

SPACE RESERVED FOR WASHINGTON CO. RECORDERS USE

**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. 2603
OF A PRELIMINARY SUBDIVISION (FOX) LD2018-0006 ORDER APPROVING
HOLLOW AT COOPER MOUNTAIN PUD) TRI-) FOX HOLLOW AT COOPER MOUNTAIN PUD,
COUNTY INVESTMENTS LLC, APPLICANT.) PRELIMINARY SUBDIVISION
)

The matter came before the Planning Commission on May 2, 2018, on a request for a Preliminary Subdivision for a 15 phased development of approximately 282 lots and 9 tracts intended for the full development of the PUD. The site is located west of SW Horse Tale Drive. Address: 18200 and 18218 SW Horse Tale Drive. Tax Lot 1602 on Washington County Tax Assessor's Map 1S131.

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

The Supplemental Memorandum, dated May 2, 2018, provides the revised language affecting condition of approval 18 of the April 25, 2018 Staff Report. The revised language allows for necessary flexibility to engineering

solutions related to the conveyance of off-site upstream drainage. Planning Commission concurs with the modifications.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 25, 2018, Supplemental Memorandum dated May 2, 2018, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.5.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2018-0006** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated April 25, 2018, Supplemental Memorandum dated May 2, 2018, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the Applicant Shall:

1. Ensure the associated land use applications ZMA2018-0001 / CU2018-0001 / LD2018-0005 / TP2018-0001 have been approved and are consistent with the submitted plans. (Planning / JF)
2. Large Lots 3 and 4 are not intended for future subdivision with the small lot subdivision. Any future development of these lots will require additional land use approval. (Planning / JF)

B. Prior to Site Development Permit Issuance for All Phases, the Applicant Shall:

3. Submit plans for the extension of SW Barrows Road as a 3-lane Collector Street, with landscaped median islands from the east property line to the point where the Scholls Heights development was approved to construct the street. Where required, based on the Traffic Impact Analysis (TIA), the landscaped median island shall be replaced with a left-turn lane. (Transportation / KR)

4. Submit plans that show either improvements to SW Strobel Road, between project site and SW Scholls Ferry Road, to the City's 2-lane Neighborhood Route standards, if not previously constructed by other development, or improvements to SW Barrows Road between the project site and SW 175th Avenue, as required to provide access to the site. (Transportation / KR)
5. Submit plans showing at least two points of vehicular access for the multifamily portion of the site from streets designed to meet City standards, as approved by the City Engineer. Show pedestrian connections into the multifamily portion at a spacing of not less than one per 300 feet of adjacent street. (Transportation / KR)
6. Submit plans, reviewed and approved by THPRD staff that show the construction of all portions of the community trail system consistent with the THPRD Trails Functional Plan contained within the applicable phase of development. (Transportation / KR)
7. Obtain a Washington County right-of-way Permit for any work proposed within the rights-of-way of SW Scholls Ferry Road, SW 175th Avenue, and/or SW Tile Flat Road, including construction access. (Transportation / WashCo/NV)
8. Provide a Traffic Impact Analysis to the County for review and approval by the County Engineer for any proposed access to SW 175th Avenue. (Transportation / WashCo/NV)
9. Submit plans that show two separate and approved fire apparatus access roads are provided where more than 100 dwelling units are proposed. Exception: Projects having up to 200 dwelling units may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with an approved automatic sprinkler system in accordance with section 903.3.1.1, 903.3.1.2. Projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus roads regardless of whether they are equipped with an approved automatic sprinkler system. (OFC D106) (TVF&R / JF)
10. Provide plans showing where two access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the area to be served (as identified by the Fire Marshal), measured in a straight line between accesses. Two points of access for the multifamily section is required if the buildings are in excess of 30 feet in height. (TVF&R / JF)
11. Provide plans and documentation ensuring that fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load

(gross vehicle weight). Documentation from a registered engineer that the final construction is in accordance with approved plans or the requirements of the Fire Code may be requested. (OFC 503.2.3) All multifamily fire lanes must meet these loading requirements. (TVF&R / JF)

12. Provide plans demonstrating that the inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & D103.3) (TVF&R / JF)
13. Provide plans that show buildings with a vertical distance between the grade plane and the highest roof surface that exceeds 30 feet in height shall be provided with a fire apparatus access road 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) All multifamily buildings in excess of 30 feet in height must meet this requirement. (TVF&R / JF)
14. Provide plans demonstrating that at least one of the required aerial access routes shall be 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) All multifamily buildings in excess of 30 feet in height must meet this requirement. (TVF&R / JF)
15. 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) (TVF&R / JF)
16. Where required, paint fire apparatus access roadway curbs red (or as approved) and marked "NO PARKING FIRE LANE" at 25 foot intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background (or as

approved). (OFC 503.3) All multifamily fire lanes must be painted. Clearly identify on the plans the locations of painted curbs. (TVF&R / JF)

17. Obtain necessary approvals for turnarounds from TVF&R for dead end fire apparatus access roads in excess of 150 feet in length. (OFC 503.2.5 & D103.1) Phasing of the subdivision shall not create dead ends in excess of 150 feet without a turnaround. Temporary access points and/or turnarounds are acceptable, but would need to be identified on the Site Development plans. (TVF&R / JF)
18. Provide plans showing existing off-site upstream stormwater drainage basin conveyed through the subject site, as approved by the City Engineer. As outlined in the City staff memo dated May 2, 2018, conveyance SDC credits are available to the Fox Hollow and the Vineyard subdivisions for eligible capital improvements as approved by the City Engineer. This would include all eligible costs of design and construction of an upsized piped conveyance system that would convey stormwater runoff from future development of the approximately 78.5 acre upstream basin on the north side of the Fox Hollow development to ultimately be released to the existing wetland to the southwest. (Public Works / FH)
19. Make all arrangements necessary for the substantial completion of the proposed public water improvements by the South Cooper Mountain Heights PUD, 175th Washington County Improvement Project, and the Vineyard (Gross property) developments. Additionally, make all arrangements necessary for the substantial completion of the proposed public water and sanitary sewer improvements by The Ridge PUD and Scholls Valley Heights (Bartholomy) developments, or the Vineyard development to the east. If at the time of a pending site development permit issuance for the first phase of the Fox Hollow development and these necessary projects have not been substantially completed and fully accepted by the City, or acceptable vehicular and emergency vehicle access to the site is not yet constructed, 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 Fox Hollow development as determined by the City Engineer. Physical connection to any newly constructed off-site infrastructure not covered by a performance security provided by the Fox Hollow development, prior to a substantial completion determination by the City, shall be delayed until full performance acceptance of such off-site infrastructure. (Site Development Div./JDD)

20. Submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development / JJD)
21. 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)
22. 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)
23. 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)
24. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development / JJD)
25. 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). The proposed storm water plan shall be revised to show preservation of the hydrology of the drainage to the on-site wetland area. (Site Development Div./JJD)
26. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development / JJD)
27. 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 / JJD)

28. Have obtained approvals needed from the Clean Water Services District (CWS) for storm and sanitary sewer system connections as a part of the City's plan review process. The proposed storm water plan shall be revised to show facilitative hydrology being provided to any on-site wetland preservation area ensuring long-term viability, as determined by CWS, USACE, and the City Engineer. (Site Development Div./JJD)
29. 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)
30. Provide final construction plans and a final drainage report for each phase, as generally outlined in the submitted preliminary drainage report (February 2018), demonstrating compliance with City storm detention requirements (per Section 330, of City Ordinance 4417) and with CWS Resolution and Order 2017-05 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, as per the City Engineer's determination. (Site Development Div./JJD)
31. 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 and areas immediately off-site that are inundated during a 100-year storm event, including the safe overflow conveyance from off-site tributary flows and from the proposed constructed stormwater management facilities. On all plan sheets that show grading and elevations, the 100-year inundation level and flow pathway shall be identified. (Site Development Div./JJD)
32. Provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. Any extra-capacity water and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. All site sewer (storm and sanitary) plumbing that serves more than one lot, or crosses onto another lot, shall be considered a

public system and shall be constructed to the requirements of the City Engineer. (Site Development / JJD)

33. 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 conveyance and 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)
34. 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)
35. Submit a design for concrete headwalls with associated rip-rap rock for all drainage conduits that pick up flow from or discharge flow to a stormwater facility, or a natural drainage way unless otherwise specifically approved by the City Engineer. (Site Development Div./JJD)
36. The applicant shall provide plans showing fencing around stormwater facilities for fall protection and/or prevention of encroachment into the stormwater facilities. Where required, fall protection fencing shall be black or green vinyl clad chain link with matching anodized fence post and stringers, minimum four feet high and maximum of six feet high, conforming to CWS Standard Drawing No. 740. The fence shall include a 12-foot wide lockable gate for maintenance access conforming to CWS Standard Drawing No. 740. Where required, encroachment prevention fencing shall be a wood fence or split rail fencing or City Engineer approved equivalent and shall be located on the private property side of the property line. If a facility is located adjacent to a Vegetated Corridor, and if the City Engineer determines that fencing is required, wildlife friendly fencing shall be utilized. Unless otherwise approved by the City Engineer, no other fencing

shall be permitted around the stormwater facilities. (Site Development Div./JJD)

37. Provide construction plans that show access for a 38 foot long by 9 foot wide, 12,500 pound wheel load, maintenance vehicle within 69-feet from the front wheels, or within 1519-feet from the side of a vehicle to all storm control structures and pretreatment 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)
38. 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)
39. Submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development / JJD)
40. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development / JJD)
41. Provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development / JJD)

42. Provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development / JJD)
43. Provide certification from a registered professional engineer that adequate sight distance exists in both directions (or can be obtained pursuant to specific improvements) at all street intersections. These sight distance measurements should account for ROW dedication. (Transportation / KR)
44. Provide plans showing extension of the purple pipe, non-potable water system, as approved by the City Engineer. (Engineering / DW)
45. Submit documentation of water system modeling that verifies flow capacity of the water system. (City of Beaverton Engineering Design Manual Chapter VI, Section 610, Part L) (Engineering / DW)
46. Provide public utility plans for telemetry controlled and monitored pressure reducing valve stations as required for the proposed water system between the 675 HGL and 550 HGL pressure zones. Pressure reducing valve stations and their telemetry systems shall be constructed to the requirements of the City Utilities Engineer. Upsizing of the PRV station shall be creditable to the extent provided and allowed under Beaverton code for potable water SDC and relevant Oregon ORS regarding SDCs. (Engineering / DW)
47. Provide public utility plans for a 16"/24" 794 HGL waterline and a 12"/16" 550 HGL waterline located within the ROW of Road 6C as shown in the South Cooper Mountain Water System Concept Plan dated 02/20/2018. The 16"/24" 794 HGL waterline shall be constructed using a TR Flex pipe and joint system. Provide public utility plans for hand wheel operated butterfly valves located within an underground utility vault at the Road 6C and SW 185th intersection. The butterfly valves shall be Class 350 rated and have a rubber seat in body design. 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. (Engineering / DW)
48. Provide plans showing water and sewer will be made available to serve future phases and developments. (Planning / JF)
49. Provide plans showing compliance with the grading requirements of Section 60.15.10 of the Development Code, unless otherwise approved by the Planning Commission. (Planning / JF)
50. Provide proof of annexation to Clean Water Services. (Planning / JF)
51. Submit to the City a copy of the easement for proposed grading work on the Vineyard property along the eastern property line of Fox Hollow executed and ready for recording. (Planning / JF)

C. Prior to Recording of a Plat for Any/All Phases, the Applicant Shall:

52. Dedicate a utility and access easement to the city over the entirety of all public streets. (Planning / JF)
53. Submit to the City a copy of the CC&Rs. The CC&R's shall:
54. Provide for the maintenance of the private common open space, including all the trails, pathways, and walkways. (Transportation / KR)
55. Have commenced construction of the site development and all needed off-site 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)
56. Show the granting of public easements over the entirety of all trails and pedestrian connections shown on the applicants approved plans within the phase boundary being platted. (Planning / JF)
57. Demonstrate that all lots meet ordinance standards for lot size, dimension and frontage, as approved. The final plat shall be fully dimensioned and indicate the square footage of each lot.
58. Provide a plan for each lot indicating all approved yard setbacks. (Planning / JF)
59. 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 / JF)
60. 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)
61. 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 / JF)
62. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 5 years after preliminary plat approval, unless a time extension is approved. (Planning / JF)

63. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning / JF)
64. Provide a street name plan shown on the proposed plat consistent with the City's Street Name Plan. Street name signs shall not be installed prior to final plat approval. (Planning / JF)
65. The HOA shall be responsible for maintenance of all tracts unless said tract is transferred to a public agency for maintenance or ownership. The plat shall specify maintenance responsibilities of each tract. (Planning / JF)
66. Have constructed all sidewalks and walkways, except for those specifically authorized by the City to be deferred until after the construction of the adjacent home(s) has been completed. (Transportation / KR)
67. Have completed the construction of each street, with at least the first lift of asphalt in place. The final lift of asphalt is to be completed prior to issuance of the first building permits (excluding any model homes) for the affected phase. (Transportation / KR)
68. Have paid to Washington County—and provided proof of payment to the City—the pro rata share of the cost to mitigate the safety and performance issues with the intersection of SW 175th Avenue and SW Kemmer Road. The total amount for all phases is \$45,570. The fee may be paid as phases plat. In the case of the multi-family development (Phase 6) the proportional share of the Kemmer/175th improvements shall be required with the future Design Review. This proportional share does not include Lots 3 and 4 (future school and park) which will have their proportional share evaluated at the time of future Design Review application. (Transportation / KR)
69. For the single family phases, pay the City's street tree planting fee for the street trees within that phase. Currently, the fee is \$200 per tree, with one tree on each side of the street required per 30 lineal feet of street frontage. (Transportation / KR)
70. Record a pedestrian and bicycle access easement across all public walkways shown on the approved plans. (Transportation / KR)
71. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. (Planning / JF)

D. Prior to Building Permit Issuance of the First Dwelling of Each Phase, the Applicant Shall:

72. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development / JJD)
73. Have substantially completed the site development improvements, and all needed off-site infrastructure as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)
74. Have placed underground all existing overhead utilities and any new utility service lines within the project and along any existing street frontage, as determined at site development permit issuance. (Site Development Div./JJD)
75. 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)
76. Pay a storm water system development charge (overall system conveyance). (Site Development Div./JJD)
77. Have completed the final lift of asphalt on all streets required to be constructed with the phase with the exception of a model home agreement. (Transportation / KR)
78. Provide proof of annexation to Tualatin Hills Park & Recreation District (THPRD). (Planning / JF)

E. Prior to Final Inspection of the First Building Permit of Each Phase, the Applicant Shall:

79. Prior to final permit inspection of the first residential unit in each phase, not including model homes, the applicant shall have completed construction of the main elements of the pedestrian circulation system located in said phase. (Transportation / KR)
80. If applicable, have obtained a Finaled Washington County Facility Permit, contingent upon the following: (Transportation / Wash Co NV)
 - a. The road improvements required in the Facilities Permit shall be completed and accepted by Washington County.
 - b. Submit final certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer.

81. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the house frontage. (Site Development / JJD)
82. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development / JJD)

F. Prior to Release of the Performance Security, the Applicant Shall:

83. Have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development / JJD)
84. Submit any required on-site easements not already dedicated on the subdivision plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development / JJD)
85. 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 / JJD)
86. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning / JF)

87. Have completed all vegetated corridor mitigation area plantings within the phase area. (Planning/ JF)

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

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

Dated this 11th day of May, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2603 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 May 21st, 2018


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



JANA FOX
Planning Manager



KIMBERLY OVERHAGE
Chair



ANNA SLATINSKY
Principal Planner