

**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

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| IN THE MATTER OF A REQUEST FOR APPROVAL OF FOR A |) | ORDER NO. 2413 |
| DESIGN REVIEW THREE APPLICATION FOR THE EXPANSION OF |) | DR2015-0024 ORDER APPROVING |
| A SELF-STORAGE FACILITY (WEST COAST STORAGE |) | WEST COAST STORAGE EXPANSION |
| EXPANSION). WEST COAST SELF STORAGE, APPLICANT. |) | |
| |) | |

The matter came before the Planning Commission on July 8, 2015, on a request for approval of a Design Review Three application for the expansion of an existing self-storage facility, including the demolition of a portion of the existing buildings on site. The applicant proposes an approximately 68,500 square foot self-storage building with associated landscaping, parking, and vehicle circulation areas. The site is north of SW Longhorn Lane and East of SW 125th Avenue and is specifically identified as Tax Lots 7900 and 7901 on Washington County Assessor's Map 1S1-27CB.

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 raised concerns regarding the retention of existing large coniferous trees along the northern property line with the construction of the B-3 buffer.

The Commission found that a modification to condition of approval 30 was necessary to ensure protection of the existing large trees.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 1, 2015, the Supplemental Memorandum dated July 8, 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 DR2015-0024 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 July 1, 2015, Supplemental Memorandum dated July 8, 2015, and this Land Use Order, and subject to the conditions of approval as follows:

- A. Prior to any work beginning on-site and issuance of a Site Development Permit, 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, site grading, storm water management (quality and quantity) facilities, facility plantings, emergency vehicle access and common driveway 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 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)
8. 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)
9. 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)
10. Provide final construction ready plans and a full design storm water report for treatment and on-site detention as generally depicted on the submitted preliminary utility plan, landscaping plan, and drainage report that demonstrate full compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2007-020 in regard to development water quality treatment. The final plans shall including reshaping and replanting of the existing on-site storm water management facility. 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).

11. When or as required, have obtained the City Building Official's courtesy review approval of the proposed site utility plan for private plumbing needed to serve the development including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)
12. 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)
13. 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 for the development and for each proposed final lot. Specific types of impervious area totals, in square feet, shall be given for buildings, parking lots/driveways, sidewalk/pedestrian areas, storage areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on each lot. (Site Development Div./JJD)
14. Pay a storm water system development charge (overall system conveyance) for any net new impervious area proposed for the entire project. (Site Development Div./JJD)
15. Provide plans for street lights (illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. 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 & Transportation/ KR)
16. 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)
17. Provide plans that show the installation of at least 2 long bicycle parking spaces. These spaces may be located within the building, if adequate signage is provided, or outside of the building if covered and lighted. (Transportation / KR)

18. **AERIAL FIRE APPARATUS ROADS:** Buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2) Aerial access roads require a minimum width of 26 feet; revise plans to show the location and minimum width. (TVF&R/JF)
19. **AERIAL APPARATUS OPERATIONS:** At least one of the required aerial access routes shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4) Show location of aerial access on the plans that complies with these minimum requirements. (TVF&R/JF)
20. **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) Painted curbs and/ or no parking signs will be required for this project. (TVF&R/JF)
21. **FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS:** Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet and shall extend 20 feet before and after the point of the hydrant. (OFC D103.1) Revise plans to show a 26 foot wide fire department access at the hydrant location. (TVF&R/JF)
22. **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) Document this minimum requirement on the plans. (TVF&R/JF)
23. **GATES:** Gates securing fire apparatus roads shall comply with all of the following (OFC D103.5, and 503.6): An electronic Knox switch will be required for the proposed gate. (TVF&R/JF)

24. **COMMERCIAL BUILDINGS – REQUIRED FIRE FLOW:** 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. Provide fire flow calculations.

Note: Appendix B, Section B106, Limiting Fire-Flow is also enforced, save and except for the following:

- In areas where the water system is already developed, the maximum needed fire flow shall be either 3,000 GPM or the available flow in the system at 20 psi, whichever is greater.
- In new developed areas, the maximum needed fire flow shall be 3,000 GPM at 20 psi.
- Tualatin Valley Fire & Rescue does not adopt Occupancy Hazards Modifiers in section B105.4-B105.4.1 (TVF&R/JF)

25. **FIRE HYDRANT NUMBER AND DISTRIBUTION:** The minimum number and distribution of fire hydrants available to a building shall not be less than that listed in (OFC Table C105.1) Fire flow calculations indicated in the Item above, will specify the minimum number of fire hydrants required. (TVF&R/JF)

26. **FIRE DEPARTMENT CONNECTIONS:** A fire hydrant shall be located within 100 feet of a fire department connection (FDC) or as approved. Fire hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle. (OFC 912 & NFPA 13) Specify the proposed location of the FDC on the plans. FDC's must be remote from the buildings that they serve. (TVF&R/JF)

27. **KNOX BOX:** 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) A Knox box, in addition to the electronic Knox switch for the gate, will be required for this building. (TVF&R/JF)

28. Ensure that all associated applications, including Conditional Use, Design Review, Replat, Loading Determination, Parking Determination and Zoning Map Amendment have been approved and are consistent with the submitted plans. (Planning Division/JF)

29. Provide a plan showing screening of the ground mounted utility structures with evergreen plants meeting a minimum height of one foot greater than the structure and a minimum opacity of 90% within two years of planting. (Planning Division/JF)

30. Provide a plan showing compliance with B-3 buffer planting standards for the northern property boundary, while retaining the large trees currently on the site in this area. (Planning Division/JF)

31. Provide a lighting plan showing lighting compliance with the Technical Lighting Standards for all drive isles within the site. (Planning Division/JF)
32. Ensure that all associated applications, including Conditional Use, Replat One, Loading Determination, Parking Determination and Zoning Map Amendments have been approved and are consistent with the submitted plans. (Planning Division/JF)

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

33. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
34. 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)
35. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all at-risk elements of the new construction are at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water conveyance and management facilities. The overflow elevation and one-foot-higher minimum finished floor elevation shall be established and clearly documented on all building and site development plan sheets that include elevations and/or contours. (Site Development Div./JJD)
36. Have submitted the paper copies of the draft final plat needed for City review and to the County Surveyor to begin processing. (Site Development Div./JJD)

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

37. Have commenced construction of the site development improvements to provide minimum critical public services (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
38. Show granting of any required on-site easements 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 easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. Additionally, the application shall submit quit-claim deeds and exhibits as needed to release prior easements on the site for previous encumbrances not being retained to allow recording prior to or concurrently with the final plat. (Site Development Div./JJD)

39. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording at Washington County Records concurrent with the final plat. (Site Development Div./JJD)
40. Ensure that appropriate crossover access easements are provided for the two shared driveways. (Transportation / KR)

D. Prior to Occupancy, the applicant shall:

41. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
42. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)
43. 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)
44. Have placed underground all affected, applicable 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)
45. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
46. 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, as determined by CWS. (Site Development Div./JJD)
47. Install a wide angle mirror on the SW corner of Building B to improve visibility for patrons using the parking and loading spaces on the north side of Building A. (Transportation / KR)
48. 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 Div./JF)
49. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (Planning Div./JF)
50. Ensure all landscaping approved by the decision making authority is installed. (Planning Div./JF)
51. 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 Div./JF)

52. Ensure that the planting of all approved deciduous trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Deciduous trees shall have straight trunks and be fully branched, with a minimum caliper of 1-1/4 inches and a minimum height of 8 feet at the time of planting, except that dwarf and compact varieties may be may be approved at any size. Deciduous trees may be supplied bare root provided the roots are protected against damage. Each tree is to be adequately staked. (Planning Div./JF)
53. All mechanical units, roof or ground mounted, must be screened from view of public streets and adjacent properties. (Planning Div./JF)

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

54. 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)
55. 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 private surface water management facility area, as determined by the City Engineer. If the plants are not well established or the facility not properly functioning (as determined by the City Engineer) within a period of two years 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)

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

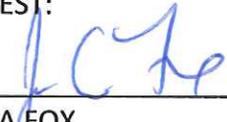
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|-----------------|--------------------------------------------------|
| AYES: | Wilson, Maks, Kroger, Nye, Overhage, and Winter. |
| NAYS: | None. |
| ABSTAIN: | None. |
| ABSENT: | None. |

Dated this _____ day of _____, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2413 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 _____ 2015.

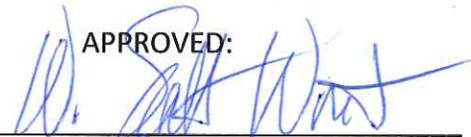
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Associate Planner

APPROVED:



SCOTT WINTER
Vice Chair



STEVEN A. SPARKS, AICP
Planning Division Manager