

**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. 2452  
REVIEW THREE APPLICATION TO ACKNOWLEDGE THE) DR2015-0120 ORDER APPROVING  
EDUCATIONAL USE OF A PROPERTY LOCATED IN A) Vose Elementary School Tear Down and Rebuild  
RESIDENTIAL ZONING DISTRICT AND THE CONSTRUCTION OF A)  
NEW 83,000 SQUARE FOOT ELEMMENTARY SCHOOL TO)  
REPLACE AN EXISTING ELEMENTARY SCHOOL (Vose  
Elementary School)

The matter came before the Planning Commission on January 27, 2016, on a request for approval of a new conditional use application to tear down and re-construct Vose Elementary School. At full enrollment, the proposed 83,000 square foot school building is designed to accommodate approximately 750 students and approximately 77 staff. Comparatively, the existing school is approximately 52,602 square feet and designed to accommodate 499 students with six (6) portable buildings bringing the existing total capacity to approximately 690 students. Three vehicular access points to the school are proposed from SW Denney Road. The western most driveway is intended as the entrance and exit for school busses and staff. The middle driveway, aligned with SW King Boulevard to the north, is intended for parents and students entering and exiting the school. The eastern most driveway is intended for parents and students to exit to the east only on to SW Denney Road. Only the primary vehicular access point directly to the south of SW King Boulevard will continue to be signalized. The subject property is located

at 11350 SW Denney Road. The 8.83 acre site can also be identified as tax lot 2000 of Washington County Assessor's Map 1S1-22DB.

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 January 20, 2016 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.20.15.3.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT DR2015-0120 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 January 20, 2016 and this Land Use Order, and subject to the conditions of approval as follows:

1. Neither outdoor recreational field lighting nor speaker systems are being proposed with this application. Future modifications or additions will require approval of a modification to the conditional use. (Planning/JST)
2. The driveway at the northeastern corner of the site shall be a right-out-only exit onto SW Denney Road. (Planning/JST) (Transportation/KR)
3. Special event parking shall be provided on-site, within existing parking spaces, bus loading areas and the student loading areas. (Planning/JST) (Transportation/KR)

**Prior to the issuance of the Site Development permit and for any work beyond building demolition, the applicant shall:**

1. Provide verification of existing easements for the two (2) pedestrian walkways at the southwestern corner of the site that connect Vose Elementary School to the surrounding neighborhoods. If easement language is not existing, the applicant shall provide public pedestrian easements at both locations and have said easements recorded with Washington County. (Planning/JST)

2. The School District shall regularly maintain the asphalt/concrete and landscaping overgrowth of the two pedestrian walkways at the southeast corner of the site to ensure safe pedestrian and bicycle access to the site during off-school hours. (Planning/JST)
3. DR2015-0120 is subject to approval of CU2015-0011. Ensure that all associated applications have been approved and are consistent with the submitted plans. (Planning/JST)
4. The applicant shall comply with the tree protection provisions of Section 60.60.20 of the Development Code, unless modified in agreement with the City Arborist. Plans showing compliance with these standards, including placement of orange tree fencing, erosion control fabric and wattle bags at a minimum distance of ten (10) feet or as close to 10-feet as possible given the footprint of the proposed building, beyond the root zone of the existing large oak tree on the south side of the proposed school building as identified on the approved landscape plan Sheet L5.0, on file at city hall. Additionally, all grading within the canopy of the oak tree identified above shall be hand dug. Tree protection fencing shall be inspected by city staff prior to the issuance of the site development permit. (Planning Division/JST) (Public Works/PH)
5. 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. (TVF&R/JF)
6. Approved fire apparatus access roadways shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. Temporary address signage shall also be provided during construction.(TVF&R/JF)
7. 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) Provide fire flow calculations and testing documentation at the time of site development review. (TVF&R/JF)

8. Approved firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (TVF&R/JF)
9. 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. (TVF&R/JF)
10. 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)
11. 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)
12. 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)
13. Have the ownership of the subject property guarantee all public improvements, site grading, all storm water management (quality and quantity) facilities including plantings, 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)
14. Submit any required off-site easements, including a minimum 10-foot wide public storm water easement from Lot 10 of GHIGLIETTI ACRES (addressed 11295 SW Clifford Street) executed and ready for recording, granted 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)
15. 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)

16. 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)
17. Provide final utility plans that show construction of a minimum 8-inch diameter public waterline as shown on the preliminary plans (crossing the site from Denney Road to the westerly property line at Butte Lane). 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)
18. 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)
19. Submit plans for erosion control to the City per 1200C or 1200-CN Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements as applicable depending on the total project disturbance area. The applicant shall use the 2006 plan format per requirements adopted by DEQ and Clean Water Services. (Site Development Div./JJD)

(For more information and to access the new format, see:

<http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx>

20. 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. A public storm sewer shall be designed and constructed from the storm pond construction structure to an existing manhole in SW Clifford Street, replacing the existing, code non-conforming drainage pipe owned by the School District within Lot 10 of GHIGLIETTI ACRES (addressed 11295 SW Clifford Street). (Site Development Div./JJD)

21. 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)
22. 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)
23. Pay storm water system development charge (overall system conveyance) for any net, new impervious surface area created on site. (Site Development Div./JJD)
24. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plans and all standard exhibits, ready for recording at Washington County Records. (Site Development Div./JJD)
25. 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)
26. 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)
27. 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 or site-lighting shall remain overhead on site. If existing utility poles along existing street frontages or exterior boundaries 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)

28. 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)

**Prior to the issuance of a Building Permit, the applicant shall:**

29. Please note plan review turnaround times for the Building Division for New or Additions to, Commercial or Multi-family Buildings are typically:

Six weeks from the date the complete application is received until the plan review begins. Plan reviews take on average one to three weeks, depending on the complexity of the project. After completion of the review, a plan review letter is provided with any items needing additional information/clarification or change. Once a response to the plan review is received, it takes one-two weeks for a review of the responses. If the responses are complete and the plan review items are correct, the plans and permit can be approved. The building permit cannot be issued until applicable approvals (Planning, Site Development, etc....) have been received and the Site Development permit has been issued. All of the plan review time estimates can change with the volume of plan/permit activity, especially during peak construction months. (Building Div. /BR)

30. 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 2012 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); 2012 International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the 2012 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 2014 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2012 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC). (Building Div./BR)
31. A demolition permit is required for the removal of the existing building(s). (Building Div./BR)

32. A plumbing permit is required for removal, abandonment and capping of a septic tank or sewer line. If a septic tank exists, it shall be pumped out and filled in with sand or gravel or completely removed. An inspection shall be obtained from the plumbing inspector after the tank is filled or removed. A copy of the receipt from the pumping company shall be provided. (Building Div./BR)
33. A plumbing permit and subsequent inspection by the plumbing inspector is required to cap the building's connection to the sanitary sewer system at the property line. (BC 8.02.035, Section 105, OSSC; Section 722, OPSC) The removal of existing buildings on the property may provide credits towards some system development (SDC) fees such as water, sanitary sewer, impervious surface, and traffic. (Building Div./BR)
34. Applications for plan review must include the information outlined in the Tri-County Commercial Application Checklist. This form is available at the Building Division counter or may be printed from the Forms/Fee Center at <http://www.beavertonoregon.gov/PermitFormsFees>.  
Incomplete applications will not be accepted. (City policy)
35. 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 <http://www.beavertonoregon.gov/PermitFormsFees>. 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.
36. 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 Div./BR)
37. Projects involving new buildings and additions are subject to System Development fees. A list of the applicable fees is available at the Building Division counter or may be printed from the Forms/Fee Center at: <http://www.beavertonoregon.gov/PermitFormsFees>.

38. The proposed building(s) shall be accessible to persons with disabilities. (Chapter 11, OSSC) (Building Div./BR)
39. An accessible route shall be provided to persons with disabilities throughout the site. (Section 1104, OSSC) (Building Div./BR)
40. An accessible route shall be provided to persons with disabilities from the building to a public way. (Section 1104, OSSC) (Building Div./BR)
41. Any businesses related to food preparation are required to have a grease trap/interceptor. The type and size are determined by the State Plumbing Code. Please contact the Fats/Oil/Grease (FOG) specialist for maintenance requirements (503) 526-3701 (Building Div./BR)
42. An Emergency Responder Radio Coverage (ERRC) system may be required for this building. It is incumbent on the project owner to plan for the possibility that such a system may need to be installed. This would include installing chases, conduit, raceways, or similar accesses within the building for such a system. It does not mean that each of these building types will need an EERC system (typically a bi-directional amplifier with passive distributed antennae system). The code requires that the regulated building types be tested for coverage prior to occupancy (typically after all partitions, windows and siding is installed). If the testing reveals radio coverage is impacted in areas of the building, then those areas would require the installation of an ERRC system. "A test by a Federal Communications Commission (FCC) licensed technician will be required after all partitions, windows, doors roofing and siding are installed to determine if an ERRC system will be required. For further information, contact DFM Jeremy Foster with Tualatin Valley Fire and Rescue at (503) 259-1414. OSSC Section 915.1
43. Submit a complete site development permit application and obtain the issuance of the full site development permit from the Site Development Division. (Site Development Div./JJD)
44. 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 Final Occupancy permit issuance, the applicant shall:**

45. Where the pedestrian connections travel through vehicle maneuvering areas, ensure that all paint striping and tactile warning pavers used to identify safe pedestrian routes are installed as approved. (Planning/JST)
46. Install street trees, in conformance with *Beaverton Engineering Design Manual* Standard Drawings. (Transportation/KR)
47. Install the proposed bicycle parking and provide adequate lighting to meet the 0.5 average foot-candle standard of the Engineering Design Manual. (Transportation/KR)
48. Designate at least 3 vehicle parking spaces for carpool parking, as required by Section 60.30.10.13 of the Beaverton Development Code. (Transportation/KR)
49. Ensure all pedestrian, bicycle, and transit facilities are completed in accordance with all City requirements. (Planning/JST)
50. Ensure all site improvements, including grading and landscaping are completed in accordance with approved plans except as modified by the decision making authority in conditions of approval. (Planning Div./JST)
51. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the approved elevations and plans, except as modified by the decision making authority in conditions of approval. (Planning Div./JST)
52. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./JST)
53. 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 of two (2) years. (Planning Div./JST)
54. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. (Planning Div./JST)
55. All mechanical units, roof or ground mounted must be screened from view of public streets and adjacent properties. (Planning Div./JST)
56. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
57. 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)

58. 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. Note there are existing parking lot lights with overhead services that must be removed and replaced with freestanding parking lot lighting without overhead power-supply wiring. (Site Development Div./JJD)
59. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)

**Prior to release of Performance Security, the applicant shall:**

60. 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)
61. 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)
62. 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)
63. 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/replacement of the vegetation and restoration of full function within the surface water management facility areas, as determined by the City Engineer. If the plants are not well established or the treatment areas not properly functioning (as determined by the City Engineer) within a minimum period of two years including two summer seasons from the date of substantial completion, a plan shall be submitted by the engineer of record or landscape architect that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City Engineer prior to release of the security. (Site Development Div./JJD)

64. Provide evidence of a post-construction cleaning, system maintenance, and Storm Filter 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:** Doukas, Overhage, Kroger, Nye, Wilson, Sajadpour, Winter  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** None.

Dated this 9<sup>th</sup> day of February, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2452 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 February 19, 2016.

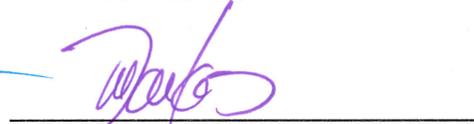
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



Jason T.  
Assistant Planner



MIMI DOUKAS  
Chair



Sandra Freund, AICP  
Current Planning Manager