



Received
Planning Division
11/03/2023

Exhibit 3.12

Community Development Department | Planning Division
12725 SW Millikan Drive | PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

NOTICE OF DECISION

November 21, 2018

To Whom It May Concern:

The Beaverton **PLANNING COMMISSION** has issued a decision of **APPROVAL** of **ZMA2018-0005 / CU2018-0014 / LD2018-0025 / LD2018-0026 / PLA2018-0002 / SMD2018-0004 / TP2018-0007 (The Vineyard at Cooper Mountain PUD)** at the Commission's November 14, 2018, meeting. The Land Use Orders summarizing the Commission's decision can be viewed and downloaded at <http://apps.beavertonoregon.gov/DevelopmentProjects/>. You may contact the staff planner identified below to have a copy of the land use order mailed to you.

The **PLANNING COMMISSION** decision is final, but may be appealed within ten (10) calendar days after the date the signed notice is dated and mailed. The appeal closing date is **4:30 p.m., December 3, 2018**. Pursuant to Section 50.70, an appeal application shall contain the following minimum information:

1. The case file number designated by the City.
2. The name and signature of each appellant.
3. Reference to the oral or written evidence provided to the decision-making authority by the appellant that is contrary to the decision.
4. If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision-making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
5. The specific approval criteria, condition, or both being appealed, the reasons why the finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
6. The appeal fee, as established by resolution of the City Council.

The appellate decision making authority on appeal of Type 3 decisions shall be the City Council. The appeal hearing shall be *de novo*, which means new evidence and argument can be introduced in writing, orally, or both. The hearing of the appeal shall be conducted in the manner specified in Section 50.85 through 50.88 except as otherwise required by statute.

Please note that failure to comply with the requirements of Sections 50.70.1 and 50.70.2 is jurisdictional and deprives the appellant of an opportunity for the appellate decision making authority to hear an appeal.

The current appeal fee due at time of filing is \$2,134.00. The fee amount depends upon the action being appealed and the number of appeals being filed. Furthermore, pursuant to Section 50.70.5.E if the appeal is requested to be on the record, a fee to cover the cost of preparing a transcript of the decision-making authority proceedings is required. The appellant shall remit a fee to cover the cost of the transcript of the decision-making authority's proceedings within five (5) days after the Director estimates the cost of the transcript. Within ten (10) days of the notice of completion of the transcript, the appellant shall remit the balance due on the cost of the transcript. If the estimate exceeds the cost, the balance shall be refunded.

The complete case file is available for review at the Planning Division, Community Development Department, 4th Floor, City Hall, 12725 SW Millikan Avenue. Hours of operation are 7:30 a.m. to 4:30 p.m., Monday through Friday, except for holidays. For more information about the project, please contact **Elena Sasin, Associate Planner** at **(503) 526-2494**

Sincerely,



Elena Sasin
Associate Planner

cc: Matt Sprague, Pioneer Design Group, LLC
Metropolitan Land Group, LLC
Jeannine Rustad, THPRD
Washington County DLUT
Neighbors Southwest NAC
Robert J. Gross by Cooper Mountain Vineyards
Lisa Beaty

Naomi Vogel, Washington County
Tim Boatwright
Jabra Khasho
Project File

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2645
OF A CONDITIONAL USE-PLANNED UNIT) CU2018-0014 ORDER APPROVING
DEVELOPMENT (THE VINEYARD AT COOPER) THE VINEYARD AT COOPER MOUNTAIN PUD,
MOUNTAIN PUD) METROPOLITAN LAND) CONDITIONAL USE-PLANNED UNIT
GROUP, LLC, APPLICANT.) DEVELOPMENT

The matter came before the Planning Commission on November 14, 2018, on a request for a Conditional Use-Planned Unit Development for a 297 unit residential development within the South Cooper Mountain Community Plan area. The site is located south of SW Cooper Mountain Lane and west of SW 175th Avenue. Address: 17520 SW Horse Tale Drive, 12231 SW 175th Avenue, and a portion of 18375 SW Horse Tale Drive. Tax Lots 1600, 1605 and 1900 on Washington County Tax Assessor’s Map 1S131.

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

The Supplemental Memo, dated November 14, 2018, corrects errors identified within the Staff Report, dated November 7, 2018. Additional Staff Report errors were identified during the November 14, 2018 public hearing.

Staff clarified that on page FR-7, under the Open Space description for Phase 1B, that the applicant will be required to provide a plan prior to site development permit issuance which shows that the necessary “passive” open space and active open space is provided with this phase. Staff explained that excess active open space and/or passive open space constructed concurrently with or before Phase 1B may be used to meet any deficiency identified in Phase 1B, or any other phases that lack their proportional share of open space requirements within their boundaries. On page FR-11, staff erroneously provides two separate sets of numbers for the required passive open space and active open space in Phase 2B. Staff confirmed that the correct requirement is 3,708 square feet of active open space and 11,125 square feet of passive open space for the phase.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 7, 2018, Supplemental Memorandum dated November 14, 2018, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2018-0014** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 7, 2018, Supplemental Memorandum dated November 14, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the Applicant Shall:

1. Ensure the associated land use applications LD2018-0026 / TP2018-0007 / ZMA2018- 005 have been approved and are consistent with the submitted plans. (Planning / ES)

B. Prior to Site Development Permit Issuance, the Applicant Shall:

2. Provide a plan showing the development of the required open space, as listed below, for each phase of development. Open space does not have to be located within the phase boundaries but must be physically accessible to residents of the phase. Temporary open space may be utilized until permanent open space is constructed. The total open space requirements are approximately to 337 square feet of active and 1,011 square feet of total open space per dwelling unit. Should phase boundaries shift the calculation of required open space may be modified based on the square feet per dwelling unit listed above.
 - a. Phase 1A: 13,147 square feet active open space and 39,442 square feet total open space.
 - b. Phase 1B: 12,810 square feet active open space and 38,431 square feet total open space.
 - c. Phase 1C: 12,473 square feet active open space and 37,419 square feet of passive open space.
 - d. Phase 1D: 8,765 square feet active open space and 26,295 square feet total open space.
 - e. Phase 1E: 5,057 square feet active open space and 15,170 square feet total open space.
 - f. Phase 2A: 10,788 square feet active open space and 32,363 square feet total open space.
 - g. Phase 2B: 3,708 square feet active open space and 11,125 square feet total open space.
 - h. Phase 2C: 8,765 square feet active open space and 26,295 square feet total open space.
 - i. Phase 2D: 13,484 square feet active open space and 40,453 square feet total open space.
 - j. Phase 2E: 11,125 square feet active open space and 33,374 square feet total open space.
3. Required active open space improvements shall be consistent with requirements identified in Section 60.35.15.4.D. (Planning / ES)

C. Prior to Building Permit Issuance, the Applicant Shall:

4. For lots adjacent to the parent parcel boundaries, show compliance with the parent parcel setbacks of the base zone in the front yard (abutting SW 175th Avenue), rear yards (western site boundary), and sides (north and south boundary lines). (Planning / ES)
5. For each phase, no greater than 75% of the building permits for lots located within the phase shall be issued until all common open space, including resource areas, active open space, and trails to meet the open space requirements shall be completed, including all common area landscaping. (Planning / ES)
6. Provide plans showing how each building permit sought for single family detached residential units meets the applicable architectural standards in Section 60.35.20 of the Development Code. (Planning / ES)
7. Buildings on lots abutting the northern site boundary (Lots 255-292) and buildings on lots abutting SW 175th Avenue (101-114, 169-198) are subject to the graduated building height standard, found in Section 60.35.20.3.A. (Planning / ES)
8. Provide plans showing that no facades are repeated on adjacent lots in accordance with Section 60.35.20.4.A of the Development Code. (Planning / ES)

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

AYES: Nye, Uba, Lawler, Matar, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 21st day of November, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2645 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development

Department's office by no later than 4:30 p.m. on
December 3rd, 2018.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



KIMBERLY OVERHAGE
Chair



JANA FOX
Planning Manager

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2646
OF A PRELIMINARY SUBDIVISION (THE) LD2018-0025 ORDER APPROVING
VINEYARD AT COOPER MOUNTAIN PUD)) THE VINEYARD AT COOPER MOUNTAIN PUD,
METROPOLITAN LAND GROUP, LLC,) PRELIMINARY SUBDIVISION
APPLICANT.)

The matter came before the Planning Commission on November 14, 2018, on a request for a Preliminary Subdivision to create 6 large lot parcels to assist in the phasing of the project. The site is located south of SW Cooper Mountain Lane and west of SW 175th Avenue. Address: 17520 SW Horse Tale Drive, 12231 SW 175th Avenue, and a portion of 18375 SW Horse Tale Drive. Tax Lots 1600, 1605 and 1900 on Washington County Tax Assessor's Map 1S131.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 7, 2018,

Supplemental Memorandum dated November 14, 2018 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.5.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2018-0025** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 7, 2018, Supplemental Memorandum dated November 14, 2018 and the findings contained therein, subject to the conditions of approval as follows:

Prior to Final Land Division, the Applicant Shall:

1. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning / ES)
2. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning / ES)
3. Show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by both the City Engineer for area encumbered and County Surveyor as to form and nomenclature. Additionally have obtained approval to the satisfaction of the City Engineer that the location and width of proposed rights of way and easements are adequate per the overall development and City masterplans; that each parcel and tract has proper access provisions; and that each parcel and tract has adequate public utility service provision availability per adopted City standards and requirements. (Site Development Div./JJD/NP).
4. Ensure the associated land use applications ZMA2018-0005, CU2018-0014 and LD2018-0026 have been approved and are consistent with the submitted plans. (Planning / ES)
5. All lots shall be developed together as a single PUD, either through the concurrently reviewed PUD or should this PUD not be enacted through a new PUD review. A covenant stating such shall be recorded

against each lot prior to or concurrently with the plat. The City Attorney shall approve the final language. (Planning Division / ES)

6. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. Should an LID be formed the proportional share of improvement costs will be determined at the time of formation of the LID and proportioned accordingly. (Planning / ES)
7. For any development to occur within Phase 1, show dedication of additional right-of-way from centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius at the intersection of SW Barrows Road and SW 175th Avenue. Dedication shall be for Phase 1 limits only. (Transportation / WashCo/NV)
8. Show provision of a non-access reservation along the Phase 1 frontage of SW 175th Avenue, except at the public street connection approved in conjunctions with this land use application. (Transportation / WashCo/NV)
9. Dedication of permanent sight visibility easement on the subject property to ensure visibility at SW Barrows Road and SW 175th Avenue, if required per the preliminary Sight Distance Certification. (Transportation / WashCo/NV)
10. Submit a copy of the recorded property line adjustment, PLA2018-0002. (Planning / ES)
11. The current access for Tax Lots 1603, 1604, 1700, 1800 and 1900 of Washington County Tax Assessor's Map 1S131, shall remain until a new permanent access route is available to serve these lots. (Planning / ES)
12. Prior to the recording of any plat within Phase 1, show the dedication of utility and access easements to the city over the entirety off all public streets within the Phase 1 boundary. (Planning / ES)

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

AYES: Nye, Uba, Lawler, Matar, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 21st day of November, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2646 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office

by no later than 4:30 p.m. on
December 3rd, 2018.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



KIMBERLY OVERHAGE
Chair



JANA FOX
Planning Manager

ORDER NO. 2646

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2647
OF A PRELIMINARY SUBDIVISION (THE) LD2018-0026 ORDER APPROVING
VINEYARD AT COOPER MOUNTAIN PUD)) THE VINEYARD AT COOPER MOUNTAIN PUD,
METROPOLITAN LAND GROUPD, LLC,) PRELIMINARY SUBDIVISION
APPLICANT.)

The matter came before the Planning Commission on November 14, 2018, on a request for a Preliminary Subdivision for a 10 phased development of approximately 297 lots and 22 tracts intended for the full development of the PUD. The site is located south of SW Cooper Mountain Lane and west of SW 175th Avenue. Address: 17520 SW Horse Tale Drive, 12231 SW 175th Avenue, and a portion of 18375 SW Horse Tale Drive. Tax Lots 1600, 1605 and 1900 on Washington County Tax Assessor's Map 1S131.

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

The Supplemental Memo, dated November 14, 2018, corrects errors identified within the Staff Report, dated November 7, 2018, as well as revises Condition of Approval 29 and 87. The revised language for the aforementioned ORDER NO. 2647

conditions, is intended to provide additional clarity regarding the intent and requirements associated with the conditions. Additional Staff Report errors were identified during the November 14, 2018 public hearing.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 7, 2018, Supplemental Memorandum dated November 14, 2018 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.5.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2018-0026** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 7, 2018, Supplemental Memorandum dated November 14, 2018, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the Applicant Shall:

1. Ensure the associated land use applications ZMA2018-0005 / CU2018-0014 / LD2018-0025 / TP2018-0007 have been approved and are consistent with the submitted plans. (Planning / ES)
2. Submit a copy of the recorded Final 2-Parcel Partition 18-122-P, as approved with conditions by Washington County on August 27, 2018. (Planning / ES)
3. The current access for Tax Lots 1603, 1604, 1700, 1800 and 1900 of Washington County Tax Assessor's Map 1S131, shall remain until a new permanent access route is available to serve these lots. (Planning / ES)
4. Establish a separate tract for that portion of Open Space Tract 'R' that is located within the R2 Zoning District to eliminate the split-zoned

parcel, in compliance with approval criteria 40.45.15.5.C.8 of the Beaverton Development Code. (Planning / ES)

B. Prior to Site Development Permit Issuance for All Phases, the Applicant Shall:

5. Submit plans for the extension of SW Barrows Road as a 3-lane Collector Street, with landscaped median islands from the east property line to the point where the Fox Hollow development was approved to construct the street, except as otherwise approved by the City Engineer at the creek crossing. Where required, based on the Traffic Impact Analysis (TIA), the landscaped median island shall be replaced with a left-turn lane. (Planning / ES)
6. Submit plans, reviewed and approved by THPRD staff that show the construction of all portions of the community trail system consistent with the THPRD Trails Functional Plan contained within the applicable phase of development. (Planning / ES)
7. Submit plans that show ADA ramps, a marked crosswalk and Rectangular Rapid Flashing Beacons where the Community Trail crosses the Collector Street. (Transportation / JK)
8. Submit plans that show ADA ramps and pedestrian crossing signage where the Community trail crosses Alvord Lane. (Transportation / JK)
9. Submit plans that show all pedestrian walkways, on-street and off-street, have at least a minimum width of 5 feet. (Planning / ES).
10. Provide design and structural calculations for the retaining wall adjacent to SW 175th Avenue. Note: a slope easement may be required for the retaining wall. (Transportation / WashCo/NV)
11. Provide certification from a registered professional engineer that adequate sight distance exists in both directions (or can be obtained pursuant to specific improvements) at all proposed public street connections to SW 175th Avenue. (Transportation / WashCo/NV)
12. Prior to Phase 1 Site Development permits, obtain all Washington County Permits as described below (Transportation / WashCo / NV):
 - A. The following shall be represented on the plat and recorded with Washington County:
 1. Dedication of additional right-of-way from the centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius and right-of-way for the signal at the intersection of SW Barrows Road and SW 175th Avenue. Dedication shall be for Phase I limits only.

2. Provision of a non-access reservation along the Phase I frontage of SW 175th Avenue, except at the public street connection approved in conjunction with this land use application
 3. Dedication of permanent sight visibility easement on the subject property to ensure visibility at SW Barrow Road and SW 175th Avenue, if required per the preliminary Sight Distance Certification.
- B. Submit to Washington County Public Assurance Staff, 503-846-3843:
1. A "Design Option" form and Engineer's Checklist (Appendix E of the County's Road Design and Construction Standards).
 2. 10,000.00 Administration Deposit.
 3. A copy of the City's Land Use Approval with Conditions, signed and dated.
 4. Preliminary certification of adequate sight distance for SW Barrows Road access to SW 175th Avenue, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:
 - a. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following link for sight distance certification submittal requirements).

<http://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/development-application-forms.cfm>

5. Three (3) sets of complete engineering plans for construction of the following public improvements, Geotech/Pavement report to support roadway sections, construction access details, a traffic control and circulation plan (for County roads):
 - a. Frontage improvements along Phase I frontage of SW 175th Avenue to an A-2 County Standard, including street lighting. The frontage shall consist of a 7.5' planter strip, 12' sidewalk south of SW Barrows Road and a 6' sidewalk north of SW Barrows Road to County standards.
 - b. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at SW Barrows Road connection to SW 175th Avenue.
 - c. Design and structural calculations for the retaining wall adjacent to SW 175th Avenue, if required for

Phase I. Note: a slope easement may be required for the retaining wall.

- d. Striping for a left-turn lane on SW 175th Avenue per the Traffic Impact Analysis dated June 1, 2018 (Kittleston & Associates).
- e. Design for the traffic signal at the intersection of SW Barrows Road and SW 175th Avenue. The signal shall not be activated until warrants are met.

13. Prior to Phase 2 Site Development permits, obtain all Washington County Permits as described below (Transportation / WashCo / NV):

A. The following shall be represented on the plat and recorded with Washington County:

- 1. Dedication of additional right-of-way from the centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius at the intersection of SW Alvord Lane and SW 175th Avenue.
- 2. Provision of a non-access reservation along the frontage of SW 175th Avenue, except at the public street connection approved in conjunction with this land use application
- 3. Dedication of permanent sight visibility easement on the subject property to ensure visibility at SW Alvord Lane and SW 175th Avenue, if required per the preliminary Sight Distance Certification.

B. Submit to Washington County Public Assurance Staff, 503-846-3843:

- 1. A "Design Option" form and Engineer's Checklist (Appendix E of the County's Road Design and Construction Standards).
- 2. \$10,000.00 Administration Deposit.
- 3. A copy of the City's Land Use Approval with Conditions, signed and dated.
- 4. Preliminary certification of adequate sight distance for SW Alvord Lane access to SW 175th Avenue, in accordance with County Code, prepared and stamped by a registered professional engineer, as well as:
 - a. A detailed list of improvements necessary to produce adequate intersection sight distance (refer to the following link for sight distance certification submittal requirements).

- 5. Three (3) sets of complete engineering plans for construction of the following public improvements, Geotech/Pavement report to support roadway sections, construction access

details, a traffic control and circulation plan (for County roads):

- a. Frontage improvements along the site's frontage of SW 175th Avenue to an A-2 County Standard, including continuous street lighting. The frontage shall consist of a 7.5' planter strip, 12' sidewalk south of SW Barrows Road and a 6' sidewalk north of SW Barrows Road to County standards.
 - b. Improvements within the right-of-way as necessary to provide adequate intersection sight distance at SW Alvord Lane connection to SW 175th Avenue.
 - c. Design and structural calculations for the retaining wall adjacent to SW 175th Avenue. Note: a slope easement may be required for the retaining wall.
 - d. Striping for a left-turn lane on SW 175th Avenue per the Traffic Impact Analysis dated June 1, 2018 (Kittleson & Associates).
14. Make all arrangements necessary for the substantial completion of the proposed public improvements by the South Cooper Mountain Heights PUD and the 175th Washington County Improvement Project. Alternatively, make all arrangements necessary for the substantial completion of the proposed public improvements by The Ridge PUD and Scholls Valley Heights (Bartholemy) developments. If at the time of a pending site development permit issuance for the first phase of the Vineyard development, these necessary projects have not been substantially completed and fully accepted by the City, or acceptable vehicular and emergency vehicle access to the site is not yet constructed, then the approval of a final land division and plat recordation shall be delayed until all the critical public infrastructure referenced is in place, accepted by the City, and able to serve the Vineyard development as determined by the City Engineer. Physical connection to any off-site infrastructure shall be delayed until performance acceptance of said off-site infrastructure. (Site Development Div./JJD/NP)
15. 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/NP)
16. 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 (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD/NP)

17. 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/NP)
18. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality) facilities including plantings, CWS vegetative corridor enhancements & plantings, private streets, and common driveway/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/NP)
19. If needed, 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/NP)
20. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to SW 175th Avenue right of way. (Site Development Div./JJD/NP)
21. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (for work within or affecting a jurisdictional wetland). (Site Development Div./JJD/NP)
22. 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 / JJD /NP)
23. Submit documentation from the Tualatin Valley Water District (TVWD) that they have reviewed utility plans for the 175th Avenue frontage for proximity and affects to TVWD's infrastructure. (Site Development Div./JJD/NP)
24. Provide a public utility plan for water and sanitary sewer provision as documented in the South Cooper Mountain utility masterplans. (Site Development Div./JJD/NP)

25. Have obtained a copy of issued permits or other approvals needed from the Clean Water Services District for storm and or sanitary system connection as a part of the City's plan review process. Documentation from CWS is needed to verify that the pump station and force main in River Terrace is functional and is able to handle projected sanitary sewer flows from this development or any individual phase. (Site Development Div./JJD/NP).
26. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City as a part of the City's plan review process. (Site Development Div./JJD/NP)
27. Provide final construction plans and a final drainage report for each phase, as generally outlined in the submitted preliminary drainage report, demonstrating compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2017-05 in regard to water quality treatment. In addition, the final drainage report shall also demonstrate that the entire development proposal shall meet the SLOPES V requirement for storm water management, as per the City Engineer's determination. (Site Development Div./JJD/NP)
28. Provide final grading plans with a detailed drainage analysis of the subject site 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 and areas immediately off-site that are inundated during a 100-year storm event, including the safe overflow conveyance from off-site tributary flows and from the proposed constructed storm water management facilities. On all plan sheets that show grading and elevations, the 100-year inundation level and flow pathway shall be identified. (Site Development Div./JJD/NP)
29. Provide a plan showing the grades at the northern property line of the subject site match the existing grades of the adjacent property to the north of the subject site, and comply with the Land Division Grading Standards found in Section 60.15.10 of the Development Code, as approved by the land use process. After completion of grading under the Site Development Permit, should additional grading be required, the additional grading shall comply with the City of Beaverton's City Code, Sections 9.05.110 and 9.05.115 or as approved by the City Engineer. (Site Development Div./JJD/NP)
30. All T- intersections shall have 6 ADA ramps unless otherwise specifically approved by the City Engineer (see intersections of SW Steens Lane and SW Watchman Lane, SW Hayrick Terrace and SW

Watchman Lane, SW Howlock Lane and SW 178th Drive, SW 178th Drive and SW Barrows Road, SW 176th Drive and SW Barrows Road). (Site Development Div./JJD/NP)

31. All sidewalk crossings shall be constructed at 2% cross slope per City Std Dwg 211 unless otherwise specifically approved by the City Engineer. (see driveways off SW Vinegar Terrace, SW 178th Drive, SW Hayrick Terrace, SW 176th Drive, SW Bosely Terrace, SW Howlock Lane, SW Watchman Lane). (Site Development Div./JJD/NP)
32. All street section must meet City standards unless otherwise specifically approved by the City Engineer (see SW Watchman Lane, SW 176th Drive [north of Alvord], SW Maiden Court). (Site Development Div./JJD/NP)
33. 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. Any extra-capacity water, sanitary, and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. 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/NP)
34. All public right-of-ways shall be designed as crown streets. Shed street designs will not be permitted unless approved by the City Engineer. (Transportation / JK).
35. 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. Any extra-capacity water, sanitary, and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. 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/NP)
36. Submit a design for the retaining walls surrounding, adjacent, and within storm water management facilities designed by a civil

engineer or structural engineer for the expected hydrological conditions. These retaining walls shall be watertight for all areas of earthen fill or where deemed necessary by the City Engineer. Additionally, these walls shall be designed as poured-in-place, reinforced, 4000 PSI, portland cement concrete with face texturing, or a City Engineer approved equivalent, and with minimum 18-inch wide, 4-inch thick, cap on the top of the stem of each wall. (Site Development Div./JJD/NP)

37. Provide plans for all other retaining walls not designed to contain storm water management facilities or public infrastructure. All such walls built to the benefit of lots must be privately-owned and maintained and no portion of them shall be located in the public right of way or encroaching public easements. (Site Development Div./JJD/NP)
38. Submit a grading plan showing the proposed building lowest finished floor elevation is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. Additionally, the minimum finished floor elevation shall be established and clearly documented on all site development plan sheets that include elevations and/or contours. A minimum finish floor elevation shall established for the future homes based on service provision needs and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2) two feet higher than the rim/overflow of the storm facility; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. This land-use approval shall provide for minor grade changes less than four 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/NP)
39. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. Any home demolition is credited at one equivalent surface unit (2640 square feet). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian 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 the entire site and individual lots/tracts. (Site Development Div./JJD/NP)

40. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development Div./JJD/NP)
41. Provide plans for street lights, illumination levels to be evaluated per City Design Manual. Option C requirements apply 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/NP)
42. Submit plans that show access for a maintenance vehicle within 5-feet from the front, or within 15-feet from the side of a vehicle to all control structures unless otherwise specifically approved by the City Engineer. The maximum grade shall be 10% with 3% cross slope. Any retaining wall supporting this path must be extended to final grade unless otherwise specifically approved by the City Engineer. A direct worker access route to the structures in the pond area shall be provided no steeper than 4 (horizontal) to 1 (vertical) slope. This direct route shall be a minimum of 4-feet wide and have a surface consisting of the equivalent of 3-inches of $\frac{3}{4}$ "-minus crush rock (to allow walking access in winter) and vegetation shall allow easy access. This direct access route shall be delineated on the plans. (Site Development Div./JJD/NP)
43. 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/NP)
44. Provide plans to verify that the sight distance at all street intersections meets the City of Beaverton Engineering Design Manual requirements, or as approved by the City Engineer. (Transportation / JK)
45. Provide plans that show the installation of street illumination system on all public and private streets within the development including all alleys per City of Beaverton standards. (Transportation / JK)
46. Provide plans that show the construction of a traffic signal at the intersection of SW 175th Avenue and Barrows Road per Washington County standards, with the first phase of development. (Transportation / JK)

47. Provide plans that show the construction of Barrows Road (Collector Road 6B per South Cooper Mountain plan) from 175th Avenue to the westerly boundary of the development per City of Beaverton Engineering Design Manual 3 lane collector street standards with a wider sidewalk (12' wide sidewalk) on the south side of the collector street between 175th Avenue and the community trail to the west, except as otherwise approved by the City Engineer in the creek crossing area. (Transportation / JK)
48. Provide plans showing water and sewer will be made available to serve future phases and developments. (Planning / ES)
49. Provide plans showing compliance with the grading requirements of Section 60.15.10 of the Development Code, unless otherwise approved by the Planning Commission. (Planning / ES)
50. Submit to the City a copy of the easement for proposed grading work on the Fox Hollow property along the western property line of The Vineyard, executed and ready for recording. (Planning / ES)
51. Provide proof of annexation to Clean Water Services. (Planning / ES)
52. Provide plans showing extension of the purple pipe, non-potable water system, as approved by the City Engineer. (Engineering / DW)
53. Submit documentation of water system modeling that verifies flow capacity of the water system. (City of Beaverton Engineering Design Manual Chapter VI, Section 610, Part L) (Engineering / DW)
54. Provide public utility plans for a telemetry controlled and monitored pressure reducing valve station as required for the proposed water system between the 794 HGL and 675 HGL pressure zones. Pressure reducing valve stations and their telemetry systems shall be constructed to the requirements of the City Utilities Engineer. Upsizing of the PRV station, beyond the proportional share, shall be eligible for SDC credits. (Engineering / DW)
55. Provide public utility plans for a 24" 794 HGL waterline and a 16" 550 HGL waterline located within the ROW of Road 6C as shown in the South Cooper Mountain Water System Concept Plan dated 02/20/2018. The 24" 794 HGL waterline shall be constructed using a TR Flex pipe and joint system. The project shall be eligible for a water system development charge credit equal to the estimated construction cost value of extra capacity improvements as determined and administered by the City Utilities Engineer. (Engineering / DW)
56. Obtain a demolition permit for the removal of the existing building(s). 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. If the building is connected to the public sanitary sewer system, the building's sewer shall be capped off at the property line and inspected by the plumbing inspector. (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 Division / TB)

57. For any development to occur within Phase 2, show dedication of additional right-of-way from centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius at the intersection of SW Barrows Road and SW 175th Avenue. Dedication shall be for Phase 1 limits only. (Transportation / WashCo/NV)
58. For any development within Phase 2, show dedication of additional right-of-way from centerline of SW 175th Avenue for a total of 51 feet, including adequate corner radius at the intersection of SW Alvord Lane and SW 175th Avenue. (Transportation / WashCo/NV)
59. Dedication of permanent sight visibility easement on the subject property to ensure visibility at SW Barrows Road and SW 175th Avenue, if required per the preliminary Sight Distance Certification. (Transportation / WashCo/NV)
60. Demonstrate compliance with the active open space improvement requirements identified in Section 60.35.15.4.A. for all required active open space tracts. (Planning / ES)

C. Prior to Recording of a Plat for Any/All Phases, the Applicant Shall:

61. Prior to the recording of any plat within Phase 1, show the dedication of utility and access easements to the city over the entirety of all public streets within the Phase 1 boundary. (Planning / ES)
62. Prior to the recording of any plat within Phase 2, show the dedication of utility and access easements to the city over the entirety of all public streets within the Phase 2 boundary. (Planning / ES)
63. Submit to the City a copy of the CC&Rs. The CC&R's shall:
 1. Provide for the maintenance of the private common open space, including all the trails, retaining walls, pathways, and walkways, not maintained by a public entity.
 2. Ensure vegetation and signage located within common tracts be maintained in compliance with the site clearance standards

outlined in the City of Beaverton's Engineering Design Manual.
(Planning / ES)

64. Have commenced construction of the site development improvements to provide minimum critical public services to each proposed lot (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 rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD/NP)
65. Show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. All public storm water facility tracts shall be conveyed to the City of Beaverton concurrently with the plat. 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. (Site Development Div./JJD/NP)
66. Show the granting of public easements over the entirety of all trails and pedestrian connections shown on the applicants approved plans within the phase boundary being platted. (Planning / ES)
67. Demonstrate that all lots meet ordinance standards for lot size, dimension and frontage, as approved. The final plat shall be fully dimensioned and indicate the square footage of each lot. (Planning / ES)
68. Provide a plan for each lot indicating all approved yard setbacks. (Planning / ES)
69. Provide written assurance to the Planning Division that each and every lot is buildable without variance under City Ordinances effective as of the date of preliminary plat approval. Tracts and other parcels not proposed for development shall also be listed with a statement of their purpose. (Planning / ES)
70. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning / ES)
71. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning / ES)
72. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land

division application shall be made within 5 years after preliminary plat approval, unless a time extension is approved. (Planning / ES)

73. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning / ES)
74. Provide a street name plan shown on the proposed plat consistent with the City's Street Name Plan. Street name signs shall not be installed prior to final plat approval. (Planning / ES)
75. The HOA shall be responsible for maintenance of all tracts unless said tract is transferred to a public agency for maintenance or ownership. The plat, or concurrently recorded document, shall specify maintenance responsibilities of each tract. (Planning / ES)
76. Have constructed all sidewalks and walkways, except for those specifically authorized by the City to be deferred until after the construction of the adjacent home(s) has been completed. (Planning / ES)
77. Have completed the construction of each street, with at least the first lift of asphalt in place. The final lift of asphalt is to be completed prior to issuance of the first building permits (excluding any model homes) for the affected phase. (Planning / ES)
78. Have paid to Washington County—and provided proof of payment to the City—the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175th Avenue and SW Kemmer Road. The total amount for all phases is \$32,550. The fee may be paid as phases plat. (Planning / ES)
79. For the single family phases, pay the City's street tree planting fee for the street trees within that phase. Currently, the fee is \$200 per tree, with one tree on each side of the street required per 30 lineal feet of street frontage. (Planning / ES)
80. Record a pedestrian and bicycle access easement across all public walkways located outside of the public right-of-way, shown on the approved plans. (Planning / ES)
81. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. (Planning / ES)
82. Prior to final plat approval within Phase 1:
 1. Obtain a Finaled Washington County Facility Permit, contingent upon the following (Transportation/ WashCo.

/ NV):

- i. The road improvements required as described below shall be completed and accepted by Washington county:
 1. Frontage improvements along Phase 1 frontage of SW 175th Avenue to an A-2 County Standard, including street lighting. The frontage shall consist of a 7.5' planter strip, 12' sidewalk south of SW Barrows Road and 6' sidewalk north of SW Barrows to County standards.
 2. Improvements within the right-of-way as necessary to provide adequate intersection, sight distance at SW Barrows Road connection to SW 175th Avenue.
 3. Design and structural calculations for the retaining wall adjacent to SW 175th Avenue, if required for Phase 1. Note: a slope easement may be required for the retaining wall.
 4. Striping for a left-turn lane on SW 175th Avenue per the Traffic Impact Analysis dated June 1, 2018 (Kittleston & Associates).
 5. Design for the traffic signal at the intersection of SW Barrows Road and SW 175th Avenue. The signal shall not be activated until warrants are met.
- ii. Upon completion of necessary improvements, submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

83. Prior to final plat approval within Phase 2:

1. Obtain a Finaled Washington County Facility Permit, contingent upon the following (Transportation/ WashCo. / NV):

- i. The road improvements required as described below shall be completed and accepted by Washington county:
 1. Frontage improvements along the site's frontage of SW 175th Avenue to an A-2

County Standard, including continuous street lighting. The frontage shall consist of a 7.5' planter strip, 12' sidewalk south of SW Barrows Road and 6' sidewalk north of SW Barrows to County standards.

2. Improvements within the right-of-way as necessary to provide adequate intersection, sight distance at SW Alvord Lane connection to SW 175th Avenue.
3. Design and structural calculations for the retaining wall adjacent to SW 175th Avenue. Note: a slope easement may be required for the retaining wall.
4. Striping for a left-turn lane on SW 175th Avenue per the Traffic Impact Analysis dated June 1, 2018 (Kittleson & Associates).

- ii. Upon completion of necessary improvements, submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

84. Prior to Final Plat approval within Phase 1, obtain a Washington County Facility Permit upon completion of the following (Transportation/ WashCo. / NV):

1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions 57.a.
2. Pay to Washington County the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175th Avenue and SW Kemmer Road. The total amount for all phases is \$32,550. The fee may be paid as phases plat.

85. Prior to Final Plat approval within Phase 1, obtain a Washington County Facility Permit upon completion of the following (Transportation/ WashCo. / NV):

1. Obtain Engineering Division approval and provide a financial assurance for the construction of the public improvements listed in conditions 58.a.

2. Pay to Washington County the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175th Avenue and SW Kemmer Road. The total amount for all phases is \$32,550. The fee may be paid as phases plat."

D. Prior to Building Permit Issuance of the First Dwelling of Each Phase, the Applicant Shall:

86. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development / JJD/NP)
87. For each home the finished floor grades must be substantially similar to the finish floor elevations shown in the approved engineering plans. If not, then a grading permit may be required. (Site Development Div./JJD/NP)
88. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD/NP)
89. 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 site development permit issuance. (Site Development Div./JJD/NP)
90. 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/NP)
91. Pay a storm water system development charge (overall system conveyance) for each ESU (equivalent surface unit; NOTE: The development is eligible for system development charge credits at the rate of one ESU per each single family home demolished, as administered by the City Building Official and City Utilities Engineer). Storm development charge credits for homes demolished within the plat may be granted against new building permits. (Site Development Div./JJD/NP)
92. Have completed the final lift of asphalt on all streets required to be constructed with the phase with the exception of a model home agreement. (Planning / ES)
93. Provide proof of annexation to Tualatin Hills Park & Recreation District (THPRD). (Planning / ES)

E. Prior to Final Inspection of the First Building Permit of Each Phase, the Applicant Shall:

94. Prior to final permit inspection of the first residential unit in each phase, not including model homes, the applicant shall have completed construction of the main elements of the pedestrian circulation system located in said phase. (Planning / ES)
95. If applicable, have obtained a Finaled Washington County Facility Permit, contingent upon the following: (Transportation / Wash Co NV)
 - a. The road improvements required in the Facilities Permit shall be completed and accepted by Washington County.
 - b. Submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.
96. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the house frontage. (Site Development / JJD/NP)
97. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development / JJD/NP)

F. Prior to Release of the Performance Security, the Applicant Shall:

98. 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/NP)
99. Submit any required on-site easements not already dedicated on the subdivision 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/NP)
100. 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 the treatment vegetation within the surface water quality facility, vegetated

corridor, and the wetland mitigation areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works Director) 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 (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/NP)

101. 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 / ES)
102. Have completed all vegetated corridor mitigation area plantings within the phase area. (Planning/ ES)

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

AYES: Nye, Uba, Lawler, Matar, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 21st day of November, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2647 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on December 3rd, 2018

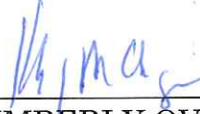
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



KIMBERLY OVERHAGE
Chair



JANA FOX
Planning Manager

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2643
OF A PROPERTY LINE ADJUSTMENT (THE) PLA2018-0002 ORDER APPROVING
VINEYARD AT COOPER MOUNTAIN PUD)) THE VINEYARD AT COOPER MOUNTAIN PUD,
METROPOLITAN LAND GROUP, LLC,) PPROPERTY LINE ADJUSTMENT
APPLICANT.)

The matter came before the Planning Commission on November 14, 2018, on a request for a Property Line Adjustment to modify an existing property line between tax lot 1600 and tax lot 1605 to create a boundary between two primary development phases, and to allow tax lot 1600 to remain in agricultural use until ready to develop.

The site is located south of SW Cooper Mountain Lane and west of SW 175th Avenue. Address: 17520 SW Horse Tale Drive, 12231 SW 175th Avenue, and a portion of 18375 SW Horse Tale Drive. Tax Lots 1600, 1605 and 1900 on Washington County Tax Assessor's Map 1S131.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 7, 2018, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **PLA2018-0002** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 7, 2018, subject to the conditions of approval as follows:

Prior to Final Land Division, the Applicant Shall:

1. Submit paper or electronic copies of the proposed final plat to the City for review and approval, prior to recording. (Planning / ES)
2. Record new legal descriptions of the adjusted lots and an updated survey of the new lot configuration with Washington County. The configuration shall be consistent with the preliminary survey submitted for PLA2018-0002. (Planning / ES)
3. Ensure the associated land use application ZMA2018-0005 has been approved and is consistent with the submitted plans. (Planning / ES)
4. The current access for Tax Lots 1603, 1604, 1700, 1800 and 1900 of Washington County Tax Assessor's Map 1S131, shall remain until a new permanent access route is available to serve these lots. (Planning / ES)

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

AYES: Nye, Uba, Lawler, Matar, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 21st day of November, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2643 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on December 3rd, 2018.

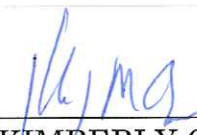
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



KIMBERLY OVERHAGE
Chair



JANA FOX
Planning Manager

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2648
OF A SIDEWALK DESIGN MODIFICATION (THE) SDM2018-0004 ORDER APPROVING
VINEYARD AT COOPER MOUNTAIN PUD)) THE VINEYARD AT COOPER MOUNTAIN PUD,
METROPOLITAN LAND GROUP, LLC,) SIDEWALK DESIGN MODIFICATION
APPLICANT.)

The matter came before the Planning Commission on November 14, 2018, on a request for a Sidewalk Design Modification to allow a curb-tight sidewalks in five locations on the subject site. The applicant also requested to eliminate the sidewalk and planter strip on the west side of SW 176th Drive, for that portion which is north of SW Alvord Lane. The applicant made these request to accommodate steep grades on the site. The site is located south of SW Cooper Mountain Lane and west of SW 175th Avenue. Address: 17520 SW Horse Tale Drive, 12231 SW 175th Avenue, and a portion of 18375 SW Horse Tale Drive. Tax Lots 1600, 1605 and 1900 on Washington County Tax Assessor's Map 1S131.

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

The Supplemental Memo (the Memo), dated November 14, 2018, corrects errors identified within the Staff Report, dated November 7, 2018. In response to the Sidewalk Design Modification approval criteria, the Memo specifies that the applicant has requested to construct curb-tight sidewalks on both sides of SW Alvord Lane, but for only that portion of SW Alvord Lane which crosses the drainage area. The Memo also corrects street names and street suffixes: the correct names are SW Alvord Lane, SW Barrows Road and SW 176th Drive. The Memo also clarifies that the applicant had requested to provide one curb-tight sidewalk along SW 176th Drive for that portion which is north of SW Alvord Lane, not SW Barrows Road.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 7, 2018, Supplemental Memorandum dated November 14, 2018 and the findings contained therein, as applicable to the approval criteria contained in Section 40.58.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **SDM2018-0004** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 7, 2018, Supplemental Memorandum dated November 14, 2018 and the findings contained therein, subject to the conditions of approval as follows:

1. Ensure the associated land use applications CU2018-0014 / LD2018-0026 / PLA2018-0002 / ZMA2018-0005 have been approved and are consistent with the submitted plans. (Planning / ES)

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

AYES: Nye, Uba, Lawler, Matar, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 21st day of November, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2648 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on December 3rd, 2018.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



KIMBERLY OVERHAGE
Chair



JANA FOX
Planning Manager

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2649
OF A TREE PLAN TWO (THE VINEYARD AT) TP2018-0007 ORDER APPROVING
COOPER MOUNTAIN PUD) METROPOLITAN) THE VINEYARD AT COOPER MOUNTAIN PUD,
LAND GROUP, LLC, APPLICANT.) TREE PLAN TWO
)

The matter came before the Planning Commission on November 14, 2018, on a request for a Tree Plan Two application for the removal of significant and community trees to accommodate development. The site is located south of SW Cooper Mountain Lane and west of SW 175th Avenue. Address: 17520 SW Horse Tale Drive, 12231 SW 175th Avenue, and a portion of 18375 SW Horse Tale Drive. Tax Lots 1600, 1605 and 1900 on Washington County Tax Assessor's Map 1S131.

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

The Supplemental Memo, dated November 14, 2018, corrects errors identified within the Staff Report, dated November 7, 2018, as well as revises Conditions of Approval 29 and 87. The Supplemental Memo also corrects the
ORDER NO. 2649

number of Protected Trees to be retained on site. The revised language for the aforementioned conditions, is intended to provide additional clarity regarding the intent and requirements associated with the conditions.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 7, 2018, Supplemental Memorandum dated November 14, 2018 and the findings contained therein, as applicable to the approval criteria contained in Section 40.90.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **TP2018-0007** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 7, 2018, Supplemental Memorandum dated November 14, 2018 and the findings contained therein, subject to the conditions of approval as follows:

1. Ensure the associated land use applications ZMA2018-0005 / CU2018-0014 / LD2018-0026 have been approved and are consistent with the submitted plans. (Planning / ES)
2. In accordance with Section 50.90.1 of the Development Code, Tree Plan approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code, or authorized development has otherwise commenced in accordance with Section 50.90.3.B of the Development Code. (Planning / ES)
3. All pruning must comply with the City's adopted Tree Planting and Maintenance Policy. (Planning Division / ES)
4. The applicant must 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 shall be provided prior to Site Development Permit issuance. (Planning Division / ES)

5. Prior to Site Development Permit Issuance the applicant shall provide written consent for any off-site tree removal proposed. (Planning / ES)

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

AYES: Nye, Uba, Lawler, Matar, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 21st day of November, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2649 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office

by no later than 4:30 p.m. on
December 3rd, 2018.

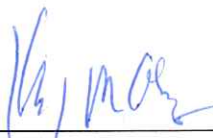
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner
ORDER NO. 2649



KIMBERLY OVERHAGE
Chair



JANA FOX
Planning Manager

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL)	ORDER NO. 2644
OF A ZONING MAP AMENDMENT (THE)	ZMA2018-0005 ORDER APPROVING
VINEYARD AT COOPER MOUNTAIN PUD))	THE VINEYARD AT COOPER MOUNTAIN PUD,
METROPOLITAN LAND GROUP, LLC,)	ZONING MAP AMENDMENT
APPLICANT.))

The matter came before the Planning Commission on November 14, 2018, on a request for a Zoning Map Amendment to apply city zoning to the subject site in accordance with the Land Use designations and the South Cooper Mountain Community Plan. The site is located south of SW Cooper Mountain Lane and west of SW 175th Avenue. Address: 17520 SW Horse Tale Drive, 12231 SW 175th Avenue, and a portion of 18375 SW Horse Tale Drive. Tax Lots 1600, 1605 and 1900 on Washington County Tax Assessor's Map 1S131.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 7, 2018,

and the findings contained therein, as applicable to the approval criteria contained in Section 40.97.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **ZMA2018-0005** is **RECOMMENDED FOR APPROVAL** to the City Council, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 7, 2018, subject to the conditions of approval as follows:

1. Ensure that the concurrently processed Comprehensive Plan Land Use Map Amendment CPA2018-0001 has been approved. (Planning / ES)

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

AYES: Nye, Uba, Lawler, Matar, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

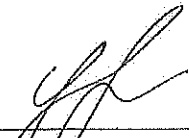
Dated this 21st day of November, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2644 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on December 3rd, 2018.

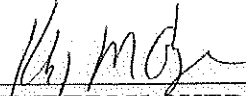
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

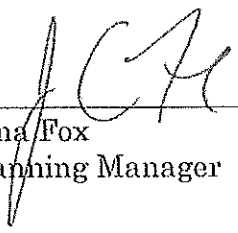
APPROVED:



Elena Sasin
Associate Planner



KIMBERLY OVERHAGE
Chair



Jana Fox
Planning Manager