

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A DESIGN)	ORDER NO. 2467
REVIEW THREE APPLICATION FOR A RETAINING WALL)	DR2015-0123 ORDER APPROVING
EXPANSION (BEAVERTON HONDA RETAINING WALL &)	BEAVERTON HONDA RETAINING WALL & CIRCULATION
CIRCULATION). BEAVERTON HONDA, APPLICANTS.)	
)	

The matter came before the Planning Commission on April 13, 2016, on a request for approval of a Design Review Three application for expansion of an existing retaining wall and drive aisle. The subject site is located at 10760 SW Canyon Road. Tax Lot 3100 on Washington County Tax Assessor's Map 1S110DD.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 6, 2016, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT DR2015-0123 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report

dated April 6, 2016 and this Land Use Order, and subject to the conditions of approval as follows:

1. In accordance with Section 50.90.1 of the Development Code, Design Review Two approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code. In the case of phased development, each phase must be commenced within 2 years of completion of the prior phase, in accordance with Section 50.90.3.B of the Development Code. (Planning/JF)
 2. Ensure that the associated Sidewalk Design Modification application has been approved. (Planning Division/JF)
 3. At all times, a Minimum of 62 parking stalls are to be kept free from inventory storage for employee and customer parking. (Transportation/KR)
- A. Prior to issuance of a site development permit for either phase or the combined full project, the applicant shall:**
4. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
 5. Contract with a professional engineer to design and monitor the construction for work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
 6. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
 7. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facilities, emergency vehicle access paving, and any site work within the floodplain by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
 8. Submit any required off-site easements, executed and ready for recording, to

the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)

9. 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 SW 107th Avenue right of way. (Site Development Div./JJD)
10. Submit a copy of issued permits or other approvals needed from the West Slope Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
11. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
12. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
13. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City if the proposed disturbed area is greater than one acre. If less, than a standard erosion control plan will suffice. If needed, the applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres, adopted by DEQ and Clean Water Services. (For more information and to access the new format, see: <http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx>) (Site Development Div./JJD)
14. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to any mapped FEMA flood plain. The site plans shall clearly show the 100-year flood limits on each plan sheet that contains elevation information. (Site Development Div./JJD)
15. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
16. Provide final construction plans and a final drainage report demonstrating compliance with CWS Resolution and Order 2007-020 in regard to quality treatment, through installation of Contech Inc., Stormfilter catch basin systems. Treatment shall be provided at a minimum equivalent of 3.0 cartridges per tributary impervious acre as generally outlined in the preliminary analysis memo

by Atalia Raskin, P.E., dated January 26, 2016. (Site Development Div./JJD)

17. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits, including site legal description, ready for recording with Washington County Records. (Site Development Div./JJD)
18. Submit site grading and utility plans with provisions such as being reverse-graded, trench drained, or bermed to minimize the amount of precipitation and stormwater runoff that may fall, be blown, tracked, or otherwise transported beneath the cover of internal parking, car wash, and vehicle service areas. The cover must have a minimum overhang of 5 feet on each side. The cover overhang is to be measured relative to a berm, trench drain, or pavement grade break that separates the vehicle service area outside the covered area from that under the covered area. (Site Development Div./JJD)
19. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for that phase. In addition, changes in specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./JJD)
20. Pay storm water system development charges (storm water quantity and overall system conveyance) for all net, new impervious surface area created for the entire project. (Site Development Div./JJD)
21. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No utility service lines to the structures shall remain overhead on site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
22. Provide a plan showing all new pedestrian connections through drive aisles be constructed of scored concrete and be at least 5 feet wide. (Transportation/KR)
23. Provide bike parking which is a minimum of 36 inches in height and 30 inches in width, having two points of contact for bikes. (Transportation/KR)
24. Provide documentation to the City that the applicant has received approval of a Washington County Right-of-way Encroachment Permit for the extended retaining wall. (Transportation/KR)

25. Provide plans that show the southeast corner of the extended retaining wall pulled back, as shown in the "Option B" design presented to the Planning Commission. (Transportation/KR)
26. Provide plans that show that the site complies with all applicable provisions of the Americans with Disabilities Act (ADA). (Transportation.KR)
27. Provide lighting plans and photometric analyses that show that the site complies with all applicable City Technical Lighting Standards. (Transportation/KR)

B. Prior to each building permit issuance, the applicant shall:

25. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
26. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
27. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all elements of the new building construction are either elevated, constructed of flood damage resistant materials, or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, and as determined by the City Engineer and City Building Official to at least 195.7 feet NGVD-29 (=199.2' NAVD-88) one foot above the base flood elevation [194.7 feet NGVD-29 (=198.2' NAVD-88)]. (Site Development Div./JJD)
28. Submit building plans with provisions such as being reverse-graded, trench drained, or bermed to minimize the amount of precipitation and stormwater runoff that may fall, be blown, tracked, or otherwise transported beneath the cover of internal parking, car wash, and vehicle service entry/exit areas. The cover must have a minimum overhang of 5 feet on each side. The cover overhang is to be measured relative to a berm, trench drain, or pavement grade break that separates the vehicle service area outside the covered area from that under the covered area. (Site Development Div./JJD)

C. Prior to each occupancy permit issuance, the applicant shall:

29. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
30. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development Div./JJD)
31. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)

32. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
33. Have obtained a Source Control Permit (AKA Industrial Sewage Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required, as determined by CWS. (Site Development Div./JJD)
34. Have a professional architect, engineer, or surveyor submit certification(s) on Federal Emergency Management Agency (FEMA) standard form (elevation certificate and if applicable a floodproofing certificate), to the City Building Official, verifying that all at-risk elements of the new construction are either elevated or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, requirements, and as determined by the City Engineer and City Building Official at permit issuance, to at least 195.7 feet NGVD-29 (=199.2' NAVD-88) one foot above the base flood elevation [194.7 feet NGVD-29 (=198.2' NAVD-88)]. (Site Development Div./JJD)
35. 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 / JF)
36. 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 / JF)
37. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / JF)
38. Ensure all landscaping approved by the decision making authority is installed. (Planning / JF)
39. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning / JF)
40. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Each tree is to be adequately staked. (Planning / JF)
41. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane.

Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning / JF)

D. Prior to release of performance security for each phase, the applicant shall:

42. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div./JJD)
43. Submit any required on-site easements, 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./JJD)
44. Provide evidence of a post-construction cleaning, system maintenance, and StormFilter recharge/replacement per manufacturer's recommendations for the site's proprietary storm water treatment systems by a CONTECH qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./JJD)

Motion **CARRIED**, by the following vote:

AYES:	Wilson, Kroger, Doukas, Nye, Sajadpour, and Winter.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	Overhage.

Dated this 4th day of May, 2016.

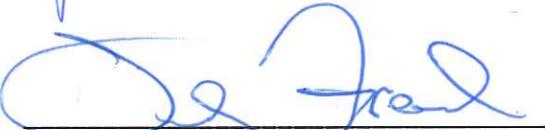
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2467 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:30 p.m. on May 16 2016.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

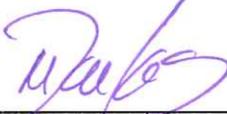


JANA FOX
Associate Planner



SANDRA FREUND, AICP
Planning Manager

APPROVED:



MIMI DOUKAS
Chair