



MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties

From: City of Beaverton Planning Division

Date: September 26, 2018

cc: LD2018-0013 / TP2018-0003

Subject: ***Notice of Decision for Mountainside Estates 11 lot Subdivision***

Please find attached the notice of decision for **LD2018-0013 / TP2018-0003 – Mountainside Estates 11 lot Subdivision**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for LD2018-0013 and TP2013-0003 – Mountainside Estates 11 lot Subdivision is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for LD2018-0013 / TP2018-0003 – Mountainside Estates 11 lot Subdivision is 4:30 p.m., Monday, October 8, 2018.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4th Floor, Beaverton Building City Hall; 12725 SW Millikan Way, between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Brianna Addotta., Assistant Planner, at (503) 350-4026.



NOTICE OF DECISION

TO: All Interested Parties

FROM: Brianna Addotta, Assistant Planner

PROPOSAL: **LD2018-0013 / TP2018-0003**
Mountainside Estates 11 lot Subdivision

LOCATION: The property is located at 16165 SW Old Scholls Road & adjacent lot and Tract A. Also identified as tax lot 3500 of Washington County's Tax Assessors tax map 1S124CA and tax lot 16800 of Washington County's Tax Assessors tax map 2S105BB.

SUMMARY: The applicant is seeking approval of a Preliminary Subdivision application to develop two existing lots and one existing tract in the R5 zoning district, sized at approximately two acres, into an 11-lot single family subdivision and a Tree Plan Two application to remove eighty-six (86) community trees on the lot to accommodate the development of the site.

PROPERTY OWNER: Brandon Leong
15140 SW Copper Court
Beaverton, OR 97007

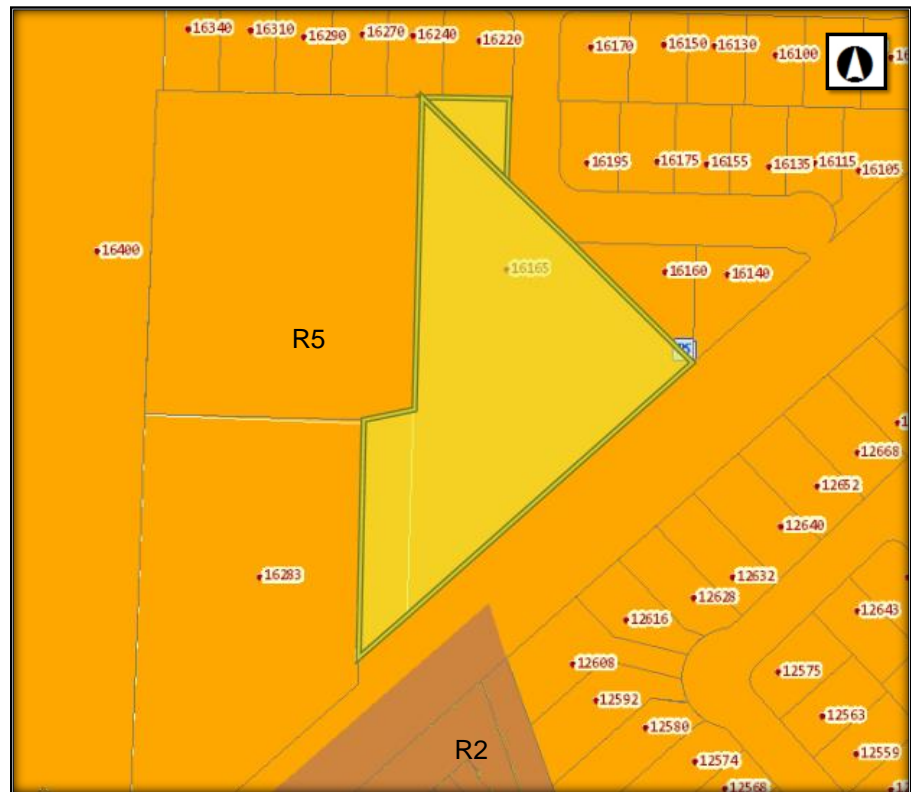
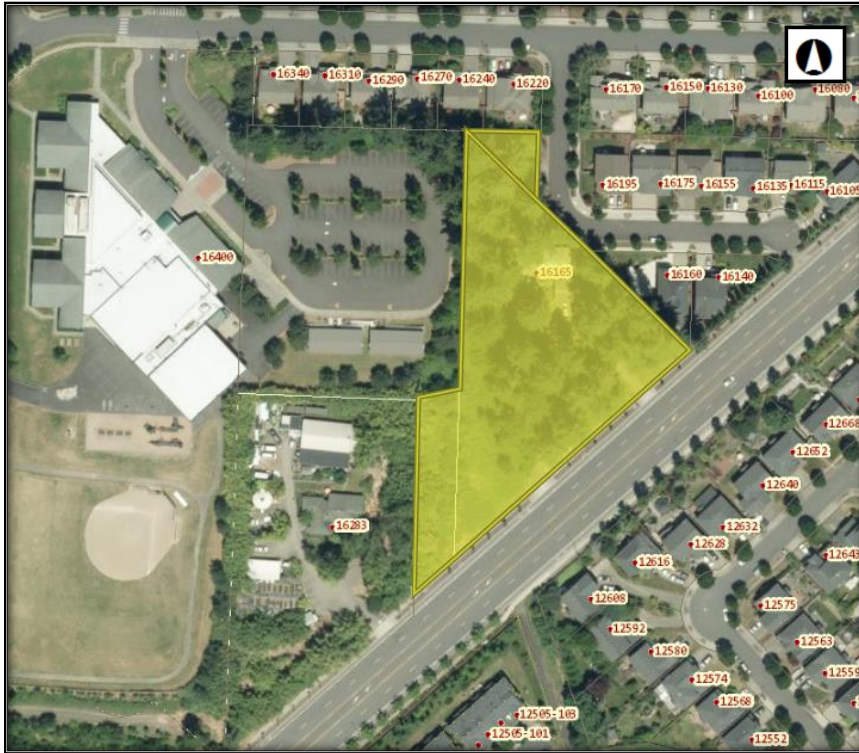
APPLICANT: Pioneer Design Group Inc.
Attn: Matthew Sprague
9020 SW Washington Square Rd., Suite 170
Portland, OR 97223

APPLICABLE CRITERIA: Facilities Review: Section 40.03
Preliminary Subdivision: Section 40.45.15.5.C
Tree Plan Two: Section 40.90.15.2.C

DECISIONS: **APPROVAL of LD2018-0013 (Mountainside Estates 11 lot Preliminary Subdivision)** subject to the applicable conditions identified in Attachment D.

APPROVAL of TP2018-0003 (Mountainside Estates 11 lot Preliminary Subdivision) subject to the applicable conditions identified in Attachment D.

Vicinity and Zoning Maps



BACKGROUND

Key Application Dates

<u>Application</u>	<u>Submittal Date</u>	<u>Deemed Complete</u>	<u>120-Day*</u>	<u>30 day continuance Requested</u>	<u>365-Day</u>
LD2018-0013	March 11, 2018	June 29, 2018	October 27, 2018	November 25, 2018	June 29, 2019
TP2018-0003	March 11, 2018	June 29, 2018	October 27, 2018	November 25, 2018	June 29, 2019

* Pursuant to Section 50.25.8 of the Beaverton Development Code, the City will reach a final decision on an application within 120 calendar days from the date that the application was determined to be complete or deemed complete unless the applicant agrees to extend the 120 calendar day time line pursuant to subsection 9 or unless State law provides otherwise.

Existing Conditions Table

Zoning	R5 (Urban Standard Density)	
Current Development	This property is currently developed with a single family home.	
Site Size	Approximately 1.99 Acres	
NAC	Neighbors Southwest	
Surrounding Uses	<u>Zoning:</u> North: R5 South: R2 East: R5 West: R5	<u>Uses:</u> North: Single-Family South: Townhomes East: Single-Family West: Elementary School

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Exhibit 1. Vicinity/Zoning Map

Exhibit 2. Public Comment

No Public Comment Received

Exhibit 3. Applicant's Materials

**Facilities Review Committee
Technical Review and Recommendations
Mountainside Estates 11 Lot Preliminary Subdivision
LD2018-0013 / TP2018-0003**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the applications as identified below:

All twelve (12) criteria are applicable to the Preliminary Subdivision application as submitted.

- **Facilities Review criteria do not apply to the Tree Plan Two application.**

A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.*

Facts and Findings:

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation and fire protection. Staff concurs with the applicant's statement that the site currently has adequate capacity or can be improved to have the capacity for all critical facilities and services to serve the site.

Transportation Finding:

The proposed development of eleven (11) single-family detached lots is expected to generate a level of new traffic that is lower than the thresholds where additional traffic analysis is required, 300 additional daily trips. Therefore, no Traffic Management Plan or Traffic Impact Analysis is required. The existing transportation network and the intersections near the site are expected to continue to function within accepted performance parameters as outlined in Beaverton's Transportation System Plan (TSP). SW Scholls Ferry Road is an arterial street maintained by Washington County. Washington County has provided comments requiring existing driveways along SW Scholls Ferry Road be closed and a motor vehicle access restriction shall be recorded along the entire SW Scholls Ferry Road frontage as part of the plat recordation.

Street Widths

Access to the proposed subdivision will come from SW Curlew Place to the north. SW Curlew Place is currently designed to the Beaverton Engineering Design Manual (EDM) L2 standards with curbs, planter strips and sidewalks. SW Curlew Place is proposed to be extended to the west through the property and will also meet the L2 standards with a Right-of-Way width of 52-feet, inclusive of sidewalks. Washington County has provided comments stating adequate sidewalks and drainage exist along the site's frontage of SW Scholls Ferry Road and no additional dedication is required.

Sidewalk Widths

To meet City standards, Local streets are required to have a 5-foot-wide sidewalk and 6.5-foot-wide planter strip (measured to the face of the curb). The applicant's plans show construction of the required sidewalk along the new road's frontage consistent with the L2 standard. As a condition of approval, the sidewalk work must be completed prior to occupancy (final inspection) of the new houses.

The applicant shall provide a walkway along the western lot line of proposed lot 5, to be built within a 25-foot wide utility easement. The walkway will provide a pedestrian connection to SW Scholls Ferry Road from the proposed local street. Per Section 720.1 (Width and Clearance) of the Engineering Design Manual, the shared use path shall meet the minimum standard width of an 8-foot wide paved path with 1-foot shoulders on either side.

Driveway Spacing

Lots 1 through 11 will access the proposed local street with individual driveways. Local streets have no minimum spacing requirements between driveways.

Fire Protection

Tualatin Valley Fire & Rescue (TVF&R) provides fire protection services for property in this area. TVF&R has reviewed the project and has approved the proposed fire access turnaround on lot 4. The turnaround shall be recorded as an easement over lot 4.

Public water

The existing home on the property is served by private well and septic system that is proposed to be decommissioned to facilitate this development. The proposed development will be served by City of Beaverton Water and will loop between an existing 8-inch line in SW Curlew Place and a 12-inch line located at the southwest portion of the site, which connects to a 12-inch water line in SW Scholls Ferry Road. The proposed water line will connect from SW Curlew Place to SW Scholls Ferry through a 25-foot utility easement on the western side of proposed lot 5. Adequate capacity exists to serve the development.

Public sanitary sewer

The existing home on the property is served by private well and septic system that is proposed to be decommissioned to facilitate this development. The proposed development will be served by the City of Beaverton. The applicant will have the existing 8-inch line located under SW Scholls Ferry Road extended to the proposed properties as part of the Site Development process. The line will connect from SW Curlew Place to SW Scholls Ferry Road through a 25-foot utility easement on the western side of proposed lot 5. Adequate capacity exists to serve the development.

Stormwater drainage

The City of Beaverton provides stormwater service through storm mains in SW Scholls Ferry Road. The applicant is requesting a fee in lieu for storm drainage rather than providing on-site treatment and detention. A downstream analysis has been prepared demonstrating that there is adequate system capacity without an on-site detention or water quality treatment. Water quality treatment will be provided by a regional facility located at SW Loon Drive and SW Scholls Ferry Road. The applicant has submitted a Storm Drainage Report detailing the design. Site Development has reviewed the proposal and has submitted Conditions of Approval in response. Adequate capacity exists to serve the development.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

- B. *Essential facilities and services are available or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

Facts and Findings:

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and on-site pedestrian and bicycle facilities in the public right-of-way. The applicant states that all essential facilities and services necessary to serve the proposed residential project are available, have adequate capacity, or can be improved to have capacity to serve the proposed project.

Utility Undergrounding (Section 60.65)

All utility poles within the proposed subdivision shall be placed underground to accommodate the proposed improvements.

The applicant shall provide plans prior to the issuance of a site development permit, for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. The affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code.

Transit improvements

This area is served by TriMet public transportation. Tri-Met has not provided comments addressing transit needs and potential future transit stops within the vicinity of the project. There is a TriMet bus stop approximately 3/4 mile to the northeast, at SW Scholls Ferry Road and SW Murray Boulevard.

Police protection

The site will be served by the Beaverton Police Department for public safety. The City of Beaverton Police Department received a copy of the submittal and have not provided comments in regard to this proposal.

On-site pedestrian and bicycle facilities

The proposed subdivision abuts SW Scholls Ferry Road but will take vehicle access off of an extension of SW Curlew Place. The internal street system shall provide extension of existing sidewalks on both sides of the street, developed to the L2 standard found in the Engineering Design Manual. A pedestrian and bicycle connection a minimum of 8-feet wide with 1-foot shoulders will be installed in the utility easement placed over proposed lot 5 to provide greater connectivity to the public sidewalk along SW Scholls Ferry Road.

Therefore, staff finds that by satisfying the conditions of approval, the proposal will meet the criterion for approval.

- C. *The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

Facts and Findings:

Staff cites the Code Conformance analysis chart at the end of this report, which evaluates the project as it relates to the applicable Code requirements of Chapter 20 for the Urban Standard Density (R5) zoning district as applicable to the above mentioned criteria. The property is zoned Urban Standard Density (R-5). Standards of this zone require a minimum land area of 5,000 square feet per lot with no minimum lot dimensions. All eleven lots will be a minimum of 5,000 square feet in size and are not subject to minimum lot dimensions pursuant to the R5 site development standards found in Chapter 20 of the Beaverton Development Code. As demonstrated in the chart, the development proposal meets the applicable standard.

Therefore, staff finds the proposal meets the criterion for approval.

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Regulations) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Regulations), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

Facts and Findings:

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60, in response to the above mentioned criteria.

Off-Street Parking Requirements (Section 60.30)

Within the R5 zone the off-street parking requirement is one space per single family dwelling. Compliance with minimum parking standards will be verified at the time of building permit of each single family dwelling.

Trees and Vegetation Requirements (Section 60.60)

There are no protected trees on the site. There are eighty-six (86) Community Trees 10-inches or greater in diameter proposed for removal from the site. A Tree Plan Two application (TP2018-0003) has been submitted in conjunction with the land division application. New street trees will be planted to meet applicable development code requirements.

Street Trees (Section 60.15.15.6)

Section 60.15.15.6 requires street trees in planter strips along all residential developments. The applicant has agreed to pay the street tree fee to allow City of Beaverton Public Works to install street trees to the standard of one every 30 feet as feasible, and as determined by the City Arborist. The fee must be paid prior to recording of the final plat.

Transit Facilities (Section 60.55.40)

The nearest bus stop is located approximately 3/4th of one mile away at SW Scholls Ferry Road and SW Teal Boulevard and serves one bus route (Number 92). No new transit facilities are proposed or warranted.

Street and Bicycle and Pedestrian Connection (Section 60.55.25)

See Criterion A above for response to this section.

Minimum Street Widths (Section 60.55.30)

See Criterion A above for response to this section.

Access Standards (Section 60.55.35)

See Criterion A above for response to this section.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities, not subject to periodic maintenance by the City or other public agency;***

Facts and Findings:

The applicant states that individual homeowners will provide continued periodic landscape maintenance of individual properties. A Homeowners Association or maintenance agreement shall be formed to maintain the common areas of the subdivision, including the pedestrian path from SW Curlew to SW Scholls Ferry and newly created 'Tract A' as shown on the approved plan set.

Staff finds that the proposal, as represented does not present any barriers, constraints, or design elements that would prevent or preclude required maintenance of the private infrastructure and facilities on site.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

- F. *There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.***

Facts and Findings:

The applicant states the proposed vehicular and pedestrian circulation has been designed to the minimum requirements and standards that facilitate safe, efficient, and direct travel. The city Traffic Engineer has reviewed the proposal and concurs with the applicant's findings.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

- G. *The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.***

Facts and Findings:

The applicant states the proposal's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner. Extension of SW Curlew Place shall provide direct vehicular access to the single family homes, sidewalks and a pedestrian connection to SW Scholls Ferry Road as proposed over lot 5 in order to provide pedestrian circulation. Staff concurs with the applicant's findings.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

- H. *Structures and public facilities and services serving the development are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.***

Facts and Findings:

The applicant indicates that public facilities serving the site will meet City codes and standards that provide adequate fire protection and emergency vehicle access to each lot. The applicant's plans have been reviewed by the TVF&R Deputy Fire Marshal and the preliminary fire access turn around has been approved.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

- I. *Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

Facts and Findings:

The Conditions of Approval stated herein, provide requirements of the applicant to obtain Site Development and Building Permits from the City, to ensure that structures and public facilities will be designed and built in accordance to the applicable codes and standards.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

- J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

Facts and Findings:

The committee notes the proposed grading plan adequately mitigates potential adverse effects on neighboring properties and public rights-of-way. The applicant has provided plans showing a retaining wall along SW Scholls Ferry Road, which requires the vacation of a Washington County maintained slope easement. The easement will need to be released and the retaining wall must be approved by both City of Beaverton Site Development and Washington County Engineering staff before issuance of building permits. Washington County has provided conditions of approval, included herein. The City Site Development Division staff have recommended conditions of approval to ensure that any proposed grading will comply with City standards.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

- K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

Facts and Findings:

The applicant is required to meet all applicable accessibility standards of the International Building Code, the International Fire Code, and other standards as required by the American Disabilities Act (ADA). Conformance with the technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals.

Therefore, staff finds that by satisfying the conditions of approval, the proposal meets the criterion for approval.

- L. ***The proposal contains all required submittal materials as specified in Section 50.25.1 of the Development Code.***

Facts and Findings:

The applicant submitted the applications on April 11, 2018 and was deemed complete on June 29, 2018. In review of the materials during the application review, the Committee finds that all applicable application submittal requirements identified in Section 50.25.1 are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Urban Medium Density (R5) Zoning District

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.05.20 (Urban Standard Density R5)			
Use- Permitted	Detached Dwellings	Detached Dwellings	Yes
Development Code Section 20.05.15 (Urban Standard Density R5)			
Minimum Lot Area	5,000 sq. ft.	5,013-9,583 sq ft per lot	Yes
Minimum Corner Lot Dimensions			Yes
Width	none	n/a	
Depth	none	n/a	
Minimum Yard Setbacks			Yes
Front	15'	The applicant has provided building envelopes for each lot that meet the standard. Setbacks will be verified at the time of building permit.	
Side	5'		
Rear	20'		
Garage	20'		
Garage Door to Rear Minimum Between Buildings	24' 6'		
Maximum Building Height	40 feet	Building heights will be verified at the time of building permit.	Yes
Development Code Section 20.25.05 – Density Calculations			
Residential Density	Minimum Density: 11 lots Maximum Density: 14 lots	The applicant proposes 11 lots.	Yes

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	Design Review is not applicable to single-family dwellings.	N/A
Development Code Section 60.12			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	N/A
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	A Land Division-Preliminary Subdivision application has been applied for.	See LD Findings
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking Zone B	<u>Detached Dwellings</u> 1 space per unit= 11 spaces min No Maximum for Detached Dwellings	<u>Detached Dwellings</u> Each dwelling will have at minimum one parking space.	YES
Required Bicycle Park	No bicycle parking is required for detached dwellings.	No bicycle parking is required for detached dwellings	
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	YES
Development Code Section 60.60			
Trees & Vegetation	Regulations pertaining to the removal and preservation of trees.	43 Community Trees have been proposed for removal, and one tree is to be maintained. The applicant has stated they will provide tree protection fencing for said tree during development. There is no mitigation requirement for community tree removal.	See TP Findings
Development Code Section 60.65			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant states that all proposed power and telecommunications lines will be placed underground. To ensure the proposal meets requirements of this section, staff recommends a condition requiring the completion of undergrounding prior to issuance of occupancy permit(s).	YES w/ COA

**Analysis & Findings for Preliminary Subdivision Approval
Mountainside Estates 11 Lot Preliminary Subdivision
LD2018-0013**

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

Section 40.45.15.5.C Approval Criteria.

In order to approve a Preliminary Subdivision application, the decision making authority shall make findings based on evidence provided by the applicant demonstrating that all the following criteria are satisfied.

- 1. The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C have been met.***

Facts and Findings:

Section 40.45.15.5.A *Threshold: An application for a Preliminary Subdivision shall be required when the following threshold applies:*

“The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.”

The applicant proposes to divide two legal lots and one tract into eleven legal lots of record and one tract.

Therefore, staff finds the proposal meets the criterion for approval.

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.***

Facts and Findings:

The applicant submitted the required fee for a Preliminary Subdivision application.

Therefore, staff finds the proposal meets the criterion for approval.

- 3. The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

Facts and Findings:

The proposed preliminary subdivision does not conflict with any prior approvals.

Therefore, staff finds the proposal meets the criterion for approval.

- 4. Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots. Easements and rights-of-way shall either exist or be proposed to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.***

Facts and Findings:

Oversized lots are defined by the Beaverton Development Code as lots which are greater than twice the minimum lot size allowed by the subject zoning district. Approval of LD2018-0013 will bring the existing oversized lot into conformance with the R5 minimum lot size standards. None of the proposed lots are larger than 10,000 square feet.

Therefore, staff finds the proposal meets the criterion for approval.

- 5. If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

Facts and Findings:

The applicant is not requesting a phasing plan.

Therefore, staff finds the criterion for approval is not applicable.

- 6. Applications that apply the lot area averaging standards of Section 20.05.15.D. shall demonstrate that the resulting land division facilitates the following:***

Facts and Findings:

The applicant is not requesting lot averaging standards.

Therefore, staff finds the proposal meets the criterion is not applicable.

- 7. Applications that apply the lot area averaging standards of Section 20.05.15.D. shall not require further Adjustment or Variance approvals for the Land Division.***

Facts and Findings:

The applicant is not requesting lot averaging standards.

Therefore, staff finds the criterion for approval is not applicable.

8. The proposal does not create a lot which will have more than one (1) zoning designation.

Facts and Findings:

Approval of LD2018-0013 will result in all eleven lots created by the proposal retaining the Urban Standard Density (R5) zoning designation.

Therefore, staff finds the proposal meets the criterion for approval.

9. Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.

Facts and Findings:

The applicant has submitted this Preliminary Subdivision application and a Tree Plan Two application for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals. A Final Subdivision application will be required prior to recording of the final plat.

Therefore, staff finds the proposal meets the criterion for approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **LD2018-0013 (Mountainside Estates 11 Lot Preliminary Subdivision)** subject to the applicable conditions identified in Attachment D.

Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Grading Standards			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	The proposal is subject to the grading standards contained herein.	Yes
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	The applicant states that the road improvements are exempt from the grading standards in 60.15.10.3. as all permitted grading in public rights-of-way are exempt.	Yes
60.15.10.3.A 0-5 Feet From Property Line	Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property.	The applicant's plans demonstrate that the maximum grade differential for this increment does not exceed 2 feet.	Yes
60.15.10.3.B 5-10 Feet From Property Line	Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property.	The applicant states that the maximum grade differential for this increment does not exceed 4 feet.	Yes
60.15.10.3.C 10-15 Feet From Property Line	Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property.	The applicant's plans demonstrate that the maximum grade differential for this increment does not exceed 6 feet.	Yes
60.15.10.3.D 15-20 Feet From Property Line	Maximum eight (8) foot slope differential from the existing or finished slope of the abutting property.	The applicant's plans demonstrate that the maximum grade differential for this increment does not exceed 8 feet.	Yes
60.15.10.3.E 20-25 Feet From Property Line	Maximum ten (10) foot slope differential from the existing or finished slope of the abutting property.	The applicant's plans demonstrate that the maximum grade differential for this increment does not exceed 10 feet.	Yes
60.15.10.3.F Pre-development slope	Where a pre-development slope exceeds one or more of the standards in subsections 60.15.10.3.A-E, the slope after grading shall not exceed the pre-development slope	The applicant states that no existing slopes exceed the standards within this Section.	N/A
Significant Trees and Groves			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	No significant trees or groves existing on site.	N/A

**Analysis & Findings for Tree Plan Two Approval
Mountainside Estates 11 Lot Subdivision
TP2018-0003**

Section 40.90.05 Tree Plan Applications: Purpose

Healthy trees and urban forests provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs), and Community Trees thus helping to preserve and enhance the sustainability of the City's urban forest.

40.90.15.2.C Approval Criteria:

In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. The proposal satisfies the threshold requirements for a Tree Plan Two application.***

Facts and Findings:

Staff finds the proposal meets Tree Plan Two Threshold #1:

- 1. "Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period, except as allowed in 40.90.10.1."*

Staff has reviewed the information submitted in the arborist report and compared this to the applicant's written information and has assessed that the applicant is proposing to remove eighty six (86) community trees from the project site. Community Trees are healthy trees with diameters larger than 10-inches at breast height which are not fruit or nut trees. The applicant is also proposing to remove one tree immediately adjacent to the property, on a parcel owned by Beaverton School District. The school district has provided written approval for this tree to be removed during the development of the subject lot.

Therefore, staff finds that the proposal meets the criterion for approval.

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.***

Facts and Findings:

The City of Beaverton received the appropriate fee for a Tree Plan Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

- 3. If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.***

Facts and Findings:

The applicant states it is necessary to remove trees for the construction of the houses, driveways, sidewalks and planter strips. No trees are proposed for removal in order to meet ANSI standards.

Therefore, staff finds that this approval criterion is not applicable.

- 4. If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.***

Facts and Findings:

The applicant states that they have explored many options for development of the site and found that the proposed configuration is the most efficient for circulation and parking. The proposed removal of eighty six (82) community trees, is necessary for construction of the houses, driveways, sidewalks and planter strips. In this case, a reasonable alternative to removing the trees was not apparent due to development requirements set forth by the Development Code, including minimum lot sizes, parking minimums and construction of public street and sidewalk infrastructure.

Therefore, staff finds that the proposal meets the criterion for approval.

- 5. If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.***

Facts and Findings:

The removal of trees shown on the plan(s) is for the construction of the single-family residential development, including, but not limited to: single family home sites, driveways, sidewalk/planter strips and pedestrian walkways.

Therefore, staff finds that this approval criterion is not applicable.

- 6. If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.***

Facts and Findings:

The removal of trees shown on the plan(s) are for the construction of the single-family residential development, including, but not limited to: all associated parking and pedestrian walkways. No trees are proposed for removal in order to accomplish public purposes.

Therefore, staff finds that this approval criterion is not applicable.

- 7. *If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees to eliminate conflicts with structures or vehicles.***

Facts and Findings:

In response to criteria 7, staff finds that the proposed site does not have an SNRA area containing wetland, creek, and riparian habitat. The removal of trees shown on the plan is for the construction of the buildings and associated parking and public infrastructure. No trees are proposed for removal in order to enhance health or to eliminate conflicts with structures or vehicles.

Therefore, staff finds that this approval criterion is not applicable.

- 8. *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination.***

Facts and Findings:

In response to criteria 8, staff finds that the proposed site does not have an SNRA area containing wetland, creek, and riparian habitat. The removal of trees shown on the plan is for the construction of the buildings and associated parking and public infrastructure. No trees are proposed for removal in order to enhance health or to eliminate conflicts with structures or vehicles.

Therefore, staff finds that this approval criterion is not applicable.

- 9. *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of wind throw.***

Facts and Findings:

In response to criteria 9, staff finds that the proposed site does not have an SNRA area containing wetland, creek, and riparian habitat. The removal of trees shown on the plan is for the construction of the buildings and associated parking and public infrastructure. No trees are proposed for removal in order to enhance health or to eliminate conflicts with structures or vehicles.

Therefore, staff finds that this approval criterion is not applicable.

10. The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.

Facts and Findings:

Staff cites the Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable to the aforementioned criterion. As demonstrated on the chart, the proposal complies, or can be made to comply through conditions, with all applicable provisions of Chapter 60.60 and 60.67.

The site does not have an SNRA area containing wetland, creek, and riparian habitat. The removal of trees shown on the plan is for the construction of the buildings and associated parking.

Community Trees are those trees not identified as Significant, Historic, Landscape, or Mitigation Trees, trees within a Grove or a Significant Natural Resource Area, or trees that bear edible fruit or nuts grown for human consumption. Community Trees that are to be retained, are required to be protected during development by utilizing fencing, limiting disturbance to the root zones, and not undertaking specific development activities within the protected root areas, consistent with BDC Section 60.60.20, Tree Protection Standards during Development.

As stated in the findings for Tree Plan Criteria 1-9, the applicant requests tree removal so that physical development may be accommodated. Accordingly, Section 60.60 standards regarding protection of these trees are not applicable.

The applicant has proposed tree protection fencing along the southwestern boundary to ensure protection of an off-site tree, identified as tree #10139 in the arborist's report, consistent with tree protection standards.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.

11. Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

Facts and Findings:

Staff cites the findings for the Facilities Review *Criterion J* in response to this criterion.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion.

12. *The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.*

Facts and Findings:

In the review of the materials during the application review, the Committee found all applicable application submittal requirements, identified in Section 50.25.1 were contained within this proposal

Therefore, staff finds that the proposal meets the criterion for approval.

13. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

Facts and Findings:

The applicant has submitted this Tree Plan Two application and the associated Preliminary Subdivision application for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant for this stage of City approvals.

Therefore, staff finds the proposal meets the criterion for approval.

RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **TP2018-0003 – Mountainside Estates Tree Removal** subject to the applicable conditions identified in Attachment D.

Trees and Vegetation & Significant Natural Resources Standards Code Conformance Analysis

CODE SECTION	CODE REQUIREMENT	PROJECT PROPOSAL	MEET STANDARD
60.60.15 Pruning, Removal, and Preservation Standards			
60.60.15.1A-B	Pruning Standards	The applicant does not propose pruning.	N/A
60.60.15.2.A	Removal of Protected Trees must be in accordance with this section.	There are no Protected Trees located on the subject site.	N/A
60.60.15.2.B-C	Standards for SNRA & Significant Groves	Mitigation for Community Trees is not required. No SNRA's or Significant Groves are identified on site.	N/A
60.60.20 Tree Protection Standards During Development			
60.60.20.1	Trees shall be protected during construction by a 4' orange plastic fence and activity within the protected root zone shall be limited. Other protections measures may be used with City approval.	The applicant states that tree protection fencing will be installed along the Southwestern boundary to protect a tree on neighboring property. No trees are slated for retention on site, therefore additional tree protection fencing is not required.	YES with COA
60.60.25 Mitigation Requirements			
60.60.25	Mitigation Standards: Mitigation is not required for Community Trees.	Mitigation is not required. Applicant will provide street tree funds as required by the City Arborist.	N/A
60.67 Significant Natural Resources			
60.67.05 60.67.10	Development activities in locations of possible significant natural resources...	No significant natural resources exist on site.	N/A

CONDITIONS OF APPROVAL
Mountainside Estates 11 lot Preliminary Subdivision
LD2018-0013 / TP2018-0003

LD 2018-0013 Preliminary Subdivision

A. General Conditions:

1. Final decision shall expire automatically two (2) years from the effective date of this decision per Expiration of a Decision (BDC Section 50.90) unless the approval is enacted either through construction or establishment of use or an Extension of a Decision (BDC Section 50.93) is filed on or before the two (2) year time period. (Planning/BA)

B. Prior to site development permit issuance, the applicant shall:

4. 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)
5. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (April 2017, Resolution and Ordinance 2017-05), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)
6. 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)
7. Have the ownership of the subject property guarantee all public improvements, site grading, retaining walls, emergency turn-arounds, 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)
8. 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)
9. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the SW Scholls Ferry Road right of way. (Site Development Div./JJD)

10. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
11. Have obtained approvals needed from the Clean Water Services District for storm system connections as a part of the City's plan review process. (Site Development Div./JJD)
12. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City if the total disturbance area is 1 acre or greater. The applicant shall use the plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
13. Provide a detailed drainage analysis of the subject site and all tributary areas and prepare a report prepared by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. (Site Development Div./JJD)
14. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. Sheet flow of surface water from one lot's paved area to another lot's paved area shall not be considered a direct plumbing service. (Site Development Div./JJD)
15. Submit a revised grading plan showing that each lot has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the public storm water system and show a safe overflow route. A minimum finish floor elevation shall be established for the future homes based on service provision needs and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2) two feet higher than the rim/overflow of any storm water facility; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. This land-use approval shall provide for minor grade changes less than four vertical feet variance to comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
16. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas prepared by the applicant's engineer, architect, or surveyor. Any home demolition and pre-existing impervious surface on this site is credited at one equivalent surface unit (2640 square feet). The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. (Site Development Div./JJD)
17. Pay a storm water system development charges (\$1 per square foot of new impervious surface for quality, and the normal ESU rates for quantity, and overall system conveyance) for all, net, new impervious surfaces created with the site

development construction. (Site Development Div./JJD) (Site Development Div./JJD)

18. Provide plans for LED street lights (Option C 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)
19. Provide plans showing a commercial driveway apron (Portland cement concrete) at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
20. Provide plans that provide storm drainage laterals for Lots 5 to 11 in a fashion that does not require long, parallel storm sewers to the existing public storm main within Scholls Ferry Road to the extent practical. (Operations)
21. Submit to Washington County Operations Division (503.846.7623):
 - 21a. Completed "Right-of-Way Permit" application form for closure of existing driveway(s) and other work proposed within the right-of-way of SW Scholls Ferry Road.
 - 21b. Submit to Washington County Engineering & Construction Services (Anthony Davies, P.E. – 503.846.7911) the wall design, including structural calculations, for review and approval.
 - 21c. Submit a request to Washington County Survey Division (John Kidd – 503.846.7932) for vacation of the public slope easement identified in document 2013-063971.
22. The following shall be represented on the plat and recorded with Washington County Survey:
 - 22a. Provision of a non-access reservation along the subject site's frontage of SW Scholls Ferry Road.
23. Any modification or reconstruction of the existing sidewalk, curb, and gutter (including pavement) along Scholls Ferry Blvd. must be constructed to County road standards. Plans are to be provided to Washington County for review. (Washington County/NV)
24. Provide a plan showing all existing driveways to SW Scholls Ferry Road to be removed consistent with County standards. To implement the County's access standards for parcels with frontage on an Arterial street, the applicant will be required to record a motor vehicle access restriction along the entire SW Scholls Ferry Road frontage as part of the plat recordation. (Washington County/NV)
25. Have approval from the Washington County Board of Commissioners to vacate the slope easement. County staff is supportive of the vacation on the condition that the wall design is approved by County Engineering staff. (Washington County/NV)
26. The applicant shall provide plans that show street illumination with "Option C" on SW Curlew Lane per City standards. (Transportation/JK)

27. The applicant shall have received approval for an Engineering Design Manual modification to deviate from Standard Drawing 120 for the proposed interim turn around or redesigned the turnaround to comply with Engineering Design Manual Standards. The deviation from standard is the placement of the turnaround in an area other than the end of the road. (Transportation/JK)
28. Have decommissioned the private well and septic system that is located on site. (Building/TB)
29. Have demolished the existing structures on the subject site. A demolition permit is required 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/TB)

C. Prior to approval of the final plat, the applicant shall:

30. Provide a street name plan 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 / BA)
31. Provide a written maintenance agreement or Homeowner Association Conditions, Covenants and Restrictions (CC&Rs) document for review by the City Attorney, in regard to the ongoing maintenance of the common areas. The agreement shall be recorded. (Planning / BA)
32. 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 2 years after preliminary plat approval, unless a time extension is approved. (Planning / BA)
33. 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 / BA)
34. Demonstrate that all lots meet ordinance standards for lot size, dimension and frontage, as approved. A copy of the final plat providing all dimensions and the square footage of each lot shall be submitted. (Planning / BA)
35. 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 / BA)

36. 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 / BA)
37. Identify all improvements within tracts and public rights-of-way and specify the maintenance responsibilities of those improvements. (Planning / BA)
38. 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)
39. 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. 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)
40. The applicant shall pay the street tree fee of \$3,000 (15 trees x \$200 per tree). (Planning/BA)
41. Provide proof of annexation to Tualatin Hills Park and Recreation District (THPRD). (Planning/BA)

D. Prior to building permit issuance for homes, the applicant shall:

42. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
43. Have recorded the final plat with the County Surveyor and submitted a copy to the City. (Site Development Div./JJD)
44. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)
45. Submit plans that reflect the minimum finish floor elevations determined and shown on the approved site development plans based on service provision needs and whichever of the following three is highest in elevation: 1) at least two feet higher than the rim elevation of the downstream public sanitary sewer manhole; 2) two feet higher than the emergency overflow from the storm water system; and 3) as necessary to provide adequate fall per engineering and plumbing code standards to the furthest service point. (Site Development Div./JJD)
46. Pay a storm water system development charges (\$2,640 per each new home for quality, and the normal ESU rates for quantity, and overall system conveyance). (Site Development Div./JJD)

47. 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)

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

48. 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)
49. 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)

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

50. 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)
51. 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)

TP2018-0003 Tree Plan Two

1. In accordance with Section 50.90.1 of the Development Code, a Tree Plan Two approval shall expire after two years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B. (Planning Division/BA)
2. All activity shall be carried out in accordance with the site plan on file at City Hall, as approved by the Director. (Planning Division/BA)
3. Prior to any on-site excavation or concrete installation, a 48-hour minimum notice to the One Call Utility Locating Center (Ph. (503) 246-6699) shall be given. The applicant shall resolve any utility conflicts prior to work commencing as proposed. (Site Development Division/JJD)
4. Erosion control best management practices shall be installed and maintained during all soil disturbing activity and periods of exposed ground. Erosion control fencing shall be installed outside of the tree protection fencing. (Site Development /JJD)
5. No trenching is to occur within tree protection fencing. (Planning/BA)