



MEMORANDUM

TO: Planning Commission

FROM: Elena Sasin, Associate Planner

DATE: July 10, 2019

SUBJECT: Kirkland Place (CU2018-0020 / DR2018-0157 / LD2018-0038 / PD2018-0005)
Supplemental Memo

Staff provides this supplemental memo to correct the numbering of the recommended conditions of approval and to modify some of the recommended conditions.

The re-numbered and modified conditions of approval are attached to this supplemental memorandum and labeled Exhibit 1.5.

Staff is proposing to revise text and order of the recommended conditions to reflect the applicant's most recent plans and to organize the conditions in a more logical sequence, as outlined below.

Revisions to Conditions of Approval (deleted text ~~stricken~~, proposed text underlined)

DR2018-0157 Design Review Three:

B. Prior to any site work commencing and issuance of the site development permit, the applicant shall:

21. Pay storm water quantity development charges for new impervious areas determined per the certified impervious surface worksheet. Provide final construction plans and drainage report demonstrating compliance with City surface water management requirements per Section 530, of City Resolution 4542 and with CWS Resolution and Order 2017-05. The drainage report must verify that either the existing off-site pond can accommodate the development for current storm water detention standards or the development will need to construct the detention system ~~as proposed in the current land use application plans that~~ meets City and CWS design standards. (Site Development Div./NP)

Existing (formerly condition #40):

DR2018-0157 Design Review Three:

B. Prior to any site work commencing and issuance of the site development permit, the applicant shall:

40. Protected trees numbered 1392, 1393, 1399 and 1395 proposed for retention, shall be placed within a tract recorded with a deed restriction with Washington County. (Planning / ES)

Proposed change moves condition to:

DR2018-0157 Design Review Three:

D. Prior to final occupancy permit issuance of each building permit, the applicant shall:

58. Protected trees numbered 1392, 1393, 1399 and 1395 proposed for retention, shall be placed within a tract recorded with a deed restriction with Washington County. (Planning / ES)

Land Division – Preliminary Partition (LD2018-0038)

B. Prior to final plat approval:

4. ~~Trees numbered 1392, 1393 and 1395 proposed for retention, shall be placed within a tract recorded with a deed restriction with Washington County. A copy of the recorded deed shall be submitted to the City of Beaverton prior to final plat approval. (Planning / ES)~~
5. Show trees numbered 1392, 1393, 1395 and 1399 retained within a tract to be recorded with a deed restriction with Washington County. A draft deed restrictions shall be submitted to the City of Beaverton, prior to final plat approval. (Planning / ES)

Summary of proposed changes:

Design Review Three (DR2018-0157) condition #21 is proposed for modification to reflect the applicant's recent plans which no longer show an underground stormwater detention facility on the subject site. The proposed revised condition removes language that requires the applicant to construct a "detention system as proposed in the current land use application plans" and replaces it with a requirement to construct a detention system that is in compliance with City of Beaverton and Clean Water Services design standards. Staff is also proposing to move existing condition #40 of the Design Review Three to a later permitting stage, specifically "prior to final occupancy permit issuance of each building permit". This change is necessary because a tract cannot be recorded prior to Site Development permit issuance. Lastly, staff is proposing to modify condition #4 (now #5) of the Land Division Preliminary Partition conditions to acknowledge that a deed cannot be recorded prior to final plat approval and to incorporate tree number 1399.