line 78 – Denney/Kerr Parkway) and along SW Olesen Road (Bus Line 45 – Garden Home).

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: Frontages of both SW Hall Boulevard and SW Oleson Road are improved with sidewalks and bicycle lanes. While the entirety of the frontages do not meet the landscape strip and sidewalk widths required by the Engineering Design Manual, the proposed pressure and flow control facility is not projected to generate any additional pedestrian traffic along these frontages. Therefore, there is not sufficient nexus or proportionality to require sidewalk improvements with this proposal.

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

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

Section 40.03.1.C

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

FINDING:

The site is zoned Commercial – Washington Square (C-WS). 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 applicable code requirements of Chapter 20 (Land Uses). As demonstrated in the table, the development proposal is consistent with all applicable provisions of Chapter 20 (Land Uses).

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

Section 40.03.1.D

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

FINDING:

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

Section 60.30 Off-Street Parking: Per Beaverton Development Code (BDC) Section 60.30.10.5, the minimum parking ratio for a shopping center is 3 spaces per 1,000 square feet of floor area. The maximum ratio for a shopping center is 6.2 spaces per 1,000 square feet of floor area. The existing shopping center is 79,306 square feet, requiring a minimum of 238 spaces and a maximum of 492 spaces. The proposed pressure and flow control building must provide parking at a ratio of .3 spaces per 1,000 square feet of floor area. The proposed building is 624 square feet, which requires 0.18 spaces. This is rounded down to zero spaces, per the provisions of Section 60.30.10.3. One dedicated parking space is being provided for the new pressure and flow control facility, and eight existing parking spaces displaced by the facility are proposed to be reconstructed elsewhere on-site. The final development condition will provide 429 spaces, including the dedicated

space for facility maintenance. This falls between the minimum and maximum off-street parking requirement.

Per BDC Section 60.30.05.3, bicycle parking is required for all multi-family residential developments of four units or more, all retail, office and institution developments, and at all transit stations and park and ride lots. The applicant proposes a utility building which will be serviced exclusively by a maintenance motor vehicle. No bicycle parking is required for the proposed facility.

Section 60.55 Transportation Facilities: As stated in the findings for approval criterion 40.03.1.A, above, per BDC Section 60.55.20.2.A, a Traffic Impact Analysis is required when a proposed development will generate 300 vehicles or more per day in average weekday trips. As only occasional maintenance is required, and no specific transportation improvements are required.

As discussed in response to BDC Section 40.03.1.A & B, the site frontage along SW Hall and SW Olesen is already improved with sidewalks and bicycle lanes.

Section 60.60 Trees and Vegetation Requirements: Thirteen Community Trees are proposed for removal within the stormwater facility in order to rehabilitate the facility. Although no mitigation is required, the applicant proposes to plant 38 new trees within the stormwater facility. No Significant Trees or Groves are located on site.

Section 60.65 Utility Undergrounding: There are existing aboveground utilities along SW Olesen. However, these utilities are not expected to be impacted during development, therefore they do not need to be undergrounded. All new services to the development must be underground. To meet the requirements of this section, the Committee recommends a condition of approval requiring that the applicant provide plans showing the placement of underground services to the proposed new development.

Section 60.67 Significant Natural Resources: No significant natural resource areas are identified in the City of Beaverton's Comprehensive Plan.

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

Section 40.03.1.E

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

FINDING:

The applicant states that the applicant, Willamette Water Supply Program, is in negotiations with the property owner for the acquisition of easements to maintain the proposed facility. The Committee recommends condition of approval requiring that the applicant provide documentation demonstrating the ability to access and maintain the facility prior to issuance of the Site Development permit. The Committee finds that the proposal, with the documentation for maintenance access, as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

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

Section 40.03.1.F

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

FINDING:

The proposal is limited to a pressure and flow control facility at the corner of the site. Vehicular access is provided by existing drive aisles in the parking lot. Users of the facility would access the site via a parking space directly abutting the facility. This facility would not be a destination for the rest of the users on the site, therefore additional pedestrian connections are not warranted. For these reasons, the Committee finds that there are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the proposed development.

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

Section 40.03.1.G

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

FINDING:

Pedestrian access for the site is provided on SW Hall Boulevard, approximately 300 feet away from the proposed facility. As the site is not a destination for members of the general public and will be served by an abutting maintenance vehicle parking space, no additional pedestrian access points to the public circulation network are warranted.

Public vehicular access is provided via SW Hall Boulevard. Staff cites the response to Criterion A as relevant to this criterion.

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

Section 40.03.1.H

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

FINDING:

Fire protection will be provided by Tualatin Valley Fire and Rescue (TVF&R). The facility will be accessed by the existing parking lot. TVF&R staff has reviewed the proposed development's site plan and endorsed the proposal. TVF&R will verify that their requirements are met prior to Site Development Permit issuance. The Committee finds that the site can be designed in accordance with City codes and standards and provide adequate fire protection.

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

Section 40.03.1.I

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

FINDING:

The applicant states that all streets and public facilities are designed in accordance with adopted City codes and standards except where design modifications or exceptions have been requested. Development permits will be submitted for life and safety review prior to site development.

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

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

Section 40.03.1.J

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

FINDING:

The applicant states that site has limited grading and has been designed in such a way to not impact neighboring properties as well as the right-of-way. Surface flow will be directed into the existing storm water facility east of the proposed pressure and flow control facility.

The Committee has reviewed the proposed preliminary grading plan and finds no adverse effect on neighboring properties, the public right-of-way, or the public storm system. The Committee recommends conditions of approval regarding the grading and contouring of the development site, which will be reviewed and approved prior to Site Development Permit issuance.

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

Section 40.03.1.K

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

FINDING:

The applicant states that the proposal will not be publicly accessible and will not contain occupiable areas. Therefore, the building qualifies as an exempt space under the 2010 ADA standards for accessibility.

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

Section 40.03.1.L

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

FINDING:

The applicant submitted the Design Review Three, new Conditional use Permit and Tree Plan Two on August 11, 2021. The applications were deemed complete on October 13, 2021.

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

Code Conformance Analysis

Chapter 20 Use and Site Development Requirements

Commercial Washington Square (C-WS) Zoning District

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|--|--|--|--|
| Development Code Section 20.10.20 | | | |
| Utility Substation other than Transmission Lines | Conditionally Permitted | The applicant proposes to construct a pressure and flow control building for a regional water system. | See CU Findings |
| Development Code Section 20.10.15 | | | |
| Parcel Area | Minimum: 7,000 square feet Maximum: None | 6.72 acres | YES |
| Floor Area Ratio | 0.3 FAR | New facility raises FAR to 0.281, which still falls below the 0.3 standard. The applicant has provided a DRBCP to demonstrate that the minimum FAR can be achieved in later phases of development. | YES |
| Minimum Lot Dimensions | Width: 70 Depth: 100 | 1,070 feet 353 feet | YES |
| Yard Setbacks | Front Minimum: Regulated by Design Regulations Side Minimum: Regulated by Design Regulations Rear Minimum: 20 feet | See findings for BDC 60.06.35.6 See findings for BDC 60.06.35.6 442 feet | YES See DR Findings for Front and Side Setbacks |
| Maximum Building Height | 50 feet | 16' 10" | YES |

Chapter 60 Special Requirements

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|---|--|--|------------------------|
| Development Code Section 60.05 | | | |
| Design Review Principles, Standards, and Guidelines | Requirements for new development and redevelopment. | The applicant has submitted a Design Review Three application. | 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. | No floodplain, floodway, or floodway fringe is located on site. | N/A |
| Development Code Section 60.11 | | | |
| Food Cart Pod Regulations | Requirements for food carts and food cart pods. | No food cart pods are proposed. | N/A |
| Development Code Section 60.12 | | | |
| Habitat Friendly and Low Impact Development Practices | Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques. | No Habitat Friendly or Low Impact Development credits are requested. | N/A |
| Development Code Section 60.15 | | | |
| Land Division Standards | On-site contouring within 25 feet of a property line within or abutting any residentially zoned property. | No grading is proposed within 25 feet within or abutting a residentially zoned property. | YES |

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|--|--|---|--------------------|
| 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 |
| Development Code Section 60.30 | | | |
| Off-Street Motor Vehicle Parking | Minimum: 238 Maximum: 493 | Project provides 428 spaces, plus one dedicated maintenance parking space. | YES |
| Development Code Section 60.30 | | | |
| Required Bicycle Parking | Short-term: 0 spaces Long-term: 0 spaces | Short-term: 0 spaces Long-term: 0 spaces | YES |
| 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 |

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|---------------------------------------|--|---|--------------------|
| Development Code Section 60.45 | | | |
| Solar Access Protection | Solar access requirements for subdivisions and single family homes. | No subdivisions or single family homes are proposed. | N/A |
| Development Code Section 60.50 | | | |
| Accessory Uses and Structures | Requirements for accessory uses and structure. | No accessory structures are proposed. | N/A |
| Development Code Section 60.55 | | | |
| Transportation Facilities | Requirements pertaining to the construction or reconstruction of transportation facilities | Refer to the Facilities Review Committee findings herein. | YES |
| Development Code Section 60.60 | | | |
| Trees and Vegetation | Regulations pertaining to tree removal and preservation. | Refer to the Facilities Review Committee findings herein. | YES |
| Development Code Section 60.65 | | | |
| Utility Undergrounding | Requirements for placing overhead utilities underground. | Refer to the Facilities Review Committee findings herein. | YES |
| Development Code Section 60.67 | | | |
| Significant Natural Resources | Regulations pertaining to wetlands and riparian corridors. | No Significant Natural Resources are located on 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 CU2021-0016

ANALYSIS AND FINDINGS FOR NEW CONDITIONAL USE APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **CU2021-0016**, 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, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Conclusion: Therefore, the Committee finds that the proposal meets the criteria.

Section 40.10.05 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 Commission as they evaluate and render decisions on New Conditional Use applications. The Commission will determine whether the application as presented, meets the New Conditional Use approval criteria. In this portion of the report, staff evaluates the application in accordance with the criteria for New Conditional Use.

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

Section 40.15.15.5.C.1

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

FINDING:

The applicant proposes a pressure flow and control facility for a regional water system in the Commercial – Washington Square zone. Utility substations and similar facilities are conditionally permitted use in the Commercial – Washington Square zone.

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

Section 40.15.15.1.C.2

The application complies with all applicable submittal requirements as specified in Section 50.25.1. and includes all applicable City application fees.

FINDING:

The City of Beaverton received all submittal requirements and the appropriate fee for a New Conditional Use application.

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

Section 40.10.15.1.C.3

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

FINDING:

The applicant identified the following applicable Comprehensive Plan Policies, and states that there are no conflicts with any of the policies identified.

3.7.3.d) Use development standards and/or conditional use review to address potential issues related to compatibility of commercial uses with adjacent housing, including noise, access and parking.

The applicant states the proposed utility building is being reviewed as a conditional use. There is no adjacent housing within 500 feet of the building, but it will contribute to the regional water system that will support current and future housing development. The proposal is consistent with existing commercial development as it is located away from the existing development and will improve the existing on-site stormwater facility and will replace all parking impacted by the development. Staff concurs that the compatibility of the proposal with the site has been demonstrated.

5.4.1.c) All new land development will be connected to a storm water drainage system. Each new development will be responsible for the construction or assurance of construction of their portion of the major storm water run-off facilities that are identified by the SWM program as being necessary to serve the new land development.

The applicant states the proposal includes the rehabilitation of the storm facility on the site. The facility was developed under previous Clean Water Services regulations and is no longer compliant. The rehabilitation of the storm facility will provide storm service to the proposed development, existing commercial development on site, as well as some stormwater conveyed from SW Hall Boulevard. Staff concurs that the development will improve storm water treatment for the development and immediately surrounding area.

5.5.1.b) All new development served by the Beaverton Water Division shall be reviewed by the City to determine that the pressure of water available to serve the proposed development meets City standards.

The applicant states the purpose of the facility is to reduce and control water pressure to so the water can be conveyed from the regional water system to local distribution lines. Staff concurs that the development work to ensure proper water pressure levels are achieved appropriate for local distribution.

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

Section 40.10.15.1.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 corner location and configuration is ideal for the utility building as it is directly adjacent to the main 48-inch waterline in SW Hall and a smaller distribution line in SW Oleson. The flat topography makes the site suitable for placement of the vault, piping and facility building without major grading. The location also allows for the improvements to adjacent storm facility to support the proposed and existing development's stormwater needs.

Staff also notes that the location of the structure is set away from the rest of the development and will not impact the existing operations of the commercial development. Staff concurs that the site can reasonably accommodate the proposal.

Conclusion: Therefore, staff finds the criterion is met.

Section 40.10.15.1.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 cites findings in Criterion 4 as relevant to this Criterion. Additionally, the applicant states that proposal is compatible with the existing development as it will improve the parking serving adjacent commercial, connected a new, more resilient water supply to the local systems, and rehabilitate the existing stormwater system. The applicant states that the facility is quiet, so no noise impacts are expected, and all lighting will be shielded to avoid glare.

Staff concurs that the proposal has been made reasonably compatible with the site and will have minimum impact with on the livability and future development of the property.

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

Section 40.10.15.1.C.6

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

FINDING:

The residential structure is not located in the floodway fringe.

Conclusion: Therefore, staff finds the proposal is not applicable.

Section 40.10.15.1.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 parcel is not designated Interim Washington County.

Conclusion: Therefore, staff finds the proposal is not applicable.

Section 40.10.15.1.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 has submitted this New Conditional Use Permit application with associated Design Review Three and Tree Plan Two applications. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff suggests a condition of approval that approval of the Conditional Use application is dependent upon the Design Review Three approval.

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

Attachment C: DESIGN REVIEW THREE DR2021-0102

ANALYSIS AND FINDINGS FOR DESIGN REVIEW THREE APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **DR2021-0102**, 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, the proposal meets Criteria A-L, and therefore meets the criterion for approval.

Conclusion: Therefore, the Committee finds that the proposal meets the criteria.

Section 40.20.05 Purpose:

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

Planning Commission Standards for Approval:

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

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

Section 40.20.15.3.C.1

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

FINDING:

The applicant proposes to construct one new utility building. The proposal does not meet minimum floor area ratio requirements, and the applicant has provided a Design Review Buildout Concept Plan consistent with Section 40.20.10.5. Therefore, the application meets Threshold 6. Additionally, the size of the proposal could be processed as a Design Review Compliance Letter if the project met all applicable Design Standards. However, the applicant elects to be reviewed under a combination of Design Standards and Design Guidelines. Threshold 8 of Design Review 3 reads “A project meeting the Design Review Compliance Letter thresholds which does not meet an applicable Design Standard.” Therefore, the application also meets Threshold 8 for Design Review Three.

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

Section 40.20.15.3.C.2

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

FINDING:

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

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

Section 40.20.15.3.C.3

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

FINDING:

The applicant meets Design Review Three Thresholds 6 and 8. Threshold 6 is triggered as the applicant has submitted a Design Review Buildout Concept Plan. Threshold 8 is triggered as the project meets the thresholds for a Design Review Compliance Letter except that it does not meet all applicable Design Standards. By triggering Threshold 8, Criterion 6 allows the applicant to respond to a mix of Design Standards and Design

Guidelines. Criterion 3 and Criterion 6 are both applicable, but conflict, as it is unclear if the applicant must respond only to Design Guidelines, or if they may respond to a mix of Design Standards and Design Guidelines. To determine this, staff cites Section 40.20.10.5, detailing how to apply Design Review Buildout Concept Plan provisions. The Section requires that the project be processed through a Type 3 Design Review, but also states that the proposal must comply with all applicable Design Standards and Design Guidelines (BDC 40.20.10.5.A.3.) From this language, staff concludes that the use of a Design Review Buildout Concept Plan does allow for a project to be reviewed Design Standards and Design Guidelines. As such, staff conclude that Criterion 6 supersedes Criterion 3 in this circumstance, and the applicant is able to respond to a mix of Design Standards and Design Guidelines, consistent with Criterion 6, below.

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

Section 40.20.15.3.C.4

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

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

FINDING:

The proposal is located on developed commercial site, although the proposed facility is separate in function from the rest of the site. Staff cites the Design Guidelines analysis later in the section, demonstrating compliance with the applicable Design Guidelines, where the applicant does not elect to respond to Design Standards.

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

Section 40.20.15.3.C.5

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

FINDING:

The sites current FAR, 0.27 does not meet the minimum FAR requirements of C-WS zone, which is 0.30. The proposed 600 square foot utility building will raise the site's FAR to 0.28, but will still not comply with the FAR requirements of the C-WS zone. The applicant does not propose phasing, but as the proposed utility building does not make the site compliant with the FAR requirements, the applicant has provided a DRBCP graphic and analysis to demonstrate how the site can realistically achieve minimum FAR with greater build-out.

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

Section 40.20.15.3.C.6

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

FINDING:

The proposal could meet the requirements of a Design Review Compliance Letter, but applicant has elected to respond to a combination of Design Standards and Design Guidelines, which meets Threshold 8. Staff cites the Design Standards table as well as the Design Guidelines Analysis at the end of this Design Review section, which evaluates the project as it relates to the applicable Design Review Standards and Guidelines found in Section 60.05.05 through 60.05.50 of the Development Code.

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

Section 40.20.15.3.C.7

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

FINDING:

The applicant has elected to address a combination of Design Standards and Design Guidelines.

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

Section 40.20.15.3.C.8

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

FINDING:

The applicant has submitted this Design Review Three application with associated Conditional Use Permit and Tree Plan Two applications. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff suggests a condition of approval that approval of the Design Review Three application is dependent upon New Conditional Use and Tree Plan Two approval.

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

Design Standards Analysis

Section 60.05.15 Building Design and Orientation

| DESIGN STANDARD | PROJECT PROPOSAL | MEETS STANDARD |
|---|---|---|
| Building Articulation and Variety | | |
| 60.05.15.1.A Max length of attached residential buildings in residential zone | Proposal is utility building. | N/A |
| 60.05.15.1.B Min 30% articulation | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.35.1 |
| 60.05.15.1.C Max 40' between architectural features | The maximum space between architectural features is 26 feet. | YES |
| 60.05.15.1.D Max 150 sq. ft. undifferentiated blank walls facing streets for residential buildings. | Proposal is utility building. | N/A |
| Roof Forms | | |
| 60.05.15.2.A Min roof pitch = 4:12 | The proposal has a roof pitch of 4/12. | YES |
| 60.05.15.2.B Min roof eave = 12" | Eaves of the pitched roof extend 16 inches. | YES |
| 60.05.15.2.C Flat roofs need parapets | Flat roofs are not utilized. | N/A |
| 60.05.15.2.D New structures in existing development be similar | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.35.2 |
| 60.05.15.2.E 4:12 roof standard is N/A to smaller feature roofs | No feature roofs are proposed. | N/A |
| Primary Building Entrances | | |
| 60.05.15.3 Weather protection for primary entrance | The primary entrance located on the north elevation is protected by an overhead canopy measuring 18 feet 10 inches wide and four feet deep. | YES |

| DESIGN STANDARD | PROJECT PROPOSAL | MEETS STANDARD |
|---|--|---|
| Exterior Building Materials | | |
| 60.05.15.4.A Residential double wall construction | Not Residential Development | N/A |
| 60.05.15.4.B Maximum 30% of primary elevation to be made of unfinished concrete block | Concrete blocks utilized in the façade will have either a honed finish or a split faced finished, and will not have any smooth or unfinished appearance. | YES |
| 60.05.15.4.C Foundations | No exposed concrete walls are proposed. | N/A |
| Roof-Mounted Equipment | | |
| 60.05.15.5.A through C Equipment screening | Roof-mounted equipment is not proposed. | N/A |
| Building Location and Orientation along Streets in MU and Com. Districts | | |
| 60.05.15.6.A-F Street frontage in Commercial and Multiple Use zones | The applicant has elected to be evaluated under the corresponding Design Guideline | SEE DESIGN GUIDELINE FINDINGS 60.05.35.6 |
| Building Scale along Major Pedestrian Routes | | |
| 60.05.15.7.A through C 22' Height Minimum 60' Height Maximum | The site is not located on an MPR. | N/A |
| Ground Floor Elevation on Commercial and Multiple Use Buildings | | |
| 60.05.15.8.A-B Glazing and Weather Protection | Structure is a utility building, and is not for commercial or multiple use purposes. | N/A |
| Compact Detached Housing Design | | |
| 60.05.15.9.A-K | Compact Detached Housing is not proposed. | N/A |

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 | An existing on-site circulation connects existing public destinations to the public street system. The proposed utility building will not be a destination by the general public, and will be accessed only by motor vehicles for maintenance. The proposed building is located within an existing parking lot with vehicular access to the public street system. | YES |
| Loading Areas, solid waste facilities and similar improvements | | |
| 60.05.20.2.A Screen from public view | No loading areas or loading docks are proposed. | N/A |
| 60.05.20.2.B Loading areas shall be screened | No loading areas or loading docks are proposed. | N/A |
| 60.05.20.2.C Screening with walls, hedge, wood | No outdoor service, storage, waste storage, or similar facility is proposed. | N/A |
| 60.05.20.2.D Chain-link screening prohibited | No chain link is proposed for screening. | YES |
| 60.05.20.2.E Screening of loading waived in some zones. | Waiving of loading zone screening is not requested. | N/A |
| Pedestrian Circulation | | |
| 60.05.20.3.A Link to adjacent facilities | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.40.3 |
| 60.05.20.3.B Direct walkway connection | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.40.3 |
| 60.05.20.3.C Walkways every 300' | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.40.3 |
| 60.05.20.3.D Physical separation | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.40.3 |

| DESIGN STANDARD | PROJECT PROPOSAL | MEETS STANDARD |
|---|--|---|
| 60.05.20.3.E Distinct paving | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.40.3 |
| 60.05.20.3.F 5' minimum width | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.40.3 |
| Street Frontages and Parking Areas | | |
| 60.05.20.4.A Perimeter Landscaping | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.40.4 |
| Parking and Landscaping | | |
| 60.05.20.5.A.1 1 Landscape island per 10 spaces | All parking areas impacted by development have no greater than 10 contiguous parking spaces. | YES |
| 60.05.20.5.B 70 sq. ft. | All landscape islands are either approximately 128 square feet in size and 8 feet wide or 300 square feet in size and 13 feet wide, and contain a tree and other vegetation. | YES |
| 60.05.20.5.C Raised Sidewalks | Raised sidewalks are not proposed to be counted towards the number of landscape islands. Design proposal includes sufficient number of islands. | N/A |
| 60.05.20.5.D Trees from Street Tree List | All proposed trees are on the City of Beaverton Street Tree List. | YES |
| Off-Street Parking Frontages in Multiple-Use Districts | | |
| 60.05.20.6.A 50% Max on MPR 1 65% Max on MPR 2 | The site is not located in Multiple-Use District | N/A |
| Sidewalks Along Streets and Primary Building Elevations in Multiple-Use and Commercial Districts | | |
| 60.05.20.7.A -B Required sidewalk/internal pathway widths | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.40.7 |
| 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 Drive aisles to be designed as public streets, if applicable | Drive aisles provide access to perpendicular parking spaces. | N/A |

| DESIGN STANDARD | PROJECT PROPOSAL | MEETS STANDARD |
|--|-------------------------------------|----------------|
| 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 Landscaping for non-residential developments and Mixed Use Developments | | |
| 60.05.25.5.A Minimum Landscaping | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.45.3 |
| 60.05.25.5.B Planting Requirements | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.45.3 |
| 60.05.25.5.C Pedestrian Plaza | Pedestrian plazas are not utilized to meet the landscape requirements. | N/A |
| 60.05.25.5.D Building Elevations | Applicant elects to respond to the corresponding Design Guideline. | SEE DESIGN GUIDELINE FINDINGS 60.05.45.3 |
| Retaining Walls | | |
| 60.05.25.8 Retaining Walls | An existing retaining wall will be preserved, but no new walls are proposed. | N/A |
| Fences and Walls | | |
| 60.05.25.9.A Materials | No fencing is proposed. | N/A |
| 60.05.25.9.B Chain link | No chain link is proposed | N/A |
| 60.05.25.9.C Masonry | One masonry wall not use for retaining purposes is proposed, and it is a minimum of six inches. | YES |
| 60.05.25.9.D Manufacturing uses | The site is not in an industrial district. | N/A |
| 60.05.25.9.E Height | Fences limited to 36 inches tall along streets | N/A |
| Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines | | |
| 60.05.25.10 Minimize grade changes | The site does not abut any residentially zoned property. | N/A |

| DESIGN STANDARD | PROJECT PROPOSAL | MEETS STANDARD |
|--|--|----------------|
| Integrate water quality, quantity, or both facilities | | |
| 60.05.25.11 Location of facilities | No new non-vaulted stormwater facilities are located between the building and the street. The existing storm facility being rehabilitated is not between the street and the proposed building. | N/A |
| Natural Areas | | |
| 60.05.25.12 No encroachment into buffer areas. | No city-adopted natural resource areas exist on site | N/A |
| Landscape Buffering Requirements | | |
| 60.05.25.13 Landscape buffering between contrasting zoning districts | <p>The development area does not abut any properties with a different zoning district. The redevelopment area is across the street from Washington County zoned Transit Oriented; Employment, and City of Tigard zoned Mixed Use Commercial. When zoned from different jurisdictions are involved, buffering requirement for the equivalent zone shall be applied.</p> <p>Both properties are within the Metro Designated Washington Square Regional Center. The Washing County Transit Oriented; Employment is not clearly defined in the code, but intent to allow for employment dense uses within the Washington Square regional center. Staff finds that the OI-WS zone is comparable.</p> <p>City of Tigard zoned Mixed Use Commercial is intended to allow of a mix of commercial uses and high density residential within the Washington Square regional center. Staff finds that the C-WS zone is comparable.</p> <p>Per the Landscape Buffer Table 60.05-2, a property zoned C-WS does not need to provide any buffers to properties zoned C-WS or OI-WS (or comparable other jurisdiction zone) when abutting or across the street. Therefore no landscape buffering is required.</p> | YES |

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 Lighting complies with the City's Technical Lighting Standards | The applicant provides a lighting plan with photometric details demonstrating on-site lighting meets the minimum lighting requirements. | YES |
| 60.05.30.1.B Lighting provided for vehicle and pedestrian circulation | The applicant provides a lighting plan with photometric details demonstrating on-site lighting meets the minimum lighting requirements. | YES |
| 60.05.30.1.C Lighting of Ped Plazas | The applicant's lighting plan shows that the courtyard is lit consistent with the Technical Lighting Standards | YES |
| 60.05.30.1.D Lighting of building entrances | The applicant's lighting plan shows lighting at building entrances. | YES |
| 60.05.30.1.E Canopy lighting recessed | No canopy lighting is proposed. | N/A |
| Pedestrian-scale on-site lighting | | |
| 60.05.30.2.A Pedestrian Lighting | No pole mounted lighting is proposed. | N/A |
| 60.05.30.2.B Non-Pole Mounted Lighting | All wall mounted lights comply with City's Technical Lighting Standards | YES |
| 60.05.30.2.C Lighted Bollards | No bollards are proposed. | N/A |

Design Review Guidelines Analysis

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

60.05.35 Building Design and Orientation Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.

1. Building Articulation and Variety

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

The applicant states that the permanent architectural corner-wall rustication elements are proposed which consist of raised integral color split face CMU with precision faced CMU, and these rustication elements extend two feet eight inches into each elevation.

Staff note that the size of the building faces, only 24 and 26 feet long and only one story tall, presents a small façade, and the changes in material and finish described above provides variation and articulation, even with the grade difference between street level and the project grade level. Furthermore, staff notes that this is a utility building that would benefit from blending in and not standing out amongst the commercial building and amenities utilized by the general public. that the design minimizes blank walls and that these areas are in limited locations. Staff agrees that the change in CMU block finish on facades of this size meet the Design Guideline.

Therefore, staff find the Guideline is met.

2. Roof Forms

C. Additions to existing structures which involve the addition of new roof area should respect the roof form and material of the existing structure. (Standard 60.05.15.2.D)

The proposal is not an addition to an existing structure, but is a new structure on a developed property. While not a flat roof like the rest of the development, the pitched metal roof is similar to the metal canopies over several of the entrances to the closest existing structure on site, currently occupied by John's Incredible Pizza.

Staff agrees with the similarities in roof and canopy materials, and also notes that the proposed structure is geographically and functionally separate from the existing commercial development, making it less a part of the existing development, instead an independent building on the same parcel.

Therefore, staff find the Guideline is met.

6. Building location and orientation in Commercial and Multiple Use zones.

- A. Buildings should be oriented toward and located within close proximity to public streets and public street intersections. The overall impression should be that architecture is the predominant design element over parking areas and landscaping. Property size, shape and topographical conditions should also be considered, together with existing and proposed uses of the building and site, when determining the appropriate location and orientation of buildings. (Standards 60.05.15.6.A and B)**

The applicant notes that this is a utility building not meant for access by the general public. While the building itself is located within close proximity to the public street and intersection, which is driven by the location of existing utilities and storm facilities it's function as a utility building only to be accessed from the parking lot does not lend itself to having a street facing orientation.

Staff concurs that the building is located close to the street, but the intention of the building is to be unobtrusive and not stand out in front of exiting commercial development. As the building is not to be used by the general public and will only be accessed by the parking lot, the internal orientation is appropriate.

Therefore, staff find the Guideline is met.

- B. On Class 1 Major Pedestrian Routes, the design of buildings located at the intersection of two streets should consider the use of a corner entrance to the building. (Standards 60.05.15.6.B and D)**

The site is not located on a Class 1 Major Pedestrian Route.

Therefore, staff find the Guideline is not applicable.

- C. On Class 1 Major Pedestrian Routes, building entrances should be oriented to streets, or have reasonably direct pedestrian connections to streets and pedestrian and transit facilities. (Standards 60.05.15.6.C and D)**

The site is not located on a Class 1 Major Pedestrian Route.

Therefore, staff find the Guideline is not applicable.

- D. Primary building entrances should be oriented toward and located in close proximity to public streets and public street intersections. Property size, shape and topographical conditions should also be considered. (Standard 60.05.15.6.E)**

Staff cites the findings for Criterion A above as relevant for this Design Guideline.

Staff finds that the use of the building and lack of public access does not warrant street facing orientation.

Therefore, staff find the Guideline is met.

60.05.40 Circulation and Parking Design Guidelines. Unless otherwise noted, all guidelines apply in all zoning districts.

3. Pedestrian Circulation

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

The applicant states that the proposed development will not impact existing pedestrian access on the site, as it is located in the far corner of the site away from existing pedestrian walkways. As the proposal is a utility building not to be accessed by the general public, it is appropriate not to link the proposed building to the existing on-site pedestrian network. Staff concurs that the building does not necessitate the need for a fully connected pedestrian network as it is not to be accessed by the general public.

Therefore, staff find the Guidelines are met.

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

The applicant states that a four-foot wide concrete path along the front building elevation will provide delineated pedestrian access from the building entrance to the abutting parking space designated for maintenance parking. As this is a utility building not for public use, no additional connections are provided.

Staff concurs that appropriate connections are provided from the building to the parking spot designated for maintenance vehicle parking. Staff also agrees that since this building is not intended for public use, connections to other pedestrian networks are not appropriate.

Therefore, staff find the Guidelines are met.

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

The applicant notes the proposed development will not impact existing connections to public streets, but that it is not appropriate to provide connections to the public street for the utility building.

Staff concurs that existing pedestrian connections are not impacted, and that the function of the building does not necessitate additional pedestrian connections to the public street.

Therefore, staff find the Guidelines are met.

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

The applicant states that existing sidewalks along SW Hall and SW Olesen provide pedestrian access for both frontages. Staff concur, also noting that the small scale and nature of development does not require frontage improvements.

Therefore, staff find the Guidelines are met.

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

The applicant states that the pedestrian connection is not designed for use by the public, but to provide for occasional access for maintenance purposes to the PFC facility from the abutting parking space. The pedestrian connection is four feet wide and paved with concrete.

Staff concurs that the one pedestrian connection provided allows for safe movement from the building to the designated parking space, and is of a hard, durable surface.

Therefore, staff find the Guideline is met.

- 4. Street frontages and parking areas. Landscape or other screening should be provided when surface parking areas are located along public streets. (Standard 60.05.20.4)**

The applicant states that landscaping will be provided between the proposed parking space to the south of the building and adjacent streets, SW Hall Boulevard and SW Oleson Road. Staff concurs, noting that a mix of trees, shrubs and groundcover are proposed to be planted between the street and the parking space being reconstructed and repurposed as a designated parking space for maintenance vehicles.

Therefore, staff find the Guideline is met.

- 7. Sidewalks along streets and primary building elevations in Commercial and Multiple Use zones.**

- A. Pedestrian connections designed for high levels of pedestrian activity should be provided along all streets. (Standard 60.05.20.7.A)**

The applicant states that sidewalks exist along both SW Hall and SW Olesen frontages, ranging between 5.5 and 8.5 feet, and that the proposal will not impact pedestrian activity along streets. Staff concurs, noting that the proposal is not for use by the general public, and will not generate any pedestrian traffic aside from occasional maintenance.

Therefore, staff find the Guideline is met.

B. Pedestrian connections should be provided along primary building elevations having building and tenant entrances. (Standard 60.05.20.7.B)

The applicant states that a pedestrian connection is provided along the elevation containing the building entrance, connecting the designated maintenance parking space with the building entrance. This building will be only accessed by maintenance staff and not the general public. Staff concurs that access suitable for a utility building is provided between the building entrance and the designated parking space.

Therefore, staff find the Guideline is met.

60.05.45 Landscape, Open Space and Natural Areas. Unless otherwise noted, all guidelines apply in all zoning districts.

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)

The applicant states that shrubs and ground cover will directly surround the facility. Shrubs and grasses of various heights will be planted between the building and SW Olesen Road, and shrubs and a tree will be planted between the building and SW Hall Boulevard. Additionally, the storm facility adjacent to SW Olsen Road will be replanted.

Staff concurs that the proposed landscaping will soften the edges of the development.

Therefore, staff find the Guideline is met.

B. Plazas and common areas designed for pedestrian traffic should be surfaced with a combination of landscape and decorative pavers or decorative concrete. (Standard 60.05.25.5.C)

No plazas or common areas for pedestrians are proposed.

Therefore, staff find the Guideline is not applicable.

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

The applicant states that the vegetation chose is compatible with local conditions, as the trees are identified as on the City of Beaverton's Approved Street Tree List or are native to the Pacific Northwest. Staff concur that native and climate compatible vegetation is used throughout the proposal

Therefore, staff find the Guideline is met.

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)

The applicant states that trees proposed for removal are either related to a relocation of a landscape planter island in the parking lot or are removed for storm facility rehabilitation. 38 trees will be plated in their place. Otherwise, plantings and trees will be preserved.

Staff concurs that the minimum number of trees possible to be removed are proposed for removal, and that majority tree removal is to improve the health and functionality of the storm facility.

Therefore, staff find the Guideline is met.

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

The applicant states that a variety of trees and shrubs are proposed in landscaped areas. Staff concur, counting five tree species, twelve shrub and groundcover species, and four emergent species.

Therefore, staff find the Guidelines are met.

Attachment D: TREE PLAN TWO TP2021-0010

ANALYSIS AND FINDINGS FOR TREE PLAN TWO APPROVAL

Recommendation: Based on the facts and findings presented below, staff recommends **APPROVAL** of **TP2021-0010**, subject to the applicable conditions identified in Attachment E.

Section 40.90.05 Purpose:

Healthy trees and urban forests provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees thus helping to preserve and enhance the sustainability of the City's urban forest. This Section is carried out by the approval criteria listed herein and implements the SNRA, Significant Grove, Significant Individual Tree, and Historic Tree designations as noted or mapped in Comprehensive Plan Volume III.

Planning Commission Standards for Approval:

Section 40.90.15.2.C of the Development Code provides standards to govern the decisions of the Commission as they evaluate and render decisions on Tree Plan Applications. The Commission will determine whether the application as presented, meets the Tree Plan Two approval criteria. The Commission may choose to adopt, not adopt or modify the Committee's findings. In this portion of the report, staff evaluates the application in accordance with the criteria for Type Two Tree Plan.

To approve a Tree Plan Two 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 40.90.15.2.C.1

The proposal satisfies the threshold requirements for a Tree Plan Two application.

FINDING:

Threshold 1 of the Tree Plan Two application reads:

“Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within one (1) calendar year period, except as allowed in Section 40.90.10.1.”

The applicant proposes to remove 13 community trees, which meets Threshold 1. Staff notes that 14 trees in total are proposed to be removed, but one has a diameter smaller than 10 inches, and therefore does not count as a Community Tree.

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

Section 40.90.15.2.C.2

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

FINDING:

The City of Beaverton received the appropriate fee for a Tree Plan Two application.

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

Section 40.90.15.2.C.3

If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.

FINDING:

The proposed tree removal is not necessary to observe good forestry practices.

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

Section 40.90.15.2.C.4

If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.

FINDING:

The applicant states that the community trees proposed for removal are located within a storm facility that is in sub-standard condition. In order to rehabilitate the storm facility to support the proposed development, the trees must be removed and replanted. While no mitigation is required for the removal of the Community Trees, staff notes that 38 trees will be planted as part of the storm facility rehabilitation. Staff concurs that trees are to be removed to accommodate development where no reasonable alternative exists.

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

Section 40.90.15.2.C.5

If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.

FINDING:

Trees proposed for removal have not been determined to be a nuisance.

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

Section 40.90.15.2.C.6

If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.

FINDING:

The applicant states that while the proposed development is for a utility building for a public water system, the development does not directly necessitate the removal of the trees. Rather, the development of the utility building requires rehabilitation of the adjacent storm facility, which includes the removal and replating of trees in the storm facility, as well as a diverse array of other vegetation in the facility. Staff concurs that while the development does not directly cause the removal of the trees, there is no other reasonable alternative to accommodate the development without removing the trees in question.

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

Section 40.90.15.2.C.7

If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, or to eliminate conflicts with structures or vehicles.

FINDING:

The trees are to be removed to rehabilitate a storm facility adjacent to the utility building. Their removal is not required to enhance the health of any other trees or eliminate conflicts with structures or vehicles.

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

Section 40.90.15.2.C.8

If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.

FINDING:

The trees proposed for removal are not part of an SNRA or Significant Grove.

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

Section 40.90.15.2.C.9

If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.

FINDING:

The trees proposed for removal are not part of an SNRA or Significant Grove.

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

Section 40.90.15.2.C.10

The proposal is consistent with all applicable provisions of Section 60.60. (Trees and Vegetation) and Section 60.67. (Significant Natural Resources).

FINDING:

Staff cites the findings in Attachment A as relevant to compliance with Section 60.60 (Trees and Vegetations). Staff finds the proposal is applicable with Section 60.60. The proposal is not located in or near a Significant Natural Resource. Therefore Section 60.67 does not apply.

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

Section 40.90.15.2.C.11

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

FINDING:

The applicant states that there is limited grading to construct the utility building and will convey drainage to the adjacent storm facility. Staff concurs that the grading will mitigate

any impacts to neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

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

Section 40.90.15.2.C.12

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, and the application was deemed complete October 13, 2021.

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

Section 40.90.15.2.C.13

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 this Tree Plan Two application with associated New Conditional Use and Design Review Three application. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. Staff suggests a condition of approval that approval of the Tree Plan Two application is dependent upon the Design Review Three approval.

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

Attachment E: RECOMMENDED CONDITIONS OF APPROVAL

CU2021-0016

1. Ensure that the Design Review Three (DR2021-0058) application has been approved and is consistent with the submitted plans. (Planning/SR)

DR2021-0102

2. Ensure that the New Conditional Use (CU2021-0016) application has been approved and is consistent with the submitted plans. (Planning / SR)
3. Ensure that the Tree Plan Two (TP2021-0010) application has been approved and is consistent with the submitted plans. (Planning / SR)

A. Prior to site development permit issuance, the applicant shall:

4. For the proposed pump house facility, submit the required plan revisions, storm report, and other items needed for a complete site development plan revision for SD 2021-0010 per the applicable review checklist. (Site Development Div. / SAS)
5. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the County right of way. (Site Development Div. / SAS)
6. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers for work within or affecting a jurisdictional wetland. (Site Development Div. / SAS)
7. Have obtained amended approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. These submittals will go to City for processing to Clean Water Services. (Site Development Div. / SAS)
8. Submit a copy of the 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit), obtained with the Willamette Water Supply Program 1.2 segment, to the City. (Site Development Div. / SAS)
9. Submit plans that show access and any required easements for a maintenance vehicle within 9-feet from the front, or within 19-feet from the side of a vehicle to all control structures unless otherwise specifically approved by the City Engineer. A direct worker access route to the structures in the pond area shall be provided no steeper than 4 (horizontal) to 1 (vertical) slope. This direct route shall be a minimum of 6-feet wide and

have a surface consisting of the equivalent of 3-inches of ¾"-minus crush rock to allow walking access in winter and vegetation shall allow easy access. This direct access route shall be delineated on the plans. (Site Development Div. / SAS)

10. Provide an engineering analysis of the grading and construction work proposed within the 100-year floodplain as necessary to allow for a public notice to be published in a local newspaper by the City Engineer for the proposed floodplain modifications. The applicant's engineer shall certify in writing that the project as designed will meet the requirements of City Code and Clean Water Services Design & Construction standards as they refer to the 100-year floodplain, prior to this notice being sent. The public notice and a 10-day appeal period shall occur after final approval of the site development permit plans by the City Engineer and Planning Director. (Site Development Div./JY)
11. Provide a no-net rise cut-fill balance certification, written and stamped by the engineer of record. (Site Development Div./JY)
12. Provide a planting plan showing the planting mitigation in the vegetated corridor and wetland per CWS and Corps/DSL requirements. (Site Development Div. / SAS)
13. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div. / SAS)

B. Prior to final permit inspection or occupancy permit issuance, the applicant shall:

14. Have completed the project improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. (Site Development Div. / SAS)
15. Submit any required on-site easements not already recorded by document executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development Div. / SAS)
16. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning/SR)
17. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision-making authority in conditions of approval. (On file at City Hall). (Planning/SR)

TP2021-0010

1. Ensure that the Design Review Three (DR2021-0102) application has been approved and is consistent with the submitted plans. (Planning / SR)