

**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. 2557
A DESIGN REVIEW 3 APPLICATION FOR A 119 UNIT)	DR2017-0075 ORDER APPROVING
APARTMENT COMPLEX, THE RIDGE AT SOUTH)	THE RIDGE MULTI-FAMILY RESIDENTIAL AT SOUTH
COOPER MOUNTAIN- MULTI-FAMILY RESIDENTIAL,)	COOPER MOUNTAIN, SUBJECT TO CONDITIONS
WEST HILLS DEVELOPMENT, APPLICANT.)	

The matter came before the Planning Commission on August 30, 2017, on a request for approval of a Design Review 3 application associated with Phase 2 of The Ridge at South Cooper Mountain, a Planned Unit Development (PUD). The application for Design Review 3 is specific to properties that comprise the area of Phase 2, identified to the PUD approved by the Planning Commission under prior action, city case file CUP2017-0003. The general area of Phase 2 is currently addressed as 18407 and 18485 SW Scholls Ferry Road and identified as Tax Lots 500 and 600 on Washington County's Tax Assessors Map 2S1-06. The project consists of two multi-family apartment buildings providing a total of 119 dwelling units, in addition to private open space amenities, portion of a multi-use trail and parking available for bikes and vehicles.

Pursuant to Ordinance 2050 (Development Code, effective through Ordinance 4662), including Sections 50.45 (Type 3 processing) and 50.55

(conduct of hearing), the Planning Commission conducted a public hearing on August 30, 2017, and considered testimony and exhibits on the subject proposal.

The Planning Commission acknowledges the applicant's PowerPoint presentation received as part of oral testimony on August 30, 2017, identified as Exhibit 2.2 for the record. The PowerPoint provides additional information on architectural details, including ground level perspectives of the retaining walls as seen from SW Scholls Ferry Road and from that part of the multi-use trail to be constructed as part of the development plan for Phase 2. In response to these wall renderings, the Commission observes the wall length along SW Scholls Ferry Road to be approximately 200 feet with a proposed maximum height of six feet. The Commission also observes how the applicant's landscape plan identifies two plants (Boston Ivy and Winter Jasmin) intended to drape the wall and soften the appearance. In response to the applicant's wall proposal, the Commission acknowledges the relevant design standard in 60.05.25.8 of the Development Code and how the wall could be further articulated in design or softened in appearance if more plants are introduced as part of the wall plan. The Commission so conditions approval of the Design Review application for the wall to be softened in appearance with the addition of at least two more plant types or further articulated in design with recessed sections every 50 feet in concert with textured or split-face block style.

The Planning Commission also acknowledges the same PowerPoint presentation (Exhibit 2.2) to identify four cornice options that could be introduced to the building parapet walls for a finding that supports the design guideline identified in Section 60.05.35.2.B – *Flat roofs should include distinctive cornice*

treatments. To Exhibit 2.2, these cornice options are labeled A, B, C and D and the Commission finds in support of cornice option B. The Commission so conditions approval of the Design Review application accordingly.

The Planning Commission also observes the future pedestrian connection potential to SW Scholls Ferry Road specific to the southeast portion of the site, in proximity to the emergency vehicle access, and finds in support of certain improvements that accommodate a pedestrian pathway to this area. If the slope of this area enables design consistency with the American Disabilities Act, these pedestrian improvements are to be designed accordingly. At the very least, these pedestrian improvements are to be made of concrete to distinguish the pathway from the vehicle drive aisle. The plan shall also incorporate cuts to raised curbs for allowing wheelchair access to sidewalks where shown. The Commission so conditions approval of the Design Review application to accommodate the pedestrian access with curb cuts.

The Planning Commission also adopts the Staff Report dated August 23, 2017, and acknowledges additional oral testimony received on August 30, 2017, from the applicant's engineer that responds to questions about vehicle trip generation and forthcoming amendments to the Traffic Impact Analysis (TIA) prepared for Phase 2 that demonstrate how trip distribution occurs within the boundary of Phase 2. The TIA amendment is also to show how trip numbers fall below the 500 vehicles per day threshold identified for the city L2 street standard. If these numbers are confirmed by the City Traffic Engineer, the Commission concurs with the proposed street improvement, consistent with the L2 street

standard for private street B, which enables parking along both sides of the street.

In conclusion, the Commission finds the applicant's proposal to have satisfied all applicable approval criteria as contained in Sections 40.03 and 40.20.15.3.C of the Development Code, subject to conditions as adopted by this land use Order.

Therefore, **IT IS HEREBY ORDERED** that **DR2017-0075** 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 August 23, 2017, and this land use Order, and subject to conditions of approval as follows:

A. Prior to issuance of the site development permit for each phase, the applicant shall:

1. Make all arrangements necessary to allow for the substantial completion of the proposed public water improvements by the Beaverton School District for the South Cooper Mountain High School. If at the time of a pending site development permit issuance for the first phase of The Ridge development and these necessary projects have not been substantially completed and accepted by the City, then the approval of a final land division and plat recordation shall be delayed until all the critical public infrastructure referenced is in place, accepted by the City, and able to serve The Ridge development. (Site Development Div. / JJD)
2. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development Div./JJD)
3. Contract with a professional engineer to design and monitor the construction for any work governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4417 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the current effective Clean Water Services District Design and Construction Standards, and the City Standard Agreement to Construct and Retain Design Professionals in Oregon. (Site Development Div./JJD)

4. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional(s) Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4417; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div./JJD)
5. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, Clean Water Services SPL (Service Provider Letter) required plantings, private streets, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div./JJD)
6. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development Div./JJD)
7. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the Scholls Ferry Road right of way. (Site Development Div./JJD)
8. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers (for work within or affecting a jurisdictional wetland). (Site Development Div./JJD)
9. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development Div./JJD)
10. Provide a public utility plan for water and sanitary sewer provision as documented in the South Cooper Mountain utility masterplans. The project shall be eligible for a water system development charge credit equal to the estimated construction cost value of extra capacity improvements as determined and administered by the City Utilities Engineer. (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 a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the standard plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services. (Site Development Div./JJD)

13. Provide final construction plans and a final drainage report for each phase, as generally outlined in the submitted preliminary drainage report (January 2017), demonstrating compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS in regard to water quality treatment. In addition, the final drainage report shall also demonstrate that the entire development proposal shall meet the SLOPES V requirement for stormwater management. (Site Development Div./JJD)
14. Provide final grading plans with a detailed drainage analysis of the subject site by a professional engineer meeting the standards set by the City Engineer. The analysis shall identify all contributing drainage areas and plumbing systems on and adjacent to the site with the site development permit application. The analysis shall also delineate all areas on the site that are inundated during a 100-year storm event, including the safe overflow conveyance from proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100 year inundation level shall be identified. (Site Development Div./JJD)
15. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. Any extra-capacity water and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. (Site Development Div./JJD)
16. Submit a revised grading plan showing that each lot or adjacent residential property has a minimum building pad elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. Additionally, a minimum finished floor elevation that is at least three feet higher than the maximum possible high water elevation shall be established for each new building lot and documented on the plans. This land-use approval shall provide for minor grade changes less than four vertical feet variance to comply with this condition without additional land-use applications, as determined by the City Engineer and City Planning Director. (Site Development Div./JJD)
17. Submit a design for the retaining walls surrounding, adjacent, and within storm water quality facilities designed by a civil engineer or structural engineer for the expected hydrological conditions. These retaining walls shall be watertight for all areas of earthen fill or where deemed necessary by the City Engineer. Additionally, these walls shall be designed as poured-in-place, reinforced, 4000 PSI, portland cement concrete with cobblestone face texturing, or a City Engineer

approved equivalent, and with minimum 18-inch wide, 4-inch thick, cap on the top of the stem of each wall. (Site Development Div./JJD)

18. Provide construction plans that show access for a maintenance vehicle within 6-feet from the front, or within 15-feet from the side of a vehicle to all storm control structures unless otherwise specifically approved by the City Engineer. A direct walking route to the structures in the pond area shall be no steeper than 4(horizontal) to 1 (vertical) slope. This direct route shall be a minimum of 6-feet wide and have a surface consisting of the equivalent of 3-inches of crushed rock (to allow walking access in winter) and vegetation shall allow easy access. This direct access route shall be delineated on the plans. (Site Development Div./JJD)
19. Submit a geotechnical and geo-environmental report with the site development permit application for review and approval by the City Engineer. The report shall include an assessment of the soil and any ground/surface water issues, slope stability, and recommended construction methods. It shall be prepared by a professional engineer or registered geologist to the specifications of the City Engineer. (Site Development Div./JJD)
20. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div./JJD)
21. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development Div./JJD) (Site Development Div./JJD)
22. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div./JJD)

23. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development Div./JJD)
24. Provide 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./JJD / Planning SW)
25. Provide evidence that new driveway and street intersections meet City requirements for intersection sight distance and spacing. No obstructions shall be placed within the required intersection sight distance or vision clearance triangles. New driveway intersections shall meet the sight distance criteria in the City of Beaverton Engineering Design Manual for the design speed of the roadway. (Transportation / KR)
26. Submit plans that show the construction of street and pedestrian improvements to SW Scholls Ferry Road as approved for Phase 2. The plans shall also show a pedestrian and bicycle connection to the SW Scholls Ferry sidewalk at the southeast corner of the development. The connection shall be made of concrete or paving materials where it crosses the vehicular drive path. The connection shall include curb cuts and ramps as directed by the City Engineer to Public Street A. (Transportation / KR)
27. Submit plans that show the construction of improvements to Street A as shown in the applicant's submitted plans, in addition to providing a minimum six inch curb and 18-inch wide concrete slab before the base of the retaining wall. The plan shall include "No Parking" signs posted along both sides of Street A until such time that Street A is constructed to ultimate build-out, consistent with the City L1 street standard. Private Street B shall be improved to the Beaverton L2 standard. No parking signs shall also apply to both sides of Street B if the applicant's traffic engineer shows average daily vehicles (ADT) trips to exceed 500. (Transportation / KR / Planning / SW)
28. Ensure the plans show fire apparatus access provided onto Road 8B (the east-west Collector) and to SW Scholls Ferry Road, consistent with TVF&R requirements of Section D104.3., except where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2, or 903.3.1.3 of the International Fire Code (OFC D107). In review of the plan secondary access is required and the Site Development Plan is to provide construction details for the secondary access. (Fire / JF)
29. Ensure fire access roads are constructed for use by aerial apparatus with an unobstructed driving surface width of not less than 26 feet. For

the purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of the parapet walls, whichever is greater. Any portion of the building may be used for this measurement, provided that it is accessible to firefighters and is capable of supporting ground ladder placement. (OFC D105.1, D105.2) Location is to be identified the locations on the plans. (Fire / JF)

30. Ensure plans identify at least one of the required aerial access routes are located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial access road is positioned shall be approved by the fire code official. Overhead utility and power lines shall not be located over the aerial access road or between the aerial access road and the building. (D105.3, D105.4) Identify the locations on the plans. (Fire / JF)
31. Ensure plans identify fire flow availability. The applicant shall provide documentation of a fire hydrant flow test or flow test modeling of water availability from the local water purveyor if the project includes a new structure or increase in the floor area of an existing structure. Tests shall be conducted from a fire hydrant within 400 feet for commercial projects, or 600 feet for residential development. Flow tests will be accepted if they were performed within 5 years as long as no adverse modifications have been made to the supply system. Water availability information may not be required to be submitted for every project. (OFC Appendix B) Provide fire flow calculations by site development review time. (Fire / JF)
32. Ensure plans provide the minimum number and distribution of fire hydrants available to a building shall not be less than that listed in Table C 105.1. (OFC Appendix C) Identify all hydrants on the plans. Hydrants and FDC's shall be located on the same side of the fire apparatus access roadway or drive aisle, fully visible, and recognizable from the street or nearest point of the fire department vehicle access or as otherwise approved. (OFC 912.2.1 & NFPA 13) (Fire / JF)
33. Ensure plan provide emergency responder radio coverage In new buildings where the design reduces the level of radio coverage for public safety communications systems below minimum performance levels, a distributed antenna system, signal booster, or other method approved by TVF&R and Washington County Consolidated Communications Agency shall be provided. (OSSC 915.1; OFC 510.1) (Fire / JF)
 - a. Emergency responder radio system testing and/or system installation is required for this building. Please contact me (using my contact info below) for further information including an alternate means of compliance that is available. If the alternate method is

preferred, it must be requested from TVF&R prior to issuance of building permit.

This condition applies if the aggregate floor area of any of the apartments is 50,000 square feet or larger. (Fire / JF)

34. Submit a landscape plan intended for private common areas and the water quality / detention facility (Tract J) as part of the Site Development Permit set, consistent with landscape plan identified on Sheets L2.2 of the plan set dated 7-10-2017, except as modified by the City Site Development Engineer in review of final construction plans for the water treatment facility. (Planning Division/SW)
35. Resolve design and/or conflicts with refuse disposal/recycling hauler that would preclude adequate service of refuse and recycling containers for the two apartment buildings. (Planning Division/SW)
36. Ensure that all associated applications, including Quasi-Judicial Zoning Map Amendment, Comprehensive Plan Map Amendment and Tree Plan 2, are approved and are consistent with the submitted plans. (Planning Division/SW)
37. Ensure the Site Development Plan describes "No Parking" signs posted along private streets and alleyways internal to the apartment parking areas. (Planning Division/SW)
38. 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 for The Ridge. The fencing plan (section detail and location) is to be shown as part of plans approved for Site Development for Phase 2. (Planning Division/SW)
39. Ensure Sheet P3.0 of Phase 2 of The Ridge shows appropriate easements, inclusive of sanitary sewer that crosses the site. The open space tract boundaries may also be adjusted to incorporate the community trail. If trail is not shown as part of the open space tract, a separate public easement over the trail location is required and shall be shown as part of the recorded final plat for Phase 2. The easement shall benefit the Tualatin Hills Park and Recreation District and the public for pedestrian and bicycle access.
40. The walls facing SW Scholls Ferry Road and the walls that wrap around the western pathway, shall either be further enhanced with additional landscaping, adding at least two more plant types than that identified to the landscape plan, or shall be articulated to show an average length of fifty feet or less, with the walls textured with split face blocks.

B. Prior to recording the Final Plat for Phase 2, the applicant shall:

41. As applicable for the subdivision, show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. All public storm water facility tracts shall be conveyed to the City of Beaverton by means of the plat. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD)
42. If applicable, provide a draft copy of any intended addendum to the Covenants, Conditions and Restrictions (CC&Rs) to be recorded with the Final Plat for Phase 2. The addendum is to be reviewed and approved by the City Attorney and Planning Director prior to Final Plat approval for Phase 2 or Building Permit issuance, whichever comes first. (Planning / SW).

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

43. 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)
44. Ensure building plans comply with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The 2012 edition of the International Building Code as published by the International Code Conference and amended by the State of Oregon (OSSC); The 2009 edition of the International Residential Code as published by the International Code Conference and amended by the State of Oregon (ORSC); 2012 International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the 2012 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the 2014 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2012 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC). (Building / BR).
45. Ensure building(s) are be accessible to persons with disabilities. (Chapter 11, OSSC) (Building / BR)

46. Ensure an accessible route is provided to persons with disabilities throughout the site and from the building to a public way. (Section 1104, OSSC) (Building / BR)
47. Parapet walls shall be treated with a cornice treatment that extends horizontally in such a manner as to cast visible shadow line as per Option B as shown to the Commission on August 30, 2017.

D. 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)
50. Demonstrate how the proposed trail system through the project site is constructed consistent with THPRD standards, as set forth in the THPRD *Trails Functional Plan* (February 2016). The applicant shall also coordinate with THPRD to provide signage as necessary for all trails. Trail improvements shall be designed in accordance with the direction provided by THPRD in their letter dated June 9, 2017.
51. Ensure protective fencing for trees with SNRA portions of the development plan remain in place. (Planning / SW)
52. Ensure ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. (Planning/SW)
53. Ensure all site improvements, including landscaping are completed in accordance with landscape plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/SW)
54. 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/SW)
55. Ensure construction of all exterior lighting is completed in accordance with the plans and fixture details marked "Exhibit C", except as modified by the decision making authority in conditions of approval (On file at City Hall). Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. Illumination of internal light fixtures shall meet the minimum 1.0 foot-candle standard within the site boundaries and shall

be reduced to 0.5 foot-candle level (or lower) at the property boundary.
(Planning/SW)

56. Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Planning/SW)
57. Ensure all new landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/SW)
58. Ensure that all walkways and pathway connections into the parking lot are constructed with scored concrete or modular paving patterns, including ramps as necessary. ADA standards shall apply. (Planning/SW)

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

59. 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)
60. 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)
61. 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)
62. Provide an additional performance security for 100 percent of the cost of plants, planting materials, and any maintenance labor (including irrigation) necessary to achieve establishment of the treatment vegetation within surface water quality facilities, vegetated corridors, and the wetland mitigation areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer and City Public Works Director) within a period of two years

from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City prior to release of the security. (Site Development Div./JJD)

The Order is approved by the following vote:

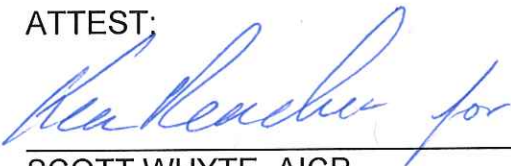
AYES: Nye, Lawler, Matar, Winter and Overhage.
NAYS: none
ABSTAIN: none
ABSENT: North

Dated this 14 day of September, 2017.

Appeal of Planning Commission decision, as articulated in Land Use Order No. 2557, 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 September 25 2017.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



SCOTT WHYTE, AICP
Senior Planner

APPROVED:



KIM OVERHAGE
Chair



TRAVIS GODDARD
Current Planning Manager