

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF PROPOSED )	ORDER NO. 2542 CORRECTED
CONDITIONAL USE - PLANNED UNIT DEVELOPMENT )	CU2017-0003 THE RIDGE PUD AT SOUTH COOPER
)	MOUNTAIN
)	

The matter came before the Planning Commission on June 28, 2017, on a request for approval of a Conditional Use - Planned Unit Development proposal consisting of 82 detached single-family lots, 29 attached single-family lots and one large parcel intended for future construction of building(s) to accommodate up to 200 multi-family residential dwelling units. The proposal is associated with The Ridge Planned Unit Development at South Cooper Mountain and the land use case files associated with this development proposal, which include CPA2017-0002, ZMA2017-0002, LD2017-0002, DR2017-0010 and TP2017-0005.

The subject properties are identified as Tax Lots 500 and 600 on Washington County Tax Assessor's Map 2S1-06, addressed as 18185 SW Scholls Ferry Road and 18407 SW Scholls Ferry Road, respectively. The development plan also includes a portion of two other properties identified as Tax Lots 301 and 700 on Washington County Tax Assessor's

Map 2S1-06, addressed as 18485 SW Scholls Ferry Road and 17811 SW Scholls Ferry Road, respectively, identified for road and utility improvements.

Pursuant to Ordinance 2050 (Development Code) and under Sections 50.15.2 (concurrent review of multiple application), 50.45 (Type 3 processing) and 50.55 (conduct of hearing), the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal. Findings herein supplement the findings as contained in the staff report dated June 21, 2017. The Commission further adopts and incorporates these documents, plans and materials as supportive findings in response to applicable approval criteria contained in Sections 40.03 (Facilities Review) and 40.15.15.4.C (Conditional Use – Planned Unit Development) of the Development Code.

To this Order, the Commission adds the following findings in support of Conditional Use – Planned Unit Development approval criteria:

Waterline Route Option B and High School Operation and Safety. Oral and written testimony received from the Beaverton School District for consideration on June 28, claimed that one waterline route option, identified to the staff report as Option B, could impact operation of school buses expected to enter and leave the new Mountainside High School via a recently constructed Collector Street. In response to this claim, the Commission acknowledges the limited extent of waterline construction proposed within the Collector Street and finds in favor of a condition that requires the applicant to coordinate with the Beaverton School District on the installation of waterline Option B if sought. The applicant is also to submit evidence demonstrating that the installation of waterline Option B will not affect the structural integrity of the adjacent road. Condition No. 26, as stated in this Order, is modified accordingly.

Forested Upland Habitat Connection by Easement. The Commission also acknowledges the applicant's alternative plan that creates tree protection and conservation easements across certain properties identified in the north portion of The Ridge PUD. Recognizing a potential connection between open space tracts, and the potential for creating additional upland habitat, the Commission finds in favor of a condition that requires additional conservation / tree preservation easements across the rear of lots 7, 8, 11, 12 and 13 at ten feet in width. The Commission also finds in favor of a tree planting plan for the easement area. The Commission introduces Condition No. 70 for this purpose.

Previously signed Land Use Order 2542 is corrected as follows: As discussed in the staff presentation and by the Commission, the multi-use path was proposed to be relocated from SW Strobel Road, north of SW Mountainside Way, to along the western side of the natural resource area, in order to avoid conflicts with driveways and increase user experience. In the previously signed form of order, due to an oversight, Staff did not modify Condition of Approval 31 to remove a reference to the 12-foot, multi-use path along SW Strobel Road and replace it with a 5-foot-wide sidewalk.

Therefore, **IT IS HEREBY ORDERED THAT CU2017-0003 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 June 21, 2017, subject to the following conditions.

- A. Prior to issuance of the site development permit for each phase, the applicant shall:**
1. Make all arrangements necessary to allow for the substantial completion of the proposed public water improvements by the Beaverton School District for

the South Cooper Mountain High School. If at the time of a pending site development permit issuance for the first phase of The Ridge development and these necessary projects have not been substantially completed and accepted by the City, 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 Ridge development. (Site Development Div. / JJD)

2. 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)
3. 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)
4. 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)
5. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, Clean Water Services SPL (Service Provider Letter) required plantings, private streets, 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)
6. 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)
7. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the Scholls Ferry Road right of way. (Site Development Div./JJD)
8. 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)

9. 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)
10. Provide a public utility plan for water and sanitary sewer provision as documented in the South Cooper Mountain utility masterplans. 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.
11. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
12. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
13. Provide final construction plans and a final drainage report for each phase, as generally outlined in the submitted preliminary drainage report (January 2017), demonstrating compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2007-020 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 stormwater management. (Site Development Div./JJD)
14. 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 that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100 year inundation level shall be identified. (Site Development Div./JJD)
15. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. Any extra-capacity water 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. (Site Development Div./JJD)

16. Submit a revised grading plan showing that each lot or adjacent residential property has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. Additionally, a minimum finished floor elevation that is at least three feet higher than the maximum possible high water elevation shall be established for each new building lot and documented on the plans. 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)
17. Submit a design for the retaining walls surrounding, adjacent, and within storm water quality 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 cobblestone 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)
18. Provide construction plans that show access for a maintenance vehicle within 6-feet from the front, or within 15-feet from the side of a vehicle to all storm control structures unless otherwise specifically approved by the City Engineer. A direct walking route to the structures in the pond area shall be no steeper than 4(horizontal) to 1 (vertical) slope. This direct route shall be a minimum of 6-feet wide and have a surface consisting of the equivalent of 3-inches of crushed 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)
19. Submit a geotechnical and geo-environmental report with the site development permit application for review and approval by the City Engineer. The report shall include an assessment of the soil and any ground/surface water issues, slope stability, and recommended construction methods. It shall be prepared by a professional engineer or registered geologist to the specifications of the City Engineer. (Site Development Div./JJD)
20. 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. 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)

21. 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) (Site Development Div./JJD)
22. 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)
23. 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)
24. Provide plans showing the water service main extension improved to a diameter of 24-inches for either location option (A or B) identified on the Preliminary Utility plan (Sheet P5.3). Under either option, water service must be extended from the current water main terminus at the Beaverton School District (Mountainside High School) property line to the point at which the anticipated east-west collector street reaches the boundary of the subject site. Under Option A, the applicant is to construct the water main along the route of this collector street and must provide substantial evidence that an easement for the water main will be obtained. Under Option B, the applicant is to construct the water main down the east side of Tax Lot 700 of Washington County Tax Assessor's Map 2S-1-060, outside of the collector street right-of-way, then west along SW Scholls Ferry Road and then north along the western boundary of the subject site to reach the anticipated collector. The applicant must also obtain the necessary permit approvals from Washington County for route Option B as identified in the letter prepared by Washington County dated June 7, 2017. Option A is the route chosen in the South Cooper Mountain Community Plan. If Option A cannot be implemented in the short term, Option B is permissible as an interim alignment until Option A can be implemented. (Planning / SW).
25. Obtain a Washington County's Facilities Permit for any work in the right-of-way of SW Scholls Ferry Road and provide a copy to the city. Scope of work identified as part of the Washington County permit is to be made clear. If off-site water line extension under Option B is sought through this permit, the applicant is to complete the Washington County "Design Option" form in addition to providing a Geotech/Pavement report, in addition to Engineer's Checklist (Appendix E of the County's Road Design/Construction Standards). Additional submittal requirements for the Washington County permit, including

fees and deposit, are identified in the correspondence received from Washington County dated May 30, 2017. ((Wash. Co / NV / Planning / SW).

26. Provide separate plans (sheet) showing the construction access and staging area associated with water main route Option B (if sought). The access and staging plan is to show all construction associated with Option B contained with Tax Lot 700 of Washington County Assessor's Map 2S-1-0600, away from the recently constructed Collector street along the high school campus. The applicant shall coordinate with the Beaverton School District on the installation of waterline Option B. The applicant shall submit evidence demonstrating that the installation of waterline Option B will not affect the structural integrity of the adjacent road.
27. Provide plans that show construction details for the two culvert crossing designs as shown to the SW Scholls Ferry Road right-of-way on Sheet P5.2 (Preliminary Utility Plan South). The culvert design shall include casing designed to accommodate the future construction of the Willamette Water Supply line within this respective segment of SW Scholls Ferry Road. (Planning / SW).
28. Provide evidence that new driveway and street intersections meet City requirements for intersection sight distance and spacing. No obstructions shall be placed within the required intersection sight distance or vision clearance triangles. New driveway intersections shall meet the sight distance criteria in the City of Beaverton Engineering Design Manual for the design speed of the roadway. (Transportation / KR)
29. Submit plans that show the dedication of 48 feet of right-of-way along the SW Scholls Ferry Road frontage of the entire property, as shown in the applicant's submitted plans. (Transportation / KR)
30. Submit plans that show the construction of street and pedestrian improvements to SW Scholls Ferry Road as approved by the Planning Commission. Pedestrian trail improvements shall also be designed in accordance with the direction provided by THPRD in their letter dated June 9, 2017 (Transportation / KR)
31. Submit plans that show the construction of improvements to SW Strobel Road as shown in the applicant's submitted plans, specifically 31 feet of pavement, plus curb and gutter on the east side, and a 7.5-foot planter strip, and a 5-foot sidewalk, as well as a 0.5-foot maintenance and monumentation gap. (Transportation / KR)
32. Submit plans that show that the proposed development conforms to the street spacing standards of Section 210.11 of the Engineering Design Manual and Section 60.55.25 of the Development Code, except as specifically authorized by the City Traffic Engineer through approval of an Engineering Design Modification application. (Transportation / KR)



33. Submit plans that show installation of a Rectangular Rapid Flashing Beacon at the proposed trail crossing of SW Mountainside Way (Road 8B) (Transportation / KR)
34. Submit plans that show consistency with half street improvement along the street frontages of SW Scholls Ferry Road approved by Washington County permit, inclusive of the street frontages of all three properties that comprise both phases development (Tax Lots 301, 500 and 600 on Washington County's Tax Assessors Map 2S1-06). The frontage improvement plan shall show general consistency with the interim cross-section detail identified as Section K-K on sheet P2.1 of the plan set. For interim street frontage plan, the applicant is required to construct to ultimate alignment/grade a 7.5 foot planter strip and 14-foot multi-use path and drainage along the subject site's frontage of SW Scholls Ferry Road, including lighting at SW Strobel Road and the emergency access. (Wash. Co / NV / Planning / SW).
35. Submit plans that show the construction of an interim traffic signal at SW Scholls Ferry Road and SW Strobel Road to Washington County standards ((Wash. Co / NV / Planning / SW). The applicant shall also pay the proportional share of cost to construct the traffic signal at the SW Scholls Ferry Road / SW Strobel Road intersection to ultimate design. (Wash. Co / NV / Planning / SW).
36. Pay a proportional share of cost to improve the off-site intersection of SW 175<sup>th</sup> / SW Kemmer Road – payable to Washington County. Based on a per trip proportionate estimate, the developer's estimated cost share is \$29,330.00 (Wash. Co / NV / Planning / KR).
37. 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 /BR)
38. Provide additional plan details to the Site Development plan set concerning the secondary emergency vehicle access. These details shall show how fire apparatus turns will be made onto Road 8B (the east-west Collector) with the proposed median. Also, the applicant is to show details for the curb cuts where emergency vehicles enter from Road # 8B or SW Scholls Ferry Road. Construction plan details are to be shown consistent with the conditions of approval identified to the letter prepared by Tualatin Valley Fire & Rescue dated May 25, 2017. Hydrant location and water flow availability are also to

be shown and documented as part of the Site Development Permit. Additionally, the applicant shall show the hammer-head turn-around for Street D for consistency with TVF&R standards (minimum 70-foot length).  
TVF&R/JF / Planning / SW)

39. Submit a landscape plan intended for private common areas and the water quality / detention facility (Tract H) as part of the Site Development Permit set, consistent with landscape plan identified on Sheets L1.1 and L1.2, except as modified by the City Site Development Engineer in review of final construction plans for the water treatment facility. (Planning Division/SW)
40. Resolve design and/or conflicts with refuse disposal/recycling hauler that would preclude adequate service of refuse and recycling containers for all units of the subdivision. (Planning Division/SW)
41. Ensure that all associated applications, including Quasi-Judicial Zoning Map Amendment, Comprehensive Plan Map Amendment and Tree Plan 2, are approved and are consistent with the submitted plans. (Planning Division/SW)
42. Ensure the Site Development Plan describes "No Parking" signs posted along the private alleyway access for Lots 72 through 91. (Planning Division/SW)
43. Ensure the Site Development Plan identifies the location of protective temporary fencing for trees consistent with the standards described in Section 60.60.20 of the City Development Code. Protective fencing is to be in place prior to removing trees subject to Tree Plan 2 approval. The fencing plan (section detail and location) is to be shown as part of plans approved for Site Development. (Planning Division/SW)
44. Ensure the Site Development Plan incorporates all Tree Protection Recommendations of the report by Multnomah Tree Expert (dated January 26, 2017 and supplemental of June 16, 2017, for construction at all stages. The approved Site Development Plan is to include signage attached to protective fencing once in place, consistent with the project arborist recommendation. The tree protection recommendations shall apply to all portions of the project site where tree protection fencing is shown. (Planning Division/SW)

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

45. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)\
46. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)

47. 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)
48. 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)
49. Pay a storm water system development charge (overall system conveyance). (Site Development Div./JJD)
50. Provide proof annexation all respective service districts including Tualatin Hills Parks and Recreation District and the Clean Water Services District.
51. Ensure plans meet standard setbacks of the base zone except where approved for reduction through PUD approval. The rear yard setback for attached residential building (to the alley) shall not exceed a minimum setback of four feet.

**C. Prior to final plat approval for each phase development of the applicant / developer shall:**

52. 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)
53. 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 by means of 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)
54. Demonstrated all lots meet ordinance standards for lot size, dimension and frontage, inclusive of allowed PUD reductions. The final plat shall be fully dimensioned and indicate the square footage of each lot and the location of access restriction strips as approved by the City. (Planning Division/SW)
55. 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 Division/SW)

56. 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 Division/SW)
57. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the subdivision will be constructed in accordance with City requirements. (Planning Division/SW)
58. Submit a Final Subdivision Plat. In accordance with Section 50.90 of the Development Code, submittal of a complete final plat application shall be made within 24 months after preliminary plat approval unless identified for a longer period identified under separate Conditional Use-Planned Unit Development (CU-PUD) approval or a request for time extension is approved. CU-PUD approval acknowledges two phases of development. The Final Subdivision Plat for the first phase shall encompass the entirety of the properties subject to consideration. A separate Final Plat may be submitted for the second phase, specific to Lot 112, where multi-family residential is proposed within five years of final plat approval. (Planning Division/SW)
59. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of these improvements. (Planning Division/SW)
60. Show Tracts A, B, C, D, E and F to be owned by the Home Owners Association. (Planning Division/SW)
61. Show Tracts I and K to be owned by the Home Owners Association with surface water, detention, and wetland conservation easements to benefit the City of Beaverton and Clean Water Services. Alternatively, the plat may show Tracts I and K owned by Tualatin Hills Park & Recreation District upon donation and acceptance by THPRD (Planning Division/SW)
62. Show Tracts H and J to be owned by the Home Owners Association unless otherwise directed by the City Site Development Engineer City. If owned by the Home Owners Association, show easements that benefit the City of Beaverton and Clean Water Services. (Planning Division/SW)
63. Provide a draft copy of the Covenants, Conditions and Restrictions (CC&Rs) to be recorded with the Final Plat (for Phase 1) and for review and approval by the City Attorney and Planning Director prior to Final Plat approval. The Homeowners Association shall be future homeowners' primary recourse for maintaining open space landscape and tracts of land created for this purpose along with pedestrian accesses and private alleyway vehicle access (Tract G) for Lots 72 through 91. The formation of the Homeowners Association shall be described in articles of incorporation and bylaws in the Covenants, Conditions and Restrictions to be recorded with the final plat. Language contained in the Covenants, Conditions and Restrictions shall describe the responsibilities of the Homeowners Association for maintaining the common areas and private driveways, and enforcing "No Parking" where shown. The

CC&R document shall also describe the existing water quality / detention ponds and how the properties abutting this facility have no access rights. The approved CC&R document will also contain a provision describing the type of fence to be placed along the rear property lines of Lots 92 through 110, and how this fence is to remain in place to delineate property boundaries and to deter intrusion into water quality facility in Tract H and the open space natural area (Tract I). The CC&R document is to describe how this fence is to be maintained and repaired as necessary by the HOA. The CC&R document is also to describe maintenance access to benefit the City of Beaverton to Tracts H and I. The CC&R document is to describe the purpose of the conservation easement applied to certain lots that abut the Upland Wildlife Habitat tract. The CC&R document is to describe restrictions for access and how the easement area precludes private use and is to benefit the HOA which shall also be responsible for maintenance. A split – rail type fence shall be constructed to denote the property / easement line and the CC&R document is to describe the purpose of the fence and maintenance responsibility. (Planning Division/SW)

64. The CC&R document shall also describe building design standards consistent with the approved Conditional Use – Planning Unit Development (CU2017-0003).
65. Install fences along the perimeter of the water quality detention pond / open space areas (Tracts H and I at the rear property lines of Lots 92 through 110). The fence is to deter direct access to water quality facility and the open space natural areas from private properties. Fence posts and stringers shall be painted a matching color. (Planning Division/SW)
66. Provide street names shown on the site development plans identical with those on the Final Plat, and street name signs shall not be installed prior to final plat approval. (Planning Division/SW)
67. Pay the street tree planting fee at \$200 per street tree based on the standard of one tree per every 30 linear feet of street frontage. The City of Beaverton shall be responsible for street tree purchase and planting and maintenance for one year. (SW)
68. Record to the final plat, as required by Washington County, the dedication of additional right-of-way to provide an additional 48 feet from centerline of SW Scholls Ferry Road, inclusive of the street frontages of all three properties that comprise both phases development (Tax Lots 301, 500 and 600 on Washington County's Tax Assessors Map 2S1-06). The plat shall include dedication of additional right-of-way to provide adequate corner radius at the intersection of SW Scholls Ferry Road/SW Strobel Road for traffic signal placement and sight distance compliance. The final plat shall include a provision of a non-access reservation along SW Scholls Ferry Road frontage, except at the accesses approved in conjunction with this land use application. The plat shall include dedication of permanent sight visibility easements on the subject property to

ensure visibility at the SW Strobel Road/SW Scholls Ferry Road intersection, if required. (Wash. Co / NV / Planning / SW)

69. Dedicate sufficient right-of-way along SW Strobel Rd. to provide 50 feet of total ROW width, as shown in Sections I-I and J-J of the applicant's submitted plans. (Transportation / KR)
70. Prior to approval of the final subdivision plat for Phase 1, the applicant shall provide plans that show a minimum 10-foot wide easement to connect Tract A to the tree preservation area across the rear of lots 7, 8, 11, 12 and 13. Prior to approval of the final plat, the applicant shall provide a tree planting plan for the easement area. The trees shall be planted prior to final building permit inspection for the adjacent lots.

**D. Prior to final plat approval for the phase intended for multi-family development, or release of the certificate of occupancy, the applicant / developer shall:**

71. Obtain separate Design Review approval for development of multi-family residential buildings intended for Phase 2. The final plat for Phase 2 shall ensure create a separate a separate tract of land for the storm water treatment facility serving development of Phase 2. Public access easements (trail) are to be identified. Details of the future facility for Phase 2 shall be reviewed against the Facilities Review criteria identified in Section 40.03 of the Development Code in review of the future Design Review application (Planning / SW).
72. Construct the required interim traffic signal improvement at the intersection of SW Scholls Ferry and SW Strobel Road if not constructed in Phase 1. (Transportation / KR)
73. Construct any remaining segments of the 10-foot wide community trail on the property consistent with THPRD standards. (Transportation / KR)
74. Ensure all active open space amenities identified for Phase 2, including play structures and benches, are in place consistent with the approved plan.

**E. Prior to final inspection of any building permit, the applicant shall:**

75. 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 Div./JJD)
76. 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)
77. Demonstrate how the proposed trail system through the project site is constructed consistent with THPRD standards, as set forth in the THPRD *Trails Functional Plan* (February 2016). The applicant shall also coordinate with

THPRD to provide signage as necessary for all trails. Trail improvements shall be designed in accordance with the direction provided by THPRD in their letter dated June 9, 2017.

78. Ensure protective fencing for trees with SNRA portions of the development plan remain in place.

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

79. 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)
80. 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)
81. 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)
82. 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 surface water quality facilities, vegetated corridors, 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 and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City prior to release of the security. (Site Development Div./JJD)

The Order is approved by the following vote:

**AYES:** Lawler, Overhage, Winter, Matar and Nye.  
**NAYS:** None.  
**ABSTAIN:** North.  
**ABSENT:** None.

Dated this 3<sup>rd</sup> day of July, 2017.

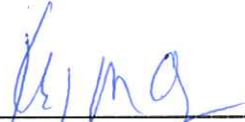
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2542 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on July 13 2017.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
ANNA SLATINSKY  
Planning Division Manager

APPROVED:

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

  
\_\_\_\_\_  
JANA FOX  
Current Planning Manager