

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2752
OF A DESIGN REVIEW THREE FOR THE RIDGE) DR2019-0185 ORDER APPROVING
MULTIFAMILY, WEST HILLS LAND) THE RIDGE MULTIFAMILY.
DEVELOPMENT, APPLICANT.)

The matter came before the Planning Commission on March 11, 2020, on a request to approve DR2019-0185 for the construction of a new 119 unit multifamily apartment development. The proposed development is Phase 2 of The Ridge PUD. The proposal includes two new residential buildings, street, parking, trail, landscaping, and associated site improvements. The subject site is located north of SW Scholls Ferry Road, generally west of Strobel Road. The proposed development is specifically located on Map: 2S106B Tax Lot: 1100.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated March 4, 2020, the Supplemental Memorandum dated March 11, 2020 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2019-0185** 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 March 4, 2020, Supplemental Memorandum dated March 11, 2020, and subject to the conditions of approval as follows:

A. General Conditions:

1. All conditions of approval from The Ridge PUD (CPA201-0002 / ZMA2017-0002 / CU2017-0003 / DR2017-0010 / LD2017-0002 / TP2017-0005) related to Phase 2 remain effective in their current form, unless altered through a Modification of a Decision application. (Planning / JF)

B. Prior to Issuance of Site Development Permits, the applicant shall:

2. Show that off-site necessary critical public infrastructure required to serve this development is in place. (Site Development Div. / NP)
3. 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. / NP)
4. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, current standards in place per the City Engineering Design Manual and Standard Drawings, Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current standards in place per the Clean Water Services District, Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div. / NP)
5. 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 utilizing the process set out in the Beaverton Development Code, and the City Engineering Design Manual; 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. / NP)
6. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management facilities, Clean Water Services SPL (Service Provider Letter) required plantings, private streets, and

common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div. / NP)

7. Submit any required easements under the City of Beaverton's authority, 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. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards. (Site Development Div. / NP)
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 areas within County permitting authority. (Site Development Div. / NP)
9. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers for work within or affecting a jurisdictional wetland. (Site Development Div. / NP)
10. Have obtained the Tualatin Valley Fire and Rescue (TVFR) District Fire Marshal's approval of the site development plans per issued SPL. (Site Development Div. / NP)
11. Provide a public utility plan for water and sanitary sewer provision as documented in the South Cooper Mountain utility masterplans. Any extra-capacity water and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. (Site Development Div. / NP)
12. 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. / NP)
13. Submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div. / NP)
14. Provide final drainage report demonstrating compliance with City surface water management requirements per City 2019 Engineering Design Manual, Resolution 4542, Section 530; and with CWS Resolution and Order 2019-22 for quantity control for conveyance capacity, hydromodification and quality treatment. Fee-in-lieu can be requested if development meets criteria set forth

in City EDM Sections 190, table 530.1, and 530.1.A.4 and CWS DCS Section 4.03.7.a and 4.04.2.a. In addition, the final drainage report shall also demonstrate that the entire development proposal shall meet the SLOPES V requirement for stormwater management as documented in the South Cooper Mountain masterplan. (Site Development Div. / NP)

15. Provide final grading plans with a detailed drainage analysis of the subject site by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100-year inundation level shall be identified. (Site Development Div. / NP)
16. 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. (Site Development Div. / NP)
17. Provide final grading plans showing that each lot or adjacent residential property has a minimum building pad elevation that is at least one foot higher than the maximum possible high-water elevation (emergency overflow) of the storm water management facilities. The minimum finished floor elevation (FFE) should be at least three feet higher than this elevation. This land-use approval shall provide for minor grade changes, less than 50 cubic yards in volume or less than an area of 500 square feet and as determined by the City Engineer and City Planning Director, (Site Development Div. / NP)
18. Submit a design for the retaining walls surrounding, adjacent, and within storm water management facilities designed by a civil engineer or structural engineer for the expected hydrological conditions. If City owned and maintained walls, the retaining walls shall be poured-in-place, reinforced, 4000 PSI, portland cement concrete with minimum 18-inch wide, 4-inch thick, cap on the top of the stem of each wall and with face texturing as approved by the City Engineer. Walls shall be watertight for all areas of earthen fill or where deemed necessary by the City Engineer (Site Development Div. / NP)
19. Provide construction plans that show maintenance vehicle access for the proposed storm water management facilities and storm structures. A direct walking route to the structures in the pond area shall be shown on plans at no steeper than 4 (horizontal) to 1 (vertical) slope. (Site Development Div. / NP)

20. Submit a geotechnical and geo-environmental report with the site development permit application for review and approval by the City Engineer. The report shall include an assessment of the soil and any ground/surface water issues, slope stability, and recommended construction methods. It shall be prepared by a professional engineer or registered geologist to the specifications of the City Engineer. (Site Development Div. / NP)
21. 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. / NP)
22. 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. / NP)
23. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director); and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div. / NP)
24. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div. / NP)
25. Provide evidence that all critical and essential facilities and improvements to be completed as part of Phase 1 of The Ridge PUD are substantially complete to the extent that connections to these critical and essential facilities are available. (Site Development Div. / NP)
26. Submit ODOT standard detail DET1720 showing level of design detail for every sidewalk ramp proposed with this development. Maximum designed ramp slope shall be 7.5%, maximum designed cross slope, flat landing or turning space shall be 1.5%. Two directional ADA ramps shall be provided at all corners of all intersections, regardless of curb type. See ODOT standard

drawings RD754, RD155, RD756, RD757, RD758 and RD759 for ramp details.
(Site Development Div. / NP)

27. Submit proposed private plumbing plans to the City Building Division for review. Drainage within covered areas shall be piped as approved by the City Building Official. (Site Development Div. / NP)
28. Submit a design for all structural retaining walls designed by a civil engineer or structural engineer for the expected soil and ground water conditions. (Site Development Div. / NP)
29. Any other Site Development Division permit requests must be approved per applicable EDM permit requirements. (Site Development Div. / NP)
30. Provide plans showing compliance with THPRD's community trail standards for the north-south trail along the resource area. (Planning / JF)
31. Provide a lighting plan showing on-site lighting complies with the Technical Lighting Standards of BDC Table 60.05-1, including minimum and maximum lighting standards. (Planning/JF)
32. Provide a plan showing public and private street lighting in conformance with EDM Section 450. (Transportation / KM)
33. Construct Street A and Street B to public L2 street standards, as approved by the City Engineer. (Transportation / KM)

C. Prior to Building Permit Issuance, the applicant shall:

34. Obtain the issuance of engineering site development permit from the Site Development Division. (Site Development Div. / NP)
35. 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. / NP)
36. Prior to issuance of any building permit which includes the construction of carports, obtain Design Review approval for the location and design of the carports identified on sheet P2.0 of the applications approved plan set. (Planning / JF)

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

37. Show granting of any required on-site easements, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. All public storm water facility tracts shall be

conveyed to the City of Beaverton by means of the plat. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div. / NP)

38. Have substantially completed the site development improvements as determined by the City Engineer, including franchise utility undergrounding and streetlights being fully functional. (Site Development Div. / NP)
39. 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 / JF)
40. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning / JF)

E. Prior to Final Occupancy, the applicant shall:

41. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div. / NP)
42. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the site frontage. (Site Development Div. / NP)
43. 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. / NP)
44. Have substantially completed the site development improvements as determined by the City Engineer, including franchise utility undergrounding and streetlights being fully functional. (Site Development Div. / NP)
45. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF)
46. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF)
47. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C",

except as modified by the decision making authority in conditions of approval.
(On file at City Hall). (Planning/JF)

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

48. 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. / NP)
49. Submit any required on-site easements not already dedicated on the 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. / NP)
50. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the treatment vegetation within storm water management facilities, vegetated corridors, and the wetland mitigation areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works Director) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation, The remediation plan shall be completely implemented and deemed satisfactory by the City prior to release of the security. (Site Development Div. / NP)

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

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

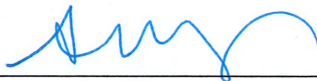
Dated this 26th day of March, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2752, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on April 6, 2020.

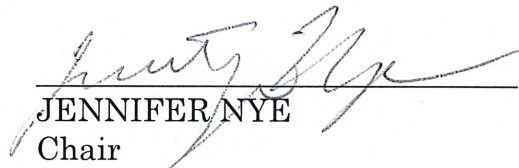
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ANNA SLATINSKY
Planning Division Manager



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager