

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF)	ORDER NO. 2459
A TREE PLAN 2 APPLICATION FOR A 125 LOT)	TP2015-0013 ORDER APPROVING
SINGLE-FAMILY SUBDIVISION (RUSSELL)	RUSSELL PROPERTY TREE PLAN 2, SUBJECT TO
PROPERTY SUBDIVISION). WEST HILLS LAND)	CONDITIONS
DEVELOPMENT COMPANY LLC, APPLICANT	

The matter came before the Planning Commission on February 3, 2016, on a request for approval of a Tree Plan 2 application associated with the Russell Property Subdivision proposal for 125 single-family lots, designed to meet the development standards of the Urban Standard Density (R-5) zone. Properties that comprise Russell Property Subdivision are generally found north of SW Scholls Ferry Road, west of SW 155th Terrace and south of SW Snowy Owl Lane. The subject properties are also identified as Tax Lots 8900, 9000 and 9100 on Washington County's Tax Assessors Map 1S1-32CD and Tax Lot 11900 on Map 1S1-32CC.

Pursuant to Ordinance 2050 (Development Code, effective through Ordinance 4662), and under Sections 50.15.2 (concurrent review of multiple applications), 50.45 (Type 3 processing) and 50.55 (conduct of hearing), the Planning Commission conducted a public hearing on February 3, 2016 and considered testimony and exhibits on the subject proposal. The Planning

Commission also considered the applicant's oral testimony and written response to applicable approval criteria and the plans and materials that were subject to consideration. In response to applicable approval criteria contained in Section 40.90.15.5.C (Tree Plan 2) of the Development Code, the Commission adopts the findings in the staff report. The Commission relies upon the documents, plans and materials received as background information and supportive evidence.

Therefore, **IT IS HEREBY ORDERED** that **TP2015-00013** 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 January 27, 2016, and subject to conditions of approval as identified in the associated Order approving the Preliminary Subdivision, case file LD2015-0021.

The Order is approved by the following vote:

AYES: Doukas, Winter, Sajadpour and Overhage
NAYS: Kroger, Wilson
ABSTAIN: None
ABSENT: Nye

Dated this 3 day of February, 2016.

Appeal of this Planning Commission decision, as articulated in Land Use Order No. 2459 must be filed on an appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on February 22 2016.

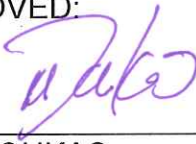
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



SCOTT WHYTE, AICP
Senior Planner

APPROVED:



MIMI DOUKAS
Chair



SANDRA FREUND, AICP
Planning Manager

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

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12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF) ORDER NO. 2458
A PRELIMINARY SUBDIVISION APPLICATION FOR A) LD2015-0021 ORDER APPROVING
125 LOT SINGLE-FAMILY SUBDIVISION (RUSSELL) RUSSELL PROPERTY SUBDIVISION, SUBJECT TO
PROPERTY SUBDIVISION). WEST HILLS LAND) CONDITIONS
DEVELOPMENT COMPANY LLC, APPLICANT.

The matter came before the Planning Commission on February 3, 2016, on a request for approval of a Preliminary Subdivision application for 125 single-family lots, designed to meet the development standards of the Urban Standard Density (R-5) zone. Properties that comprise Russell Property Subdivision are generally found north of SW Scholls Ferry Road, west of SW 155th Terrace and south of SW Snowy Owl Lane. The subject properties are also identified as Tax Lots 8900, 9000 and 9100 on Washington County's Tax Assessors Map 1S1-32CD and Tax Lot 11900 on Map 1S1-32CC.

Pursuant to Ordinance 2050 (Development Code, effective through Ordinance 4662), and under Sections 50.15.2 (concurrent review of multiple applications), 50.45 (Type 3 processing) and 50.55 (conduct of hearing), the Planning Commission conducted a public hearing on February 3, 2016 and considered testimony and exhibits on the subject proposal. Findings herein supplement the findings as contained in the staff report prepared for the Russell

Property Subdivision, dated January 27, 2016, in addition to the applicant's written response to applicable approval criteria and the plans and materials that were subject to consideration. The Commission further adopts and incorporates these documents, plans and materials as supportive findings in response to applicable approval criteria contained in Sections 40.03 (Facilities Review) and 40.45.15.5.C (Preliminary Subdivision) of the Development Code. To this Order, the Commission adds the following findings in support of the Facilities Review approval criteria:

Modification of Condition No. 47 related to removal of existing gravel in the Deercrest Lane easement. The Commission observes a private driveway now serving the Russell properties (SW Deercrest Lane) that will become obsolete after construction of the subdivision. The Commission also observes SW Deercrest Lane to cross, via easement, the rear yards of twenty-three private properties located in the abutting Murray Ridge subdivision. The Commission recognizes the written testimony dated February 2, 2016, received from the applicant's representative, Michael Robinson of Perkin Coie. In his testimony, Mr. Robinson claims that the city cannot impose a condition on the applicant that the applicant may lack the legal means to meet. Mr. Robinson specifically refers to proposed Condition No. 47 of Staff Report dated January 27, 2016, requiring removal of all existing paving and gravel associated with the Deercrest Lane access and to apply grade transitions as necessary. The City Attorney, after reviewing the language of the access easement, has confirmed that the terms of the easement do not give the applicant the right to remove gravel and paving on the area of the easement (the easement grants access and provides it will expire

automatically when the subject property is developed at urban densities), and therefore the city cannot require removal of gravel and paving beyond the Russell properties. The City Attorney, with the agreement of the applicant, recommends an alternative Condition No. 47, to read:

Quit claim the existing access easement where located along the rear of Lots 61 through 83 of the Murray Ridge subdivision. Make best efforts, coordinated with city staff, to work with the owners of Lots 61 through 83 to remove all existing paving and gravel associated with this access and apply grade transitions as necessary to the satisfaction of the City Site Development Engineer, prior to signing the Final Plat. If fencing is constructed along the north (rear) boundary of Lots 61 through 83, the plan shall be a good-neighbor style design (same appearance on both sides). The fence design is to be further described in the CC&Rs recorded with the Final Plat. (Site Development Div./JDD & Planning Division/SW)

The Commission finds in support of the alternative condition. Findings as stated in the Staff Report in response to Criterion J of Facilities Review approval criteria are hereby revised to acknowledge why Condition No. 47 must be modified and the modification of Condition No. 47 in response. The Commission also finds in support of a new condition, also recommended by the City Attorney that addresses the City Site Development Engineer's concerns about grading and drainage from Deercrest Lane. The new condition (No. 55) is to read:

Prior to issuance of building permits for Lots 105 through 121, complete grading and utility plans satisfactory to the City Site Development Engineer that resolve concerns about grading and drainage from former Deer Crest Lane.

The Commission also acknowledges the written testimony received as of January 20, 2016, identified as Exhibit 6 of the Staff Report. The Commission also acknowledges additional oral and written testimony received on February 3, 2016, from Eric Squires of 17172 SW Rider Lane, Tim Slingsby of 15845 SW

Snowy Owl Lane, and Doug Braun of 11910 SW Pelican Way. In part, testimony received on February 3, 2016 raised concerns about traffic movement and congestion. In response to these concerns, the Commission observes the findings as stated in Staff Report dated January 27, 2016, confirming all proposed streets to be designed in accordance with the City of Beaverton's Engineering Design Manual, which includes sidewalks provided on both sides of all streets internal to the subdivision. The Commission also observes the applicant's subdivision plan to include a half-street improvement along the western side of SW 155th Terrace that will include a sidewalk and wider travel lane. The Commission further acknowledges the applicant's street connectivity proposal, which will continue certain streets as presently stubbed, thereby providing access alternatives.

In conclusion to the above, the Commission therefore finds the applicant's proposal to have satisfied all applicable approval criteria as contained in Sections 40.03 and 40.45.15.5.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2015-0021** 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 January 27, 2016, and this land use Order, and subject to conditions of approval as follows:

- A. Prior to issuance of the site development permit, the applicant shall:**
1. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
 2. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code

9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)

3. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
5. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
6. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
7. Submit a copy of issued permits or other approvals needed from the city for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
8. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the Scholls Ferry Road right of way. (Site Development Div./JJD)
9. 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)
10. 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. For application information and to access the required plan format, see:

<http://www.deq.state.or.us/wq/stormwater/constappl.htm>)

<http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx> (Site Development Div./JJD)

11. Provide final construction plans and a final drainage report for each phase, 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. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100 year inundation level shall be identified. (Site Development Div./JJD)
12. Submit a design for the retaining walls surrounding, adjacent, and within storm water management tracts designed by a civil engineer or structural engineer for the expected hydrological conditions. These retaining walls shall be watertight for all areas of earthen fill or where deemed necessary by the City Engineer. Additionally, these walls shall be designed as poured-in-place, reinforced, 4000 PSI, portland cement concrete with cobblestone face texturing, or a City Engineer approved equivalent, and with minimum 18-inch wide, 4-inch thick, cap on the top of the stem of each wall. (Site Development Div./JJD)
13. Provide construction 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 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. Any extra-capacity water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. (Site Development Div./JJD)

15. Submit a final geotechnical and geo-environmental report with the site development permit application for review and approval by the City Engineer. The report shall include an assessment of the soil and any ground/surface water issues, slope stability, and recommended construction methods. It shall be prepared by a professional engineer or registered geologist to the specifications of the City Engineer. (Site Development Div./JJD)
16. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div./JJD)
17. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development Div./JJD) (Site Development Div./JJD)
18. Provide plans for street lights (Option C unless otherwise approved by the City Operations and Maintenance 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 site boundaries 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 evidence that new driveway intersections meet City requirements for intersection sight distance. No obstructions shall be placed within the driveway intersection sight vision triangle except as provided by City Ordinance, including but not limited to parking. New driveway intersections shall meet sight distance criteria in the City of Beaverton's Engineering Design Manual for the design speed of the roadway. (Transportation/KR)
20. Submit plans that show the construction of half street improvements to City NR1 Neighborhood Route Standards along the western frontage of SW 155th Terrace from SW Scholls Ferry Road to a point where presently improved by Murray Ridge subdivision and specifically to the cross-sectional dimensions and improvements identified for F-F and G-G on Sheet P2.1 of the plan set. (Transportation/KR)

21. Submit plans that show that show the pedestrian access improvement between Lots 6 and 7 constructed to Engineering Design Manual Standards as approved by the City Engineer. (Transportation/KR)
22. Submit plans that show the existing above-ground utility box (intersection of SW155th Terrace / SW Scholls Ferry Road) relocated either north of the existing fence or to the opposite side of SW 155th Terrace and north in order to increase the visibility of on-coming vehicles along SW Scholls Ferry Road. (Planning / SW)
23. Obtain a Washington County's Right-of-Way Permit for all work in the right-of-way of SW Scholls Ferry Road (Operations Division 503 846-7623). All work shall be designed and constructed to County standard. A copy of this permit is to be provided to the city (Washington Co. / NV – Planning / SW).
24. Obtain a demolition permit from the City Building Division 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 / BR)
25. Ensure fire access roads are within 150 feet of all portions of the exterior wall of the first story of the building as measured by an approved route around the exterior of the building or facility. An approved turnaround is required if the remaining distance to an approved intersecting roadway, as measured along the fire apparatus access road, is greater than 150 feet. (OFC 503.1.1) The length of the hammer head at the east end of SW Redbird Street must be at least 70 feet in length on each side of the centerline. (TVF&R/ JF)

26. Submit a landscape plan intended for common area Tract A and the water quality / detention facilities (Tract B) as part of the Site Development Permit set, consistent with landscape plan identified on Sheet L1.4, except as modified by the City Site Development Engineer. (Planning Division/SW)
27. Resolve design and/or conflicts with refuse disposal/recycling hauler that would preclude adequate service of refuse and recycling containers for all units of the subdivision. (Planning Division/SW)
28. Ensure the approved Site Development for permit describes the placement of a vinyl-coated chain-link fence along the rear property lines of Lots 1 through 4 and Lots 122 through 125 (in addition to that portion of Tract A that surrounds the pond). The fence is to be at least four feet high and shall be dark green in color. Fence post and stringers are to be painted a matching color. (Planning Division/SW)
29. Ensure that all associated applications, including Tree Plan 2, are approved and are consistent with the submitted plans. (Planning Division/SW)
30. Ensure the Site Development Plan describes "No Parking" signs posted at each end of the hammerhead turn-around that provides access for Lots 122 through 125. (Planning Division/SW)
31. Ensure the Site Development Plan identifies the location of protective temporary fencing for trees consistent with the standards described in Section 60.60.20 of the City Development Code. Protective fencing is to be in place prior to removing trees subject to Tree Plan 2 approval or Commercial Timber Harvest approval under case file TP2015-0014. The fencing plan (section detail and location) is to be shown as part of plans approved for Site Development. (Planning Division/SW)
32. Install all fencing and barricades around all trees designated to remain in the immediate area of construction, consistent with the tree protection provisions of Section 60.60.20 of the Development Code, unless modified in agreement with the City Arborist. Additional protective fencing is to be placed 20-feet from south property (in rear yards of Lots 23, 24 and 25 as shown to the applicant's exhibit). No grading or fill is to be introduced in the tree protection areas, this includes activities specifically identified in the arborist report prepared by Multnomah Tree Experts, Ltd (page 2, items 1 through 6). Field verification by the City Arborist is required prior to grading, and fence location adjustments are to be made as determined necessary. Prior to Site Development Permit issuance, the applicant's tree plan shall be revised to show certain trees removed along the south property, specifically Tree Numbers 251 through 255 but protective fencing is to be in place along the property boundary at this location (next to Sterling Park tract). A fence placement plan and section detail is to be included with the Site Development plan set. (Planning/SW)

B. Prior to final plat approval, the applicant / developer shall:

33. 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)
34. 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 (facility shown as Tract B). 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)
35. Demonstrate all lots meet ordinance standards for lot size, dimension and frontage. The final plat shall be fully dimensioned and indicate the square footage of each lot and the location of access restriction strips as approved by the City. (Planning Division/SW)
36. Provide written assurance to the Planning Division that each and every lot is buildable without variance under City Ordinances effective as of the date of preliminary plat approval. Tracts and other parcels not proposed for development shall also be listed with a statement of their purpose. (Planning Division/SW)
37. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Division/SW)
38. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the subdivision will be constructed in accordance with City requirements. (Planning Division/SW)
39. Submit a Final Subdivision Plat. In accordance with Section 50.90 of the Development Code, submittal of a complete final plat application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning Division/SW)
40. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. Improvements to be maintained by the Owner's Association shall be clearly specified within the CC&R's. (Planning Division/SW)

41. Show Tract A to be owned by the Home Owners Association and have a maintenance vehicle easement and utility easement to benefit the City of Beaverton over its entirety. (Planning Division/SW)
42. Provide a draft copy of the Covenants, Conditions and Restrictions (CC&Rs) to be recorded with the Final Plat and for review and approval by the City Attorney and Planning Director prior to Final Plat approval. The Homeowners Association shall be future homeowners' primary recourse for maintaining open space landscape (Tract A) pedestrian access and the private hammerhead vehicle access for Lots 122 through 125. The formation of the Homeowners Association shall be described in articles of incorporation and bylaws in the Covenants, Conditions and Restrictions to be recorded with the final plat. Language contained in the Covenants, Conditions and Restrictions shall describe the responsibilities of the Homeowners Association for maintaining the common areas and private driveways, and enforcing "No Parking" where shown. The CC&R document shall also describe the existing water quality / detention pond (Tract B) and how the properties abutting this facility have no access rights. The approved CC&R document will also contain a provision describing the permanent chain-link fence to be placed along the rear property lines of Lots 1 through 4 and Lots 122 through 125, and how this fence is to remain in place to delineate property boundaries and to deter intrusion into water quality facility. The CC&R document should also declare that this fence is subject to periodical maintenance and repair as necessary by the HOA. The CC&R document is also to describe maintenance vehicle access to benefit the City of Beaverton via the hammerhead turn-around and describe a pedestrian and bicycle access between Lots 6 and 7, available to the public. (Planning Division/SW)
43. The CC&Rs shall also require special accommodations be provided with building permit applications for Lots 1 through 13, 30 through 45, and 78 through 84. Engineered foundation walls shall be constructed for each of the homes on the above listed lots and that independent retaining walls, not constructed with the overall subdivision grading, which are greater than 2 feet tall, or produce/hold surcharge loading, shall be prohibited on all lots within this subdivision. The CC&Rs shall also contain a provision identifying limitations to grading individual lots. Reference is to be provided to maximum grade differential standards identified in Chapter 60, Section 60.15.10.3 of the Beaverton Development Code and that homeowner grade changes (lot by lot) are to be consistent with these standards. (Site Development Div. / JJD – Planning Division / SW)
44. Install the vinyl-coated chain-link fence to a minimum height of four feet, and maximum of six feet along the perimeter of the water quality detention pond (Tract B, the rear property lines of Lots 1 through 4 and Lots 122). Fencing shall be dark green in color. Fence posts and stringers shall be painted a matching color. (Planning Division/SW)

45. Provide a street name shown on the site development plans identical with those on the Final Plat, and street name signs shall not be installed prior to final plat approval. (Planning Division/SW)
46. Pay the street tree planting fee consistent with provisions as described in Section 60.15.15.6.A of the Development Code. The current fee amount is \$200 per tree, based on the standard of one tree per 30 lineal feet of street frontage (total amount estimated at \$55,000). The city shall be responsible for tree purchase and planting and maintenance for one year (Planning Division/SW)
47. Quit claim the existing access easement where located along the rear of Lots 61 through 83 of the Murray Ridge subdivision. Make best efforts, coordinated with city staff, to work with the owners of Lots 61 through 83 to remove all existing paving and gravel associated with this access and apply grade transitions as necessary to the satisfaction of the City Site Development Engineer, prior to signing the Final Plat. If fencing is constructed along the north (rear) boundary of Lots 61 through 83, the plan shall be a good-neighbor style design (same appearance on both sides). The fence design is to be further described in the CC&Rs recorded with the Final Plat. (Site Development Div./ JDD & Planning Division/SW)
48. Dedicate additional right-of-way to provide 51-feet from centerline of SW Scholls Ferry Road, including adequate corner radius as the intersection with SW 155th Terrace. (Washington Co. / NV)
49. Provide a non-access reservation along the frontage of SW Scholls Ferry Road (Tax Lot 9100) (Washington Co. / NV)

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

50. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
51. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)
52. 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)
53. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed. (Site Development Div./JJD)
54. Provide proof of recording the necessary documents associated with the lot line adjustments with Washington County Records, including

any necessary easement quit claim deeds and a filed survey consistent with the approved site plan. (Site Development Div./JJD)

55. Prior to issuance of building permits for Lots 105 through 121, complete grading and utility plans satisfactory to the City Site Development Engineer that resolve concerns about grading and drainage from former Deer Crest Lane. (City Attorney / PL)

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

56. 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)
57. Ensure planting of the approved landscape plan in Tract A and C abutting the water quality / detention pond (Tract B), consistent with the landscape plan as part of the approved Site Development Permit. (Planning Div / SW)
58. 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)
59. 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 Div./JJD)

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

60. 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)
61. 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)

Technical Advisory Notes (not conditions):

1. Applicant is advised of construction hour/day limitations (7:00 a.m. to 6:00 p.m., Monday through Friday). Extended hours / weekend or holiday is subject to City approval (via work request through Site Development / Public Works Department).
2. Construction vehicle access via SW Blackbird Drive from SW Scholls Ferry Road, and through local residential streets (SW Eider Avenue, SW Finch Street, SW Turnstone and SW Redbird Street) is discouraged.

The Order is approved by the following vote:

AYES: Doukas, Wilson, Winter, Sajadpour and Overhage.
NAYS: Kroger
ABSTAIN:
ABSENT: Nye

Dated this 3 day of February, 2016.

Appeal of Planning Commission decision, as articulated in Land Use Order No. 2458, must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on February 22 2016.

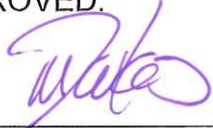
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



SCOTT WHYTE, AICP
Senior Planner

APPROVED:



MIMI DOUKAS
Chair



SANDRA FREUND, AICP
Planning Manager