

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF A DESIGN )	ORDER NO. 2387
REVIEW THREE PROPOSAL CONSTRUCT A NEW CARWASH )	DR2014-0027 ORDER APPROVING
AND CAR DETAIL AREA AS WELL AS VEHICLE PARKING FOR )	BEAVERTON HONDA EXPANSION
INVENTORY AND SERVICE VEHICLES (BEAVERTON HONDA )	
EXPANSION). LANPHERE CONSTRUCTION AND )	
DEVELOPMENT, APPLICANT. )	

The matter came before the Planning Commission on January 7, 2015, on a request for a Design Review Three approval to construct a new carwash and car detail area as well as vehicle parking for inventory and service vehicles. The property is located on the west side of SW 107<sup>th</sup> Avenue between Beaverton Hillsdale Highway and Canyon Road and is specifically identified as Tax Lots 200 and 300 on Washington County Assessor's Map 1S1-15AA, respectively.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission raised questions regarding whether the vehicle parking and inventory storage area would be visible from properties to the rear (west) of the site. The applicant provided visual simulations showing the proposed landscaping and concrete masonry unit (CMU) screen wall that is proposed to shield the storage area and car wash

from view of the adjacent neighbors. The Commission found that the proposed screening was sufficient.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated December 31, 2014, Staff's Memorandum dated January 7, 2015, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2014-0027** 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 December 31, 2014, and Staff's Memorandum dated January 7, 2015, and subject to the conditions of approval as follows:

1. Automotive Service activities on the new portion of the site are limited to Minor Automotive uses. Major Automotive uses may continue within the existing service building. (Planning/JF)
2. Ensure that all associated applications, including Replat One and Sidewalk Design Modification have been approved and are consistent with the submitted plans. (Planning Division/JF)

**A. Prior to issuance of a site development permit for either phase or the combined full project, the applicant shall:**

3. 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)
4. 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)

5. 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)
6. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facilities, and any site work within the floodplain by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
7. 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)
8. Submit a copy of issued permits or other approvals needed from the West Slope Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
9. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the SW 107th Avenue right of way. (Site Development Div./JJD)
10. 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)
11. 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)
12. 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 as specified in the Engineering Design Manual Chapter 6, 610.L). 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)
13. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the

2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./JJD)

14. Provide a detailed drainage analysis of the subject site and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event in addition to any mapped FEMA flood plain. The site plans shall clearly show the 100-year flood limits on each plan sheet that contains elevation information. (Site Development Div./JJD)
15. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
16. Provide a final engineering analysis of the grading and construction work proposed within the 100-year floodplain as necessary to allow for a public notice to be published in a local newspaper by the City Engineer for the proposed floodplain modifications. The applicant's engineer shall certify in writing that the project as designed will meet the requirements of City Code and Clean Water Services Resolution and Order 2007-020 as they refer to the 100 year floodplain, prior to this notice being sent. The public notice and a 10 day appeal period shall occur after final approval of the site development permit AND building permit plans by the City Engineer, City Building Official, and Planning Director. (Site Development Div./JJD)
17. Provide final construction plans and a final drainage report demonstrating compliance with CWS Resolution and Order 2007-020 in regard to quality treatment, through installation of Contech Inc., Stormfilter catch basin systems. Treatment shall be provided at a minimum equivalent of 3.0 cartridges per tributary impervious acre as generally outlined in the preliminary analysis memo by Atalia Raskin dated October 24, 2014. (Site Development Div./JJD)
18. Submit site grading and utility plans with provisions such as being reverse-graded, trench drained, or bermed to minimize the amount of precipitation and stormwater runoff that may fall, be blown, tracked, or otherwise transported beneath the cover of internal parking, car wash, and vehicle service areas. The cover must have a minimum overhang of 5 feet on each side. The cover overhang is to be measured relative to a berm, trench drain, or pavement grade break that separates the vehicle service area outside the covered area from that under the covered area. (Site Development Div./JJD)

19. Submit to the City a certified impervious surface determination of the entire site prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for that phase. In addition, changes in specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces, the new impervious surface area created, and total final impervious surfaces areas on the entire site or individual tax lots if applicable. (Site Development Div./JJD)
20. Pay storm water system development charges (storm water quantity and overall system conveyance) for all net, new impervious surface area created for the entire project. (Site Development Div./JJD)
21. Provide plans for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. No utility service lines to the structures shall remain overhead on site. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)
22. Submit plans showing:
  - a. PAINTED CURBS: Where required, fire apparatus access roadway curbs shall be painted red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as approved). (OFC 503.3) Fire lane striping is required as shown on the plans and in accordance with these requirements. (TVF&R/ JF)
  - b. 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) Proposed fire lane and turn around must meet these requirements. (TVF&R/ JF)
  - c. GATES: Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6): (TVF&R/ JF)
    - i. 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.

- ii. Gates serving three or less single-family dwellings shall be a minimum of 12 feet in width.
  - iii. Gates shall be set back at minimum of 30 feet from the intersecting roadway or as approved.
  - iv. Electric gates shall be equipped with a means for operation by fire department personnel
  - v. Electric automatic gates shall comply with ASTM F 2200 and UL 325.
  - vi. Removable bollards are not an approved alternate to a swinging gate.
  - vii. If the proposed gate is an automatic gate, then a Knox switch will be required. If the gate is manual, a Knox padlock will be required.
- d. FIRE HYDRANTS – COMMERCIAL BUILDINGS: 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) The only fire hydrant shown on the plans is the existing hydrant located on 107th Ave. This hydrant exceeds 400 feet to all portions of the structure. If there is another hydrant on the site that meets the distance requirements, show that on the plans. If there are no additional hydrants meeting this requirement, provide an additional hydrant or provide an approved fire sprinkler system throughout the building. (TVF&R/ JF)

23. Submit to Washington County Public Assurance Staff: (Wash Co/ NV)

- a. Completed "Design Option" form
- b. Submit Administrative Deposit.
- c. A copy of the City's Land Use Approvals and Conditions, signed and dated.
- d. Certification that adequate sight distance exists for the access to SW 107th Avenue, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:
  - i. A detailed list of improvements necessary to produce adequate intersection sight distance, if required.
- e. Three (3) sets of complete engineering plans for construction of the following public improvements:

- i. Reconstruction of the existing sidewalk in compliance with the City's Code design standards. Construction of the sidewalk shall be to County Road and ADA standards.
  - ii. Reconstruction of the existing access on Tax Lot 300 to County and ADA standards.
  - iii. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at SW 107th Avenue access point, if required.
  - iv. Closure of the existing southern driveway on Tax Lot 200 to County standards.
  - v. All work proposed within the Right-of-Way of SW 107th Avenue to County standards.
24. Obtain a Washington County Facility Permit upon completion of the following:  
(Wash Co/NV)
- a. Obtain Engineering Division approval and provide a financial assurance for the construction of any public improvements listed in condition 23 above.

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

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

separates the vehicle service area outside the covered area from that under the covered area. (Site Development Div./JJD)

29. Have submitted the paper copies of the draft final plat needed for the lot consolidation to the City planning division and to the County Surveyor to begin processing. (Site Development Div./JJD)
30. The applicant shall submit a revised plan, which shows pedestrian connections from the right-of-way to the buildings and between buildings onsite, in conformance with Beaverton Development Code 60.55.25.10. (Transportation/KR)
31. The applicant shall submit truck turning diagrams that show no conflict with on-site parking, landscaping and structures. The truck turning diagrams should use a template for a vehicle inventory delivery truck. (Transportation/KR)

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

32. The applicant shall install street trees, with grates proposed in conformance with Beaverton Engineering Design Manual Standard Drawings. (Transportation/KR)
33. The applicant shall dedicate sufficient right-of-way, if required to meet the applicable Washington County Road Design and Construction Standards. (Transportation/KR)
34. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
35. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)
36. 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)
37. 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)
38. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
39. Have obtained a Source Control Permit (AKA Industrial Sewage Permit) from the Clean Water Services District and submitted a copy to the City Building Official if such a permit is required, as determined by CWS. (Site Development Div./JJD)

40. Have a professional architect, engineer, or surveyor submit certification(s) on Federal Emergency Management Agency (FEMA) standard form (elevation certificate and if applicable a floodproofing certificate), to the City Building Official, verifying that all at-risk elements of the new construction are either elevated or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, requirements, and as determined by the City Engineer and City Building Official at permit issuance, to at least 195.7 feet NGVD-29 (=199.2' NAVD-88) one foot above the base flood elevation [194.7 feet NGVD-29 (=198.2' NAVD-88)]. (Site Development Div./JJD)
41. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / JF)
42. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / JF)
43. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / JF)
44. Ensure all landscaping approved by the decision making authority is installed. (Planning / JF)
45. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning / JF)
46. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Each tree is to be adequately staked. (Planning / JF)
47. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning / JF)

48. The applicant shall submit a joint-use and maintenance agreement documentation per the Beaverton Engineering Design Manual Section 210.13.K-L. (Transportation/KR)
49. The applicant shall complete all on-site and off-site transportation improvements as proposed in conformance with Beaverton Engineering Design Manual Standard Drawings and Washington County's Road Design and Construction Standards (ORD 738). (Transportation/KR)
50. The applicant shall receive approval of a Sidewalk Design Modification application for all portions of the on-site sidewalk system that are less than the required 10 feet in width. (Transportation/KR)
51. The applicant shall install a low wall or vegetated hedge along all parking spaces that abut and face the public right-of-way, in accordance with Section 60.05.20.4 of the Development Code. (Transportation/KR)
52. Obtain a Finaled Washington County Facility Permit, contingent upon the following: (Wash Co/NV)
  - a. All required road improvements shall be completed and accepted by Washington County
  - b. Upon completion of necessary improvements, submit final certification of adequate site distance in accordance with County Code, prepared and stamped by a registered professional engineer.

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

53. 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)
54. Submit any required on-site easements not already dedicated on the partition 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./JJD)
55. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement for the private storm water treatment facilities, with maintenance plan and all standard exhibits, ready for recording with Washington County Records. (Site Development Div./JJD)

56. Provide evidence of a post-construction cleaning, system maintenance, and StormFilter recharge/replacement per manufacturer's recommendations for the site's proprietary storm water treatment systems by a CONTECH qualified maintenance provider as determined by the City Engineer. Additionally, another servicing report from the maintenance provider will be required prior to release of the required maintenance (warranty) security. (Site Development Div./JJD)

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

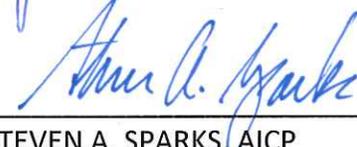
Dated this 14<sup>th</sup> day of January, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2387 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 5:00 p.m. on Monday, January 26, 2015.

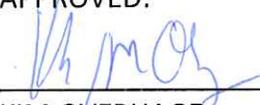
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
JANA FOX  
Associate Planner

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

APPROVED:

  
\_\_\_\_\_  
KIM OVERHAGE  
Chair