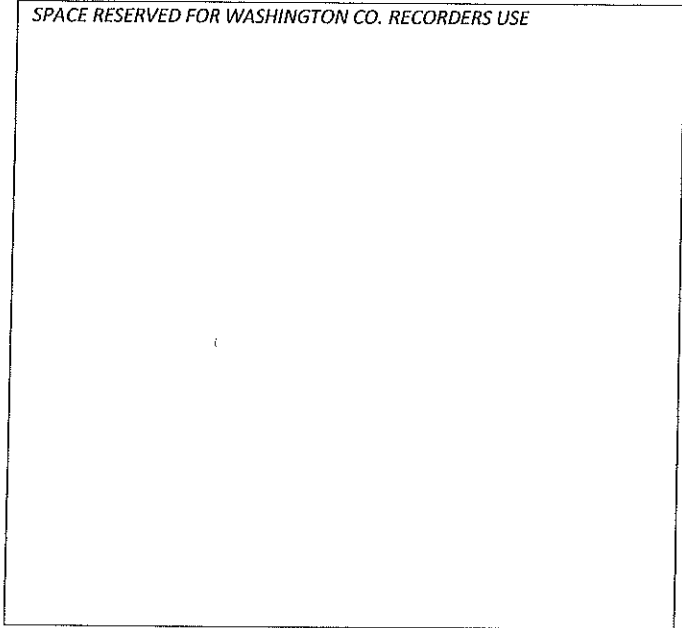


**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

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



IN THE MATTER OF A REQUEST FOR APPROVAL OF A)	ORDER NO. 2595
MODIFICATION OF A DECISION APPLICATION FOR A)	LD2017-0006 ORDER APPROVING
PRELIMINARY SUBDIVISION (SOUTH COOPER MOUNTAIN)	SOUTH COOPER MOUNTAIN HEIGHTS PUD MODIFICATIONS
HEIGHTS PUD MODIFICATIONS) WEST HILLS DEVELOPMENT,)	
APPLICANT.)	

The matter came before the Planning Commission on March 7, 2018 on a request for approval of a Modification of a Decision for a previously approved Preliminary Subdivision application (City Case number LD2015-0013) as part of the South Cooper Mountain Heights Planned Unit Development (PUD), located on ±109 acres with associated streets and open spaces. The request includes the modification of conditions of approval; the addition of ten (10) single-family residential lots to Phase2; splitting Phase 2 into Phases 2A and 2B; modifying the original phase boundaries between Phases 1 and 4; and modifying the grading of proposed Lots 63-73 adjacent to open space Tract G.

The subject site is bounded by SW Scholls Ferry Road, SW 175th Avenue, and SW Loon Drive, and is specifically identified as Tax lot 103 on Washington County Tax Assessor's Map #2S106, and Tax Lots 100 and 200 on Washington County Tax Assessor's Map 2S106.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 29, 2018 and additional materials provided with Supplemental Memoranda dated November 29, 2017, January 17, February 28, and March 7, 2018, and based on the Revised Conditions of Approval in Exhibit 1.3 dated February 28, 2018, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.4.Cof the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2017-0006** 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 29, 2018, and additional materials provided with Supplemental Memoranda dated November 29, 2017, January 17, February 28, and March 7, 2018, and based on the Revised Conditions of Approval in Exhibit 1.3 dated February 28, 2018, and this Land Use Order, and subject to the conditions of approval as follows:

A. General Conditions

1. Ensure the associated land use applications from the original decision (CU2015-0006, DR2015-0071, LD2015-0013, TP2015-0008, ZMA2015-0006) are approved and are generally consistent with this approval, unless modified by the decision making authority. (Planning / SF)
2. Ensure the associated land use application CU2017-0005 has been approved and is consistent with the submitted plans. (Planning / SLF)
3. All conditions of approval for LD2015-0013 (South Cooper Mountain Heights Preliminary Subdivision) are superseded by this approval. (Planning / SLF)

B. Prior to Site Development Permit Issuance for Any / All Phases: *(conditions are applicable within the phase boundary the permit is sought for, consistent with the phasing plan associated with this application, unless otherwise specified. Conditions applicable to specific phases are applicable in addition to the conditions listed below and may be found in Sections G-L below.) Note: as of September 2017, the Site Development Permit for Phases 1 and 4 have already been issued but are anticipated to be modified pursuant to this approval.*

4. The applicant shall submit plans that show a 3-lane Collector Street per City standards, with landscaped median islands for Road 6C (east/west collector) between SW 175th Avenue and Loon Drive, including the realignment of Loon Drive at the new intersection with Road 6C. Where existing houses near the Loon Drive connection limit the available right-of-way (ROW) width, the new Collector Street shall have a 2-lane configuration. (Transportation / KR)
5. The applicant shall submit plans that show Street F with the following modified Neighborhood Route cross-sections: 5-foot sidewalk on the north side of the street, with a 7.5-foot planter strip with street trees, 36 feet of pavement, and a 7.5-foot planter strip with street trees and a 12-foot multi-use path on the south side of the street, with 0.5-foot maintenance and monumentation gaps along the outer edges of the right-of-way. For the segments near the intersections with SW 175th Avenue and Road 6C, Street F shall have three 12-foot travel lanes. For the interior segment, Street F shall have two 11-foot travel lanes and 7-foot parking lanes on each side. (Transportation / KR)
6. The applicant shall submit plans that show that the nature trails are designed to be 10 feet wide, with gravel shoulders of at least 1 foot. The nature trails should have a maximum slope of no more than 10 percent. The trails shall be within a property corridor that is at least 15 feet wide, centered on the trail. The property corridor shall either be dedicated as a tract to the public or a public agency, or shall be within a public access easement. (Transportation / KR)
7. Where a Community Trail is combined with a sidewalk, the trail shall consist of at least 12 feet of concrete, separated by a planter strip with street trees whenever possible. (Transportation / KR)
8. The applicant shall submit plans that show that the following streets are constructed to the City's L1 standard: Street C, Street H, Street K, Street L, and Street P. (Transportation / KR)
9. The applicant shall make all arrangements necessary to allow for the substantial completion of the permitted public water, storm and sanitary sewer improvements in SW 175th Avenue by the Beaverton School District for the new South Cooper Mountain High School, in addition to the Barrows Road Clean Water Services gravity sewer project, needed to serve this development as determined by the City Engineer. If at the time of a pending site development permit issuance for the first phase of the South Cooper

Mountain Heights development and these necessary projects have not been substantially completed, 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 South Cooper Mountain Heights development. (Site Development Div./JDD)

10. The applicant shall 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 / JJD)
11. The applicant shall 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 / JJD)
12. The applicant shall 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 / JJD)
13. The applicant shall 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 / JJD)
14. The applicant shall 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 / JJD)
15. The applicant shall 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 175th Avenue and Scholls Ferry Road right of ways. (Site Development / JJD)
16. The applicant shall 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 / JJD)

17. The applicant shall 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)
18. The applicant shall 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 / JJD)
19. The applicant shall provide a public utility plan for water provision as documented in the attached October 28, 2015, correspondence from David Winship, City Utilities Engineer, including a large telemetry-monitored pressure reducing valve station in the northwest corner of the development and a minimum 16 inch diameter water line crossing the development from Loon Drive to 175th Avenue within the proposed collector street. 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. This condition is subject to revisions as approved by the City Engineer. (Site Development / JJD)
20. The applicant shall submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the 2006 plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div. /JJD)
21. The applicant shall provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report (December 2015), 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. However, it will need to be supplemented to include how all phases except 1 and 4 shall conform to the SLOPES V requirements for stormwater management as per the City Engineer's determination. (Site Development / JJD)
22. The applicant shall 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 / JJD)

23. The applicant shall 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 / JJD)
24. The applicant shall 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 / JJD)
25. The applicant shall 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 / JJD)
26. The plans shall 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 / JJD)

27. The applicant shall 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 / JJD)
28. The applicant shall 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 / JJD)
29. The applicant shall 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 / JJD)
30. The applicant shall 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 / JJD)
31. The applicant shall provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development / JJD)
32. The applicant shall provide plan, reviewed and approved by THPRD staff that show construction of all portions of the community trail system consistent with the THPRD Trails Functional Plan within the applicable phase of development. (THPRD / JR)
33. The applicant shall be responsible for constructing Street O and Road 6C with the phases of development that require Street O and Road 6C as a secondary means of access. (TVF&R / JF)
34. In coordination with the Beaverton School District, the applicant shall provide plans that show the following improvements to the SW Scholls Ferry Rd. / SW 175th Avenue intersection: a southbound buffered bike lane, two southbound travel lanes, two southbound left-turn lanes, one northbound

through lane, and a northbound buffered bike lane, along with the sidewalks. The applicant shall design the improvements to Washington County standards, as determined by the County Engineer. These improvements shall be continued north for a distance sufficient to provide the standard roadway tapering. (Transportation / KR)

35. The applicant shall provide certification from a registered professional engineer that adequate sight distance exists in both directions (or can be obtained pursuant to specific improvements) at both public street connections, Road 6C and Street F, to SW 175th Avenue prior to commencing any site preparation activities. These sight distance measurements should account for ROW dedication. (Transportation / KR)
36. The applicant shall provide plans showing extension of the purple pipe, non-potable water system, as approved by the City Engineer. (Engineering, DW)

C. Prior to Recording of a Plat for Any/All Phases: *(conditions are applicable within the phase boundary the permit is sought for, consistent with the phasing plan associated with this application unless otherwise specified. Conditions applicable to specific phases are applicable in addition to the conditions listed below and may be found in Sections G-L below.)*

37. The applicant shall have completed one of the following two options:
 - a) First, dedicate a permanent easement to the city for a public water line that extends from the planned water line connection at the Prentice property (tax lot 1S131DD01500) west to SW 175th Avenue. The easement shall be 15-20 feet wide (as approved by the City Engineer) and located generally along the northern boundary of Dyches property (tax lot 2S10600000103) and West Hills property (tax lot 2S106AB00100) or their successors, consistent with the South Cooper Mountain Water System Concept Plan dated 9/11/2017. Second, grant to the City an assignable 10-foot-wide temporary construction easement, to run adjacent to the south of the dedicated water line easement. Third, grant to the City either an assignable 10-foot wide temporary access easement on Tax Lot 100, east of the creek, from the constructed Road 6C to the northern most property line of Tax Lot 100, or an assignable 10-foot wide temporary access easement to run adjacent to the south of the dedicated water line easement to SW Oystercatcher via Street T to Street O and south across Road 6C. The temporary easements required by this paragraph shall terminate 12 months from the start of construction or at the completion of construction, whichever is sooner. The applicant shall also provide to the city a waiver of remonstrance to the formation of a local improvement district to provide water service to the properties in the South Cooper Mountain Community Plan Area: or
 - b) Enter into an agreement with the City and additional parties designated by the City that requires the applicant to obtain for the City the

easements that are required by paragraph a, above, and to construct the planned waterline connection from the Prentice property (tax lot 1S131DD01500) west to 175th Avenue. The agreement shall assign responsibility for easement acquisition and water line construction, state required deadlines, allocate responsibility for costs, and specify remedies for failure to perform. (Planning / SF)

38. The applicant shall submit to the City a copy of the CC&Rs that provide for the maintenance of the private common open space, including all the trails, pathways, and walkways. (Transportation / KR)
39. The applicant shall 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 / JJD)
40. The applicant shall 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 / JJD)
41. The applicant shall show the granting of public easements over the entirety of all trails and pedestrian connections shown on the applicants approved plans. (Planning / SLF)
42. The applicant shall 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, include all yard setbacks. (Planning / SLF)
43. The applicant shall 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 / SLF)
44. The applicant shall 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 / SLF)
45. The applicant shall 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 / SLF)

46. The applicant shall 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 / SLF)
47. The applicant shall identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning / SLF)
48. The applicant shall 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 / SLF)
49. 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 separate recorded document shall specify maintenance responsibilities of each tract. (Planning / SLF)
50. The applicant shall submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development / JJD)
51. The applicant shall 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, or as approved by the City Engineer. (Site Development / JJD)
52. The applicant shall have constructed all sidewalks and walkways (not including off-street Community Trails), except for those specifically authorized by the City to be deferred until after the construction of the adjacent home(s) has been completed. (Transportation / KR)
53. The applicant shall have completed the construction of each street, with at least the first lift of asphalt in place. (Transportation / KR)
54. The applicant shall 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 \$216,808, with the proportional splits for each phase detailed below.) (Transportation / KR)
55. For the single family phases, the applicant shall 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. For the attached dwelling phases, the applicant shall install the street trees as approved through the Design Review process. (The total amount of the street tree fee is \$180,000, with the amounts for each phase detailed below.) (Transportation / KR)

D. Prior to Building Permit Issuance of the First Dwelling of Each Phase, unless otherwise noted, the Applicant Shall: *(conditions are applicable within the phase boundary the permit is sought for, consistent with the phasing plan associated with this application unless otherwise specified. Conditions applicable to specific phases are applicable in addition to the conditions listed below and may be found in Sections G-L below.)*

- 56 The applicant shall pay a storm water system development charge (overall system conveyance). (Site Development / JJD)
- 57 Have completed the final lift of asphalt on all streets required to be constructed with the phase except as approved by City Engineer. With approval of a model home agreement, the building permits for the model home(s) may be issues prior to the fulfillment of this condition of approval. (Transportation / KR)
- 58 For each phase, prior to issuance of building permits for greater than 75% of the lots located within the phase, all common open space, including resource areas, active open space, and trails shall be completed, including all landscaping. (Planning / SF)
- 59 Have substantially completed the site development improvements, and all needed off-site infrastructure as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)
- 60 The applicant shall 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 / JJD) (This was original #76)

E. Prior to Final Inspection of any Building Permit, the Applicant Shall:

- 61. Prior to occupancy of any new dwelling unit, the applicant shall submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer. (Transportation / KR).
- 62. 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)
- 63. Have the landscaping completely installed on inspected lot, or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development / JJD)

F. Prior to Release of the Performance Security: *(conditions are applicable within the phase boundary the permit is sought for, consistent with the phasing plan associated with this application. Conditions applicable to specific phases are applicable in addition to the conditions listed below and may be found in Sections G-L below.)*

64. The applicant shall 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 / JJD)
65. The applicant shall 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 / JJD)
66. The applicant shall 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 vegetation within the construction disturbed or sediment affected areas surrounding or within the surface water quality facility, vegetated corridor, and the common use areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record 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 / JJD)
67. 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 / SF)
68. The applicant shall have completed all vegetated corridor mitigation area plantings within the phase area. (Planning/ SLF)
69. All pedestrian walkways and trails shall be completed in their entirety within the phase area. (Planning / SLF)
70. The applicant shall have planted all street trees (as referenced on Plan Set Sheet L1.1) within an 8-foot planting space for Phases 4 and 5 prior to release of Performance fee. (Public Works: Operations / TC & City Arborist)

- G. Phase 1 Specific Conditions of Approval:** *Note: as of September 2017, the Site Development Permits for Phases 1 and 4 have already been issued and are anticipated to be modified pursuant to this approval.*

Prior to Site Development Permit Issuance

71. The applicant shall provide a plan showing that Street A will have emergency access onto SW 175th Avenue. The access shall have a gate (installed and maintained by the applicant and/or HOA) with a Knox box lock and drivable landscaping or paving materials. (TVF&R / JF)
72. The applicant shall provide a revised public utility plan for sanitary sewer that extends the minimum 12-inch diameter sewer guaranteed by the Beaverton School District northward within 175th Avenue to the northernmost point along the South Cooper Mountain Height's development frontage. This is as per the City of Beaverton South Cooper Mountain Sewer Master Plan requirement and is the alternate plan for sanitary sewer described in the application narrative within the conclusion of the September 8, 2015, sanitary sewer phasing memo. (Site Development / JJD)
73. The applicant shall provide plans that show right-of-way dedication sufficient to provide a minimum of 51 feet from ROW centerline along the northern portion of the SW 175th Avenue frontage and a minimum of 59 feet from centerline along the southern portion of the site's SW 175th Ave. frontage. (Transportation / KR)
74. The applicant shall provide plans that show construction of the new east/west collector, (Road 6C) between SW 175th Ave and the eastern property line of Tax Lot 100 along with the corresponding segment of the multi-use pathway between SW 175th Ave and the eastern property line of Tax Lot 100. The multi-use pathway shall have a paved width of at least 12 feet and shall be separated by at least a 7.5-foot planter strip (measured from the face of the curb to the front of the sidewalk) wherever practicable. (Transportation / KR)
75. The applicant shall provide plans showing construction of a 6-foot sidewalk along the SW 175th Avenue frontage, with a buffered bike lane, from SW Scholls Ferry Road to Street A in the ultimate location, as shown on the Washington County and City of Beaverton Transportation System Plans, which matches the SW 175th Avenue cross-sections shown on the applicant's submitted plans. Alternately, the applicant may demonstrate that the bid to construct the required improvements to SW 175th Avenue, including the sidewalk, has been awarded by Washington County. (Transportation / KR)
76. The applicant shall provide plans showing street lighting at the outer edge of the ultimate right-of-way of SW 175th Avenue to meet Washington County illumination standards. (Transportation / KR)

77. The applicant shall provide plans showing construction of the entirety of Streets A, B, C, and I, and Street 6C (Barrows) from SW 175th Avenue through the intersection of Street C. (Transportation / KR)
78. The applicant shall provide plans showing construction of the approaches to SW 175th Avenue at Road 6C (Barrows), Street F, and the fire access for Street A. (Transportation / KR)
79. The applicant shall provide plans showing construction of water, sewer, and storm services to serve each lot. (Site Development / JJD)
80. The applicant shall provide plans showing water service stubbed to the eastern property line of Tax Lot 100 within the right-of-way for Road 6C to tie into development of Tax Lot 103. (Site Development / JJD)
81. The applicant shall provide plans showing construction of the sanitary sewer connection to SW Scholls Ferry Road. (Site Development / JJD)
82. The applicant shall provide plans showing construction of stormwater facilities located within Tracts D and E (Site Development / JJD)
83. The applicant shall provide plans showing extension of the purple pipe, non-potable water system through the site, including the construction of the PRV structure adjacent to Road 6C (Barrows). (Engineering / DW)
84. The applicant shall provide plans showing pedestrian connections from the terminus of the following streets to SW 175th Avenue; A and B. (Transportation / KR)

Prior to Final Plat Approval

85. The applicant shall pay a proportional share of the cost to improve the intersection of SW 175th Avenue and SW Kemmer Road to Washington County and provide proof of payment to the City of Beaverton. The Phase 1 share is \$9,987(Transportation / KR).
86. The applicant shall pay the City's Street Tree Fee of \$20,200 for the street trees within Phase 1. (Transportation / KR)
87. The applicant shall demonstrate that the bid to construct the required improvements to SW 175th Avenue has been awarded by Washington County for the following improvements to SW 175th Avenue: a southbound left-turn lane at the Road 6C intersection with 100 feet of storage, and a southbound left-turn lane at the Street F/high school entrance intersection with 100 feet of storage. Alternatively, the applicant may construct these improvements. (Transportation / KR)

88. Unless previously completed by Washington County, the applicant shall construct half-street improvements to Washington County's A-2 (5-lane) Arterial Street Standards, modified to include Arterial Street planter strip and sidewalk to meet City of Beaverton standards, along the SW 175th Avenue frontage of Tax Lots 2S106AB00100 and 2S106AC00200 or all of their successors. If the County has these improvements included in a programmed and funded street improvement program at the time of Final Plat Approval for a subdivision of these properties, the enforcement of this Condition of Approval shall be deferred until the completion of the County's street improvement project, provided that the street improvements are expected to be completed within 1 year of the Final Plat Approval. (Transportation / KR)
89. The applicant shall coordinate with the Beaverton School District for the design and installation of the traffic signals for the SW 175th Avenue / SW Scholls Ferry Road and SW 175th Avenue / Street F intersections. (Transportation / KR)
90. All streets shall have a minimum of 1 lift of asphalt in place, with the exception of Street A west of the intersection of Street I to allow for future construction of the PRV installment for the high pressure water line. (Transportation / KR)

H. Phase 2A Specific Conditions of Approval:

Prior to Site Development Permit Issuance

91. The applicant shall submit plans that show a pedestrian crossing at the southern terminus of the north-south pedestrian walkway with a flashing pedestrian signal approved by the City Traffic Engineer. (Transportation / KR)
92. The applicant shall submit plans that include a barricade and future street extension sign for the northwestern terminus of Street O which comply with all of the standards in the Engineering Design Manual. (Transportation / KR)
93. The applicant shall submit plans that show construction of the north-south community trail connection from Road 6C (east/west collector) to the northern property line of Tax Lot 103 and the pedestrian staircase from Road 6C to the northern edge of Phase 2A between lots 195 and 196. (Transportation / KR)
94. The applicant shall submit plans showing construction of the new east/west collector road, (Road 6C) between the intersection of Street F and Loon Drive, including the intersection of Road 6C with Loon Drive along with the corresponding segment of the 12-foot multi-use pathway. The pathway shall have a paved width of at least 12 feet and shall be separated by at least a 7.5-foot planter strip (measured from the face of the curb to the front of the sidewalk) wherever practicable. The intersection of Loon Drive and Road 6C shall have a marked crosswalk with Rectangular Rapid Flashing Beacons (Transportation / KR)

95. The applicant shall provide plans showing construction of the entirety of Streets O, P, Q, F, Street 6C (Barrows) from Loon Drive through the intersection of Street F, including the eastern and western drainage crossings, and Street T from O Street to the edge of Lots 190 and 191.
96. The Street F approach to SW 175th shall be constructed.
97. The applicant shall provide plans showing construction of water, sewer, and storm services to serve each lot.
98. The applicant shall provide plans showing water service stubbed to the western property line of Tax Lot 100 within the right-of-way for Road 6C and Street F.
99. The applicant shall provide plans showing construction of the sanitary sewer connection to SW Scholls Ferry Road through Phase 3.
100. The applicant shall provide plans showing construction of stormwater facilities located within Tracts K and T, including any needed stormwater lines to these tracts to serve the proposed phase.

Prior to Final Plat Approval

101. The applicant shall have installed the barricade and future street extension sign for the northwestern terminus of Street O which comply with all of the standards in the Engineering Design Manual. (Transportation / KR)
102. The applicant shall pay a proportional share of the cost to improve the intersection of SW 175th Avenue and SW Kemmer Road to Washington County and provide proof of payment to the City of Beaverton. The Phase 2A share is \$26,017 (Transportation / KR).
103. The applicant shall pay the City's Street Tree Fee of \$57,800 for the street trees within Phase 2A. (Transportation / KR)
104. Unless previously completed by Washington County, the applicant shall construct half-street improvements to Washington County's A-2 (5-lane) Arterial Street Standards, modified to include Arterial Street planter strip and sidewalk to meet City of Beaverton standards, along the SW 175th Avenue frontage of Tax Lots 2S106AB00100 and 2S106AC00200 or all of their successors. If the County has these improvements included in a programmed and funded street improvement program at the time of Final Plat Approval for a subdivision of this property, the enforcement of this Condition of Approval shall be deferred until the completion of the County's street improvement project, provided that the street improvements are expected to be completed within 1 year of the Final Plat Approval. (Transportation / KR)
105. The applicant shall coordinate with the Beaverton School District for the design and installation of the traffic signals for the SW 175th Avenue / SW Scholls Ferry Road and SW 175th Avenue / Street F intersections. (Transportation / KR)

I. Phase 2B Specific Conditions of Approval:

Prior to Site Development Permit Issuance

106. The applicant shall submit plans that show a pedestrian crossing at the southern terminus of the north-south pedestrian walkway with a Rectangular Rapid Flashing Beacon. (Transportation / KR)
107. The applicant shall submit plans that show construction of the pedestrian staircase within the phase 2B boundary. (Transportation / KR)
108. The applicant shall submit plans showing construction of the new east/west collector road, (Road 6C) between the intersection of Street F and Loon Drive, including the intersection of Road 6C with Loon Drive along with the corresponding segment of the 12-foot multi-use pathway. The pathway shall have a paved width of at least 12 feet and shall be separated by at least a 7.5-foot planter strip (measured from the face of the curb to the front of the sidewalk) wherever practicable. The intersection of Loon Drive and Road 6C shall have a marked crosswalk with Rectangular Rapid Flashing Beacons (Transportation / KR)
109. The Street F approach to SW 175th Avenue shall be constructed.
110. The applicant shall provide plans showing construction of water, sewer, and storm services to serve each lot.
111. The applicant shall provide plans showing water service stubbed to the western property line of Tax Lot 100 within the right-of-way for Road 6C and Street F.
112. The applicant shall provide plans showing construction of the sanitary sewer connection to SW Scholls Ferry Road through Phase 3.
113. The applicant shall provide plans showing construction of the entirety of Streets N, M, F, Street 6C (Barrows) from Loon Drive through the intersection of Street F, including the eastern and western drainage crossings, and Street T the southern edge of Lots 225 and 226 to the northern property line of Tax Lot 103.
114. The applicant shall provide plans showing construction of stormwater facilities located within Tracts K and T, including any needed stormwater lines to these tracts to serve the proposed phase.
115. The applicant shall submit plans showing the construction of the high pressure water line from the water service stub on the Prentice property to 175th Avenue, including the Pressure Reducing Valve (PRV) installation, as approved by the City Engineer.

Prior to Final Plat Approval

116. The applicant shall pay a proportional share of the cost to improve the intersection of SW 175th Avenue and SW Kemmer Road to Washington County and provide proof of payment to the City of Beaverton. The Phase 2B share is \$23,632 (Transportation / KR).
117. The applicant shall pay the City's Street Tree Fee of \$36,200 for the street trees within Phase 2B. (Transportation / KR)
118. Unless previously completed by Washington County, the applicant shall construct half-street improvements to Washington County's A-2 (5-lane) Arterial Street Standards, modified to include Arterial Street planter strip and sidewalk to meet City of Beaverton standards, along the SW 175th Avenue frontage of Tax lot 2S106AB00100 and 2S106AC00200 or all of its successors. If the County has these improvements included in a programmed and funded street improvement program at the time of Final Plat Approval for a subdivision of this property, the enforcement of this Condition of Approval shall be deferred until the completion of the County's street improvement project, provided that the street improvements are expected to be completed within 1 year of the Final Plat Approval. (Transportation / KR)
119. The applicant shall coordinate with the Beaverton School District for the design and installation of the traffic signals for the SW 175th Avenue / SW Scholls Ferry Road and SW 175th Avenue / Street F intersections. (Transportation / KR)

Prior to Building Permit Issuance

120. Due to having only a single fire department access, the applicant shall be required to provide/install fire sprinklers, complying with NFPA 13D, on lots 207-225 and lots 247-280. Unless otherwise approved by TVF&R. The fire sprinklers shall be shown on the approved building plans for each lot. (TVF&R & Planning)

J. Phase 3 Specific Conditions of Approval:

Prior to Site Development Issuance

121. The applicant shall submit plans that show a pedestrian crossing at the southern terminus of the north-south pedestrian walkway with a flashing pedestrian signal approved by the City Traffic Engineer. (Transportation / KR)
122. The applicant shall submit plans that show construction of the north-south community trail connection from Churchill Forest to Road 6C, through Tract V. (Transportation / KR)

123. The applicant shall submit plans showing construction of the new east/west collector road, (Road 6C) between the western terminus of the intersection with Street O and Loon Drive, including the intersection of Road 6C with Loon Drive along with the corresponding segment of the 12-foot multi-use pathway. The pathway shall have a paved width of at least 12 feet and shall be separated by at least a 7.5-foot planter strip (measured from the face of the curb to the front of the sidewalk) wherever practicable. The intersection of Loon Drive and Road 6C shall have a marked crosswalk with Rectangular Rapid Flashing Beacons (Transportation / KR)
124. The applicant shall provide plans showing construction of water, sewer, and storm services to serve each lot.
125. The applicant shall provide plans showing construction of the sanitary sewer connection to SW Scholls Ferry Road.
126. The applicant shall provide plans showing construction of the entirety of Streets R (Oystercatcher), S (Moorhen), U, Street O from 6C to SW Bittern Terrace, Street 6C (Barrows) from Loon Drive through the intersection of Street O, including the eastern drainage crossing.
127. Provide plans showing construction of a temporary construction access through Tract V to avoid construction traffic through the Churchill Forest Development. (Transportation / JK)
128. The applicant shall provide plans showing construction of stormwater facilities located within Tracts T and X, including any needed stormwater lines to these tracts to serve the proposed phase.

Prior to Final Plat Approval

129. The applicant shall pay a proportional share of the cost to improve the intersection of SW 175th Avenue and SW Kemmer Road to Washington County and provide proof of payment to the City of Beaverton. The Phase 3 share is \$9,973. (Transportation / KR).
130. The applicant shall pay the City's Street Tree Fee of \$22,800 for the street trees within Phase 3. (Transportation / KR)

K. Phase 4 Specific Conditions of Approval: *Note: as of September 2017, the Site Development Permits for Phases 1 and 4 have already been issued and are anticipated to be modified pursuant to this approval.*

Prior to Site Development Permit Issuance

131. The applicant shall submit plans that show construction of a southbound left-turn lane on SW 175th Avenue at the Street F/high school entrance intersection with 100 feet of storage. (Transportation / KR)
132. The applicant shall submit plans that show construction of the north-south community trail connection from the southern phase 4 boundary along Tract AA to Street H. (Transportation / KR)

133. The applicant shall provide plans showing construction of the entirety of Streets K, H, L, G and F, and D, E, V, J, and Street 6C (Barrows) from SW 175th Avenue to the eastern property line of Tax Lot 100, including the drainage crossing.
134. The applicant shall provide plans showing pedestrian connections from the terminus of the following streets to SW 175th Avenue; E and V.
135. The applicant shall provide plans showing construction of the sanitary sewer connection to SW Scholls Ferry Road through phase 5.
136. The applicant shall provide plans showing construction of stormwater facilities located within Tracts D, E, I, L, and AA, including any needed stormwater lines to these tracts to serve the proposed phase.
137. The applicant shall provide plans showing construction of water, sewer, and storm services to serve each lot.

Prior to Final Plat Approval

138. The applicant shall pay a proportional share of the cost to improve the intersection of SW 175th Avenue and SW Kemmer Road to Washington County and provide proof of payment to the City of Beaverton. The Phase 4 share is \$48,118. (Transportation / KR)
139. The applicant shall pay the City's Street Tree Fee of \$43,000 for the street trees within Phase 4. (Transportation / KR)
140. The applicant shall coordinate with the Beaverton School District for the design and installation of the traffic signals for the SW 175th Avenue / SW Scholls Ferry Road and SW 175th Avenue / Street F intersections. (Transportation / KR)
141. Unless previously completed by Washington County, the applicant shall construct half-street improvements to Washington County's A-2 (5-lane) Arterial Street Standards, modified to include Arterial Street planter strip and sidewalk to meet City of Beaverton standards, along the SW 175th Avenue frontage of Tax lot 2S106AB00100 and 2S106AC00200 or all of their successors. If the County has these improvements included in a programmed and funded street improvement program at the time of Final Plat Approval for a subdivision of this property, the enforcement of this Condition of Approval shall be deferred until the completion of the County's street improvement project, provided that the street improvements are expected to be completed within 1 year of the Final Plat Approval. (Transportation / KR)

142. The applicant shall have completed full construction of Street 6C (Barrows) from 175th Avenue to approximate station 23+50 (just west of the drainage crossing culvert). From approximate station 23+50 to approximately the east property line of Tax lot 2S106AB00100 the applicant shall have completed the following improvements: a) complete contech culvert to east property line of tax lot 100, including all required backfill, headwalls, and concrete collar. b) retaining walls I and J per the city approved design revision dated 9/5/2017. c) base rocked with no AC paving, no curbs or sidewalks. d) potable and non-potable water lines with required appurtenances to east property line (providing connectivity for the non-potable water intertie vault project. (Engineering / Planning)

Prior to Occupancy Permit Issuance for Single-Family Attached

143. Required street trees shall be planted or a fee-in-lieu shall be paid. The fee-in-lieu is calculated based on the current street tree fee at 1 tree per 30 lineal feet of sidewalk within the phase area. (Planning SLF / KR)

L. Phase 5 Specific Conditions of Approval:

Prior to Site Development Permit Issuance

144. The applicant shall provide plans showing construction of stormwater facilities located within Phase 5, including any needed stormwater lines to these tracts to serve the proposed phase.
145. The applicant shall submit plans that show construction of the north-south community trail connection from Scholls Ferry Road to Tract AA. (Transportation / KR)
146. The applicant shall provide plans showing construction of the entirety of Streets K and F.
147. The applicant shall provide plans showing construction of the sanitary sewer connection to SW Scholls Ferry Road.
148. The applicant shall provide plans that show right-of-way dedication sufficient to provide a minimum of 51 feet from ROW centerline along the northern portion of the SW 175th Avenue frontage and a minimum of 59 feet from centerline along the southern portion of the site's SW 175th Ave. frontage. (Transportation / KR)
149. The applicant shall provide a plan showing a minimum of 1.4 acres of active open space to serve the development. Excess active open space from prior phases (Phases 1-4) may be counted toward the requirement if construction is complete prior to any occupancy permit for the multi-family phase. (Planning Division / SLF)
150. The applicant shall submit plans that demonstrate that Street H and Street K can be extended in a logical, efficient, and well-connected manner into the multi-family section of the development. (Transportation / KR)

Prior to Building Permit Issuance

151. The applicant shall pay a proportional share of the cost to improve the intersection of SW 175th Avenue and SW Kemmer Road to Washington County and provide proof of payment to the City of Beaverton. The Phase 5 share is \$99,081. This fee may be allocated among the individual buildings, as long as the total collected matches the amount allocated to the phase. (Transportation / KR).
152. Unless previously completed by Washington County, the applicant shall construct half-street improvements to Washington County's A-2 (5-lane) Arterial Street Standards, modified to include Arterial Street planter strip and sidewalk to meet City of Beaverton standards, along the SW 175th Avenue frontage of Tax Lots 2S106AB00100 and 2S106AC00200 or all of their successors. If the County has these improvements included in a programmed and funded street improvement program at the time of Building Permit issuance, the enforcement of this Condition of Approval shall be deferred until the completion of the County's street improvement project, provided that the street improvements are expected to be completed within 1 year of the Building Permit issuance. (Transportation / KR)
153. The applicant shall coordinate with the Beaverton School District for the design and installation of the traffic signals for the SW 175th Avenue / SW Scholls Ferry Road and SW 175th Avenue / Street F intersections. (Transportation / KR)

Prior to Final Occupancy

154. The applicant shall construct all trails, pedestrian walkways, and sidewalks, as approved. (Transportation / KR)
155. Required street trees shall be planted or a fee-in-lieu shall be paid. The fee-in-lieu is calculated based on the current street tree fee at 1 tree per 30 lineal feet of sidewalk within the phase area. (Planning SLF)

Conditions of Approval related to Final Plat, first partition of Tax Lot 2S10600200 separating said portion of the subject tax lot from the City of Tigard, as approved under City project file LD2016-0016, and recorded September 1, 2016, as Partition Plat No. 2016-038, Document No. 2016070676 with Washington County.

156. The applicant shall have dedicated sufficient right-of-way along SW 175th Avenue to provide 51 feet from centerline (59 feet where additional turn lane required for the SW Scholls Ferry Rd. intersection), to meet the Washington County roadway design standards (Exhibit "A" to Washington County Ordinance No. 738). (Transportation / KR)
157. The applicant shall dedicate 7 feet of right-of-way along the SW Scholls Ferry Rd. frontage in order to meet the City's Planter Strip standard for an Arterial Street. (Transportation / KR)

Prior to Final Partition – for Tax Lot 200 inclusive of Tigard parcels

158. The applicant shall record with Washington County a Final Land Division application for a partition, consistent with the City of Tigard and City of Beaverton IGA (Agenda Bill No. 15180). The primary purpose of this partition is to separate the portion of Tax Lot 2S10600200 which is within the City of Tigard from the portion within the City of Beaverton which is subject to this PUD approval. Please note that approval of a preliminary partition application is required prior to submittal of a Final Land Division application. (Planning / SLF)
159. The applicant shall record a motor vehicle access restriction along the site's frontage of SW Scholls Ferry Rd. and SW 175th Avenue, with the exception of the public street connections (Road 6C and Street F) approved to SW 175th Avenue. (Transportation / KR)
160. The applicant shall dedicate additional right-of-way to provide adequate corner radius at all intersections with County-maintained roads and adequate right-of-way for all signalized intersections. (Transportation / KR)

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

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

Dated this 16 day of MARCH, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2595 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:30 p.m. on 3/26/18 2018.

PLANNING COMMISSION
FOR BEAVERTON, OREGON


ATTEST:

APPROVED:

SANDRA L. FREUND, AICP
Planning Supervisor/DRP Coordinator



Jennifer Nye
Chair



Anna Slatinsky
Planning Division Manager