

**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. 2405
REVIEW TWO FOR THE PROPOSED CONSTRUCTION OF A NEW)	DR2015-0030 ORDER APPROVING
12,850 SQUARE FOOT SCIENCE BUILDING ADDITION TO THE)	Valley Catholic High School Science Building
EXISTING VALLEY CATHOLIC HIGH SCHOOL CAMPUS. (Valley)	
Catholic High School Science Building))	

The matter came before the Planning Commission on June 10, 2015, on a request for approval of a Design Review Two application to remove two existing portable buildings and replace with a permanent two-story, 12,850 square foot science building that will be comprised of five classrooms, with no increase in maximum student/staff capacity of 545. The project also includes new outdoor plazas, new pedestrian and fire access connections and a 160 square foot detached greenhouse, removal and replacement of seven landscape trees and no modification of the existing parking lot. The subject property is part of the Sisters of St. Mary of Oregon campus. The 35.91 acre site can also be identified as 4275 SW 148th Ave, tax lot 200 of Washington County Assessor's Map 1S1-1700.

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 June 3, 2015 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.20.15.2.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT DR2015-0030 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 June 3, 2015 and this Land Use Order, and subject to the conditions of approval as follows:

Prior to issuance of the site development permit and any work beginning on site as proposed, 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 grading, public waterline relocation work, storm water management (quality) facilities, Clean Water Services required plantings, and any required emergency access 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. 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)
6. 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)
7. Submit plans for erosion control per Clean Water Services requirements for site disturbances less than 1 acre. (Site Development Div./JJD)
8. Provide final construction ready plans and a final design report demonstrating proposed provision of treatment as required by CWS for new improvements. The report shall verify compliance can be met in regard to both CWS Resolution and Order 2007-020 for water quality treatment and to the CWS LIDA handbook. The analysis will need to be supported with exhibits and calculations. For any impervious area determined to not be practical to flow to a planter, a fee in lieu of stormwater quality provision will be assessed as determined by the City Engineer. The plans and report shall identify all contributing drainage areas and plumbing systems on and adjacent to the site and delineate all areas that are inundated during a 100-year storm event in addition to any mapped FEMA flood plains and flood ways. (Site Development Div./JJD)
9. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total on the property. Specific types of impervious area totals, in square feet, shall be given for parking lots/driveways, sidewalk/pedestrian areas, plazas, and any gravel or semi-pervious surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the net new impervious surface area created, and total final impervious surface area of the entire property. (Site Development Div./JJD)
10. Pay storm water system development charges (overall system conveyance and detention) for any net new impervious area proposed for the project. Additionally, the project shall pay a storm water quality (summer treatment) in-lieu of fee for any impervious area required to provide treatment but determined by the City Engineer as not to practical to provide treatment under Clean Water Services standards. (Site Development Div./JJD)
11. 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./JJD)
12. Provide plans for the placement of underground utility lines within the site and for services to the proposed new development. No new overhead power or communication

services shall be installed and any affected existing overhead lines shall be placed underground. If existing utility poles 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)

13. Fire Hydrant/Fire Department Connection: A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDCs shall be located on the same side of the fire apparatus access roadway and or drive aisle. FDCs shall normally be remote except when approved by the fire code official. Fire sprinkler FDCs shall be plumbed to the fire sprinkler riser downstream of all control valves. Each FDC shall be equipped with a metal sign with 1 inch raised letters and shall read, "AUTOMATIC SPRINKLERS OR STANDPIPES" or a combination thereof as applicable. (OFC 912.2) Relocate fire department connection and (2) post indicator valves that front Farmington Rd. along an approved fire department access route. Would recommend at the entrance to the property near the current fire hydrant. (TVFR/ J. Foster)
14. Fire Apparatus Access Road Width and Vertical Clearance: Fire apparatus access roads shall have an unobstructed driving surface width of not less than 20 feet (26 feet adjacent to fire hydrants (OFC D103.1)) and an unobstructed vertical clearance of not less than 13 feet 6 inches. The fire district will approve access roads of 12 feet for up to three dwelling units and accessory buildings. (OFC 503.2.1 & D103.1) Maintain all fire lanes at all time. A portion of the track is a fire lane. (TVFR/ J. Foster)
15. Surface and Load Capacities: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) (TVFR/ J. Foster)
16. Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6) (TVFR/ J. Foster):
 - Minimum unobstructed width shall be not less than 20 feet (or the required roadway surface width), or two 10 foot sections with a center post or island.
 - Gates serving three or less single-family dwellings shall be a minimum of 12 feet in width.
 - Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
 - Electric gates shall be equipped with a means for operation by fire department personnel
 - Electric automatic gates shall comply with ASTM F 2200 and UL 325.
 - Removable bollards are not an approved alternate to a swinging gate.

17. 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) (TVFR/ J. Foster)
18. Utility Identification: Rooms containing controls to fire suppression and detection equipment shall be identified as "Fire Control Room." Signage shall have letters with a minimum of 4 inches high with a minimum stroke width of 1/2 inch, and be plainly legible, and contrast with its background. (OFC 509.1) (TVFR/ J. Foster)

Prior to building permit issuance for the new building or any other incidental building, plumbing, or electrical permits, the applicant shall:

19. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
20. 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)

Prior to final inspection of any building permit or occupancy permit issuance, the applicant shall:

21. Have removed the two existing portable buildings from the site and restored the landscaping to its previous state. (Planning/JST)
22. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
23. 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)
24. Have placed underground all existing overhead utilities and any new utility service lines within the project as determined at permit issuance. (Site Development Div./JJD)
25. Have obtained an Industrial Sewage (Source Control) Permit from the Clean Water Services District (CWS) and submit a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)
26. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)

27. Install proposed trees as shown on the proposed landscape mitigation plan. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 2 inches, and a minimum height of 8 feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against damage. Evergreen trees shall have straight trunks, be fully branched and a minimum height of 6 feet at the time of planting. Ensure coniferous trees have been balled and burlapped or grown within suitable containers and are adequately staked at the time of planting. (Planning Division/JST)
28. Ensure 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 Division/JST)
29. Ensure all site improvements, including grading and landscaping are completed in accordance with landscape plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Division/JST)
30. 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). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Division/JST)
31. Ensure construction of any 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). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning Division/JST)
32. 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 Division/JST)
33. Ensure landscaped areas approved to be planted in lawn have seed installed between September 1 and November 1 or between March 1 and May 1. Sod may be placed at any time of year. This condition is not applicable to special seed mixes approved for use in natural resource areas, steep slopes, or in areas for the primary purpose of erosion control. (Planning Division/JST)
34. 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 Division/JST)

35. 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 Division/JST)
36. Ensure that all retaining walls shown are covered with either brick veneer, treated with a veneer that is architectural, or has a planting design to cover any modular retaining walls. (Planning Division/JST)
37. Ensure that the planting of approved street trees and vegetation or the pruning thereof, within the public right-of-way or public easements, has occurred in accordance with the City Tree Planting & Maintenance Policy (Resolution 3391). (Planning Division/JST)
38. Ensure that all walkways and pathway connections into the parking lot are constructed with scored concrete or modular paving patterns, including ramps. ADA standards shall apply. (Planning Division/JST)

Prior to release of performance security, the applicant shall:

39. 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)
40. Submit any required on-site easements not already granted, 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)
41. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of required CWS plantings within any surface treatment facility areas as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Operations Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Public Works Director prior to release of the security. (Site Development Div./JJD)

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

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

Dated this 18th day of June, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2405 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 4:00 p.m. on June 29th 2015.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



Jason T.
Assistant Planner

APPROVED:



For MIMI DOUKAS
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager