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MEMORANDUM

TO: Planning Commission
FROM: Brittany Gada, Associate Planner
DATE: April 26, 2022
SUBJECT: Scholls Heights Apartments

This memorandum is intended to supplement the staff report dated April 20, 2022, for the proposed Scholls Heights Apartments project (DR2021-0163 / TP2021-0012) scheduled for Planning Commission on April 27, 2022. This memo accompanies Exhibit 4.3, agency comments from the Tualatin Hills Park and Recreation District (THPRD), which staff received on April 26, 2022.

Agency Comment Summary

Comments from THPRD request that the applicant work with THPRD staff to ensure that the design of the multi-use trail complies with the District's Community Trail design standards. The comments also provide details regarding THPRD trail design standards that are applicable to this project.

Staff Response

The Scholls Heights Apartments project is the South Phase of the Scholls Heights PUD which was approved in 2017. Thus, the PUD conditions of approval apply to the Scholls Heights Apartments land use applications. One applicable condition is condition number 44 of the final order for the Preliminary Subdivision application, LD2017-0009 which reads:

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

44. Provide plan showing trails are designed consistent with Tualatin Hills Park & Recreation District (THPRD) Function Plan standards, as applicable.

This condition applies to the Scholls Heights Apartments project and requires the applicant to build trails that meet THPRD trail design standards. The condition also allows the applicant to update plans prior to Site Development Permit issuance if modifications are needed to comply with THPRD standards. Therefore, revisions to the staff report or proposed conditions of approval are not necessary since compliance with THPRD standards for the multi-use trail was previously required by the PUD approval.