

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

**After recording return to:**  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF ) ORDER NO. 2407  
A CONDITIONAL USE APPLICATION TO CONSTRUCT ) CU2015-0003 ORDER APPROVING  
A NEW HIGH SCHOOL (SOUTH COOPER MOUNTAIN ) SOUTH COOPER MOUNTAIN HIGH SCHOOL,  
HIGH SCHOOL). BEAVERTON SCHOOL DISTRICT, ) SUBJECT TO CONDITIONS  
APPLICANT. )

The matter came before the Planning Commission on May 27, 2015, June 24, 2015 and July 1, 2015, on a request for approval of a Conditional Use application to construct a new high school, approximately 320,000 square feet in size, with associated athletic fields, landscaping, parking and vehicle circulation areas. The subject property is located in the northwest quadrant of SW 175<sup>th</sup> Avenue and SW Scholls Ferry Road and is specifically identified as Tax Lots 205 and 800 on Washington County Assessor's Map 2S1-0600.

Pursuant to Ordinance 2050 (Development Code, effective through Ordinance 4649), and under Sections 50.15.2 (concurrent review of multiple application), 50.45 (Type 3 processing) and 50.55 (conduct of hearing), the Planning Commission conducted a public hearing (initially on May 27 and continued to June 24, 2015) and considered testimony and exhibits on the subject proposal. Findings herein supplement the findings as contained in the staff report

and staff memorandum prepared for South Cooper Mountain High School, dated May 20, 2015 and June 17, 2015, respectively, in addition to the applicant's written response to applicable approval criteria and the plans and materials that were subject to consideration. The Commission further adopts and incorporates these documents, plans and materials as supportive findings in response to applicable approval criteria contained in Sections 40.03 (Facilities Review) and 40.15.15.3.C (Conditional Use - New) of the Development Code. To this Order, the Commission adds the following findings in support of Conditional Use approval criteria:

*Status of the on-site wetland.* Opposition testimony received on May 27 and June 24, and in written testimony received for consideration on July 1, claim that the existing on-site wetland area (specifically Wetland A as identified on the development plan) is part of the adopted Local Wetland Inventory (LWI) and is therefore subject to Goal 5 protection. The Commission finds this assertion to be incorrect. The wetlands located on the subject site are not currently included in the City of Beaverton LWI. Oregon Administrative Rule (OAR) 141-086-0185 requires that a local wetland inventory be approved by the Department of State Lands (DSL) before it becomes effective. In this case, DSL has not yet approved the wetland inventory for South Cooper Mountain, including the subject site.

Therefore, the city's LWI does not include the wetlands on the subject site.

Opposition testimony also identified Comprehensive Plan policies found in Chapter 7 under Goal 7.3.3.1 which reads: *Protect or enhance wetlands adopted as Significant Wetlands in the Local Wetland Inventory.*

Policies and Action statements under Goal 7.3.3.1 read:

a) *Significant Wetlands in the Local Wetland Inventory shall be protected for their filtration, flood control, wildlife habitat, natural vegetation and other water resource values.*

b) *Development within the buffer area adjacent to a significant wetland shall be subject to restrictions on building, grading, excavation, placement of fill, and native vegetation removal.*

*Action 1: Amend the City regulations and development standards as appropriate, to ensure compliance with Clean Water Services Design and Construction Standards provisions for encroachment*

c) *Where development is constrained due to wetland protection regulations, a hardship variance may be granted if approval criteria are met.*

*Action 1: Amend the implementing ordinances as appropriate to ensure compliance with Clean Water Services Design and Construction Standards provisions for a hardship variance.*

Commission finds Policy A to be not applicable, since wetlands on the subject property have not been adopted as part of the Beaverton LWI for the reasons explained above. The Commission also observes no reference to “development” in Policy A as described in Policies B and C under the same Goal. In response to Policy B, the Commission finds that restrictions are in place for building, grading, excavation and placement of fill in the wetland buffer as applied by the Clean Water Services Agency (CWS), the DLS and the U.S. Army Corps of Engineers (USACE). The Commission further observes direction provided to the city for implementing Policy B, under Action 1 thereof, where city regulations and development standards are to be amended as appropriate to ensure compliance with CWS *Design and Construction Standards* provisions for encroachment. Similarly, the Action statement under Policy C also refers to CWS *Design and Construction Standards* and directs amendment of implementing ordinances as appropriate to ensure compliance with these standards. In cases where a

development proposal is found to be constrained due to wetland protection regulations, the city has no separate hardship variance criteria from that of CWS or other agencies to evaluate wetland encroachment. The Commission further recognizes the role of CWS as identified in Chapter 50 of the City Development Code, where applicants for development must first obtain required documentation from CWS before the application is deemed complete and can proceed forward with the review process. The Commission acknowledges the applicant's CWS Service Provider Letter in this case as required documentation. The Commission also acknowledges the District's wetland mitigation proposal recognized as part of the CWS Service Provider Letter and how the mitigation is to be accomplished as part of the development plan by condition of approval.

Opposition testimony further stated that the on-site wetland is designated as "locally significant" according to the LWI. While the LWI has not been approved, the South Cooper Mountain wetland inventory, inclusive of South Cooper Mountain Community Plan (SCMCP) does identify the subject wetland as part of a larger wetland system (Wetland W-A) and designates that system as locally significant. As demonstrated in the applicant's written response to Planning Commission dated June 10, 2015, approximately 62% of Wetland W-A is forested and dominated by Oregon ash. The forested wetland contains two streams that flow through the forested wetland to the south. These streams and the forested portion of the wetland will remain intact and will not be impacted by the construction of the high school as proposed. As such, the higher value component of the wetland will remain as it is today and will not be adversely affected by proposed construction. The remaining approximately 38% (3.33 acres) of the wetland is dominated by non-

native pasture grasses and has been in agricultural use for decades. This portion of the wetland is also degraded, containing only three trees and no shrubs. The Commission also acknowledges the applicant's response and explanation of wetland hydrology to this area as contained in the District's written response to the Planning Commission dated June 10, 2015.

Additionally, the Commission acknowledges how the proposal to partially encroach Wetland W-A will continue to provide a corridor for wildlife to travel through the forested portion of the wetland which has two streams that will not be impacted by this project. That portion of Wetland W-A subject to encroachment is also located in close proximity to SW 175<sup>th</sup> Avenue and does not provide a high quality wildlife corridor in part because of the degraded conditions as referred to herein.

The Commission recognizes that the partial encroachment of wetland at the proposed high school site will be mitigated by the purchase of credits from a wetland mitigation bank. In this case, the School District will purchase credits from the W&M Butler Wetland Mitigation Bank which is located to the south of SW Scholls Ferry Road along the Tualatin River, less than 2.5 miles southeast of the District's property. In addition to the mitigation bank credits, the District is to provide on-site mitigation of the remaining wetland area. As part of the on-site mitigation plan, recognized as a condition of Design Review approval, the District is to plant 1,494 trees and 7,470 shrubs and small trees in the wetland and the surrounding buffer, for a total of 8,964 trees and shrubs in 3.43 acres of degraded habitat. The mitigation area (which includes upland and wetland areas) is over 36% larger than the size of the agricultural wetland proposed for impact. These plantings

will restore the type of forested habitat that was historically present within the area and will enhance the quality and size of the wildlife corridor.

Testimony further stated that the partial wetland fill proposal is contrary to the South Cooper Mountain Community Plan (SCMCP). The Commission acknowledges Overarching Policies of the SCMCP, in particular Policy 7 related natural resources that reads: *Provide appropriate protection, enhancement and access to Cooper Mountain's natural resources and public lands.*

The Commission acknowledges the keyword of this policy to be “*appropriate*” and finds the policy to be satisfied because the partial wetland encroachment and fill proposal is required to meet the needs of high school, in part identified by District for compliance with Federal Title IX mandates for equal access, together with dimensional and specification requirements for fields as required by the Oregon Department of Education. The Commission also acknowledges Overarching No. Policy 11, also part of the SCMCP which reads:

*Plan new civic uses so they are focal points for the community. Ensure schools, parks and other civic uses are centers of community activity. Integrate the planned new high school with neighborhoods and other development within the plan.*

In response to Policy 11, the Commission acknowledges a high school as the intended use for the subject properties upon early consideration of the SCMCP and boundary now recognized through the adopted Community Plan Land Use Map (Figure 7 of the SCMCP) to an area inclusive of the wetlands portions of the same properties.

The Commission also acknowledges Natural Resource Policies of the SCMCP, in particular Policy No. 1, which reads:

*Locally significant wetlands and protected riparian corridors within the Community Plan area shall be protected and enhanced, consistent with local, state and federal regulations.*

In response to Policy 1, the Commission finds that the proposal to encroach and mitigate wetlands is addressed through permitting requirements of the U.S. Army of Corps of Engineers (for federal) in addition to the Department of State Lands (for state) and Clean Water Services, as identified herein for local. The City of Beaverton has no separate hardship variance criteria of its own to evaluate wetland encroachment. As previously stated in response provided to the policies under Goal 7.3.3.1, the Action statements of these policies refer to CWS *Design and Construction Standards* and thereby direct the city to amend implementing ordinances as appropriate to ensure compliance with these standards.

The Commission acknowledges procedural provisions as contained in Section 60.67.05.1 and.2 of the Development Code (Significant Natural Resources). These read:

- 1. Development activities and uses permitted on a proposed development site identified as the possible location of a significant natural resource, including significant wetlands shall be subject to relevant procedures and requirements specified in Chapter 50 of this ordinance.*
- 2. Upon the City's determination that a site contains wetland as identified on the local wetland inventory map, notice of the proposed development shall be provided to the Division of State Lands (DSL) in a manner and form prescribed by DSL pursuant to ORS requirements.*

In response to these provisions, the Commission finds Chapter 50 (procedures) to contain no separate procedural requirement for wetlands. The Commission acknowledges one procedural requirement where documentation from CWS is to be obtained (BDC Section 50.25.1) which the applicant has

satisfied. The Commission also finds criteria under No. 2 to be satisfied with the city having notified DSL in the form prescribed, as staff has testified.

The Commission also acknowledges a design review guideline, contained in Section 60.05.45.10 of the Development Code (Natural Areas) which reads:

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

The Commission responds to this guideline in the Order approving the applicant's concurrent Design Review application (Case file DR2015-0029).

The Commission and public testimony also raised concerns regarding the number and location of athletic fields, principally focused on wetlands impact. Testimony stated that the District should consider moving the athletic fields to an off-site location in order to avoid all wetland impacts. The Commission finds a reduction in the number of fields would not be consistent with the Beaverton School District Facilities Plan and Educational Specifications, the Oregon Department of Education (ODE) physical education (PE) requirements for high schools, the Oregon School Activities Association, or Federal Title IX requirements. Information provided by the District in its June 10, 2015 response to the Planning Commission includes assessment of the above-listed requirements. In that response, the District demonstrates that the proposed number of athletic fields at the new high school has been reduced to the greatest extent possible and that the current site plan provides the minimum amount of athletic fields allowable to still be consistent with state and federal requirements, while preserving the majority and all of the quality wetland area.

The Commission reviewed the alternative field layouts that were included as part of the applicant's plans and materials package. These alternative field layouts, in concert with Federal Title IX mandates for equal access, together with dimensional and specification requirements for fields as required by the Oregon Department of Education, demonstrate how it is impracticable to preserve that portion of Wetland A identified for encroachment according to the applicant's development plan.

The Commission also finds that providing athletic fields at an off-site location is not a reasonable alternative for the District. Again, the District's June 10, 2015 response to Planning Commission demonstrates that athletic fields for the new high school must be located on the site. The Commission acknowledges and accepts the District's reasons in support for on-site athletic fields as opposed to off-site locations which have been evaluated by the District.

*On-site Vehicle and Pedestrian Circulation:* At the hearing of May 27, the Commission raised concerns regarding on-site vehicle and pedestrian circulation, particularly during special events such as football games and larger attendance events such as school concerts. The Commission acknowledges the goal to provide safe and efficient vehicle circulation to and through the site. The Commission heard from the District as to plans for signage, one-way traffic circulation in certain portions of the student parking lot, designating visitor parking spaces and removing the bollards between the student and staff parking

lots during major events in order to provide appropriate circulation to accesses on SW 175<sup>th</sup> and SW Scholls Ferry Road. The Commission agreed that, with these modifications, together with conditions that require removal bollards for events and emergencies, on-site vehicle circulation can be safely and efficiently accommodated.

*City of Tigard Request:* The Commission heard testimony from the City of Tigard requesting three additional conditions of approval related to traffic and pedestrian improvements along SW Scholls Ferry Road. The Commission finds these recommended conditions of approval to require further analysis and subsequent review by Washington County, the agency is responsible for maintaining SW Scholls Ferry Road. The record shows these conditions were not subject to Washington County review and comment prior to Commission consideration. The Commission also observes these conditions to be inclusive of off-site improvements, beyond the jurisdiction of the City of Beaverton.

*Additional testimony from property owner Ed Bartholemy:* The Commission acknowledges that the owner of the abutting property to the west, Ed Bartholemy, has raised a series of issues largely focused on three matters: (a) the alignment of the new collector street between his property and the District's; (b) the movement of the waterline serving the District property; and (c) a denial of the application because the Bartholemy property and other properties west of his have not been included within Beaverton School District boundaries.

As to (a) and (b), the Commission finds proposed street and waterline alignments meet all city standards and are supported by the City Engineer to ensure necessary connections and continuation, consistent with the SCMCP. As

to issue (c), the Commission does not recognize the adjustment of school district boundaries as a matter for land use consideration. This issue also has no correlation to approval criteria for Conditional Use.

In conclusion to the above, the Commission therefore finds the applicant's proposal to have satisfied all applicable approval criteria as contained in Sections 40.03 and 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2015-0003** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated May 20, 2015, and the Staff Memorandum dated June 17, 2015 and this land use Order, and subject to conditions of approval as follows:

1. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period.
2. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit.
3. This staff report, these conditions and accompanying land use order shall be recorded with the Washington County Recorder's Office.
4. All outdoor field activity and events, including but not limited to games, practices and band rehearsals shall be limited to following hours:
  - o 7:00 a.m. to 10:00 p.m. seven days a week (Sunday through Saturday).
5. All luminaires intended for outdoor sport fields, including the football stadium, shall be turned off from 10:00 p.m. to 7:00 a.m., all days of the week. This condition shall not apply to pole-mounted or other luminaires intend for lighting outdoor parking or pedestrian pathways.

This condition does not apply to Friday evenings when home football games are scheduled at the high school campus.

6. To ensure on-site parking availability, the school shall not schedule other events that overlap with home football games.
7. The property owner shall not remonstrate against reconfiguration of the drive access provided to the west parking lot from the collector street. The access is to be perpendicular to the tangent of the curve of the collector street at the point of connection. The property owner shall also ensure that the driveway maintains safe and adequate visibility at the intersection of the drive aisle and the collector street.
8. The property owner shall grant a temporary access easement to the benefit of the abutting property identified as tax lot 1S060000403. The size and location of the temporary access easement shall be determined by the City Transportation Engineer and be of sufficient size and location to provide safe and efficient access to the collector street. The temporary access easement may be terminated when the collector street is in its final alignment and providing access to the same property.
9. Illumination of the high school property shall not exceed 0.5 footcandle power as measured at the lot line of residential properties surrounding the campus.
10. A six-foot vinyl-coated perimeter fence, to the location as depicted in the plan submitted for Commission consideration on June 24, is to remain in place after construction. The fence is to include a gate that shall remain locked until such time that a pedestrian trail is provided for future connection thereto. The fence is to replace existing with agreement from the abutting property owner.
11. Landscape for the school campus along western perimeter near the stadium is to be consistent with the tree planting plan titled "Exhibit for Western Edge of Property" and is to be modified to include the City Arborist recommended change where Eastern Red Bud and the Western Hemlock are changed in favor of Douglas fir and the Nyssa is changed to Western Red Cedar. To minimize the visual impact of illumination from stadium lighting, these trees are to remain as part of the approved landscape plan for posterity. If and when these trees are removed in the future, the District shall be required to replace in accordance the modified landscape plan. Tree heights at the time of planting shall be 8 to 12 feet.
12. The bollards between the student / visitor and staff parking lots shall be removed when there is a large school event which may cause overflow

of either school lot. Bollards shall be removed in the case of a traffic accident on SW 175<sup>th</sup> Avenue, or SW Scholls Ferry Road, or other emergency, requiring vehicles to depart the high school property from only one exit point.

The Order is approved by the following vote:

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

Dated this 7<sup>th</sup> day of July, 2015.

Appeal of Planning Commission decision, as articulated in Land Use Order No. 2407, 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 4:00 p.m. on Friday, July 17, 2015.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
SCOTT WHYTE, AICP  
Senior Planner

  
\_\_\_\_\_  
MIMI DOUKAS  
Chair

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Planning Division Manager

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

**After recording return to:**  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF ) ORDER NO. 2408  
A DESIGN REVIEW THREE APPLICATION TO ) DR2015-0029 ORDER APPROVING  
CONSTRUCT A NEW HIGH SCHOOL (SOUTH ) SOUTH COOPER MOUNTAIN HIGH SCHOOL,  
COOPER MOUNTAIN HIGH SCHOOL). BEAVERTON ) SUBJECT TO CONDITIONS  
SCHOOL DISTRICT, APPLICANT.

The matter came before the Planning Commission on May 27, 2015, June 24, 2015 and July 1, 2015, on a request for approval of a Design Review Three application to construct a new high school approximately 320,000 square feet in size, with associated athletic fields, landscaping, parking and vehicle circulation areas. The subject property is located in the northwest quadrant of SW 175<sup>th</sup> Avenue and SW Scholls Ferry Road and is specifically identified as Tax Lots 205 and 800 on Washington County Assessor's Map 2S1-0600.

Pursuant to Ordinance 2050 (Development Code, effective through Ordinance 4649), and under Sections 50.15.2 (concurrent review of multiple applications), 50.45 (Type 3 processing) and 50.55 (conduct of hearing), the Planning Commission conducted a public hearing (initially on May 27, continued to June 24, 2015, with the record left open for written testimony until July 1, 2015)

and considered testimony and exhibits on the proposal. Findings herein supplement the findings in the staff report dated May 20, 2015 and staff memorandum dated June 17, 2015, which were prepared for the hearings in addition to the applicant's written response to applicable approval criteria and plans and materials that were subject to consideration. The Commission adopts and incorporates these documents, plans and materials as findings in response to applicable approval criteria contained in Sections 40.03 (Facilities Review) and 40.20.15.3.C (Design Review 3) of the Development Code. To this Order, the Commission adds findings in support of the Design Guideline identified in Section 60.05.45.10 of the Development Code (Natural Areas). This Guideline reads:

*60.05.45.10 Natural Areas: Natural features that are indigenous to a development site, such as streams, wetlands and mature trees should be preserved, enhanced and integrated when reasonably possible into the development plan.*

The Commission reviewed the alternative field layouts that were included as part of the applicant's plans and materials package. These alternative field layouts, in concert with Federal Title IX mandates for equal access, together with the dimensional and specification requirements for fields required by the Oregon Department of Education, demonstrate that it is impracticable to preserve that portion of Wetland A identified for encroachment according to the applicant's development plan. The Commission further finds in support of the guideline in 60.05.45.10 because the applicant's plans demonstrate that mitigation will be provided for the wetlands encroachment. The wetlands encroachment and proposed mitigation are contingent upon approval by the Department of State

Lands and U.S. Army Corps of Engineers through their respective permitting processes.

The Commission makes these additional findings of compliance with Design Guidelines stated in Sections 60.05.35.1 (Building Articulation and Variety) and 60.05.35.4 (Exterior Building Materials). At the first hearing of May 27, 2015, the Commission raised concerns regarding the building design (building elevations with blank walls, window treatments and the lack of distinct cornice treatments). The Commission believed that the lack of articulation would create long and repetitive façades along the southern and eastern elevations. The applicant then provided revised elevations and refined window and cornice treatments as a part of its plan revision of June 10, 2015, together with additional written and oral testimony. The Commission finds the design refinements to have sufficiently addressed the concerns identified at the May 27, 2015 hearing, thereby demonstrating compliance with Sections 60.05.35.1 and 60.05.35.4.

Therefore, **IT IS HEREBY ORDERED** that **DR2015-0029** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated May 20, 2015, and the Staff Memorandum dated June 17, 2015 and this land use Order, and subject to conditions of approval as follows:

**A. Prior to issuance of a site development permit and any work beyond tree removal and site grading, the applicant shall:**

1. 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)

2. Contract with a professional engineer to design and monitor the construction for any 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)
3. 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)
4. Have the ownership of the subject property guarantee all public improvements, additional site grading, all storm water management (quality and quantity) facilities, all required CWS plantings/mitigation, and parking lot drive aisle paving 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)
5. 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)
6. 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)
7. Submit a detailed water demand analysis (fire flow calculations) in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue. If determined to be needed by the City Building Official, this analysis shall be supplemented by an actual flow test and evaluation by a professional engineer meeting the standards set by the City Engineer. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
8. Provide final utility plans that show construction of a minimum 24-inch diameter public waterlines as shown on the preliminary plans (crossing the site to the westerly property line and along the entire length of the 175<sup>th</sup> Avenue frontage). Water system development charge credits against new building permits can be granted for any extra-capacity improvements as

determined and administered by the City Utilities Principal Engineer. (Site Development Div./JJD)

9. 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)
10. Submit a copy of the notification of proposed revisions to the Oregon Department of Environmental Quality (DEQ) for the previously issued 1200-C General Permit (DEQ/CWS/City Erosion Control Joint Permit). (Site Development Div./JJD)
11. Submit a copy of issued permits or other required approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (prior to any work within or affecting a jurisdictional wetland). (Site Development Div./JJD)
12. Provide final construction ready plans and a full design storm water report demonstrating proposed provision of treatment and on-site detention as generally depicted on the submitted preliminary utility plan and drainage reports. 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. On all plan sheets that show grading and elevations, the 100 year inundation level and path of system overflow shall be identified. (Site Development Div./JJD)
13. Submit a revised grading plan showing that each proposed building has a minimum finished floor elevation that is at least two feet higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities and any storm water conveyance crossing the project area. This land-use approval shall provide for minor grade changes less than two vertical feet variance to comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
14. 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. 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)
15. Pay storm water system development charge (overall system conveyance) for any net, new impervious surface area created on site. (Site Development Div./JJD)

16. Have obtained the City Building Official's courtesy review approval of the proposed building plans private site plumbing plan including fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)
17. Provide plans for LED street lights along the site's public street frontages (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director). (Site Development Div./JJD)
18. 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)
19. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
20. Land use approvals shall expire after two (2) years from 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 is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (Planning/SW)
21. Provide plans that show dedication of right-of-way (ROW) and half-street improvements for 5-lane arterial streets to the Washington County A-2 standard for the area between the curbs. The ROW areas outside of the curbs shall be designed to City of Beaverton Arterial Street standards, as modified to include an on-street regional trail, as required. (Transportation / KR)
22. Provide plans that show dedication of right-of-way and street improvements for a new collector street along the west edge of the property with sufficient width to accommodate two 12' travel lanes, and a 5' bike lane between the curbs, and a 6.5' stormwater swale and 6' sidewalk outside of the curb on the school side of the new street. (Transportation / KR)
23. Provide plans that show that the LIDA facilities will include suitable street trees. (Transportation / KR)
24. Provide plans that show that the vehicular cross-connection between the parking lots can support the weight of a fire fighting apparatus (not less

than 12,500 pounds point load or wheel load, and 75,000 pounds live load or gross vehicle weight.) Additionally, the plans need to show that the sections of curbs immediately adjacent to the cross-connection are standard mountable curbs, as shown in Drawing # 201 of the City's Engineering Design Manual (Transportation / KR)

25. Provide a modified site plan that shows pavement differentiation where pedestrian pathways cross drive aisles per Beaverton Development Code, Section 60.05.20.3.E. Note that ADA ramps may be required where pathways cross drive aisles as determined by the Building Official. Revise pedestrian crossings through the student/visitor parking area (Sheet L211) to show pathway and connections constructed with scored concrete or modular paving patterns or raised crosswalks, in addition to providing student/visitor crossing signs. Vehicle directional signage to the student/visitor parking lot perimeter drive aisle shall accommodate oneway counter-clockwise directional flow adjacent to the school building and shall accommodate two-way flow in areas away from the school building. (Transportation/KR)
26. Provide plans that show the installation of a new traffic signal at the intersection of the new collector street with SW Scholls Ferry Rd. (Transportation / KR)
27. Provide plans that show the installation of a new traffic signal at the new school access on SW 175<sup>th</sup> Avenue. (Transportation / KR)
28. Provide plans that shows the modification of the traffic signal on SW Scholls Ferry Road and 175<sup>th</sup> Avenue to accommodate the roadway improvements. (Transportation / KR)
29. Provide plans showing walkways along the north side of the stadium to accommodate the Beaverton Police Department Tactical Response Vehicle. For the pathway shown as an ambulance route on Sheet L101, the applicant shall provide an opening in the fence that will adequately accommodate a standard ambulance and ensure that the pavement is designed to support the load of an ambulance's weight. (Transportation/KR)
30. Ensure compliance with necessary fire access, firefighting water supplies including hydrants. Plans for Site Development are to show the location of all necessary improvements related to fire apparatus access, firefighting water supplies, hydrants and other emergency service features are provided as directed in the document prepared by Tualatin Valley Fire & Rescue dated April 22, 2015 (TVF&R/JF)
31. The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet is available from the Fire Marshal's Office (OFC B105.3). Please provide a

current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual pressure as well as fire flow calculation worksheets. Please forward copies to both TVF&R as well as the City of Beaverton Building Services. (Fire / JF)

32. The minimum number and distribution of fire hydrants available to a building shall not be less than listed in Appendix C, Table C 105.1. (Fire / JF)
33. The angles of approach and departure for fire apparatus road shall not exceed eight degrees (OFC 503.2.8, NFPA 1901). (Fire / JF)
34. Submit plans showing ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. (Planning/SW)
35. Submit plans showing all new 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/SW)
36. Obtain a Washington County Facility Permit as directed in the document prepared by Washington County Land Use and Transportation dated May 6, 2015. A copy of issued permits or other approvals as needed from Washington County is to be provided to the city for all the proposed work within the affected County road right of ways (SW 175<sup>th</sup> Avenue and SW Scholls Ferry Road). (Site Development Div. / JJD)
37. Submit plans showing a minimum of 122 bike parking spaces and ensure that all spaces are lighted to at least the minimum standard of 0.5 footcandles, visible, and conveniently located for staff and students riding bikes. (Transportation / KR)
38. Submit plans showing designation and adequate signing for at least 3% of the total parking spaces on the site as reserved for carpool or vanpool parking. The reserved parking spaces shall be the closest spaces to the primary employee or student entrance(s), besides the ADA-compliant parking spaces. (Transportation / KR)
39. Submit plans showing all pedestrian walkways are lighted to at least the minimum standard of 0.5 foot-candles. (Transportation / KR)
40. Submit plans showing signage to mark the regional community trails on the site that complies with Tualatin Hills Park and Recreation District standards. (Transportation / KR)
41. Submit plans that show visitor parking spaces. Visitor parking spaces shall be clearly marked in the student/visitor parking lot. (Commission)

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

42. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
43. 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)
44. The proposed project shall comply with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The 2009 edition of the International Building Code as published by the International Code Conference and amended by the State of Oregon (OSSC); The 2009 edition of the International Residential Code as published by the International Code Conference and amended by the State of Oregon (ORSC); 2009 International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the 2009 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the 2011 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2009 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC). The 2014 OSSC, OMSC and IFC will take effect July 1, 2014. Permit applications received prior to September 30, 2014 may use either 2011 or 2014 OSSC, OMSC and IFC. (Building / BR)
45. Applications for plan review must include the information outlined in the Tri-County Commercial Application Checklist. Incomplete applications will not be accepted. (City policy) (Building / BR)
46. The City offers phased permits, for foundation/slabs, structural frame, shell and interior build-out (TI). An applicant desiring to phase any portion of the project must complete the Tri-County Commercial Phased Project Matrix or each phased portion. This form is available at the Building Division counter or may be printed from the Forms/Fee Center at [www.beavertonoregon.gov](http://www.beavertonoregon.gov) Note: Except private site utilities (potable water, sanitary and storm sewer lines), Excavation and Shoring, Site Utilities and Grading are not permits issued by the Building Division and therefore area not part of part of the City's phased permit process. (Building / BR)
47. Plan submittals may be deferred as outlined in the Tri-County Deferred Submittals list. Each deferred submittal shall be identified on the building

- plans. No work on any of the deferred items shall begin prior to the plans being submitted, reviewed and approved. (Building / BR)
48. Unless they are identified as a deferred submittal on the plans, building permits will not be issued until all related plans and permits have been reviewed, approved, and issued (i.e., mechanical, plumbing, electrical, fire sprinkler systems, fire alarm systems, etc. (City policy) (Building / BR)
  49. Projects involving new buildings and additions are subject to System Development fees. (Building / BR)
  50. A separate plumbing permit is required for installation of private on-site utilities (i.e., sanitary sewer, storm sewer, water service, catch basins, etc. If the applicant desires to install those types of private utilities during the same period as the "Site Development" work, a separate plumbing application must be submitted to the Building Services Division for approval. (Building / BR)
  51. The proposed building(s) shall be accessible to persons with disabilities. (Chapter 11, OSSC) (Building / BR)
  52. The minimum fire flow and flow duration for buildings other than one- and two-family dwellings shall be determined in accordance with residual pressure (OFC Appendix B Table B105.2). The required fire flow for a building shall not exceed the available GPM in the water delivery system at 20 psi. (Fire / JF)
  53. Applicants shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, as measured in an approved route around the exterior of the building, on-site fire hydrants and mains shall be provided. (OFC 507.5.1) This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system.
  54. The number and distribution of fire hydrants required for commercial structure(s) is based on Table C105.1, following any fire-flow reductions allowed by section B105.3.1. Additional fire hydrants may be required due to spacing and/or section 507.5 of the Oregon Fire Code.
  55. A Knox Box for building access is required for this building. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1)

56. Include a lighting plan as part of the building plans, where the parking area under the building is illuminated consistent with City lighting technical standards in 60.05-1 of the Development Code. (Planning/SW)
57. Pay a proportional share of the cost to improve the intersection of SW 175<sup>th</sup> Ave. and SW Kemmer Rd. to Washington County. The current estimate of the cost to improve the intersection is \$2.5 million, with the high school's share estimated at \$314,379. (Transportation / KR)

**C. Prior to Final Plat approval, the applicant shall:**

58. Have submitted a copy of the final vacation order from Washington County for the old alignment of 175<sup>th</sup> Avenue. (Site Development Div./JJD)
59. Show granting of any required on-site easements, including but not limited to the temporary easement benefiting Tax Lot 1S060000403, on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed rights of way and easements are of sufficient width to meet current City standards in relation to the physical location of the substantially completed site development and frontage improvements. (Site Development Div./JJD)
60. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording concurrently with the final plat at Washington County. (Site Development Div./JJD)
61. Record to the final plat, as required by Washington County, the dedication of additional right-of-way to provide a minimum of 49 feet from centerline of SW Scholls Ferry Road and SW 175<sup>th</sup> Avenue, and dedication of additional right-of-way to provide adequate corner radius at the intersection of SW Scholls Ferry Road/SW 175<sup>th</sup> Avenue Road and the new Collector street.  
The final plat shall include a provision of a non-access reservation along SW 175<sup>th</sup> Avenue and SW Scholls Ferry Road frontage, except at the accesses approved in conjunction with this land use application. (Wash. Co / NV)
62. Dedicate all right-of-way shown on the approved Site Development Permit plans. (Transportation)

**D. Prior to each final building permit inspection or occupancy permit issuance, the applicant shall:**

63. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
64. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)
65. 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)
66. 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)
67. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
68. Have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required for the specific building, as determined by CWS. (Site Development Div./JJD)
69. Ensure all site improvements, including landscaping are completed in accordance with landscape plans (L Sheets) marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SW)
70. 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/SW)
71. Ensure construction of all exterior lighting is completed in accordance with the approved plans (E-Sheets) marked "Exhibit C" and fixture details, except as modified by the decision making authority in conditions of approval (On file at City Hall). Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line.
72. Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Planning/SW)
73. Ensure existing landscaping (to remain on-site) is replaced if impacted by construction. (Planning/SW)

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

74. 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)

75. Submit any required on-site easements not already dedicated on the plat, 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.)

The Order is approved by the following vote:

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

Dated this 7<sup>th</sup> day of July, 2015.

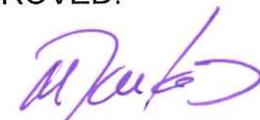
Any appeal of this Planning Commission decision, as articulated in Land Use Order No. 2408, must be filed on an appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on Friday, July 17, 2015.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
SCOTT WHYTE, AICP  
Senior Planner

APPROVED:

  
\_\_\_\_\_  
MIMI DOUKAS  
Chair



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STEVEN A. SPARKS, AICP  
Planning Division Manager

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

**After recording return to:**  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF ) ORDER NO. 2409  
A PRELIMINARY PARTITION APPLICATION TO ) LD2015-0004 ORDER APPROVING  
CREATE ONE PLATTED LOT FROM TWO SEPARATE ) SOUTH COOPER MOUNTAIN HIGH SCHOOL,  
PROPERTIES (SOUTH COOPER MOUNTAIN HIGH ) SUBJECT TO CONDITIONS  
SCHOOL). BEAVERTON SCHOOL DISTRICT,  
APPLICANT.

The matter came before the Planning Commission on May 27, 2015, June 24, 2015 and July 1, 2015, on a request for approval of a Preliminary Partition application associated with the construction of a new high school, approximately 320,000 square feet in size, with associated athletic fields, landscaping, parking and vehicle circulation areas. The subject property is located in the northwest quadrant of SW 175<sup>th</sup> Avenue and SW Scholls Ferry Road and is specifically identified as Tax Lots 205 and 800 on Washington County Assessor's Map 2S10600. The proposal would create one legal lot of record for the combined area of the two Tax Lots.

Pursuant to Ordinance 2050 (Development Code, effective through Ordinance 4649), and under Sections 50.15.2 (concurrent review of multiple application), 50.45 (Type 3 processing) and 50.55 (conduct of hearing), the Planning Commission conducted a public hearing (initially on May 27, continued to

June 24, 2015, with the record left open for written testimony until July 1, 2015) and considered testimony and exhibits on the proposal. The Commission adopts and incorporates the findings in the staff report dated May 20, 2015 and staff memorandum dated June 17, 2015, which were prepared for the hearings, in addition to the applicant's written response to applicable approval criteria contained in Sections 40.03 (Facilities Review) and 40.47.15.4.C (Preliminary Partition) of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2015-0004** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated May 20, 2015, and the Staff Memorandum dated June 17, 2015 and this land use Order, and subject to conditions of approval as identified in the associated Order approving Design Review 3, case file DR2015-0029.

The Order is approved by the following vote:

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

Dated this 7<sup>th</sup> day of July, 2015.

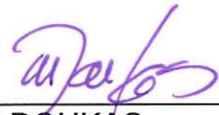
Appeal of Planning Commission decision, as articulated in Land Use Order No. 2409, must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on Friday, July 17, 2015.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
SCOTT WHYTE, AICP  
Senior Planner

APPROVED:

  
\_\_\_\_\_  
MIMI DOUKAS  
Chair

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Planning Division Manager

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

**After recording return to:**  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF ) ORDER NO. 2410  
A MAJOR ADJUSTMENT APPLICATION ALLOWING ) ADJ2015-0005 ORDER APPROVING  
ONE PORTION OF A NEW HIGH SCHOOL TO ) SOUTH COOPER MOUNTAIN HIGH SCHOOL,  
EXCEED THE CITY R-1 ZONE HEIGHT LIMIT (SOUTH ) SUBJECT TO CONDITIONS  
COOPER MOUNTAIN HIGH SCHOOL). BEAVERTON  
SCHOOL DISTRICT, APPLICANT.

The matter came before the Planning Commission on May 27, 2015, June 24, 2015 and July 1, 2015, on a request for approval of a Major Adjustment application associated with the construction of a new high school, approximately 320,000 square feet in size, with associated athletic fields, landscaping, parking and vehicle circulation areas. The subject property is located in the northwest quadrant of SW 175<sup>th</sup> Avenue and SW Scholls Ferry Road and is specifically identified as Tax Lots 205 and 800 on Washington County Assessor's Map 2S10600. Where the city R-1 zone establishes a maximum building height of 60 feet, this Order acknowledges one part of the new school building (theater/fly tower) to be constructed to a maximum height of 75 feet, nine inches.

Pursuant to Ordinance 2050 (Development Code, effective through Ordinance 4649), and under Sections 50.15.2 (concurrent review of multiple application), 50.45 (Type 3 processing) and 50.55 (conduct of hearing), the

Planning Commission conducted a public hearing (initially on May 27, continued to June 24, 2015, with the record left open for written testimony until July 1, 2015) and considered testimony and exhibits on the subject proposal. Findings herein supplement the findings in the staff report dated May 20, 2015 and staff memorandum dated June 17, 2015, which were prepared for the hearings, as well as the applicant's written response to applicable approval criteria contained in Section 40.10.15.2.C (Major Adjustment) of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **ADJ2015-0005** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated May 20, 2015, and the Staff Memorandum dated June 17, 2015 and this land use Order, and subject to conditions of approval as identified in the associated Order approving Design Review 3, case file DR2015-0029.

The Order is approved by the following vote:

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

Dated this 7<sup>th</sup> day of July, 2015.

Appeal of this Planning Commission decision, as articulated in Land Use Order No. 2410, 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 4:00 p.m. on Friday, July 17, 2015.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
SCOTT WHYTE, AICP  
Senior Planner

APPROVED:

  
\_\_\_\_\_  
MIMI DOUKAS  
Chair

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Planning Division Manager