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STAFF REPORT

STAFF REPORT DATE: June 21, 2017

HEARING DATE: June 28, 2017

TO: Planning Commission

FROM: Scott Whyte, AICP, Senior Planner *SW*

PROPOSAL: **The Ridge PUD at South Cooper Mountain** (case files CPA2017-0002, ZMA2017-0002, LD2017-0002, CU2017-0003, DR2017-0010 and TP2017-0005)

LOCATION: North side of SW Scholls Ferry Road, east of SW Tile Flat Road and west of SW 175th Avenue. Tax Lots 301, 500 and 600 on Washington County Tax Assessor's Map 2S1-06.

ZONING: Washington County interim zone AF-20

NEIGHBORHOOD: Neighbors Southwest

SUMMARY: A two-phase Planned Unit Development proposal consisting of 81 detached single-family lots, 29 attached single-family lots and one large parcel intended for up to 200 dwelling units of multi-family residential. A detailed summary is provided herein.

APPLICANT/
REPRESENTATIVE: West Hills Development / Otak, Inc.
735 SW 158th Avenue 800 SW Third Avenue, Suite 300
Beaverton, OR 97006 Portland, OR 97204

PROPERTY OWNERS: Lolich Family Farms, LLC Brian and Kathleen Bellairs
11338 SW Cottonwood Ln 18185 SW Scholls Ferry Road
Tigard, OR 97223 Beaverton, OR 97006

Ed Bartholemy
c/o West Hills Development
18485 SW Scholls Ferry Road
Beaverton, OR 97007

STAFF RECOMMENDATION:

CPA2017-0002 (The Ridge PUD at South Cooper Mountain): Approval, no conditions

ZMA2017-0002 (The Ridge PUD at South Cooper Mountain): Approval, no conditions

**CU2017-0003 (The Ridge PUD at South Cooper Mountain):
Approval** subject to conditions identified at the end of this report.

**DR2017-0010 (The Ridge PUD at South Cooper Mountain):
Approval** subject to conditions identified at the end of this report.

**LD2017-0002 (The Ridge PUD at South Cooper Mountain):
Approval** subject to conditions identified at the end of this report.

**TP2017-0005 (The Ridge PUD at South Cooper Mountain):
Approval** subject to conditions identified at the end of this report.

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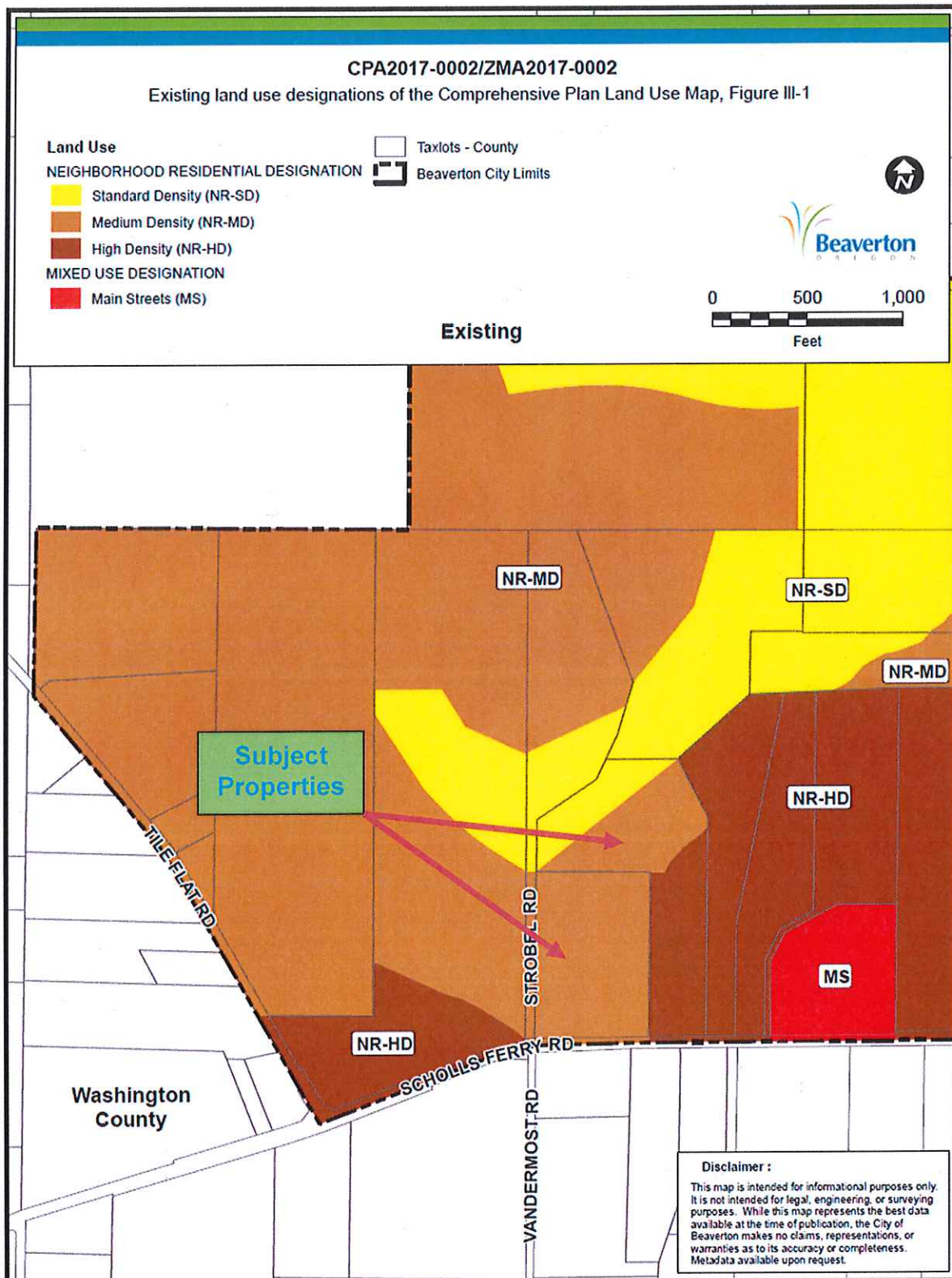
Aerial and Vicinity Map



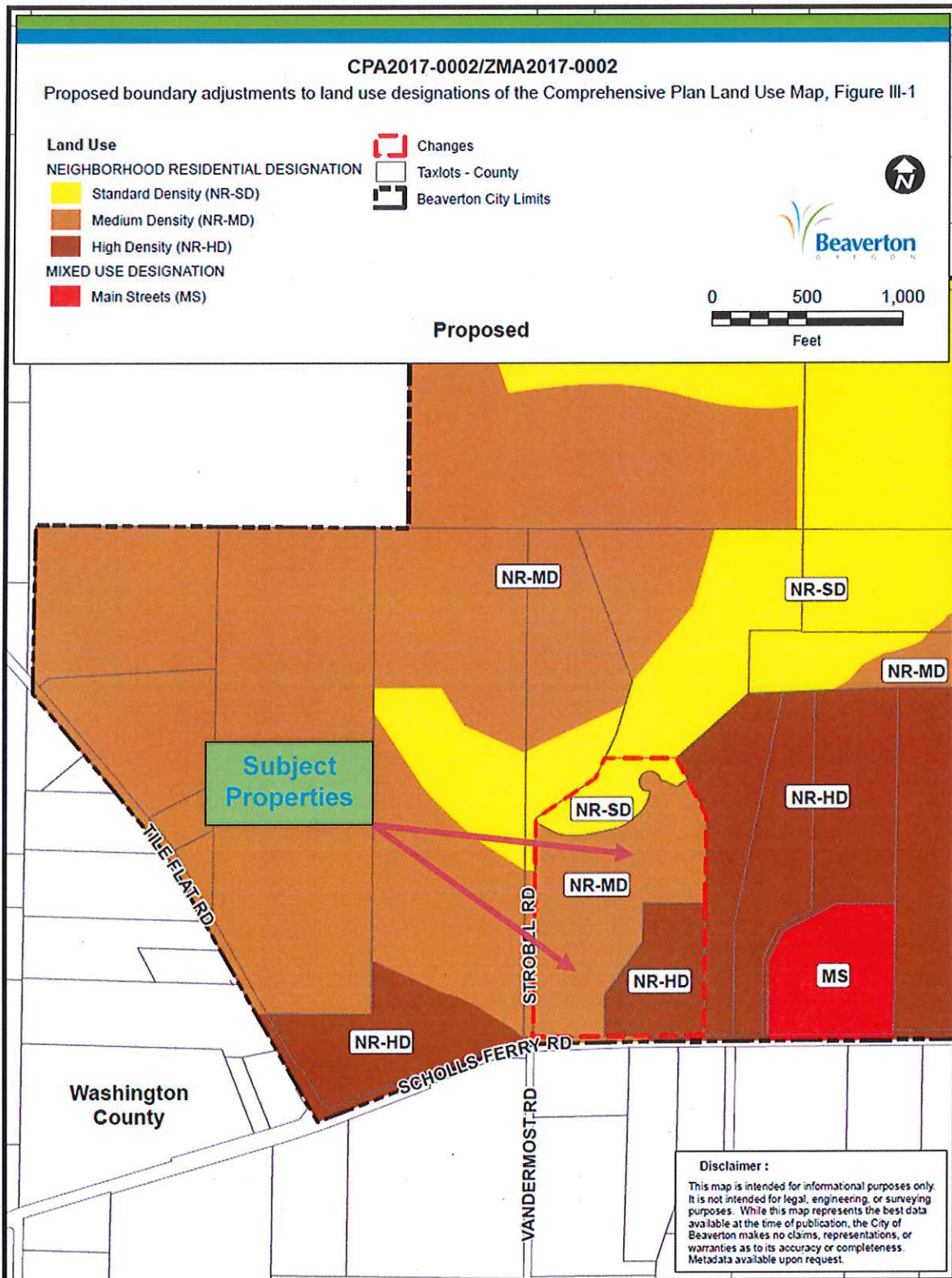
The Ridge PUD at South Cooper Mountain

CPA2017-0002, ZMA2017-0002, LD2017-0002, CU2017-0003, DR2017-0010, TP2017-0005

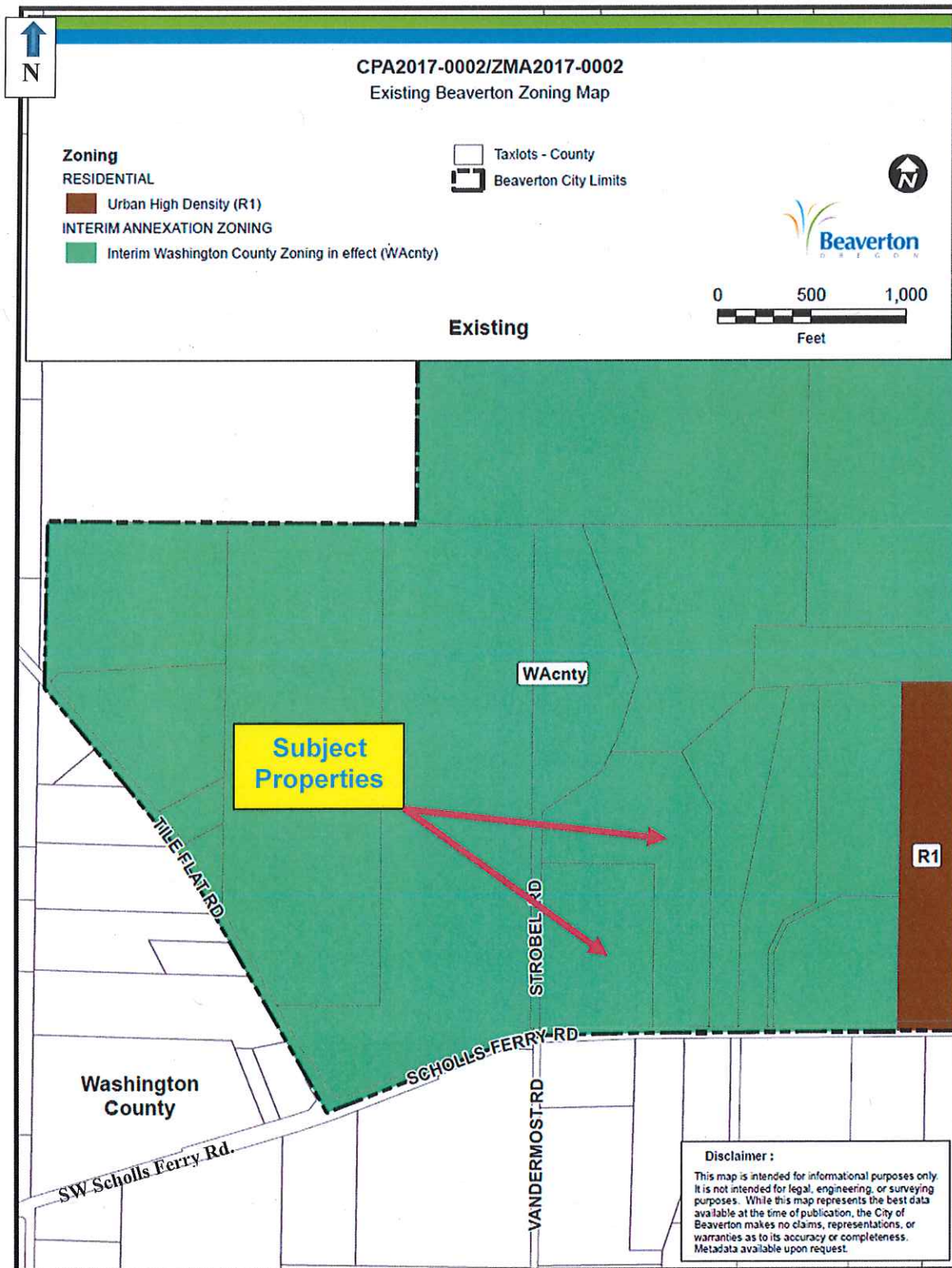
Existing land use designations of the Comprehensive Plan Land Use Map



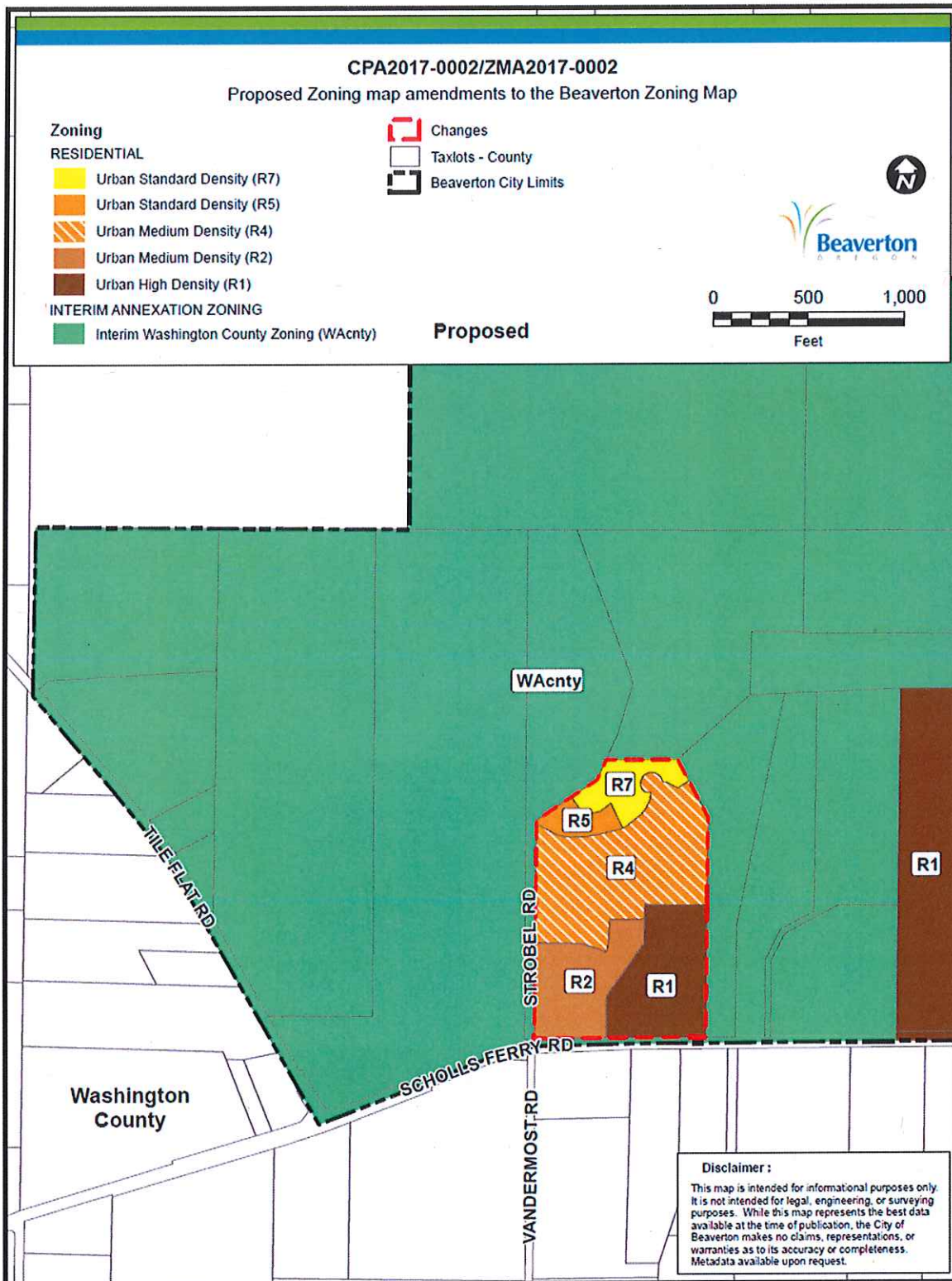
Proposed CPA boundary adjustments to the Comprehensive Plan Land Use Map



Existing Beaverton Zoning Map

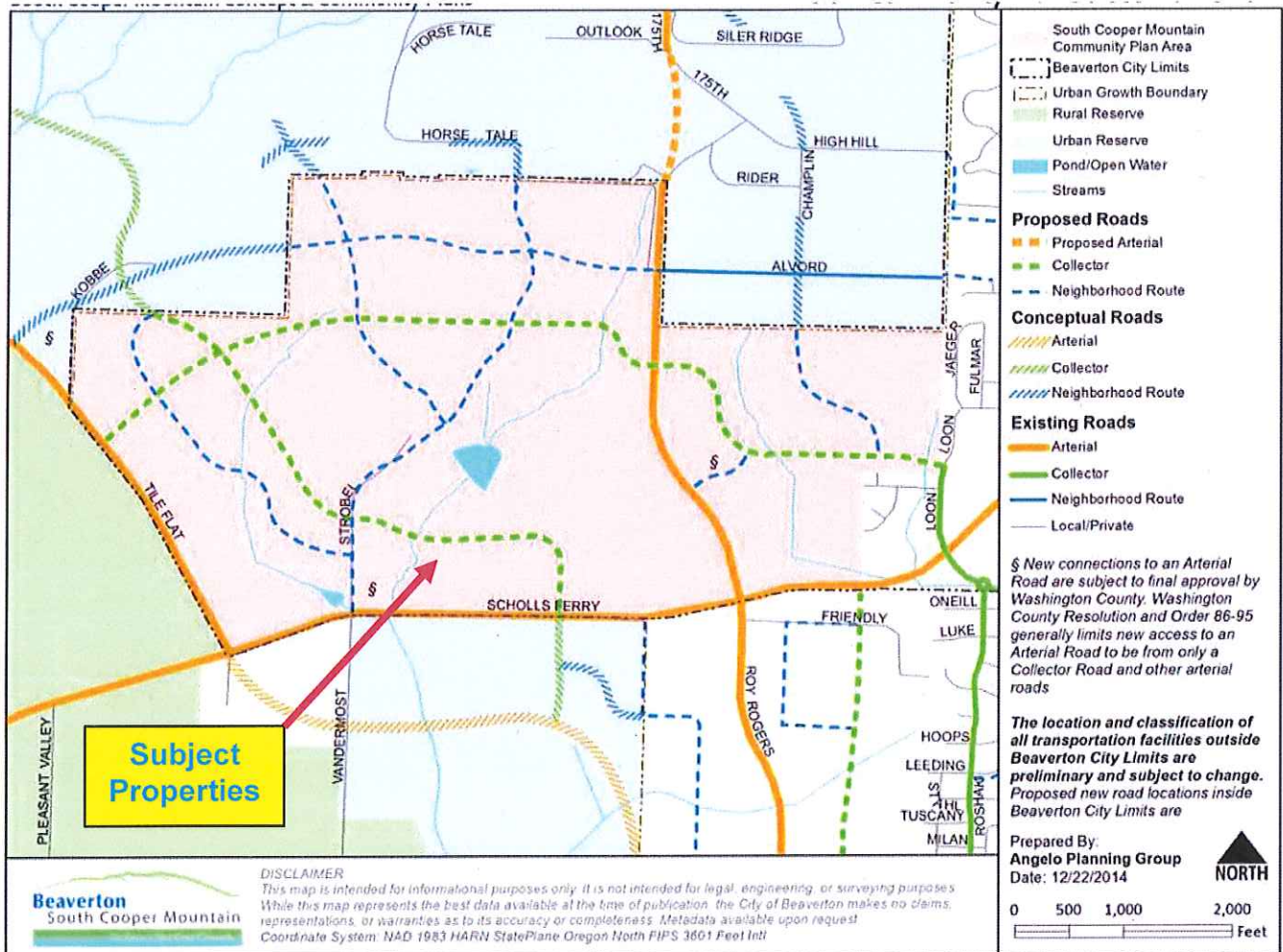


Proposed Quasi-Judicial Zoning Map Amendment



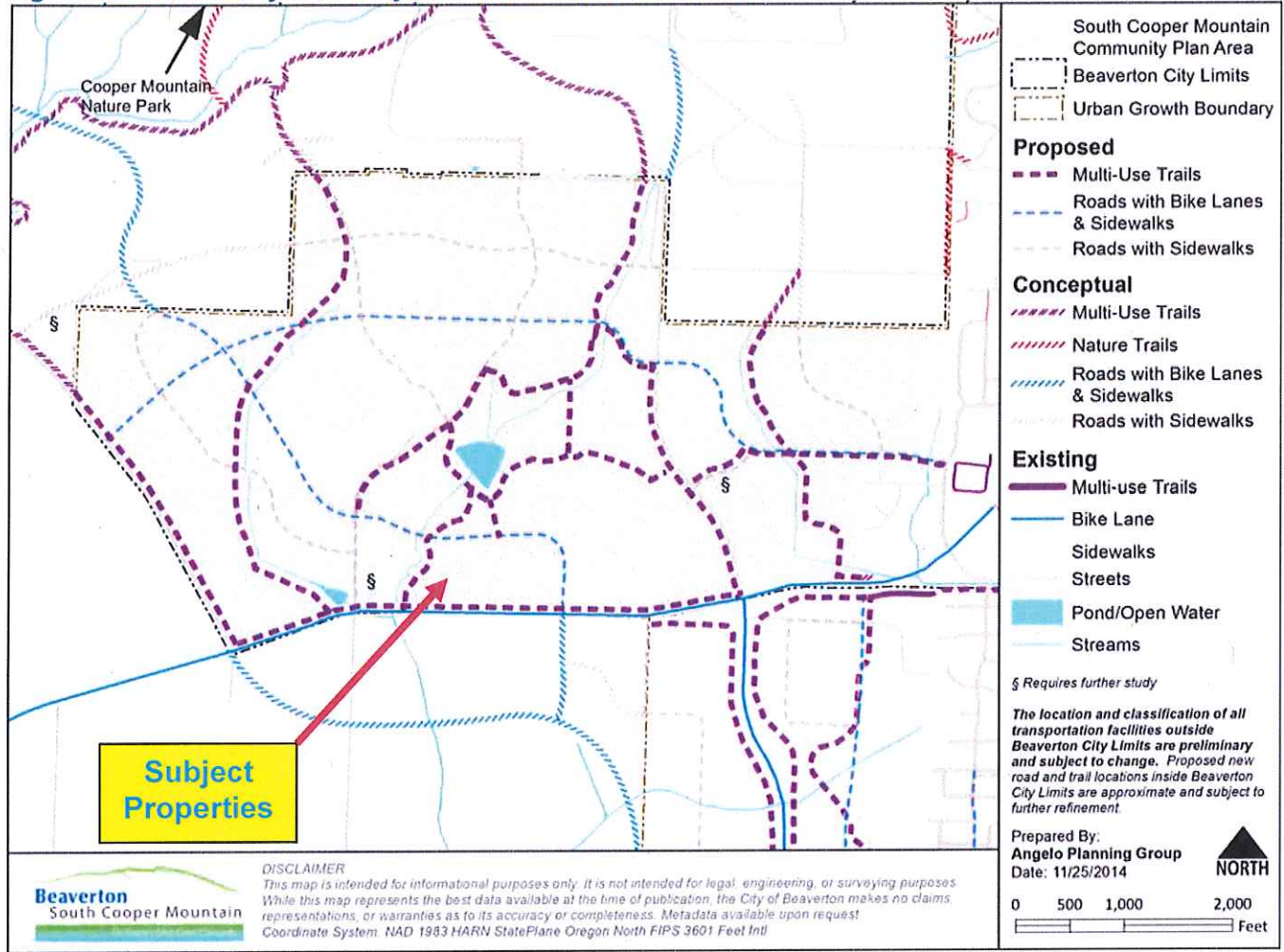
South Cooper Mountain Street Framework Map – Figure 10

Figure 10: Community Plan Street Framework

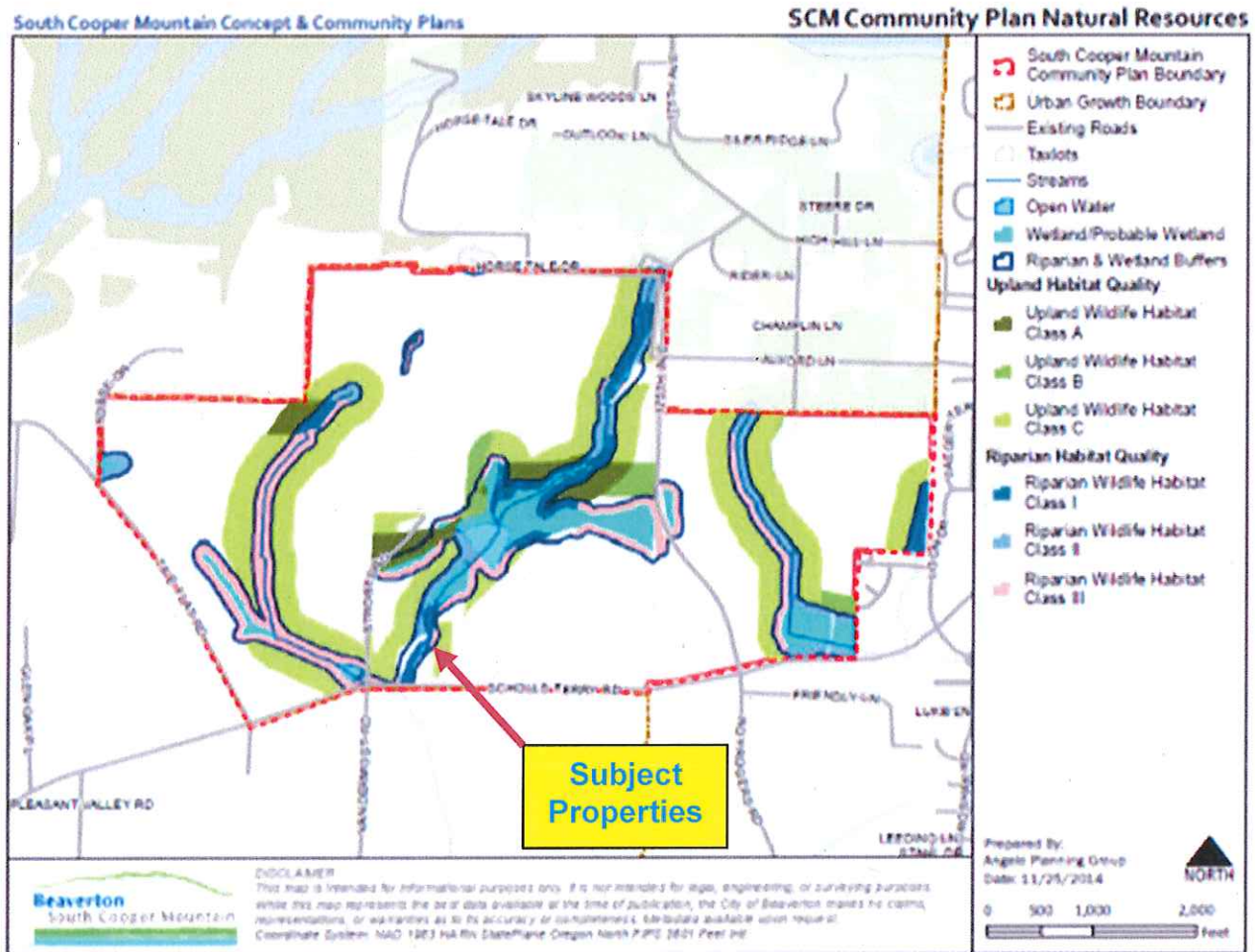


South Cooper Mountain Bicycle & Pedestrian Framework Map – Figure 11

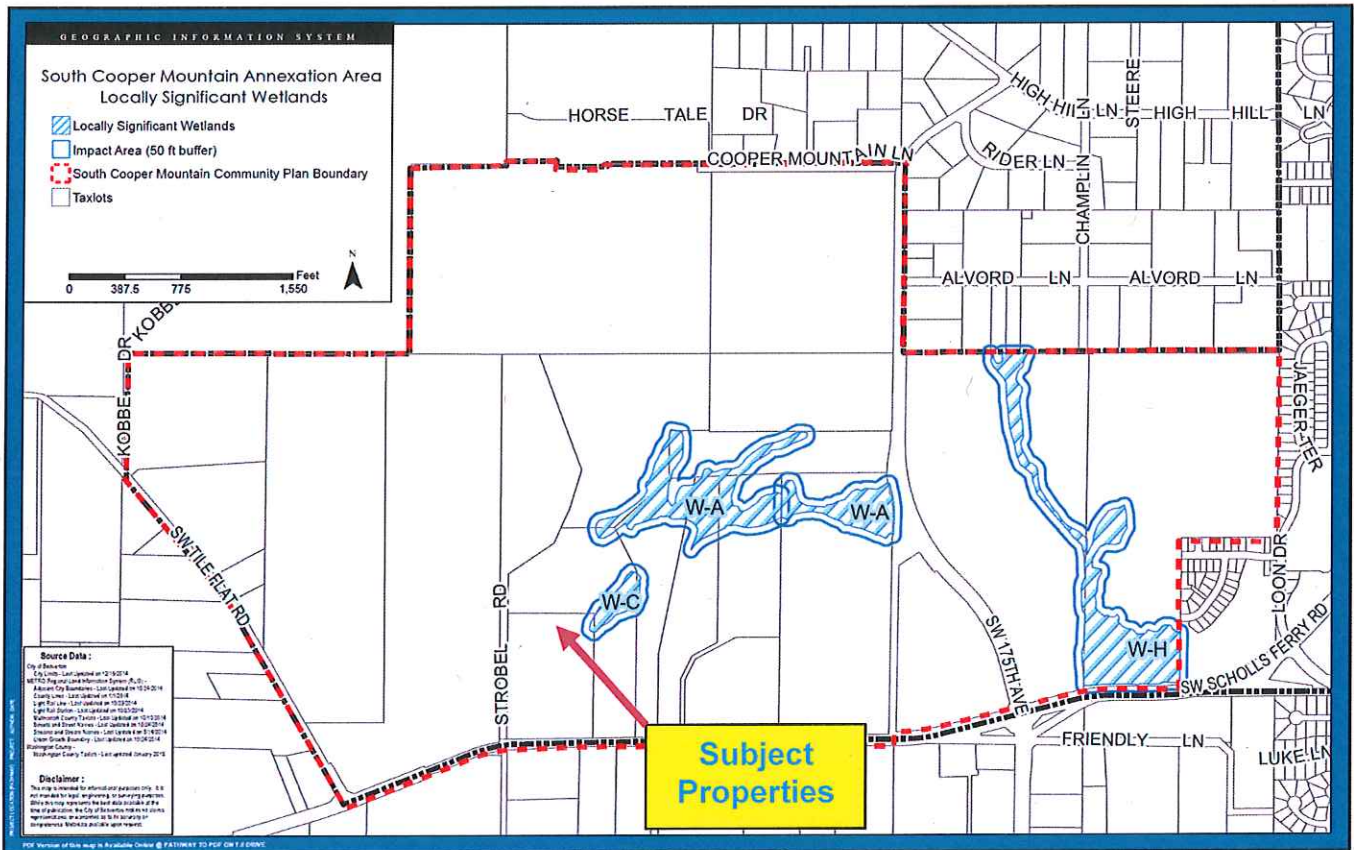
Figure 11: Community Plan Bicycle & Pedestrian Framework



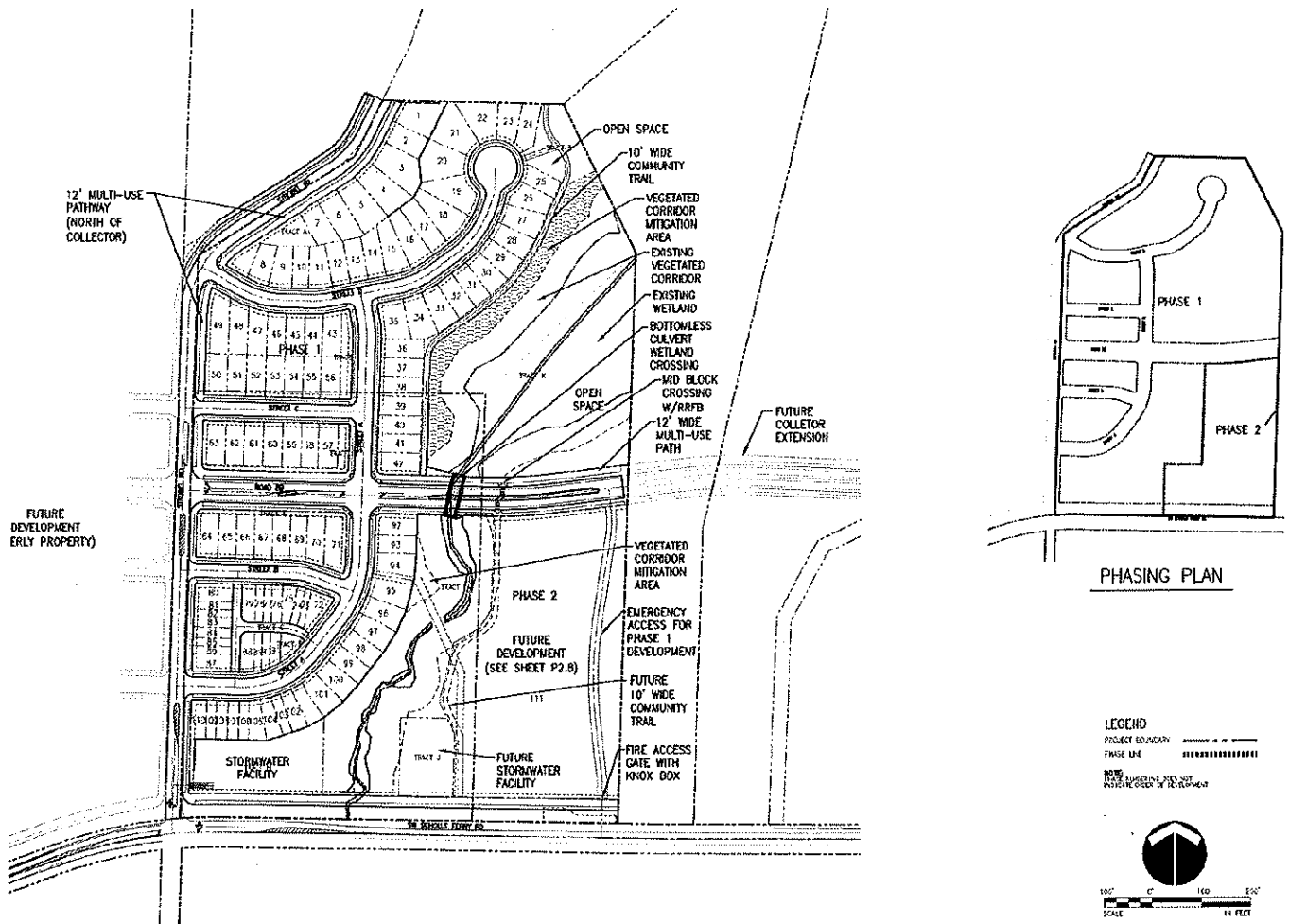
South Cooper Mountain Natural Resources Map – Figure 12



Map of Locally Significant Wetlands in South Cooper Mountain (not from LWI)



The Ridge Development Site Plan and Phasing Plan



BACKGROUND FACTS

Key Application Dates

Application	Submittal Date	Deemed Complete	Final Written * Decision Date	240-Day
CU2017-0003	February 13, 2017	May 3, 2017	N/A	N/A
DR2017-0010	February 13, 2017	May 3, 2017	N/A	N/A
LD2017-0002	February 13, 2017	May 3, 2017	N/A	N/A
TP2017-0005	February 13, 2017	May 3, 2017	N/A	N/A
ZMA2017-0002 **	February 13, 2017	May 3, 2017	N/A	N/A
CPA2017-0002 **	April 5, 2017	May 3, 2017	N/A	N/A

*The combined application package is not subject to the Oregon mandated processing period identified in ORS227.178(1) because the applicant was not able to provide written property owner consent in the time period identified (14 days from deeming the application complete). A letter to the record prepared by the applicant's legal representative, PerkinsCoie, dated May 3, 2017, agrees to waive the 120-day time period if all written property owner consents are not submitted within 14 days from the deemed complete date (May 3, 2017). Staff received written consent of one property owner (Bartholemy) in response to waterline route options A and B in 14 days but did not receive written consent of all owners (Edmonds). The same letter of May 3, 2017 explains how the city may determine that the 120-day period does not apply to this application because the application includes a change to an acknowledged comprehensive plan and land use regulation (the zoning map) that has been submitted to the Department of Land Conservation and Development (DLCD) pursuant to ORS 197.610(1). The city acknowledges sending DLCD notice for the CPA and ZMA applications at least 35 days before the first evidentiary hearing date (June 28, 2017) thereby complying with the rule under OAR 660-018-0020.

**CPA applications are not subject to the Section 50.25.8 of the Development Code and not subject to Oregon mandated processing periods identified under ORS227.178(1). In this case, both the CPA and ZMA require subsequent City Council action inclusive of separate Ordinances that change zones as proposed to the City Zoning Map and adjust respective land use designations as proposed to the City Comprehensive Plan Land Use Map.

Existing Conditions Table

Zoning	Washington County Interim Zoning (AF-20) – Existing zone Proposed zoning within the South Cooper Mountain Community Plan includes Urban High Density Residential (R1), Urban Medium Density Residential (R2 and R4) and Urban Standard Density Residential (R5 and R7).	
Current Development	The site is currently rural residential / farm land and consists of two tax lots and a portion of one tax lot to the north and east (Strobel Road).	
Site Size	Approximately 28 Acres	
Neighborhood Association	Neighbors Southwest	
Surrounding Uses	<u>Zoning:</u> North: Washington County Rural Residential (AF20) South: Washington County Rural Residential (AF20) East: Washington County Rural Residential (AF20) West: Washington County Rural Residential (AF20)	<u>Uses:</u> North: Rural Residential South: Rural Residential East: Rural Residential / New High School West: Rural Residential

Project Overview

The applicant, West Hills Land Development LLC, proposes to develop a 311 unit residential Planned Unit Development (PUD) within the South Cooper Mountain Community Planning area (referred to herein as SCMCP). The project site is comprised of two properties and the flag portion of a third property, all located on the north side of SW Scholls Ferry Road, found east of SW Tile Flat Road and west of SW 175th Avenue. The properties are addressed as 18185, 18407 and 18485 SW Scholls Ferry Road. The combined area is approximately 28 acres and is shown on the map exhibits prepared by the applicant and city staff.

The project is proposed for two phases of development. The first phase would create 111 residential lots that will range in size from 1,155 square feet to 6,489 square feet, intended for both single-family detached and attached homes. Of the 111 lots to be created in the first phase, 81 are intended for detached single-family homes and 29 are intended for attached single-family homes (townhomes). The first phase of development would also create one large lot for future multi-family residential development. As part of the first phase, the applicant would also construct the entirety of all public streets internal to the development site. Street improvements of the first phase include a portion of the planned east-west Collector street identified by SCMCP Street Framework plan (Exhibit 1.6 this report) and construction of ¾ improvements necessary for the north-south Neighborhood Route identified by SCMCP Street Framework plan (currently named SW Strobel Road). An interim street frontage improvement to SW Scholls Ferry Road is proposed as discussed further in this report.

The first phase of development would also several create tracts of land identified to the development plan. Some of these tracts are intended for natural resource protection and passive open space. Other tracts are intended for storm water management and active open space. Active open space will also include multi-use trails and nature trails and other community amenities along the natural resource areas identified within the project site.

The second phase of the proposed PUD would develop the large multi-family residential lot for apartment building(s) capable of accommodating up to 200 dwelling units. According to the applicant, the future multi-family development proposal is intended for apartment building(s) that will accommodate between 125 and 200 units. The future multi-family residential building is subject to separate consideration via application for Design Review. At this time, the applicant's materials package provides a concept plan for the second phase of PUD development.

Land Use Application Summary

The Planning Commission will conduct a hearing for concurrent consideration of six land use applications identified for The Ridge. These land use applications are summarized below.

Comprehensive Plan Map Amendment application (case file CPA2017-0002) is requested to adjust boundaries of existing Comprehensive Plan land use designations that apply to the subject properties. The adjustment proposal is intended to align boundaries with proposed streets and property lines identified as part of the development plan. This application is limited to the area contained in Tax Lots 500 and 600 identified above (a.k.a. Lolich property and Bellairs property). Exhibits 1.2 and 1.3 of this report illustrate the existing land use designations and intended adjustments, respectively. The CPA proposal does not change existing land use designations that currently apply to the subject properties.

Zoning Map Amendment application (case file ZMA2017-0002) is requested to apply Beaverton residential zones of R-1, R-2, R-4, R-5 and R-7. The subject properties are currently zoned Washington County AF-20 which is an agricultural zone applicable to rural areas. Proposed city zones are intended to implement respective land use designations of the Comprehensive Plan and would also align with proposed streets and property lines identified as part of the development plan. This application is also limited to the area contained in Tax Lots 500 and 600.

Preliminary Subdivision application (LD2017-0002) is requested to create 111 legal lots of record and ten open space tracts. All lots of record will be created in the first phase of development. The second phase of development is focused solely on the multi-family residential portion of the plan where the applicant proposes to build a future apartment building. The second phase of the development plan may also include a separate final plat map to record easements and finalized boundaries of the open space / water treatment facility identified for this phase.

Conditional Use – Planned Unit Development (case file CU2017-0002) would allow modification of base zoning standards of each respective proposed zone, applicable to lots created through the Preliminary Subdivision application. In this case, development projects greater than ten acres in size, where located within the SCMCP require CUP-PUD approval. As a Planned Unit Development (PUD), The Ridge development is also subject to specific standards as contained in Section 60.35 of the Beaverton Development Code.

Design Review 2 (case file DR2017-0010) is requested for the attached single-family dwellings (townhomes) identified as part of phase one. The multi-family residential apartment building(s) to be constructed in the second phase is not subject to hearing consideration on June 28. Specifically, the apartment building(s), landscaping, pedestrian trails and play areas in the boundary identified as Phase 2 (see Exhibit 1.10) would be subject to a separate future application for Design Review (Type 2 or Type 3 process). Staff also notes that detached single-family dwellings are not subject to the current Design Review application but are subject to review of certain architectural design standard identified in Section 60.35, *Planned Unit Development* standards of the Beaverton Development Code.

Tree Plan 2 (case file TP2017-0005) is requested for removing trees where development is proposed. Some of these trees meet the Development Code definition of a "Community Tree" as identified in Chapter 90. Other trees identified for removal are located within a portion of the project site shown to contain a Significant Natural Resource Area (SNRA) as discussed further in this report.

Type of Proceeding

All six applications identified in this report were subject to public notice as required by the Beaverton Development Code and the Beaverton Comprehensive Plan. Hearing procedures of ORS197.763 apply to all quasi-judicial land use decisions, including Quasi-Judicial Comprehensive Plan Amendments (CPA). In this case, the Planning Commission will conduct one public hearing to consider all six land use applications simultaneously. ORS 227.175 enables cities to establish a consolidated procedure by which an applicant may apply at one time for all permits or zone changes needed for a development. Section 50.15.3 of the Beaverton Development Code establishes this consolidated procedure where all applications are subject to the broadest notice and opportunity to participate. In this case, the applicant submitted a combined materials package inclusive of all six land use applications.

While ORS 227.175 does not refer to the Quasi-Judicial CPA as part of the consolidated procedure, the scope of the applicant's CPA proposal is limited to adjustment of existing Plan land use boundaries. Specifically, the CPA proposal is intended to align existing Plan land use boundaries to proposed streets and property lines identified as part of the development plan. The CPA proposal is not intended to change the land use designations that currently apply to the subject properties. Also, as explained in this report, the CPA boundary adjustment proposal is not expected to substantially increase or decrease density allowed under each respective Plan land use designation that apply to the subject properties.

Staff notes that Quasi-Judicial CPA procedure, identified in Chapter 1.4.2 of the Comprehensive Plan is practically the same as that identified in Section 50.45 of the Beaverton Development Code for the Type 3 procedure. According to Section 50.15.3 of the Development Code, the Planning Director may choose to combine multiple applications for the same development as way to increase efficiency of development review. In this case, given the limited scope of the CPA proposal, the Planning Director so chooses to combine all six land use applications for public hearing consideration. Staff notes that it will be necessary for the Planning Commission to take separate actions in response to each application. Also, staff notes that approval of the

Conditional Use, Tree Plan 2, Land Division and Design Review applications would be contingent upon subsequent action by the City Council in adopting the respective map amendments identified to the Comprehensive Plan Land Use Map and Zoning Map. Accordingly, the Commission action taken in response to the CPA and ZMA proposals is a recommendation to City Council for adoption of Ordinances that authorizes these respective map revisions.

Background – South Cooper Mountain Community Plan

The South Cooper Mountain Community Plan (SCMCP) is part of the Beaverton Comprehensive Plan and was adopted in December 2014. The SCMCP identifies various policies intended to guide future development of this area which is comprised of 544 acres of rural land that was added to the Urban Growth Boundary (UGB) in 2011. The SCMCP emphasizes development to be designed as safe, convenient, active and healthful with a variety of housing types, recreational spaces, and pedestrian and vehicular circulation.

**RECOMMENDATIONS AND CONDITIONS OF APPROVAL
BY THE FACILITIES REVIEW COMMITTEE
The Ridge PUD at South Cooper Mountain
CU2017-0006 / DR2017-0010 / LD2017-0002**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review conditions may be re-numbered and placed in different order.

Criteria contained in Section 40.03.1 are applicable to three of the six land use applications associated with this development proposal. Specifically, criteria in Section 40.03 are applicable in review of the Conditional Use – Planned Unit Development application (CU2017-0003), the Preliminary Subdivision application (LD2017-0002) and the Design Review 2 application (DR2017-0010). Criteria contained in Section 40.03.1 are not applicable to the concurrent applications for Comprehensive Plan Map Amendment (CPA2017-0002), Quasi-Judicial Zoning Map Amendment (ZMA2017-0002) and Tree Plan 2 (TP2017-0005).

The applicant's response to the Facilities Review criteria are found in the narrative prepared by Otak, Inc. dated May 4, 2017, pages 32 through 38. The Committee incorporates the applicant's written response as findings in support of these criteria. Additional facts and findings are provided herein. The decision-making authority will determine whether the development plan as presented meets the Facilities Review approval criteria and may choose to adopt, not adopt, or modify the Committee's findings, below.

A. All critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.

Facts and Findings: Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage, storm water treatment and detention, transportation, and fire protection. The document prepared by applicant's representative, Otak Inc., provides a summary description of all proposed utility connections in response to the Facilities Review approval criteria. The response provided to all critical facilities and services related to the development are summarized below.

Proposed Public Water System:

According to the applicant, a water main will be constructed within the proposed east-west right-of-way to be situated on the subject property. It would connect either to a proposed 24-inch diameter main line that will extend from one route identified in the development plan

that crosses the abutting property to the east (route Option A); or to an interim 16-inch water main that would be constructed along the eastern portion of the subject property outside the adjacent right-of-way and continue under the SW Scholls Ferry Road right-of-way to the south (route Option B). The applicant also explains how water mains within the development site will be stubbed to the north, west and east property lines, thereby providing future water connections to adjacent properties that are also part of the South Cooper Mountain Community Plan (SCMCP).

The applicant refers to extensive discussions with the City of Beaverton concerning route Option A and water service availability. According to the applicant, route Option A would cross private property that is not planned for near-term development. The applicant notes that route Option B has also been identified as a viable (though disfavored) option. The applicant explains that the main located pursuant to Option B would need to be removed upon construction of the planned north-south Collector between the high school property and The Ridge development site.

Staff acknowledges Sheet P5.3 of the development plan set to identify route options A and B. Both options show water service to be extended from the same main located east of The Ridge property where currently stubbed near the western boundary of the high school campus. No other water lines are available for extending service to The Ridge. The 24-inch water line within the high school property is planned to provide water service within the lower pressure zone identified for the SCMCP.

Staff confirms that the 24-inch diameter line size is consistent with the SCMCP and will provide adequate capacity to serve the development proposal at the time of its completion. Staff also confirms that the 24-inch line will provide the necessary capacity for other development anticipated by the SCMCP within the lower pressure zone. However, staff is unable confirm that the 16-inch line is adequate to support a finding in response to Criterion A. While the applicant anticipates that the main constructed pursuant to Option B will be removed upon construction of the north-south Collector, the city foresees a potential situation where line Option B could be necessary to serve other properties located west of The Ridge if line Option A is not first created through development. For this reason, under either line option, staff recommends a condition of approval that requires the water line to be at least 24 inches in diameter.

In review of the two water main options, the City Site Development Engineer prefers continuation of the water main as shown under route Option A. While route Option B appears feasible at this time, the City Site Development Engineer recognizes the need to extend other planned utilities along the same segment of SW Scholls Ferry Road as planned development progresses. Specifically, the SCMCP calls for extension of sanitary sewer service in the same segment of SW Scholls Ferry Road. Also planned is the Willamette Water Supply line at 64 inches in diameter, which is expected to cross the same segment of right-of-way as that shown for route Option B. Staff finds route Option B could constrain the ability to extend other utility improvements as planned for the same area. For this reason, route Option A is preferred.

Route Option B will require approval by Washington County for work within the Scholls Ferry Road right-of-way. Staff refer to the letter received from Washington County dated June 7,

2017, which responds to route Option B. Staff also refer to the letter prepared by Beaverton School District (BSD) dated June 1, 2017, that raises concerns about line Option B if sought. The BSD letter also identifies the intended use of Mountainside Way for BSD staff and school bus service and raises concerns about safety. In response to the Washington County and BSD letters, staff recommends a condition of approval that requires that applicant to obtain Facilities Permit approval through Washington County if line Option B is sought. Staff also recommends a condition of approval that requires construction to be contained within the private property abutting the collector street (SW Mountainside Way). To date, that portion of SW Mountainside Way constructed by Beaverton School District (BSD) has yet to be conveyed to the city as a public street.

Because the applicant has not obtained consent from the abutting property owner for route Option A, the city is unable to make findings that support this option based on substantial evidence showing how this option is likely and reasonably certain to succeed. However, if the applicant were to obtain property owner consent, staff recommends an approval condition that requires the line to be constructed consistent in route Option A. Findings herein do not preclude the ability to construct line Option A if this option becomes viable as Option A is the route identified by the SCMCP. If Option A cannot be implemented in the short term, Option B is permissible as an interim alignment until Option A can be implemented.

In-lieu of property owner consent, the city has proposed conditions of approval that would require construction of the water main under either option. For the purpose of satisfying Criterion A, the City Engineer has not dismissed Option B as a viable alternative and, for this reason, finds that water, as a critical facility related to the development, can be supplied to serve the proposed development at the time of its completion, provided that either line option (A or B) is 24 inches in diameter.

Proposed Public Sanitary Sewer:

According to the applicant, all sanitary sewer will be conveyed to the new River Terrace Pump Station which was completed in 2016. The applicant also explains how the anticipated sanitary sewer infrastructure in this basin will include a network of small diameter gravity sewer pipes and manholes located within future roadways and easements as identified.

In response to the need for providing sanitary sewer, as a critical facility, the Committee acknowledges the memorandum prepared by Nora Curtis, Conveyance Systems Department Director for the Clean Water Service District (CWS) dated May 26, 2017. The CWS memorandum, titled *Statement of Sanitary Service Available for South Cooper Mountain*, includes a mapped boundary of the SCMCP service area which includes properties that comprise The Ridge.

In response to Criteria A of Facilities Review approval, the Committee recognizes the first sentence of the memorandum stating that CWS has determined that there is adequate capacity, or will be adequate capacity through the execution of the District's planned Capital Improvement Program. The same sentence identifies sanitary sewer conveyance and treatment systems that are under direct control of CWS to serve all proposed developments

(referring to the larger service area) at the time of completion of these developments and any related phases. The memorandum by Ms. Curtis also identifies four general conditions and explains how upon satisfaction of these conditions, there will be no impediment solely as a result of sanitary sewer capacity for building permit issuance, sanitary sewer connection permit issuance, and/or building certificate of occupancy.

The Committee acknowledges the first CWS condition to require proposed developments to be in accordance with the zoning density requirement of the Beaverton Comprehensive Plan and the SCMCP. In response to this condition, the Committee refers to the Facts and Findings Code Conformance Analysis chart at the end of this report that identifies the implementing zones of three land use designations of the Beaverton Comprehensive Plan. Where the applicant's associated proposal for Quasi-Judicial Zoning Amendment identifies zones intended to implement these existing land use designations as applicable to the subject properties, staff finds the development plan to be in accordance with the zoning density requirement of the Beaverton Comprehensive Plan and the SCMCP. For this reason, Condition No. 1 of the CWS statement is satisfied.

The Committee also acknowledges the second and third conditions of the CWS statement to require the design of sanitary service improvements for conformance with CWS Design and Construction Standards, together with the City of Beaverton Engineering Design Manual and Standard Drawings. In part, Condition No.2 of the CWS statement also explains how sanitary service is to be designed in accordance with the sewer basin delineations and general sanitary service strategy identified in the 2015 City of Beaverton SCM Sanitary Sewer Master Plan and CWS 2017 Upper Tualatin Interceptor Study. The condition further notes that improvements necessary to allow deviations from the basin delineations or service strategy identified in the 2015 Master Plan or 2017 Study, are to be at the expense of the applicant requesting the deviation and shall require District written approval prior to issuance of land use approval.

In review of applicant's preliminary utility plan, and in review of the CWS service availability statement of May 26, 2017, the City Site Development Engineer finds that sanitary sewer, as a critical facility and service related to the development, can be improved to have adequate capacity to serve the proposal at the time of its completion. The City Site Development Engineer also observes no apparent deviations identified by the applicant in review of the preliminary utility plan. To ensure utility improvements are designed for consistency with applicable standards identified in the CWS Design and Construction Standards, and the Beaverton Engineering Design Manual and Standard Drawings, the committee recommends adoption of proposed conditions identified herein. Plans submitted to the city for Site Development Permit are to demonstrate compliance with these standards to the satisfaction of the City Site Development Engineer.

The Committee also acknowledges the fourth and final condition of the CWS statement to require annexation to CWS prior to issuance of any sanitary sewer connection permits for the development. The Committee responds to this condition by requiring the applicant to provide proof annexation prior to issuing the city Site Development Permit.

Proposed Storm Water Drainage, Treatment and Detention:

Proposed storm water drainage is identified and described in the applicant's narrative and plans. Sheet P2.0 identifies the location of two storm water treatment and detention facilities. One facility is expected to be constructed with the first phase of development and will be located within the southwest portion of the subject development site. The second facility is expected to be constructed with the second phase of development. This second facility is identified to the plan as "Future Storm Water Facility" and is to be located within the south portion of the development site, east of the creek and natural resource area where identified to the plan.

According to the applicant, storm drainage will be collected by a system of storm sewers within the public streets within and adjacent to the site. The applicant also explains how the property will be graded to direct surface flows to the adjacent streets that will be served by laterals from the public storm sewers to be constructed as part of the plan. These storm sewer lines will then direct water to the proposed storm treatment and detention facilities. Sheets P5.0 through P5.2 of the development plan show all storm lines serving the 111 lots created in Phase 1. The development plan shows the storm water outfall point to a proposed facility which is identified as Tract H to the plan. The same plan identifies another service line extending from the treatment facility for discharge into the creek at the low portion of the property near the street frontage of SW Scholls Ferry Road.

The applicant also refers to the Preliminary Stormwater Management Plan as prepared by the project engineer which is Impact Study C of the applicant's combined materials package. The applicant also refers to the Flood Study Memo, identified as Impact Study D to the same materials package. According to the applicant, the Preliminary Stormwater Management Plan outlines compliance with the Clean Water Services' (CWS) Design & Construction Standards.

In review of the applicant's preliminary storm water analysis, the City Site Development Engineer finds the preliminary utility plan to be adequate in addressing the site's on-site surface water management needs in response to drainage patterns, treatment and quantity control. The City Site Development Engineer also acknowledges the storm water plan and associated studies to account for service needs identified for both phases. The City Site Development Engineer also observes how the preliminary utility plan (Sheets P5.0 through P5.2) does not illustrate the pipe location, line size or other details as planned for Phase 2. As Phase 2 of The Ridge is expected to return for subsequent land use approval in future (via Design Review 2 or Design Review 3) the City Site Development Engineer recognizes the ability to review design details of the future facility identified in Phase 2 against the same Facilities Review criteria. For the purpose of phasing associated with the Planned Unit Development application, the City Site Development Engineer acknowledges the applicant's conceptual development plan for Phase 2 and how the future treatment facility can be constructed to a size and design that will serve the development plan intended for this phase. The City Site Development Engineer also finds the facility in Phase 2 to be non-essential for development associated with Phase 1.

The City Site Development Engineer also recommends facilities intended for both phases be located within separate tracts of land created as part of the applicant's Preliminary

Subdivision application. For Phase one, the size and configuration of the future storm water facility is known and should be identified as part of the final plat to be recorded for this phase. Because the size and design of the future storm water facility for Phase 2 (Tract J) is unknown at this time, the City Site Development Engineer acknowledges this tract to be created as part of the subsequent and separate final plat to be recorded in the future as part of Phase 2.

In part, the applicant's system is also designed to convey storm water collected from a future development site, located west of The Ridge development site and on the west side of SW Strobel Road. Specifically, Sheet P5.2 of the applicant's plan set identifies a new storm water culvert to collect and convey storm water from the southeast portion of the Bierly property which is not identified as part of The Ridge development plan but is expected to be developed in the near future. Staff observes the culvert design to cross diagonally along The Ridge street frontage of SW Scholls Ferry Road. While this diagonal culvert crossing does not convey storm water from The Ridge development plan, the Committee understands the applicant has control of the Bierly property for development purposes is agreeable to constructing this culvert as part of the street and utility improvements with associated with The Ridge. The City Site Development Engineer proposes conditions of approval specific to this system to ensure adequate capacity. Also, the City Development Engineer acknowledges that certain improvements to the culvert design may be necessary to ensure future anticipated construction of a large water line (e.g. the Willamette Water Supply) within SW Scholls Ferry Road, as discussed elsewhere in this report.

Summary of water, sanitary sewer of storm water drainage, treatment and detention.

The City Site Development Engineer has reviewed the applicant's plans for constructing all critical facilities and services that include water, sanitary sewer, storm water drainage, treatment and detention. To ensure these utility improvements are designed for consistency with the standard as contain in the CWS Design and Construction Standards, and Beaverton Engineering Design Manual and Standard Drawings, the City Site Development Engineer recommends adoption of certain conditions identified herein. By implementing these conditions, the Facilities Review Committee finds all critical facilities and services related to the development have, or can be improved to have, adequate capacity to serve the proposal at the time of its completion.

Transportation as a Critical Facility in response to Criterion A:

The applicant describes the proposed street system internal to the project which will consist of public streets. The applicant also identifies the intended street classification of proposed streets as labeled on the site plan (Sheet P2.0). According to the applicant, Streets A, B, C, and D will be designed to meet the city Local street classification and proposed Road 8B will be designed to meet the city Collector street classification. The applicant also explains how the proposed street system has been designed in accordance with the Street Framework of the SCMCP (specifically Figure 10 – Street Framework Plan) and how the development plan will construct a portion of the east/west Collector as identified by the Street Framework plan. The applicant also explains how the plan proposes appropriate dedication of right-of-way and construction of SW Strobel Road to meet the city Neighborhood Route standard, and for location consistency with the Street Framework plan.

The applicant also explains how the plan proposes appropriate dedication of right-of-way and construction of the SW Scholls Ferry Road (north side) to meet Washington County Arterial street standards.

According to the applicant, vehicle access to the project site is proposed solely from SW Strobel Road at this time. However, as properties develop to the north, south and east, additional accesses to the development are expected to become available. The applicant also identifies a proposed interim secondary access as provided for emergency vehicles until future alternative access becomes available.

The applicant's materials also include Traffic Impact Analysis (TIA) prepared by Kittelson and Associates (identified as Impact Study E, dated February 15, 2017), in addition to a supplemental memorandum by Kittelson dated March 23, 2017. Key findings in response to the applicant's TIA are summarized below:

Impact of additional vehicle trips (three intersections in the vicinity): The TIA prepared by Kittelson and Associates responds to the applicant's street connection proposal and addresses the cumulative transportation-related impacts of both phases, while accounting for the type of dwelling unit as proposed (110 new single family homes (attached and detached) and 200 multi-family units. Staff acknowledges the TIA study to encompass all required study areas outline in Section 60.55.20 of the City Development Code.

The TIA studied three intersections near of the project site that include:

- SW Scholls Ferry Road / SW Tile Flat Road
- SW Scholls Ferry Road / SW Strobel Road – SW Vandermost Road
- SW Scholls Ferry Road / SW 175th Avenue – SW Roy Rogers Road

TIA also breaks down the total trips anticipated during the AM and PM peak hours of vehicle traffic volume. Figure 6 of the TIA identifies the trip number and distribution patterns anticipated at the three study intersections. The applicant's TIA has been reviewed by transportation staff. Staff acknowledge the proposed street system to be designed in accordance with the Street Framework of the SCMCP (Figure 10) and that the development plan will construct a portion of the east/west Collector as identified by the Street Framework plan. Staff acknowledge the significance of future street connections that will become available with the anticipated progression of SCMCP development.

Vision clearance at the un-signalized intersection of SW Strobel Road & SW Scholls Ferry Road. The Committee acknowledges improvements as planned for the SW Strobel Road / SW Scholls Ferry Road intersection. As a condition of approval, if no street signal is constructed with the first phase of development, the applicant will need to provide evidence that new street intersection improvements meet City and Washington County requirements for intersection sight distance and spacing. The committee conditions accordingly.

Warrants for traffic signal at SW Strobel and SW Scholls Ferry Road: Staff acknowledges the supplemental analysis prepared by Kittelson, dated March 23, 2017, that responds to the city staff request for additional analysis concerning signal warrant analysis at the intersection of SW Scholls Ferry Road and SW Strobel Road. In part, the Kittelson analysis explains how the southbound left-turn lane as planned for The Ridge, is forecast to operate with high delay during weekday peak-hour traffic.

The City Traffic Engineer has reviewed the traffic signal warrant analysis and concurs with the conclusion. The Committee therefore supports a new signal at the SW Strobel Road / SW Scholls Ferry Road intersection. The same analysis was reviewed by Washington County's Traffic Engineer and the conclusion is the same.

The Committee acknowledges the signal to benefit future development of other properties, including the anticipated development of the Bierly property to west, as mentioned herein. Certain improvements to the intersection, including an interim signal, will need to be in place prior to development of Phase 2 of The Ridge. In their letter of June 7, 2017, Washington County allows the applicant to construct an interim traffic signal improvement until the time when future build-out of SW Scholls Ferry Road is constructed by the MSTIP program as discussed below.

Interim street frontage improvements to SW Scholls Ferry Road: Washington County has approved a MSTIP Bond Cost-Sharing project for this section of SW Scholls Ferry Road, for fiscal years 2022-2055. Along the street frontage of SW Scholls Ferry Road, the applicant's plans identify a half street interim street improvement (cross-sectional K-K / Sheet P.2.1) to be constructed as part of the development construction plan. The half street improvement is to provide three lanes, a 7.5 foot planter strip and 14-foot multi-use path. The applicant's plans also illustrate the how the half street improvement can be constructed in the future to provide four lanes with turn lane and bicycle lane (cross-sectional L-L / Sheet P.2.1)

Washington County has reviewed the applicant's plan and has provided specific comments and conditions in their letter dated June 7, 2017. In review of the proposed half street improvement, Washington County finds the interim improvement acceptable for accommodating future MSTIP improvements. The half street improvement plan (and Option B water line installation if sought) will require a Washington County Facilities permit prior to the city issuing the Site Development Permit. Additionally, staff acknowledges the need for constructing future underground utilities along the respective street frontages of SW Scholls Ferry Road. As previously mentioned, the Willamette Water Supply line, at 64 inches in diameter, will require space for dredging and equipment. At this time, construction associated with the future Willamette Water Supply line is expected to require a minimum cut and staging area of 50-feet along SW Scholls Ferry Road.

The City Traffic Engineer has reviewed the applicant's street improvement proposal and finds it to comply with Engineering Design Manual standards. The Committee further finds the dedication and improvements identified to SW Scholls Ferry Road to be limited to the project frontage as shown and in rough proportionality to the impact

created by the development. The Committee also finds these improvements to be necessary in early stages of construction for this development plan and therefore supports of a condition requiring the first phase of development to improve the street frontages of all three properties (Tax Lots 301, 500 and 600 on Washington County's Tax Assessors Map 2S1-06). Similarly, the final plat recorded for the first phase is to identify the dedication of property for right-of-way to the same properties at a minimum of 48 feet from centerline of SW Scholls Ferry Road. The first final plat recorded for The Ridge shall also include dedication of additional right-of-way to provide adequate corner radius at the intersection of SW Scholls Ferry Road/SW Strobel Road for traffic signal placement and sight distance compliance. The same final plat shall include a provision for non-access reservation along and SW Scholls Ferry Road frontage, except for interim emergency accesses approved in conjunction with this land use application. The final plat is also include dedication of permanent sight visibility easements on the subject property to ensure visibility at the SW Strobel Road/SW Scholls Ferry Road intersection, if required.

Fee in-lieu for off-site improvements to SW Kemmer Road and SW 175th Sections 60.55.10.2, 60.55.10.7, and 60.55.20.4.F of the Beaverton Development Code and the corresponding sections of the Washington County Community Development Code, require that each development mitigate impacts to the surrounding transportation system. Staff refers to the analysis prepared by Ken Rencher, City of Beaverton transportation planner, dated June 7, 2017, in e-mail correspondence (Exhibit 1.11 of the staff report). The e-mail describes the method for determining the applicant's pro-rata share of the cost identified off-site improvements determined necessary to the SW Kemmer Road / SW 175th Avenue intersection.

In summary of the above traffic analysis, the City Traffic Engineer concurs with the findings and recommendations of the Kittelson TIA, and supplemental analysis. Street improvements along the project site frontage of SW Scholls Ferry Road are determined necessary to provide additional vehicle space for adequate circulation and for demonstrating compliance with city standards. Also, improvement of the planned Collector (likely to be named SW Mountainside Way) from east to west boundaries are necessary to provide planned vehicle and pedestrian connections and eventual second access to SW Scholls Ferry Road upon development of the property to the east. The City Traffic Engineer also concludes that the project warrants an interim traffic signal improvement at the intersection of SW Strobel Road and SW Scholls Ferry Road.

Fire Protection in response to Criterion A:

According to the applicant, fire protection will be provided to the site by Tualatin Valley Fire and Rescue Department (TVF&R). The applicant acknowledges the need for providing a secondary emergency access and refers to the development plan that identifies one emergency access road to be constructed between the new collector street (8B) and SW Scholls Ferry Road. According to the applicant, this connection would be closed once the property to the east is developed and the new collector street is extended.

TVF&R has reviewed the development proposal and endorses support as predicated on the

conditions of approval identified a letter of addressed the city dated May 25, 2017. Of key interest to TVF&R is the secondary access proposal and the details associated with this plan. As a condition of approval, the applicant is provide additional details concerning the secondary access that show how fire apparatus turns will be made onto Road 8B (the east-west Collector) with the proposed median. Also, the applicant is to show details for the curb cuts where emergency vehicles enter from Road # 8B or SW Scholls Ferry Road. Construction details concerning the fire access road between SW Scholls Ferry Road and Road No. 8B are to be shown as part of plans submitted to the city for Site Development review. Hydrant location and water flow availability are also to be shown and documented as part of the Site Development Permit. Staff also refers to and incorporates the findings in response to Criterion H hereto.

In summary of the above, the Committee finds that the proposed development will provide required critical facilities, as conditioned.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

B. Essential facilities and services are available, or can be made available, with adequate capacity to serve the development prior to occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.

Facts and Findings: Chapter 90 of the Development Code defines "essential facilities" to be services that shall include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way. According to the applicant, essential facilities and services are either in place or will be at the time of completion of development. Response to essential facilities and services related to the development are summarized below.

Schools

The applicant explains how the subject properties are located within the Beaverton School District (BSD) and will be served by Scholls Heights Elementary School, Conestoga Middle School and the new high school (Mountainside) that is under construction. The applicant also refers to the BSD service provider letter dated January 27, 2017, indicating that the proposal will result in a moderate impact to school operation in the area and anticipates sufficient capacity to accommodate new students from the proposed PUD project.

Staff notes that the applicant's plans and materials were forwarded to BSD for specific comments. In a letter dated June 1, 2017, BSD identifies specific concerns with the placement of waterline service in any location other than what is illustrated as Option A (referring to Sheet P5.3 of the plan). The BSD letter refers to certain policies of the SCMCP and conveys the past BSD agreement to place their respective portion of the waterline through the campus as opposed to the street frontage of SW Scholls Ferry Road. BSD also refers to the Willamette Water Supply project and necessary improvements associated with this project. BSD also identifies potential damage to the new Collector street (likely to be

named Mountainside Way) if the Option B line is sought. The letter also identifies the intended use of Mountainside Way for staff and school bus service and raises concerns about safety.

As previously stated herein, the City Site Development Engineer prefers Option A but also finds Option B to be viable. In response the BSD letter, staff proposes a condition requiring all construction associated with the waterline (under Option B) to be contained within the private property that abuts Mountainside Way to the west. Under this proposed condition, trucks and equipment for this purpose are to utilize the existing site entrance from SW Scholls Ferry Road of the abutting property to avoid operational conflicts with the School District.

Pedestrian and Bicycle Facilities

The Committee observes how the SCMCP identifies a future trail system. Specifically, Figure 11 of SCMCP shows the trail network system for the entire community plan. A portion of this trail system is identified to The Ridge properties. Annexation to Tualatin Hills Park and Recreation District (THPRD) is expected. A neighborhood park is not proposed as part the PUD plan. However, the trail system of SCMCP is of interest to THPRD. Comments provided by THPRD are identified in their letter dated June 9, 2017 (Exhibit 3.4). THPRD comments were prepared in response to the applicant's initial plan submittal.

The applicant's revised trail plan (shown to the revised Open Space Plan as part the supplement package) answers to the comments identified by THPRD in their letter. Specifically, the revised open space plan responds to the THPRD letter by adding a multi-use trail segment north of Road 8B (the east – west collector) behind the existing dwelling on-site which is intended to remain. The revised open space plan also responds to the THPRD letter by relocating the community trail as planned for SW Strobel Road. Where the initial plan had shown the community trail located on the south side of SW Strobel Road, the trail is to be placed on the north side of SW Strobel Road, thereby minimizing conflicts with private vehicle driveways.

Police

To the date of this report Beaverton Police have not provided comments or recommendations to the Facilities Review Committee. Beaverton Police will serve the development site and any comments will be forwarded to the applicant. In review of most development proposals, Beaverton Police have expressed the need for providing street lights. This topic is addressed in response to Criterion I herein.

Transit Improvements

To the date of this report Tri-Met has not provided comments in response to the development proposal. The subject property does not abut streets where Tri-Met provides bus service. The closest local bus line is located further to the east (line 62) and nearest stop is located at SW Scholls Ferry Road and SW Murray Boulevard. The Portland Express (line 92) stops at Teal Boulevard in southwest Beaverton which is approximately one mile to the east.

In summary of the above, the Committee finds that the proposed development will provide required essential facilities, as conditioned.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- C. The proposal is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all provisions of Chapter 20 (Land Uses).***

Facts and Findings: Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates the applicable Code requirements of Chapter 20. Staff also notes that the applicant's Quasi-Judicial Zoning Map Amendment application (ZMA) will be considered concurrently with the development proposal, together with the Conditional Use – Planned Unit Development (CU-PUD) application. As previously stated, the ZMA application is not subject to Facilities Review approval. Analysis prepared for ZMA will be prepared following the Facilities Review meeting and will be included as part of the Staff Report addressed to the Planning Commission. For the purpose of satisfying Criterion C, staff refers to Code Conformance Analysis chart which identifies the development standard of each implementing zone as proposed. The same chart also identifies certain deviations requested as part of the CU-PUD application.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- D. The proposed development is consistent with all applicable provisions of Chapter 60 (Special Regulations) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Regulations), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

Facts and Findings: The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates the applicable Code requirements of Chapter 60 in response to the above mentioned criteria.

As stated in response to Criterion A, transportation staff have reviewed proposed street improvements associated with the development plan for compliance with the Beaverton Engineering Design Manual which identify street standards by planned classification. Other applicable provisions of Chapter 60 related to transportation (contained in Section 60.55) are addressed in response to Criterion A.

In response to the off-street parking standard of Section 60.30., the applicant explains the proposal for Phase 1 and accounts for detached dwelling to have two-car garages and driveway spaces for 1 or 2 cars. The applicant also notes that all attached units will have one-car garages and driveway spaces for one or two cars, for a total of two or three spaces per attached dwelling. Staff finds this proposal to meet the requirements of 60.30.10 (off-street parking number). Staff also notes that off-street parking for Phase 2 will be evaluated as part of a future Design Review application.

In response to Section 60.65 (Utility Undergrounding) staff recommends a standard condition of approval requiring all utility lines to be placed underground. The applicant intends to meet the requirements of this section. Existing above-ground service lines that serve the two existing dwellings are to be removed.

As previously stated, Facilities Review criteria do not apply to Tree Plan 2 applications. The applicant's associated application for Tree Plan 2 (Case File No. TP2017-0005) is subject to review of certain subsection of Section 60.60. Staff addresses findings for removal and protection of trees in the staff report prepared for Tree Plan 2. Similarly, staff addresses specific standards as apply to development in or near significant natural resources (60.67) as part of the Tree Plan 2 application and as part of the applicant's Conditional Use - Planned Unit Development (CU-PUD) application. Other applicable provisions of Chapter 60 (Special Regulations) are summarized in the Code Conformance Analysis chart at the end of this report and are subject to further review. In summary of the above, the Committee finds that the proposed development is consistent with as conditioned.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage ditches, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas and other facilities not subject to maintenance by the City or other public agency.***

Facts and Findings: The applicant's narrative response to Criterion E identifies intended creation of Homeowner's Association to ensure compliance with the provisions for continued periodic maintenance and necessary normal replacement of the following private common facilities.

Staff observes the landscape plan shown for private common open space tracts as proposed. Future maintenance of trees and shrubs as planned for tracts, in addition to the trail improvement therein, should be maintained by a Homeowner's Association (HOA). Staff recommends a condition that would require the HOA Covenants, Conditions and Restrictions to be reviewed by the City Attorney for approval, prior recording with the final plat. Also, staff recommends a condition that would require the HOA to be responsible for

maintaining all private common facilities. Staff does not foresee conflicts with garbage service to development plan as proposed.

For Phase 1, staff recommends a condition of approval requiring the applicant to identify service needs with the hauler and resolve any conflicts prior to Site Development Permit issuance. For Phase 2, garbage and recycling storage areas for the multi-family buildings will be subject to separate consideration via the future application for Design Review. In summary of the above, the Committee finds that adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of private common facilities.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.

Facts and Findings: In review of Criterion F, staff incorporates the findings prepared in response to A, B and D above. According to the applicant, all streets are designed in accordance with the City of Beaverton's Engineering Design Manual (L1 and L2 standards) and this includes sidewalks provided on both sides of all streets internal to the plan. The City Engineer and City Traffic Engineer have reviewed the applicant's plans and agree with the applicant's statement as to proposed streets internal to the subdivision being designed in conformance with the City's Engineering Design Manual for public streets.

The City Traffic Engineer has also reviewed the applicant's revised alternative plan for Street D. Where the applicant's initial plan had proposed a cul-de-sac street for Street D, the alternative plan will create a stub and hammer-head turn-around. This alternative is proposed for tree / habitat protection in the north portion of this (discussed in Tree Plan 2 application). While the initial cul-de-sac street for Street D is preferred for circulation, the City Traffic Engineer finds the alternative plan to be safe and efficient if the hammer-head meets design standards as required by TVF&R. In oral communication received from the Fire Marshal of TVF&R, the hammer-head proposed for Street D will need to be slightly longer in design but can be modified to meet TVF&R standards. Staff conditions accordingly.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.

Facts and Findings: According to the applicant, the on-site vehicular and pedestrian circulation provides the following connections to the surrounding circulation systems:

- Pedestrian access from the SW Strobel Road sidewalks to the SW Scholls Ferry Road sidewalks
- Pedestrian, bicycle, and vehicle access from Road 8B (a new collector street) to SW Strobel Road
- Pedestrian and bicycle access via a new Community Trail along SW Strobel Road and north of Road 8B
- Pedestrian and bicycle access to the north of SW Scholls Ferry Road along the site boundaries
- Pedestrian access between SW Scholls Ferry Road to the future Creek, to Creek Trail/McKernan Creek Trail to the north
- Future pedestrian, bicycle, and vehicle access to SW Strobel Road from future development to the north
- Future pedestrian, bicycle, and vehicle access to SW Scholls Ferry Road via Road 8B from future development to the east
- Future pedestrian and vehicle access to SW Tile Flat Road via the new collector from future development to the west.

Staff acknowledge the project proposal will implement components of the trail system identified to Figure 11 of the SCMCP (*Community Plan Bicycle and Pedestrian Framework*). The Framework plan identifies a multi-use trail along SW Scholls Ferry Road. The Framework plan also identifies a multi-use trail on the east side of the creek that runs through the subject properties of The Ridge. The Framework plan also identifies a multi-use trail segment in the north portion of The Ridge site that will provide eventual connection to Mountainside High School. The Framework plan also identifies a multi-use trail along the north portion of the planned Neighborhood Route (Strobel Road).

As stated herein, staff received the applicant's revised open space plan that identifies certain changes to the initial trail system identified for The Ridge. In review of the applicant's revised plan, staff finds proposed on-site vehicular and pedestrian circulation systems will connect with the surrounding circulation systems (as planned for SCMCP) in a safe, efficient, and direct manner.

Staff also acknowledge the applicant's plan to construct a portion of the 10-foot wide pedestrian community trail as part of Phase 2 when the multi-family residential component of this PUD is constructed. As previously stated, Phase 2 of The Ridge is expected to return for subsequent land use approval in future. Staff recognizes the ability to review the future trail segment for Phase 2 (within the boundary identified on Sheet P2.0 of the plan) against the same Facilities Review criteria. As stated herein, a half street improvement along the street frontage of SW Scholls Ferry Road is conditioned for Phase 1, inclusive of the street frontages of all three properties that comprise both phases development (Tax Lots 301, 500 and 600 on Washington County's Tax Assessors Map 2S1-06). The frontage improvement is to include a sidewalk.

Certain conditions of approval are proposed to ensure vehicular and pedestrian circulation system connections to the surrounding vehicular circulation system in conformance with Development Code Sections 60.55.25 (*Street and Bicycle and Pedestrian Connection Requirements*), 60.55.30 (*Minimum Street Widths*) and 60.55.35 (*Access Standards*).

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.

Facts and Findings: Tualatin Valley Fire and Rescue District (TVF&R) has reviewed the subdivision proposal and endorses support of the development plan as stated in their letter dated May 25, 2017. Sheets P5.0 through P5.3 of the applicant's plans identify the location of proposed fire hydrants. Fire flow calculations and hydrant locations will be subject to further review during Site Development and Building Permit stages. In their letter dated May 25, TVF&R request future details for the secondary access upon review of the Site Development Permit associated with this development plan. A condition of approval reflects the comments received from TVF&R.

Beaverton's Chief Building Official has reviewed the plan and finds in support of Criterion H. Future home construction will require Building Permits issued through the City Building Division of the Community Development Department. Removing existing dwellings and structures from the properties will require a Demolition Permit. If a septic tank exists, it is to be pumped out and filled in with sand or gravel or completely removed. The Committee conditions accordingly.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from hazardous conditions due to inadequate, substandard or ill-designed development.

Facts and Findings: According to the applicant, all street and public facilities are designed in accordance with the City of Beaverton's Engineering Design Manual and thus should provide reasonable protection from crime, accident and hazardous conditions. The applicant also explains how future homes in this development will be reviewed by the city for determining conformance with the Building Code. Staff concurs with the applicant's statement. Staff also notes that the applicant will be required to provide street lights (pole-mounted luminaires) along all public streets. A condition requiring a plan for street lights associated with the Site Development Permit is proposed. By meeting the City of Beaverton's Engineering Design Manual design standards for street lights, the Committee finds that development site will provide adequate protection from hazardous conditions.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

Facts and Findings: The applicant's response to Criterion J refers to the preliminary grading plan as illustrated on sheets P4.0 through P4.2. The applicant also explains how grading has been designed to the standards of subsection 60.15.10 of the Beaverton Development Code and how grading of the site is necessary for the creation of new public streets, consistent with applicable standards of the Beaverton Engineering Design Manual and Standard Drawings, specific to Chapter II Streets, and Chapter VII Bicycle and Pedestrian Facilities, and Chapter VII Standard Drawings

Of particular interest to the Committee is the proposal for grading along the north perimeter of the property where the plan identifies construction associated with the Neighborhood Route (Strobel Road) consistent with the SCMCP Street Framework Plan (Figure 11). To the same area, the SCMCP Natural Resource (Figure 12) identifies a Class A Upland Wildlife Habitat and Wetland/Probable Wetland area. Grading in proximity to these natural resources is subject to separate evaluation and findings response to other approval criteria, specifically the CU-PUD and Tree Plan 2 approval criteria. For the purpose of satisfying Criterion J, staff finds that grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion.

K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.

Facts and Findings: The applicant refers to the proposed street network and facilities that are designed in accordance with Beaverton's Engineering Design Manual. Staff notes that the applicant will be required to meet all applicable accessibility standards of the International Building Code, Fire Code and other standards as required by the American Disabilities Act (ADA). Conformance with these technical design standards for Code accessibility requirements are to be shown on the approved construction plans associated with Site Development and Building Permit approvals.

In review of the plans submitted for development, the Committee finds the proposed street sidewalks and walkways internal to the development to meet applicable accessibility requirements. Compliance with ADA accessibility standards will be thoroughly evaluated upon review of the Site Development Permit which follows land use approval. The City

Engineer has conditioned the sidewalks for a minimum clearance of five-feet, unobstructed. Therefore, the Committee finds that by meeting the conditions of approval, the site will be in conformance with ADA requirements, and the criterion in K will be satisfied.

Therefore, the Committee finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

L. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.

Facts and Findings: The applicant submitted the required applications, plans and materials. The city has was unable to determine all applications as complete without a viable option for water line extension. The applicant subsequently deemed all applications complete on May 3, 2017. As explained in response to Criterion A, the applicant has obtained property owner consent for one of two options identified for the propose water service line. The Committee finds that all applicable application submittal requirements, identified in Section 50.25.1 to be included as part of this proposal.

Therefore, the Committee finds the proposal meets the criterion for approval.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 20.25.05 – Density Calculations			
Minimum Residential Density	Minimum Density: 225 units Maximum Density: 576 units	The applicant proposes a maximum of 310 units which is more than minimum density and less than maximum density.	Yes-See Density Table Below
Development Code Section 20.05.20 (Uses)			
R1	Permitted Multifamily Dwellings	Multifamily Dwellings	Yes
R2	Permitted Attached Single Family Dwellings	Attached Single Family Dwellings	Yes
R4	Permitted Detached Dwellings	Detached Dwellings	Yes
R5	Permitted Detached Dwellings	Detached Dwellings	Yes
R7	Permitted Detached Dwellings	Detached Dwellings	Yes
Development Code Section 20.05.15 (Site Development Standards)			
Minimum Lot Area	R1 - 1,000 sq. ft. / DU R2 - 2,000 sq. ft. / DU R4 - 4,000 sq. ft. / DU R5 - 5,000 sq. ft. / DU R7 - 7,000 sq. ft. / DU	Adjusted with PUD	See CU staff report.
Minimum Yard Setbacks	Parent parcels are subject to the minimum yard setbacks of the zone	Through the CU-PUD process the parent parcels are subject to the minimum yard setbacks of the zone and individual lots may have setbacks reduced through PUD consideration. The applicant proposes to meet the setbacks for the parent parcels. See Setback Table below for proposed setbacks reductions which will be evaluated through the CU-PUD.	See CU staff report.
Maximum Building Height	R1 – 60 feet R2 – 40 feet R4 – 35 feet R5 – 35 feet R7 – 35 feet	Maximum building height will be verified at the time of building permit. The applicant has requested maximum height exceptions in the R4 and R7 zoning districts to allow a maximum height of 40 feet instead of 35 feet. Also 65 feet is requested for the R-1 portion of the site where the applicant proposes an apartment building.	See CU Staff Report

20.25.05 Density Calculations*					
Proposed Zoning	Gross Acres	Net Acres	Min. Density (Units)	Maximum Density (Units)	Proposed Units
R1	6.93	2.71	118	302	200
R2	5.37	4.51	40	117	39
R4	11.83	1.85	49	130	47
R5	1.26	1.80	6	11	8
R7	2.58	0.69	11	16	16
Total	28.09	11.56	224	576	310

*Consistency with Table 2 (Land Use Designations and Capacity Estimates) of the South Cooper Mountain Community Plan is evaluated in the CU section of the staff report. The proposal is consistent with zoning and density assumptions of the SCMCP

Staff refer to Tables 14 and 15 of the Otak narrative (pages 62 and 63) for proposed setback reductions identified for The Ridge PUD. Below is a summary of data contained in these tables.

Condition / Product	Front loaded Townhomes	Front loaded single family detached	Rear loaded townhomes without driveway parking	Rear loaded townhomes with driveway parking
Zone	R2	R4, R5, R7	R2	R2
Front Building setback (non-garage)	10'	15'	10'	10'
Front garage setback	20'	20'	N/A	N/A
Side yard building setback	3.5' (10' for corner lots)	3.5' (10' for corner lots)	3.5' (10' for corner lots)	3.5' (10' for corner lots)
Rear building setback	15'	20'	3.5'	18.5'
Rear garage setback	N/A	N/A	3.5'	3.5'

Chapter 60 Special Requirements

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Development Code Section 60.05 Design Standards			
Design Review Principles, Standards, and Guidelines	Requirements for new development and redevelopment.	<u>Attached</u> residential (townhome) component of Phase 1 of The Ridge is subject to Design Standards. <u>Detach</u> residential homes buildings are subject to CUP-PUD standards is a listed exemption in 60.05	See DR Findings
Development Code Section 60.12 Habitat Friendly & LID Practices			
Habitat Friendly and Low Impact Development Practices	Optional program offering various credits available for use of specific Habitat Friendly or Low Impact Development techniques.	No Habitat Friendly or Low Impact Development techniques proposed.	N/A
Development Code Section 60.15 – Land Division Standards			
Land Division Standards	Standards pertaining to Land Divisions	A Land Division-Preliminary Subdivision application has been applied for.	See LD Findings
Development Code Section 60.30 – Off-Street Parking			
Off-street motor vehicle parking Parking	<u>Detached Single Family Residential</u> 1 space per unit <u>Attached Single Family Residential</u> Base on # of bedrooms <u>Apartments</u> Yet to be determined. Attached residential is based	<u>Detached Dwellings</u> two spaces <u>Attached Single Family</u> two spaces <u>Apartments</u> Yet to be determined. The PUD and traffic analysis identify 200 apartments, subject to a future Design Review application to evaluate parking.	YES
Required Bicycle Parking	No bicycle parking is required for detached dwellings or single family attached dwellings. Bike parking Multi-family apartments (Phase 2) will be evaluated at the time of Design Review for those units.	No bicycle parking is proposed for Phase 1. Multi-family bike parking will be evaluated at the time of Design Review for those units.	N/A
Development Code Section 60.33 – Park and Recreation Facilities & Service Provisions			
Parks & Recreation Facilities	Areas within the City must annex to THPRD or provide commensurate facilities.	The subject site is to be annexed into the THPRD service area.	YES
Development Code Section 60.35 Planned Unit Development			
Planned Unit Development Standards	Requirements for Planned Unit Developments.	Conditional Use-PUD is applicable to the proposed attached dwellings.	See CU Findings

**Chapter 60 Special Requirements
Continued...**

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEET S CODE ?
Development Code Section 60.45 Solar Access			
Solar Access	60.45.10.3 identifies new structure orientation standards to maximize solar and minimize shade. Exemptions identified in 60.45.10.4 may be sought.	The applicant requests an exemption based upon protection of significant natural features and for consistency of with SCMCP required road system.	Yes
Development Code Section 60.55 - Transportation			
Transportation Facilities	Regulations pertaining to the construction or reconstruction of transportation facilities.	Refer to Facilities Review Committee findings herein.	Yes-with COA
Development Code Section 60.60 – Trees & Vegetation			
Trees & Vegetation	60.60.25 identifies tree removal mitigation requirement. There is no mitigation requirement for Community Trees. However, for trees with a SNRA, mitigation is required if the total DBH of trees to be removed is greater than 50% of the total surveyed trees on-site. Standards for Tree Protection (fencing) during development are described in Section 60.60.20.	Trees are to be removed and are subject to Tree Plan 2 approval criteria. See separate findings prepared for Tree Plan 2 application	Refer to Tree Plan 2
Development Code Section 60.65 Utility Undergrounding			
Utility Undergrounding	All existing overhead utilities and any new utility service lines within the project and along any existing frontage, except high voltage lines (>57kV) must be placed underground.	The applicant states that all proposed power and telecommunications lines will be placed underground. To ensure the proposal meets requirements of this section, staff recommends a condition requiring undergrounding completion prior to occupancy.	Yes-with COA
Development Code Section 60.67 – Significant Natural Resources			
Significant Natural Resources	60.67.05.1: states: Development activities and uses permitted on a proposed development site identified as the possible location of a significant natural resource, including	The applicant performed site assessment as described in the report prepared by Anchor QEA dated January 2017 (Impact Study B of the materials set).	

	<p>significant wetlands shall be subject to relevant procedures and requirements specified in Chapter 50, of this ordinance.</p> <p>60.67.05.2 states: Upon City's determination that a site contains wetland as identified on the Local Wetland Inventory map, notice of the proposed development shall be provided to the Division of State Lands (DSL) in a manner and form prescribed by DSL pursuant to ORS requirements.</p>	<p>The applicant explains how the site contains wetlands and associated vegetated corridors. Included with the application materials is a wetland delineation and a natural resource assessment. In this case, the applicant has prepared Tier 2 Alternative Analysis as required by CWS for sensitive area buffer encroachments as proposed. The applicant also proposes to fill a pocket wetland that is less than ½ acre in size (not significant) and is identified as Wetland G. Sensitive Area impacts and the corresponding mitigation proposal are explained further detail in the materials set.</p> <p>Wetlands and associated corridors are regulated jointly by the Oregon Department of State Lands and the US Army Corps of Engineers. The applicant has submitted the required documentation for joint permits. Conditions prepared by Site Development Engineering identify required permit prior to issuing the Site Development Permit.</p>	<p>Refer to Tree Plan 2 criteria and CU-PUD findings</p>
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**CU2017-0002
ANALYSIS AND FINDINGS FOR
CONDITIONAL USE – PLANNED UNIT DEVELOPMENT APPROVAL**

Section 40.15.05 Conditional Use Applications; Purpose

The purpose of a Conditional Use application is to review uses that may be compatible in the underlying zoning district but because of their size, operation, or other characteristics require review on a case-by-case basis. These uses are subject to the regulations in this Section because they may, but do not necessarily, result in significant adverse effects upon the environment, overburden public services, alter the character of the surrounding area or create nuisances. Conditional Uses may be approved, approved with site-specific conditions designed to minimize or mitigate identified adverse impacts, or denied.

A Planned Unit Development is a special kind of Conditional Use that permits the modification of the development standards in the underlying zoning district to achieve innovative design, preserve natural resources, reduce energy consumption and/or otherwise address unique site opportunities and constraints. Such approval allows the modification of such design standards without the necessity for separate Adjustment or Variance applications... This Section is carried out by the approval criteria listed herein.

Section 40.15.15.

4. Planned Unit Development.

A. Threshold. A Planned Unit Development is an application process which:

3. *Is required for proposed residential development of a site that is equal to or greater than 10 acres, including all phases, and located within the South Cooper Mountain Community Plan Area.*

Section 40.15.15.C.

C. Approval Criteria. In order to approve a PUD application, the Planning Commission shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

- 1. The proposal satisfies the threshold requirements for a PUD application.**

Facts and Findings: The applicant proposes a 311unit PUD with associated open spaces and natural features. Properties identified as part of this PUD proposal are located within the South Cooper Mountain Community Plan. The combined development site is also greater than ten acres in size thereby meeting threshold No 3 as described.

Therefore, staff finds the proposal meets the above threshold and criterion for approval.

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.***

Facts and Findings: The applicant paid the required fee associated with a Conditional Use - Planned Unit Development application.

Therefore, staff finds the proposal meets the criterion for approval.

- 3. The proposal meets the Site Development Requirement for setbacks within the applicable zoning district for the perimeter of the parent parcel unless otherwise provided by Section 60.35.03.***

Facts and Findings: The applicant proposes to meet the Site Development setbacks for the perimeter of the development site. The two primary properties associated with the development plan (Lolich and Bellairs) are considered as one development site for the purposes of this review and purpose of evaluating other land use applications identified in this report. For the purpose of review, staff evaluates the proposed PUD against the concurrent proposal that will apply city zones that meet current Comprehensive Plan designations applied to these properties

Because the project is proposed as a PUD, individual lots may have reduced setbacks as long as the setbacks are in compliance with Section 60.35.10.3. A through D (PUD-Setbacks) of the Development Code. Staff refer to the Code Conformance analysis portion of this report, prepared in response to the Facilities Review approval criteria, identified under Attachment A.

Therefore, staff finds the proposal meets the criterion for approval.

- 4. The proposal complies with the applicable policies of the Comprehensive Plan.***

Facts and Findings: The following policies of the Beaverton Comprehensive Plan have been identified as being applicable to this Conditional Use – Planned Unit Development proposal. Staff refer to the applicant's response to these polices as contained in the Otak narrative, pages 3 through 17. The staff response to these polices (and applicant responses in summary) are provided below. Staff also finds theses polices to be relevant in review of the applicant's concurrent proposal for Quasi-Judicial Zoning Map Amendment.

RELEVANT COMPREHENSIVE PLAN POLICIES

From Chapters 3, 4, 5, 6 and 7

Chapter 3 (Land Use Element)

Goal 3.13.1 *Provide for the establishment and maintenance of safe, convenient, attractive and healthful places to live.*

Policy b. of 3.13.1 *Encourage a variety of housing types in residential areas, by permitting or conditionally permitting any housing type (one, two or more, family dwellings) within any zoning district so long as the underlying residential density of the zoning district is met. Accessory dwelling units shall not be considered in the calculation of the underlying housing density.*

Facts and Findings: The applicant explains how The Ridge at South Cooper Mountain subdivision proposes a mix of zoning districts and housing types, including single-family detached and attached housing, and a future multi-family development site in Phase B. Sheets under A03 of the plan set demonstrate the various housing types and locations. Staff concurs and notes that no accessory dwellings are proposed.

Policy c of 3.13.1 *Require Planned Unit Development application procedures for projects proposing two or more families within the Low Density and Standard Density land use designations. Planned Unit Developments encourage flexibility in standards and provide a mechanism for staff to make adequate findings with respect to compatibility in size, scale, and dimension...*

Facts and Findings: The applicant explains how the project proposes two or more families within the Standard Density land use designation, and that flexibility in standards is proposed. Staff concurs.

Policy e of 3.13.1 *Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix.*

Facts and Findings: The applicant identifies the Zoning Matrix and provides a table to illustrate compliance with the matrix. Staff concurs for findings in support.

Policy g of 3.13.1 *Enhance the City's landscape through design measures considering the natural setting of the land and the character of existing residential neighborhoods.*

Facts and Findings: The applicant refers to the natural features of the site and explains how neighborhoods being created by the PUD will incorporate these natural features. Staff concurs for findings in support.

Policy i of 3.13.1 Residential development, in compliance with regional mandates, shall achieve at least 80% of the maximum density allowed in the respective zoning districts as applied through 3.14 Comprehensive Plan and Zoning District Matrix.

Facts and Findings: The applicant refers to a table (Table 3 of the Otak narrative, page 5) that provides a calculation for minimum density allowed in the proposed zoning districts. Staff finds that the plan will achieve the 80% identified under policy.

Goal 3.13.3 Establish Standard Density Residential areas to provide moderate sized lots of typical single-family residences with private open space.

Policy a of 3.13.3 Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix to allow a variety of housing choice.

Facts and Findings: The applicant states that The Ridge PUD contains a mix of housing types, including single-family detached and attached housing. The applicant also explains how lot sizes (via the PUD application) are smaller than the standard required size in these zones and that this is proposed in order to preserve and enhance the natural areas on the site and provide open space areas for the residents. The applicant also identifies the proposed R-5 and R-7 zones that will implement the Standard Density Plan designation, consistent with the SCMCP. Staff concur.

Goal 3.13.4 Establish Medium Density Residential areas to allow for single family attached and detached, and multiple-family developments.

Policy a of 3.13.4 Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix..

Facts and Findings: The applicant refers to Table 3 and identifies the proposed R-2 and R-4 zones that will implement the Medium Density Plan designation, consistent with the SCMCP. Staff concur.

Goal 3.13.5 Establish High Density Residential areas to allow for a variety of housing types.

Policy a of 3.13.5 Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix in areas with good access to arterial streets, transit service, commercial service, and public open space.

Facts and Findings: The applicant refers to the data shown in Table 3 and explains how the proposed development includes 7.03 acres zoned for High Density residential areas, which are assigned to the R1 zoning district per subsection 3.14 and Table 2 of the South Cooper Mountain Community Plan. According to the

applicant, development in that portion of the site to be zoned R1 will be reviewed through a separate Design Review process and that the future development proposal is estimated to provide between 125 and 200 units of multi-family housing. Staff concur.

Chapter 4 (Housing Element)

Goal 4.2.2 Provide an adequate variety of quality housing types to serve Beaverton's citizenry.

Policy a of 4.2.2. Allow development of a wide variety of housing types in the City.

Facts and Findings: The applicant explains how the development proposes a wide variety of housing types including detached single family residential, attached single family residential and multi-family dwellings. Staff concur.

Chapter 5 (Public Facilities and Services Element)

The following policies under Chapter 5 of the Beaverton Comprehensive Plan have been identified by the applicant. Staff notes that a more detailed assessment of proposed public facilities has been provided in the findings identified to Attachment A of this report (Facilities Review approval criteria). Staff incorporate the applicant's response to the following policies under Chapter 5 (cited below) in addition to the more detailed findings prepared in response to the Facilities Review criteria.

5.4 Storm Water and Drainage

Policy 5.4.1 Ensure long-term provision of adequate storm water management within existing City limits and areas to be annexed in the future. ...

5.5 Potable Water

Policy 5.5.1 The City shall continue to participate in the Joint Water Commission and work with the West Slope, Raleigh and Tualatin Valley Water Districts to ensure the provision of adequate water service to present and future customers in Beaverton. ...

5.6 Sanitary Sewer

Policy 5.6.1. The City shall continue to cooperate with CWS to ensure long-term provision of an adequate sanitary sewer system within existing City limits and areas to be annexed in the future. ...

5.8 Parks and Recreation

Policy 5.8.1 Cooperate with THPRD in implementation of its 20-Year Comprehensive Master Plan and Trails Master Plan in order to ensure adequate parks and recreation facilities and programs for current and future City residents.

Facts and Findings: Staff incorporate the applicant's response to the policies identified under Chapter 5. As explained above, a more thorough and detailed review of available public facilities and services is prepared in response to the Facilities Review section of this report (Attachment A).

Chapter 6 (Transportation Element)

The following policies under Chapter 6 of the Beaverton Comprehensive Plan have been identified by the applicant. Staff notes that the more detailed assessment of proposed public facilities is provided in findings identified to Attachment A of this report (Facilities Review approval criteria). Staff incorporate the applicant's response to the following policies under Chapter 6 (cited below) in addition to the more detailed findings prepared in response to the Facilities Review criteria.

6.2 Transportation Goals and Policies

Policy a of 6.2.1. Maintain the livability of Beaverton through proper location and design of Transportation facilities.

Facts and Findings: The applicant states that the local streets, neighborhood route, and planned east/west collector (Road 8B) will be designed in accordance with the City of Beaverton design standards and the South Cooper Mountain Community Plan. The proposed development connects and improves SW Strobel Road and will provide a stub for future continuation. Staff concur.

Policy d of 6.2.1. Locate and design multi-use paths to balance the needs of human use and enjoyment with resource preservation in areas identified on the Natural Resource Inventory Plan Map for their Significant Natural Resource values.

Facts and Findings: The applicant refers to the proposed system of multi-use pathways to be developed as part of the PUD. The applicant also explains how the system of trails is consistent with City of Beaverton design standards and routes and trails identified in the South Cooper Mountain Community Plan. Staff concur. Staff also incorporate the findings prepared in response to the Facilities Review section of this report.

Policy e of 6.2.1. Protect neighborhoods from excessive through traffic and travel speeds while providing reasonable access to and from residential areas. Build streets to minimize speeding.

Facts and Findings: The applicant states that local streets, neighborhood route and planned east/west collector will be designed in accordance with City of Beaverton Design Standards and the South Cooper Mountain Community Plan. The applicant also explains how the proposed collector street (Road 8B) is designed for two-lanes based on projected volume. Staff concur. Staff also incorporate the findings prepared in response to the Facilities Review section of this report.

Policy c of 6.2.2. *Develop and provide a safe, complete, attractive, efficient, and accessible system of pedestrian ways and bicycle ways, including bike lanes, cycle-tracks, bike boulevards, shared roadways, multi-use paths, and sidewalks according to the pedestrian and bicycle system maps, and the Development Code and Engineering Design Manual requirements.*

Facts and Findings: The applicant states that pedestrian and bicycle facilities will be installed throughout the site, in addition to the planned multi-use facilities identified in the South Cooper Mountain Community Plan. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy d of 6.2.2. *Design sidewalks and the pedestrian access systems to City standards to enhance walkability: complete the accessible pedestrian network, provide safe direct access to transit and activity centers, and provide safe crossings at intersections with pedestrian friendly design.*

Facts and Findings: The applicant explains how the proposed development provides pedestrian connections to Scholls Ferry Road. The applicant also explains how connections are provided to future development anticipated to the west, north, and east through a network of public sidewalks and multi-use pathways. The applicant refers to the proposed multi-use path along Road 8B and how this will provide a future connection to the new high school site at SW 175th and Scholls Ferry Road. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy e of 6.2.2. *Provide connectivity to each area of the City for convenient multimodal access. Ensure pedestrian, bicycle, transit, and vehicle access to schools, parks, commercial, employment, and recreational areas, and destinations in station areas, regional and town centers by identifying the developing improvements that address connectivity needs.*

Facts and Findings: The applicant refers to Figures 10 and 11 of the South Cooper Mountain Community Plan and explains how the project has been designed for consistency with these plans. Staff concurs and incorporates the findings prepared in response to the Facilities Review section of this report.

Policy f of 6.2.2. *Develop neighborhood and local connections to provide convenient circulation into and out of neighborhoods. Work to prevent and eliminate pedestrian and bicycle "cul-de-sacs" that require substantial out-of-direction travel for pedestrians and bicyclists.*

Facts and Findings: The applicant states that the proposed site is designed to promote convenient circulation in and out of the neighborhood. The applicant also identifies proposed connection. Staff acknowledge one cul-de-sac street proposed as part of the PUD that should not create substantial out-of-direction travel for

pedestrians and bicyclists as a trail connection is shown at the end of this cul-de-sac. Staff also acknowledge the applicant's alternative plan to create a stub in-lieu of a cul-de-sac but saves certain trees identified to a mapped habitat area of SCMCP.

Policy g of 6.2.2. *Identify specific areas within the City where pedestrian needs and the pedestrian experience should be given highest priority in the design of streets, parking, intersections, connectivity, signal controls, mapping and signing, and other transportation facilities.*

Facts and Findings: The applicant states that the site is within, and complies with, the vision of the SCMCP area which prioritizes multi-modal facilities. The proposed pedestrian, bicycle, and vehicular circulation system has been designed in accordance with the SCMCP. Staff concur.

Policy h of 6.2.2. *The permanent closure of an existing road in a developed neighborhood is not recommended and will be considered by the City only under the following circumstances: as a measure of last resort, when the quality of life in the neighborhood is being severely threatened by excessive traffic volumes or the presence of a traffic safety hazard; or, as part of a plan reviewed through the City's land use, site development, and/or capital improvement process(es). Maintain existing neighborhood connectivity by avoiding closures of existing streets except when the closure is part of a larger plan for improvements to the neighborhood.[...]*

Facts and Findings: The applicant states that the development does not propose the closure of any existing road. Staff concur.

Policy i of 6.2.2. *Design streets to accommodate transit while minimizing impact to traffic flow.*

Facts and Findings: The applicant states that the proposal complies with the SCMCP which includes strategies to be transit ready when transit is provided to this area in the future. In accordance with this strategy, the applicant has focused the highest density areas in the southeast portion of the site to support future transit service along SW Scholls Ferry Road.

Policy j of 6.2.2. *Require developers to include pedestrian, bicycle, and transit supportive improvements within proposed developments and adjacent rights-of-way in accordance with adopted policies and standards.*

Facts and Findings: The applicant refers to conformance with Beaverton street design standards and the SCMCP, specifically Figure 11. The applicant also explains how transit service does not currently serve the site and that future transit service would likely be focused on SW Scholls Ferry Road. Staff concurs.

Policy b of 6.2.3. *Design streets to serve anticipated function and intended uses as determined by the Comprehensive Plan.*

Facts and Findings: The applicant explains how the proposed street network has been designed in accordance with City of Beaverton and SCMCP standards including pedestrian and bicycle facilities throughout the site. Staff concurs.

Policy d of 6.2.3. *Designate safe walkway and bikeway routes from residential areas to schools, parks, transit, and other activity centers.*

Facts and Findings: The applicant notes how pedestrian and bicycle facilities are provide throughout the site. The applicant also explains how Road 8B is intended to connect the site with the new high school to the east and the planned neighborhood park to the west of SW Strobel Road. Pedestrian connections within the site provide access to the open spaces and trail network on the site. Staff concurs.

Policy e of 6.2.3. *Construct multi-use paths only where they can be developed with satisfactory design components that address safety, security, maintainability, and acceptable uses. Multi-use paths should converge at traffic-controlled intersections to provide for safe crossing, and paths should be separate and distant from major streets for most of their length. Mid-block crossings for trail access, such as the Denny Road Fanno Creek Trail crossing, will be considered as appropriate where findings for safety are met and such crossings are approved by the City.*

Facts and Findings: The applicant proposes a multi-use pathway along the east/west collector (Road 8B) as identified in the SCMCP that will employ a mid-block crossing. Staff concurs and refers to conditions of approval that call for pedestrian crossing signal.

Policy f of 6.2.3. *Provide satisfactory levels of maintenance to the transportation system in order to preserve user safety, facility aesthetics, and the integrity of the system as a whole.*

Facts and Findings: The applicant states that streets will be designed in accordance with City of Beaverton standards and will subsequently be maintained by the City of Beaverton as public streets. Staff concurs.

Policy g of 6.2.3. *Maintain access management standards for streets consistent with City, County, and State requirements to reduce conflicts among vehicles, trucks, rail, bicycles, and pedestrians. Preserve the functional integrity of the road system by limiting access per City standards.*

Facts and Findings: The proposed street network is consistent with City of Beaverton and Washington County access spacing standards. Staff concurs.

Policy h of 6.2.3. *Ensure that adequate access for emergency services vehicles is provided throughout the City.*

Facts and Findings: The applicant explains how TVF&R is requiring two public access points for the site. Access to the site is provided by the new collector Road 8B via SW Strobel Road and a temporary gated access is provided to SW Scholls Ferry Road via a proposed fire access road through the future multi-family site. The applicant also explains how the proposal has been reviewed by Tualatin Valley Fire & Rescue (TVF&R). Staff concurs. By complying with the conditions of approval the applicant will be in compliance with the policy.

Policy a of 6.2.5. Construct transportation facilities, including access to and within transit waiting areas, to meet the requirements of the Americans with Disabilities Act.

Facts and Findings: The applicant proposes access ramps at corners of sidewalks to ensure full access to public sidewalks. Transit service is not currently provided in the vicinity of the development; therefore, no transit facilities are proposed with this development. Staff notes that the proposal will be required to comply with Americans with Disabilities Act (ADA) standards which will be evaluated at the time of Building and Site Development permit review.

Chapter 7 (Natural, Cultural, Historical, Scenic, Energy & Groundwater Resources Element)

7.1.1 Balance Development Rights

Policy b of 7.1.1. Where adverse impacts to Significant Natural Resources cannot be practicably avoided, require mitigation of the same resource type commensurate with the impact, at a location as close as possible to the impacted resource site.

Facts and Findings: In response to Policy b of 7.1.1, the applicant explains how adopted South Cooper Mountain Annexation Area Local Wetland Inventory (LWI) identifies a locally significant wetland and associated buffer areas on the site. The applicant also explains how impacts to the wetland area/buffer are necessary to construct the planned collector Road 8B and to provide sewer service to the future multi-family site. The applicant also notes that impacts will be mitigated on-site and will be consistent with Clean Water Service (CWS) and City of Beaverton requirements. The locally significant wetland will be placed in tracts (proposed Tracts I and K) for protection.

The applicant also refers to the response provided in response to Significant Natural Resources Policy 1 of SCMCP and Section 60.35.25.1.C (applicable South Cooper Mountain Community Plan policies). Staff also refer to the facts and findings prepared in response to *Significant Natural Resources Policy 1* of SCMCP and Section 60.35.25.1.C and acknowledge that some significant natural resources cannot be practicably avoided if to implement the SCMCP, inclusive of necessary roads, utilities and other improvements.

Policy c of 7.1.1 Allow for relaxation of development standards to protect significant natural and historic resources. Such standards may include but are not limited to minimum setbacks, maximum building height, minimum street width, location of bicycle, pedestrian and multi-use paths, etc.

Facts and Findings: The applicant acknowledges how the PUD application and process provides for flexibility of development standards to protect resources. The applicant refers to reductions to lot size and setbacks that have been requested in order to cluster development to provide greater protection of significant natural resources while meeting the density targets of the SCMCP. Staff acknowledge the requested reductions to lot sizes and setbacks for findings in support of the policy.

7.3.1 Significant Natural Resources

Policy a of 7.3.1. Inventoried natural resources shall be conserved, protected, enhanced or restored.

Facts and Findings: The applicant acknowledges the natural resources on-site that are identified as part of the SCMCP. The applicant also acknowledges the adopted Local Wetland Inventory (LWI) prepared for the SCMCP and refers to the Natural Resource Assessment and Wetland Delineation (Impact Study A) prepared as part of the materials package. The applicant also explains how the locally significant wetlands on site will be placed in tracts of land. Staff incorporate the findings prepared in response to the *Natural Resource Policy 1* of the SCMCP plan which answer to Policy a of 7.3.1 (above).

Staff also incorporate the findings prepared in response to the applicant's Tree Plan 2 application. The city has a recognized development review process for proposed removal of trees within all Significant Natural Resource Areas.

Policy c of 7.3.1 Inventoried natural resources shall be incorporated into the landscape design of development projects as part of a site development plan, recognizing them as amenities for residents and employees alike.

Facts and Findings: The applicant states that locally the significant wetland and buffer will be placed in a tract for protection. The applicant also refers to the proposed multi-modal pathway shown along the tract boundary that will allow views into the resource by future residents. The applicant also explains how open space is proposed at the northeast corner of the site (Tract B) and how this area will contain benches that will allow observation of the resources by residents. Staff observe how the applicant's alternative analysis for the northeast portion of the site will save certain trees identified as part of the Upland Wildlife Habitat area. Staff also incorporate the findings prepared in response to the applicant's Tree Plan 2 application as described herein.

Policy d of 7.3.1 *The City shall rely on its site development permitting process as the mechanism to balance the needs of development with natural resource protection.*

Facts and Findings: the applicant explains how the plan will be required to comply with all city protection standards and that natural resources will be protected during the site development. Staff concur and incorporate the findings prepared in response to natural resource policies specific to SCMCP and finding prepared in response to the applicant's Tree Plan 2 application as described herein.

Policy e of 7.3.1 *Development within Significant Natural Resource areas shall be consistent with the relevant regulations or guidelines of the National Marine Fisheries Service, U.S. Fish and Wildlife Service, Oregon Department of Fish and Wildlife, U.S. Army Corps of Engineers, Oregon Division of State Lands, Clean Water Services, and the Oregon Department of Environmental Quality.*

Facts and Findings: The applicant states that all applicable regulations have been addressed. A Service Provider Letter from Clean Water Services has been obtained and other resources have been avoided. The Site Development permit review process ensures compliance with all applicable natural resource requirements from agencies such as U.S. Army Corps of Engineers, Oregon Division of State Lands, and Oregon Department of Fish and Wildlife.

Policy f of 7.3.1 *Specific uses of or development activities in Significant Natural Resource areas shall be evaluated carefully and those uses or activities that are complementary and compatible with resource protection shall be permitted. This is not intended to prohibit a land use permitted by the underlying zoning district but only to regulation the design of development such as building or parking location or type of landscaping.*

Facts and Findings: Natural resources on the site are identified in the SCMCP. Impacts to Significant Natural Resources are addressed in future detail within this report. Staff also incorporates the findings prepared in response to 60.35.25.1.C as applicable to this policy. As previously stated, disruption and encroachment to the natural resource area is necessary to provide public street connections, trails and utilities. Staff also notes that additional grading is necessary for subsequent home construction.

Policy g of 7.3.1 *Limited alteration or improvement or Significant Natural Resource areas may be permitted so long as potential losses are mitigated and "best management practices" are employed.*

Facts and Findings: Natural resources on the site are identified in the SCMCP. Impacts to Significant Natural Resources are addressed in detail below is response to Section 60.35.25.1.C, including identified resources, impacts and mitigations. Staff incorporates the response provided to 60.35.25.1.C as applicable to this policy.

Policy h of 7.3.1 Roads and utilities, which must be located within, or traverse through, a Significant Natural Resource Area, shall be carefully planned and aligned so as to minimize loss and disruption. A rehabilitation or restoration plan shall be a necessary component. The City should allow variations from standard street sections in these areas.

Facts and Findings: The applicant describes the road crossings as required by the SCMCP and explains how impacts to natural resources will be mitigated. Staff incorporate the findings prepared in response to the *Natural Resource Policy 1* of the SCMCP plan. Staff also incorporate the findings prepared in response to the Facilities Review approval criteria which explains the need for roads and utilities.

Policy a of 7.3.3 Significant Wetlands in the Local Wetland Inventory shall be protected for their filtration, flood control, wildlife habitat, natural vegetation and other water resource values.

Facts and Findings: Staff incorporate the findings prepared in response to the *Natural Resource Policy 1* of the SCMCP plan. In part, these findings respond to the applicant's proposal to remove and fill a wetland on-site that is not significant. Staff also incorporate the findings prepared in response to the Facilities Review approval criteria.

Policy b of 7.3.3 Development within the buffer area adjacent to a significant wetland shall be subject to restrictions on building, grading, excavation, placement of fill, and native vegetation removal.

Facts and Findings: The applicant states that the buffer areas are in compliance with CWS standards and requirements, and the applicant has obtained a CWS Service Provider Letter for the proposed development.

In summary, staff concurs with the applicants responses to the policies identified above. Below are applicable policies specific to the SCMCP. The applicant responds to these policies on page 15 through 28 of the Otak narrative.

RELEVANT SOUTH COOPER MOUNTAIN COMMUNITY PLAN POLICIES

**Facts and Finding in response to Section 60.35.25 of the Development Code
and in response to Approval Criterion No. 4 of CU-PUD**

Facts and Findings: The South Cooper Mountain Community Plan (SCMCP) is part of the Beaverton Comprehensive Plan and contains policies applicable for Conditional Use – Planned Unit Development consideration. As explained in response to Criterion No. 1 of CU-PUD approval, all properties equal to or greater than ten acres within the SCMCP are subject to the CU-PUD application. PUD proposals are subject to review of

standards as contained Section 60.30 of the Development Code. Subsection 60.30.25 of the PUD standards refer to specific policies as contained in the SCMCP when evaluating PUD proposals. Facts and Findings provided below respond to Criterion No. 4 of CU-PUD approval referring to “applicable” Comprehensive Plan policies, in addition to the policies and figures (maps) identified in subsection 60.30.25. Staff also incorporates the applicant’s response SCMCP policies as identified on pages 17 through 29 of the Otak narrative.

Land Use Implementation Policies

Policy 1. *The City shall adopt a Land Use Map as part of the Community Plan that establishes initial comprehensive plan map designations for the South Cooper Mountain Community Plan Area.*

Facts and Findings: The applicant refers to Figure 7: Community Plan Land Use Map that establishes Comprehensive Plan map designations for the South Cooper Mountain Community Plan area. Staff finds the proposal to meet the intended designations.

Policy 2. *Washington County zoning, as administered by the City, shall remain in place until new City zoning is applied.*

Facts and Findings: The site is currently zoned Interim Washington County AF-20. Zoning in compliance with the South Cooper Mountain Community Plan land use designation is requested through this application.

Policy 3. *Zoning may be applied through initiation by the City or as requested by an applicant. Zoning and development review applications may be requested concurrently. The mix of zones applied to a given development site shall be generally consistent with the assumed mix of zones shown in Table 2. Deviation of up to 10 percentage points may be allowed from the mix shown in Table 2 (e.g. if the mix shown is 30/70 then the deviation may be between 20/80 and 40/60). The percentage shall be calculated based on gross site acres.*

Facts and Findings: The applicant has requested the application of zoning to the site. The zoning applicant has been submitted concurrently with Conditional Use, Preliminary Subdivision, Tree Plan 2, and Design Review 2 applications. Staff refer to the mix of zones applied to the site as shown in Table 2 of the Otak narrative (page 16). Staff finds the table consistent with the direction provided in Policy 3.

Policy 4. *Amendments to the boundaries of Land Use Map designations may be proposed as individual requests prior to development, or simultaneously when development is proposed. This policy is intended to provide a means for the Land Use map and zoning to be aligned with site-specific condition, and the placement*

of roads, housing densities, parks, schools and other development that will occur incrementally over time.

Facts and Findings: An amendment to the boundaries of the Land Use Map is requested to allow the land use designations to be aligned with the placement of roads and housing densities on the site. This is sole purpose of the applicant's associated application for Comprehensive Plan Map Amendment.

Policy 5. *All Land Use map amendments will be required to demonstrate consistency with all policies in the South Community Plan in addition to applicable Comprehensive Plan policies, Development Code requirements, and other applicable regulations. In addition, amendments to the Land Use Map will provide a mix of land use designations and opportunities for a variety of housing types. The goal of this policy is to ensure that South Cooper Mountains' neighborhoods and livability are enhanced by variety in the type and design of housing.*

Facts and Findings: An amendment to the boundaries of the Land Use Map has been requested. Consistency with the applicable policies, requirements, and regulations is addressed below.

Policy 6. *The City will support efforts by THPRD and Beaverton and Hillsboro School Districts to find, acquire and develop appropriate sites for neighborhood parks and elementary schools within the Community Plan area. ...*

Facts and Findings: This development does not propose a park for The Ridge. The applicant explains how the SCMCP does not identify a Neighborhood Park within this portion of the SCMCP. However, the applicant notes that a future Neighborhood Park is identified for the area west of SW Strobel Road (future application). Staff notes that THPRD is receptive to ownership of the large open space tracts intended for the natural resource. These areas would not be designed as a neighborhood park. No elementary school is proposed within this PUD. Scholls Heights Elementary School is the nearest elementary school.

Neighborhood and Housing Policies

Policy 1. *Development shall contribute to creating walkable neighborhoods. This policy is implemented by demonstrating consistency with the neighborhood design principles listed below:*

- a. Clear focal points shall be provided. Focal points include but are not limited to: parks, schools, community gathering spaces, neighborhood services (i.e. day care), scenic viewpoints, and/or natural areas that are visually and physically accessible to the public. Residential developments shall provide at least one focal point per 40 acres of gross site area. The decision-making authority may require additional focal points or require provision of a focal point for smaller*

sites in order to ensure that all neighborhoods have at least one focal point or to ensure cohesiveness and legibility among adjacent developments.

Facts and Findings: Staff refer to page 17 of the Otak narrative. In response to Policy 1, the applicant identifies several amenities which include a community gathering space in Tracts A, B1, B2, and F. Also, Phase 2 of the development plan is expected to include community gathering and active play as part of the multi-family apartment site. The applicant also refers to proposed community trails in proximity to natural resource areas and stormwater treatment facilities that will include an active open space component. The applicant also explains how one focal point is required and that the nature trails and natural resource areas of the PUD will provide these focal points.

b. A network of walkable blocks and trails, consistent with the Transportation Framework Plan and the Bicycle and Pedestrian Framework Plan, shall be provided.

Facts and Findings: The applicant identifies the trails, sidewalks, and bike paths as proposed and how these elements of the PUD have been designed for compliance with Figure 11 of the SCM Community Plan. According to the applicant, the transportation network was designed respective of the topography of the site.

c. The orientation of streets, blocks, development and/or trails shall be planned so the natural areas are not "walled off" but rather are as physically and visually accessible to the public as practicable.

Facts and Findings: The applicant explains how the natural areas on site are physically and visually accessible to the public from various common areas and the proposed trails. Staff notes that one portion of proposed trail is shown to abut the rear yard of proposal lots and that these properties are likely to have private fences. Staff notes that the other side of the same trail will be open. Staff does not see proposal in conflict with the intent of policy.

d. The provision of parks shall be coordinated with the Tualatin Hills Park and Recreation District.

Facts and Findings: According to the applicant, the design of the multi-use trail system has been coordinated with THPRD. The applicant also notes that THPRD has not identified the need for a park in this portion of the South Cooper Mountain planning area. Staff acknowledges that the applicant has coordinated with THPRD on the community trails. In response to this topic, staff refer to facts and findings already prepared in the Facilities Review portion of this report.

Policy 2. Residential developments shall provide a variety of housing types consistent with the permitted uses of applicable zone(s). The goal of this policy and implementing code standards is to ensure that, over time and multiple individual development reviews, South Cooper Mountain's neighborhoods and livability are

enhanced by variety in the type and design of housing in order to promote aesthetically pleasing residential neighborhoods as well as opportunities for people of varying incomes and life stages to live within the same neighborhood.

Facts and Findings: Staff notes that Section 60.35.25 (PUD standards) also refers to Policy 2 and identifies the numerical requirement based on the parcel size. These standards are identified below.

- a. *Residential developments in the South Cooper Mountain Community Plan area shall provide a variety of housing types, as identified below, for sites:*
 - ii. *Greater than 15-acres (gross) and up to 30-acres (gross), a minimum of two (2) housing types.*

Facts and Findings: The applicant has proposed more than two housing types. These are identified in the applicant's plan set.

- b. *Housing Types include:[...] – several types identified.*

Facts and Findings: The applicant identifies housing types to include single-family detached homes, attached triplex and four-plex homes and a future multi-family residential that will include between 125 and 200 units. Sheets P2.5-P2.8 illustrate the locations of these housing types.

- c. *For developments requiring more than one (1) housing type a minimum of 10 percent of the total dwelling units shall be of each housing type.*

Facts and Findings: The applicant proposal is required to provide 2 housing types. The applicant's proposal includes 4 housing types, 2 of which constitute more than 10% of the project's share of housing. The applicant refers to Table 3 that identifies the housing type (page 19 of the Otak narrative).

- d. *For developments utilizing the Standard Lot Single Family housing type (Section 60.35.25.1.A.3.b.i.) and not utilizing the Small Lot Single Family housing type (Section 60.35.25.1.A.3.b.ii), the lot size for Standard Lot Single Family may range from 50 percent to 195 percent of the minimum land area per dwelling unit requirement of the underlying zoning district and it shall count as one housing type.*

Facts and Findings: The applicant explains how the proposal includes standard Lot single-family housing types and that the PUD does not utilize small lot single family housing types. The standard lot single family housing types are counted as one housing type.

Transportation / Street Policies

Street Policy 1: *Community Plan Street Framework and Comprehensive Plan Chapter 6. The Beaverton Transportation System Plan and Washington County Transportation System Plans will be updated consistent with Figure 10 and will be the controlling documents for transportation planning. Should conflicts arise between the maps in Chapter 6 of the City's Comprehensive Plan and the maps in this document, those in Chapter 6 shall prevail.*

Facts and Findings: The proposal's transportation network has been planned in accordance with the Community Plan Street Framework and Comprehensive Plan Chapter 6 Transportation. Additionally, all streets have been designed in accordance with the City's Engineering Design Manual (EDM) and are in compliance with the Comprehensive Plan. Minor changes to standards in the EDM may be necessary for additional tree preservation.

Staff finds **Street Policies 2 through 9** applicable to public agencies and other portions of the SCMCP and are not specifically applicable to The Ridge. To the extent that these policies are applicable, the applicant's development plan demonstrates compliance.

Street Policy 10: *In refining specific alignments for new roads identified on the Community Plan Street Framework map through the development review or project design process, impacts to natural resources shall be minimized to the extent possible while retaining key connections.*

Facts and Findings: The applicant identifies two new roads within the subject site are identified on Figure 10. The two roads include a Neighborhood Route along the current alignment of the SW Strobel Road (now private) and a portion of the planned east-west Collector (Road 8B). The applicant also explains how additional multi-use or vehicular crossings to connect Phases 1 and 2 would improve internal connections but are not proposed due to concerns about environmental impact and mitigation.

Bicycle and Pedestrian Framework Map / Policies

Figure 11: Community Plan Bicycle and Pedestrian Framework Map.

Facts and Findings: The applicant proposes a transportation network consistent with the SCMCP as depicted by Figure 11, titled: Community Plan Bicycle & Pedestrian Framework. The applicant also responds to specific policies (below).

Policy 1 - Bicycle and Pedestrian Crossings: *While the location and design of specific crossings points will be determined through further site-specific engineering evaluation, safe, protected pedestrian crossing opportunities should be provided near important pedestrian destinations, such as the future high school site, when a need is demonstrated and such crossings can be appropriately and*

safely designed and located, as determined by an engineering-level safety analysis.

Facts and Findings: The applicant proposes a crossing of the new east-west collector (Road 8B) to provide connection between the northern and southern portion of the proposed multi-use/nature trail. This crossing will also provide opportunity for north/south pedestrian circulation within the proposed development and opportunity for future connections to lands north and south of the subject site.

Policy 2: Trails: *Trails within the Community Plan area shall be provided as shown on Figure 11; however, the City may permit flexibility to adapt to site specific conditions and ownerships provided the conceptual network in Figure 11, or equivalent, is provided.*

Facts and Findings: The applicant proposes several trails for the PUD, the applicant also responds to specific trail types identified as part of the SCMCP. These trail types are identified below:

a. Stream Corridor Trails

Facts and Findings: The applicant explains how a multi-use trail is to be provided along the edge of the riparian/buffer area, consistent with the map location identified in Figure 11. The applicant also notes that the location of the trail has been designed to encompass the edge of the riparian/buffer area identified as shown on the plan.

b. Trails through Resource Areas

Facts and Findings: The applicant explains how a multi-use trail has been designed not to encroach the natural resource area, but will be provided along the edge of the riparian/buffer area as identified in Figure 11.

c. School to School Trail

Facts and Findings: The applicant notes that this trail is not proposed to extend through the subject site. However, future development of abutting properties will extend the trail as proposed along the north side of new east-west collector Road 8B, to allow for eventual connection with the high school. Staff notes that another trail segment is proposed along the north side of the house (to remain) that will provide another connection to the high school. This trail connection is consistent with Figure 11.

d. Western Edge Trail

Facts and Findings: The applicant explains how the Western Edge Trail is not located on the subject site.

Resource Protection and Enhancement Policies

Figure 12: Natural Resources in the Community Plan area map.

Facts and Findings: Figure 12 identifies the natural resources within the community plan area. There is also the adopted Local Wetland Inventory (LWI) that provides additional information about the identified wetlands/probable wetlands. For the ridge, the applicant's natural resource assessment (Impact Study A of the materials package) identified several of the resources identified to Figure 12 of the SCMCP. These resources include Wetland/Probable Wetland, Streams, Riparian Wildlife Habitat (Class I, II, and III), Upland Wildlife Habit Class A and C and Riparian & Wetland Buffers.

The applicant explains how Wetland W-C has been named and identified by the LWI as a "locally significant wetland" and is subject to the policies of this chapter. The applicant also explains how the wetland biologist for the project (Anchor QEA) has evaluated "Probable Wetland PW-I" for a determination of significance against the Oregon Freshwater Wetland Assessment Method (OFWAM). Specifically, the applicant's wetland biologist has determined that PW-I does not meet the criteria for a designation of significance. The applicant concludes that probable wetland PW-I is not subject to the policies of this chapter. Staff addresses this conclusion in response to Policy 1 below.

Policy 1: *Locally significant wetlands and protected riparian corridors within the Community Plan area shall be protected and enhanced, consistent with local, state, and federal regulations.*

Facts and Findings: In response to Policy 1, the applicant refers to early assistance provided by city staff for preparation of studies used in evaluating existing wetlands (identified by the city LWI) for significance. The applicant responds to this direction by referring to the analysis prepared by the Anchor QEA (Impact Study A).

Staff acknowledge that the PUD proposal will remove and fill one isolated wetland found within the project site. This isolated wetland (PW-I) is less than a half-acre in size and is identified as "probable" according to the city LWI. This wetland is also identified as "Wetland G" in the reports and plans submitted by the applicant for The Ridge. In response to Policy 1, the applicant explains that wetlands must be protected and enhanced only if they are "locally significant" and further explains how the project wetland biologist (Anchor QEA) evaluated wetland PW-I / Wetland G against rules and methodology identified under Oregon Administrative Rules (OAR 141-086-0350) for determining significance.

Staff notes that the applicant's materials package includes a summary description of the wetland assessment prepared by Anchor QEA (see Memorandum dated

January 10, 2017). The memorandum explains how local governments are required to identify a wetland as locally significant if shown to meet criteria identified under rule. Criteria is also referred to under rule as the Oregon Freshwater Wetland Assessment Methodology (OFWAM). According to the Anchor QEA memo, Wetland G does not qualify as a locally significant wetland under Oregon rule /OFWAM. The Anchor QEA memo also explains how OFWAM was applied specifically to Wetland G. Page 5 of the Anchor QEA memo explains the OFWAM results after evaluating Wetland G.

Staff concur with the applicant's findings for the proposed removal and fill of isolated Wetland PW-I / G. Staff also observe how the applicant's development plan will retain other wetlands identified on-site which are not isolated and have been identified as "significant" according to the city LWI. Staff also acknowledge that Wetland G was not evaluated for significance as part of the city LWI for the SCMCP. In accordance with criteria set forth in OAR 141-0-086-0350, probable wetlands (wetlands under ½ acre in size) were not included in the city evaluation of locally significant wetlands for SCMCP. Accordingly, staff finds the applicant's separate assessment to cause no conflict with the City LWI or for Goal 5 compliance (of Statewide Planning Goals).

Policy 2 Development adjacent to significant natural resource areas shall be designed to provide visual and/or physical access to the resource area and limit continuous rear lot line edges abutting a significant natural resource through one or more of the following treatments of the open space edge:

- a. *parallel trail along the edge of the vegetated corridor with access points from adjacent points from adjacent roads and community focal points;*
- b. *local streets that run adjacent to the edge of the vegetated corridor, without development between the street and the vegetated corridor;*
or
- c. *neighborhood parks, pocket parks, schools and similar uses that connect to the resource area and provide breaks between developed areas abutting the resource.*

Facts and Findings: The applicant refers to the PUD proposal and how the significant natural resource areas of the project site will be retained. The applicant explains how the site design includes a network of open spaces organized around the significant natural resource areas and the CWS vegetated corridors surrounding them. The applicant also explains how proposed multi-use trails provide visual and physical access to the proposed open space and natural resource areas. The applicant also notes that the proposed north-south collector (Road 8B) provides visual and physical access to the multi-use trails and the wetland and buffer areas on site. Staff concur.

Urban Forestry Policies

Facts and Findings: The applicant responds to applicable policies under this section of the SCMCP, beginning on page 27 of the Otak narrative. Staff notes that Policy 1 under Urban Forestry is policy direction for the city and not the applicant.

Policy 2 *Tree planting already required by City regulations (e.g. landscaped areas, street trees) shall be maximized as a method to increase the tree canopy in the Community Plan area.*

Facts and Findings: The applicant refers to specific standards identified in response to the Tree Plan 2 application associated with this development, that answers to approval criteria contained in Section 40.90. of the Development Code. The applicant also explains that existing trees will be protected with a five-foot tall fence around the drip line during construction. According to the applicant, neither topsoil storage nor construction materials will be located within the drip line of the trees. Also, all tree protection fences will be placed in accordance with code standards to protect tree roots.

The applicant also explains how the site does not contain significant individual trees or historic trees but does contain Community Trees (by definition in Chapter 90 of the Development Code) and trees located within the significant natural resource area. The applicant refers to Sheets LTP.0-LTP.9 of the development and the Tree Data Tables which identify the tree protection and removal plan (including DBH, condition of the trees, and whether or not they will be removed).

Staff notes that the applicant's tree plan data has been modified with the addition of an alternative analysis plan – specific to the north portion of The Ridge (discussed in response to the Tree Plan 2 application).

Policy 3 *Regionally Significant Upland Habitat within the SCM Community Plan area shall be protected through application of the City's existing tree protection standards and incentives for Habitat Benefit Area preservation, as appropriate.*

Facts and Findings: The applicant acknowledges Figure 12 of the SCMCP and the Upland Habitat Class A portion of the project site as part of the SNRA. The applicant also refers to the approval criteria contained in Section 40.90.15.2 (Tree Plan 2) and explains how tree removal has been addressed in the responses to this section.

Staff notes that the applicant has provided an alternative plan specific to the north portion of the PUD site where Upland Wildlife Habitat Class A (forested area) has been identified. Staff acknowledge how the plan submitted for initial consideration shows all trees within the upland habitat portion of the site to be removed. The plan alternative (provided as part of the Supplemental Package, Sheet C-120) shows a portion of the trees in this area to remain through construction. In part

staff acknowledge the difficulty of saving all trees within Upland Habitat Class A as grading improvements are necessary to construct SW Strobel Road. Staff notes that Strobel Road is to be constructed along a hillside. The applicant's alternative plan (Sheet LTP-1) shows a dashed line indicating the toe of the fill slope determined necessary for road, utility and lot construction. The alternative plan indicates creation of a conservation tract in concert with conservation easements that would cross the rear yards of certain properties. Trees within the tract / easement are would be saved. Staff notes that the applicant's tree removal proposals is subject to specific tree removal approval criteria and is evaluated in response to a separate Tree Plan 2 application (identified in Attachment E of this report). Staff incorporate the facts and findings prepared in response to Tree Plan 2 approval criteria for supportive findings in response to Policy 3 above. Staff also notes that trees to be preserved in the forested upland habitat will be protected by fencing during construction as required by the Development Code.

Scenic Views / Corridors Policies

Policy 1 *The city will encourage protection of view corridors for the enjoyment of adjacent neighborhoods and the broader community on lands that currently offer views of the Chelalem Ridge. Viewpoints should provide seating and space for passerby and should provide for the permanent protection of the view through measures such as easements. Techniques for view corridor preservation may include:*

- a. *Streets that "T, stub, or curve at a location offering a viewpoint, with a break between buildings;*
- b. *Neighborhood or pocket parks situated to offer a viewpoint;*
- c. *Gaps between buildings with small seating areas adjacent to the sidewalk; and/or*
- d. *Limitations on building heights down-slope from a viewpoint.*

Facts and Findings: The applicant explains how the proposed PUD includes several curvilinear streets that offer viewpoints. Specifically, the applicant refers to Street D that curves to the southwest and the active open space located in Tract B that provides territorial views as well as views of Chehalem Ridge. The applicant also explains how the proposed multi-use trail, adjacent to SW Strobel Road, will also provide viewpoints as a result of the slope of the site.

Rural Edges and Transitions

Policy 1 *SW Tile Flat Road Landscape Buffer. Require that development abutting SW Tile Flat Road provide a landscaped buffer with trees and shrubs that provide a visual screen for adjacent rural uses.*

Facts and Findings: The proposed project does not abut SW Tile Flat Road. This criterion does not apply.

Infrastructure Provision (relevant policies are 1 and 7)

Policy 1 Urban development not allowed without urban services.

Facts and Findings: The applicant explains how the proposed PUD will construct required infrastructure. Staff refer to the Attachment A (Facilities Review). All required infrastructure will be constructed accordingly, per conditions of approval.

Policy 7 Alignment for new water and sewer. In identifying specific alignments for new water and sewer infrastructure, impacts to natural resources shall be avoided or minimized to the extent possible.

Facts and Findings: The applicant proposes all utilities to be housed within all appropriate public road right-of-ways in accordance with Site Development conditions of approval.

In summary of the above, staff finds the proposal to comply with the applicable policies of the Comprehensive Plan for supportive findings in response to Criterion No. 4 of CU-PUD approval. Staff also refer to corresponding conditions identified in Attachment H that will be necessary to effectively implement applicable policies.

Therefore, staff finds that by meeting Conditions of Approval, the proposal meets the criterion for the approval.

5. *The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.*

Facts and Findings: The applicant explains how the topography of the site slopes from north to south from an elevation of approximately 310 feet in the northwest corner to an elevation of approximately 250 feet in the southeast corner. The applicant also explains how the project site contains a stream, wetland areas, and associated riparian areas. The site has been designed to preserve and enhance the stream, wetland areas, and associated riparian areas and to respond to the topography of the site. These requirements are reasonably accommodated by the proposal. Staff concurs.

Therefore, staff finds the proposal meets the criterion for approval.

6. *The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have minimal impact on livability and appropriate use and development of properties in the*

surrounding area of the subject site.

Facts and Findings: The applicant explains how subject site abuts residential and agricultural sites to the west, north, east, and south. These sites are generally developed with single-family homes and agricultural buildings at a significant distance from the proposed development site. The applicant also explains how surrounding properties range from approximately 14 to 58 acres in size and the existing buildings are located more than 700 feet from the subject site boundaries. The applicant also explains how the project site has been designed in accordance with the South Cooper Mountain Community Plan, which identifies transportation infrastructure and general development densities and types of housing specific to the plan.

Staff finds that the proposed development to be compatible with the surrounding neighborhoods, accounting for the density and uses described in the SCMCP.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

- 7. *The width of the proposed lots or staggering of building setbacks within detached residential developments vary so as to break up the monotony of long blocks and provide for a variety of home shapes and sizes, while giving the perception of open spaces between homes.***

Facts and Findings: The applicant refers to multiple lot widths that are proposed for the subdivision, including a variety of detached single-family homes and attached townhomes. The applicant also describes future development of lot 111 that will support up to 200 multi-family apartment units. According to the applicant, road and pathway connectivity has been maximized to the extent feasible given the topography of the site. Three types of homes are proposed: 1) front loaded single-family detached, 2) front loaded townhomes, and 3) rear loaded townhomes with driveway parking. The applicant also notes that several distinctive facade designs will be applied to the proposed lots to minimize repetition and provide a variety of home shapes and sizes. Staff concur for supportive findings. Staff also incorporate the facts and findings as stated in response to the Facilities Review approval criteria.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

- 8. *The lessening of the Site Development Requirements results in significant benefits to the enhancement of site, building, and structural design, preservation of natural features and the surrounding neighborhood as outlined in Section 60.35.15.***

Facts and Findings: The applicant states that reductions in minimum setbacks have been requested in order to provide flexibility in the siting of homes on each lot. The reductions allow for significant benefits, such as additional variety in housing types and provision for “clustering” of the lots to provide a significant buffer between the proposed development and the natural feature along the eastern boundary of the site. The clustering of lots also provides the opportunity for the construction of a nature trail along the natural feature and a connected system of walking trails. These benefits are further addressed in the responses to Section 60.35.15.

Staff concurs. Staff also incorporates the facts and findings as stated in response to the Facilities Review approval criteria.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

9. *The proposal provides improved open space that is accessible and usable by persons living nearby. Open space meets the following criteria unless otherwise determined by the Planning Commission through Section 60.35.15:*

a. The dedicated land forms a single parcel of land except where the Planning Commission determines two (2) parcels or more would be in the public interest to complement the overall site design.

b. The shape of the open space is such that the length is not more than three (3) times the width the purpose of which is to provide usable space for a variety of activities except where the Planning Commission determines a greater proportioned length would be in the public interest and complement the overall site design.

c. The dedicated land(s) is located to reasonably serve all lots for the development, for which the dedication is required.

Facts and Findings: The applicant explains how the subject site is located within the South Cooper Mountain Community Plan and is subject to the criteria of Section 60.35.15.2. The applicant refers to responses provided to open space requirements of Section 60.35.15 in response to Criterion No. 9. Staff finds in support of the criterion and incorporates the facts and findings as stated in response to the summary prepared for standards contained in Section 60.35.15.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

10. ***For proposals within the SC-S (Station Community-Sunset) zoning district, the requirements identified in Sections 20.20.40.2. and 20.20.40.3. are satisfied.***

Facts and Findings: The proposed PUD is not located within the SC-S zoning district, therefore this criteria is not applicable.

Therefore, staff finds the criterion is not applicable.

11. ***If the application proposes to develop the PUD over multiple phases, the decision making authority may approve a time schedule of not more than five (5) years for the multiple development phases. If a phased PUD has been approved, development of the future phases of the PUD shall be filed within five (5) years of the date of decision of the PUD. Refer to Section 50.90.***

Facts and Findings: The applicant has proposed the PUD will develop over five (5) phases, and understands that development applications shall be filed within five (5) years.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

12. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

Facts and Findings: The applicant has submitted this Conditional Use application with associated Preliminary Subdivision, Design Review 2, Tree Plan 2, Quasi-Judicial Zoning Map Amendment and Quasi-Judicial Comprehensive Map Amendment applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **CU2017-0003 (The Ridge PUD at South Cooper Mountain)** subject to the applicable conditions identified in Attachment H.

Planned Unit Development Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Modification of Base Zoning Standards			
60.35.10.1A Permitted Uses	Compliance with permitted and conditional uses of the zoning district.	The development proposes detached and attached residential housing, which is permitted in the R1, R2, R4, R5, and R7 zones. Additionally a public park and pathway system are proposed which meets section 60.35.10.1.C.1, 2, & 4 as an allowed accessory use to the PUD development.	Yes
60.35.10.1B Detached and Attached Dwellings	Detached and attached dwellings may be allowed in a PUD provided the overall residential density satisfies the applicable residential density provisions of the Code.	The development proposes densities for the detached and attached dwellings which are greater than the required minimum net densities, and lower than the maximum gross allowable densities as is found in the densities calculations table of Facilities Review.	Yes
60.35.10.2 Density and Lot Dimensions	Density and building scale shall relate to the surrounding neighborhood development and natural resources by providing massing and architectural compatibility with surrounding neighborhood.	The applicant proposes single family detached and attached structures which are a maximum of three stories. The density for the entire site is within the limits of what is allowed by the base zoning.	Yes
60.35.10.2.A.1 Density Transfers	Density transfers allow an equal transfer of dwelling units from one portion of the site to another in certain areas.	The development plan is consistent with density targets identified by SCMCP, consistent with intended zones.	Yes
60.35.10.2.B.1 Residential Lot Sizes	Minimum lot size may be reduced to 50% of the minimum land area of the applicable zoning district(s), except as permitted in 60.35.10.3.C.2.	All proposed lots are within the size envelope described for each zoning district. Staff refer to a table (Otak) provided for this purpose.	Yes
60.35.10.2.B.2	Minimum lot size proposed between 25% and 50% of the minimum land area of the applicable zoning district, shall meet the applicable Design Standards or Design Guidelines related to Compact Detached Housing in Section 60.05.	All proposed lots fall within the size envelope described by this section The applicant has not proposed Compact Detached Housing	N/A

60.35.10.2.B.3	Maximum lot size may not exceed 195 percent of the minimum land area of the applicable zoning district(s) in conformance with the table below unless designated for a future phase, which includes further division of property or development of attached product. When the maximum density for the parent parcel has been achieved or a lot is greater than 195 percent of the base zone, the oversized lot(s) shall include a deed restriction to preclude unintended partitioning or subdividing of such lots in accordance with the requirements of the approved PUD.	Per the table listed in Section 60.35.10.2.B.3. The proposal does not exceed maximum lot sizes and/or density.	Yes
60.35-10.2.B.4	A proposed Planned Unit Development shall not result in fewer dwelling units (lower density) than if the subject site were reviewed as a Preliminary subdivision.	As proposed, the PUD does not result in fewer dwelling units than a site reviewed as a Preliminary subdivision.	Yes
60.35.10.3.A Setbacks	Proposed lots abutting the perimeter of the property shall comply with the standard front and rear yard setbacks of the parent parcel. Side yards of the parent parcel, where abutting existing development, must be a minimum of 15 feet.	The proposed lots will be located within the SCMCP and abutting the perimeter of the properties will be changed to city zones in the future. Setbacks (proposed) will also meet existing perimeter setbacks.	Yes
60.35.10.3.B.1 Front Setbacks	Front setbacks interior to the PUD may be reduced, excluding the garage where the garage door faces the front property line. Structures shall not encroach in a public utility easement.	The applicant proposes 10 foot front yard setbacks for rear loaded townhomes with and without driveway parking. Tables 14 and 15 of the applicant's narrative identifies the requested setbacks. The proposed setbacks do not encroach into public utility easements.	Yes
60.35.10.3.B.2 Front Setbacks	Garages that face a public street shall be set back 20' from the property line and recessed a minimum of 4' from the front building plane, not including porches, when facing a street.	Garages are proposed a minimum of 20 feet from the front yard when facing public streets. Table 14 of the applicant's narrative identifies the requested setbacks. 15-foot rear yard are requested in some areas not shown to front a street.	Yes
60.35.10.3.C.1 Rear Setbacks	Rear setbacks shall be the same as the base zone for the parent parcel,	Attached residential to the alley shown for 3.5 feet. Staff	

	excepting alley accessed lots which may be reduced to 4-feet.	condition for reduction not to exceed 4-feet.	Yes with condition
60.35.10.3.C.2 Rear Setbacks	Garages and carports accessed from both sides of an alley shall be set back a minimum of 4' with no less than 28' between garage doors.	The applicant proposes a 15 foot minimum rear yard setback for front loaded townhomes and detached single family dwellings. Rear loaded townhomes with driveway parking have a minimum setback of 20 feet. The applicant proposes a 3.5 foot setback for rear loaded townhomes without driveway parking. This exceeds the minimum setback in the code of 4 feet, as such staff recommends a condition of approval that rear loaded townhomes without driveway parking have a minimum rear yard setback of 4 feet to satisfy this standard.	Yes w/ COA
60.35.10.3.D Side Setbacks	Except for zero-lot line development side setbacks are a minimum of 3' with a total of 6' between two buildings. Zero-lot line developments shall have one side yard setback of 10' and the other zero.	The applicant proposes a 3.5 foot setback minimum for all detached dwellings. For attached residential a minimum 3.5 foot side setback is also proposed for units not attached.	Yes

Open Space

60.35.15.1 Open Space Percentage	A PUD shall provide a minimum of 20% of the subject site as open space.	This standard applies to properties outside the SCMCP.	N/A
60.35.15.2.Exemption	Properties within the South Cooper Mountain Community Plan (SCMCP) are exempt from the open space requirements in Section 60.35.15.1, but shall provide all community features, including but not limited to, trails, habitat benefit areas, and scenic views identified in the SCMCP, as identified in Section 60.35.25.	The applicant is proposing approximately 8.94 acres of the total 28 acres as open space, inclusive of Natural Areas and portions of Water Quality Areas where active open space is provided. Active open space is proposed at 25% to meet the standard.	Yes
60.35.15.3. Open Space Standards	Open space shall be land that is available for the creation of active and/or passive areas, or resource areas that provide visible and	The proposed open space areas are accessible to the community as they are located along streets and/or pathways.	Yes

	accessible open space to the proposed community.		
60.35.15.3.A Passive Open space	The following resource areas may count towards passive open space: Significant trees and/or groves, habitat benefit areas, view corridors, steep slopes, water quality facilities, environmentally sensitive areas including wetlands and any buffers required by CWS or other regulatory body.	The applicant has accounted for these areas in the Open Space calculation.	Yes
60.35.15.3.B Accessibility	Open space shall be easily accessible, physically or visually, to all members of the planned community via a minimum thirty (30) foot wide street frontage of access easement.	All proposed open space will be accessible from paths and public roadways, both physically and visually. Habitat areas are intended for visual access only.	Yes
60.35.15.3.C Slope	Not more than 60% of the gross land dedicated may have slopes greater than 5%.	26% percent of the dedicated active open spaces have slopes greater than 5%.	Yes
60.35.15.3.D Irrigation	Open spaces shall have a dedicated irrigation system. Resource areas are exempt.	Staff recommends a condition of approval that open space areas, with the exception of the resource areas have a dedicated irrigation system.	Yes w/ COA
60.35.15.3.E Developments over 10 acres	Developments greater than 10 acres in size shall dedicate 25% of total required open space to active commons areas.	Of the 12 acres of open space identified in the SCMCP, 3 acres are identified as active open space. The applicant proposes 4.8 acres as active open space as required.	Yes
60.35.15.3.F Exclusions	Open space does not include streets, driveways, parking lots, buildings, buffers or vehicular access areas.	The proposal does not include these areas.	Yes
60.35.15.4.A Common Area Square Footage	Active open space areas are common areas that may be gathering spots, community rooms, play areas, overlooks, or any that consist of active uses for owners, residents, or the community at large.	The applicant proposes several tracts within the subdivision as meeting the requirements for active open space, shown on the revised plan The applicant's revised open space plan identifies common amenities.	Yes
60.35.15.4.B	Active open space may abut a Collector or greater classified street as identified in the City's adopted Functional Classification Plan, when separated from the street by a barrier,	The applicant proposes active open spaces to abut the east/west collector (Road 8B) but this will be for a trail improvement and not for open play. Certain open spaces area may need to	Yes w/COA

	such as a fence or wall, at least three (3) feet in height.	have a fence for protection or to discourage intrusion (e.g. natural area / sensitive areas).	
60.35.15.4.C	Active open space shall be physically accessible to all residents of the development.	The proposed open spaces will be accessible to all residents of the development.	Yes
60.35.15.4.D	Active open space shall include physical improvements to enhance the area. These improvements may include benches, gazebos, plazas, picnic areas, playground equipment, sport courts, swimming/wading pools, indoor clubhouse or meeting facilities, play fields, or other items permitted.	The proposal includes the open space features as required. The applicant's revised open space plan identifies common amenities. Details of physical improvements are to be shown as part of the Site Development Permit submit to separate review.	Yes w/COA
60.35.15.4.E	Floor area within buildings devoted to common uses serving the residents of the development may be counted as Active Open Space based on the total floor area devoted to such uses.	The future multi-family apartment building will have a small indoor community space. All other areas of open space are shown outside.	Yes
60.35.15.5.A-C Maintenance and Ownership	Land shown on the final development plan as common open space, and landscaping and/or planting contained therein shall be permanently maintained by and conveyed to either and HOA or public agency dedicated into perpetuity as permanent through application of CC&R's or deed restriction approved by the City Attorney.	Covenants, Conveyances and Restrictions (CC&Rs) and/or HOA policies and responsibilities will be established for the final plan. HOA will take ownership of common open spaces and be responsible for permanent maintenance. Staff recommends a condition of approval that all tracts be owned and maintained by the HOA unless they are dedicated to a public agency.	Yes w/COA
Building Architecture – PUD – Detached only			
60.35.20.1 Purpose	Architectural standards are intended to promote innovative design. Cluster housing or grouping buildings to maximize open space is encouraged.	This section applies to the 81 <u>detached</u> single-family homes as part of the PUD.	Yes
60.35.20.2.A Building Orientation	Buildings shall be oriented towards the street or public open spaces unless exempted by the Planning Commission.	All buildings are oriented toward the street or open spaces.	Yes
60.35.20.2.B Direct Access	Buildings or lots shall have direct access to sidewalks or paths that connect to a sidewalk system.	All lots have access to sidewalks or paths.	Yes
60.35.20.2.C Alley Access	Garages with rear alley access or shared drives are encouraged.	Rear alley garages are proposed within the attached single-family components of the proposal. No garages are proposed for the detached homes.	Yes

60.35.20.2.D Primary Entrance	Buildings shall have their primary entrance to a street or publicly accessible sidewalk where buildings face public parks, common areas or open space.	The applicant has oriented all buildings toward a public street.	Yes
60.35.20.2.E Primary Entrances	Primary entrances shall be covered or recessed with a minimum depth of 3 feet and width of 5 feet.	All primary entrances are covered for weather protection and building aesthetics and are a minimum of 3 feet by 5 feet.	Yes
60.35.20.3.A-C Building Heights	Maximum building height standards may be increased up to 12 feet when the applicable building setback distance along the perimeter of the parent parcel is increased at a ratio of 1.5 additional feet of setback for every foot of building height over the base zone standard for building height. For the SCMCP structures which do not abut the exterior boundary may be allowed to vary in height, without satisfying the Section 60.35.20.3, in order to provide for a variety of housing types. Graduated building height standards shall not apply where existing structures on adjacent properties are rural in their development or use.	The applicant identifies lots in the northern portion of the site to be steeply sloped, with slopes in excess of 10%. These are areas where existing topography is steep and development requires either garage under or daylight basement housing types to step the housing down the slopes. This type of housing exceeds the maximum 35 foot height in the R5 and R7 zones where it is located. As explained in this report, the applicant proposes limited height exceptions which include 40 feet in-lieu of 35 feet; 65 feet in-lieu of 60 feet (R-1)	Yes
60.35.20.4.A Architectural Standards: Scale & Massing	Scale and massing shall complement the surrounding uses.	The applicant proposes to develop single-family detached dwellings using common northwest architectural styles such as craftsman, English revival and colonial.	Yes
60.35.20.4.B Attached Dwellings	Front façade elevations shall not be repeated on adjacent lots along the same street frontage.	The applicant states no front elevations will be repeated per Code requirements. Sheets P2.5 through P2.9 list which homes are scheduled for specific lots and the architectural style of each.	Yes
60.35.20.4.C Design Elements	Buildings shall incorporate at least 6 of the listed building elements on the front, rear, common open space, and street facing elevations and 4 interior side yard elevations, as listed in the Code.	All buildings incorporate a minimum of 6 listed design elements. Architectural sheets illustrate the required design standards.	Yes

60.35.20.4.D	Building elevation is measured as the horizontal plane between the lowest plate line and highest plate line of any full or partial building story containing doors, porches, balconies, terraces and/or windows.	The applicant has provided a variety of housing types with numerous architectural features in order to comply with Code.	Yes
60.35.20.4.E Alternative Building Design	Alternative building design may reflect modern building form and style and may be approved by the Planning Commission if it can demonstrate successful use of materials and form.	The applicant has not requested alternative building designs.	N/A
Development Bonuses and Development Incentive Options			
60.35.30 Development Bonuses and Incentives	PUD offers the applicants additional standards which can be met as incentives to promote innovative approaches and can lead to reduced open space and reduced setbacks.	The applicant is not seeking development bonuses or incentives.	N/A

All relevant South Cooper Mountain Community Plan Policies are addressed within the Conditional Use – PUD section of this staff report (CU pages).

**DR2017-0010
ANALYSIS AND FINDINGS FOR
DESIGN REVIEW TWO APPROVAL**

Section 40.20.05. Design Review Applications; Purpose

The purpose of Design Review is to promote Beaverton's commitment to the community's appearance, quality pedestrian environment, and aesthetic quality. It is intended that monotonous, drab, unsightly, dreary and inharmonious development will be discouraged. Design Review is also intended to conserve the City's natural amenities and visual character by insuring that proposals are properly related to their sites and to their surroundings by encouraging compatible and complementary development.

2. Design Review Two.

- A. Threshold. An application for Design Review Two shall be required when an application is subject to applicable design standards and one or more of the following thresholds describe the proposal:**

- 3. New construction of attached residential dwellings excluding duplexes, in any zone where attached dwellings are Permitted or Conditional Use.**

Section 40.20.15.2.C Approval Criteria

- C. Approval Criteria. In order to approve a Design Review Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:**

- 1. The proposal satisfies the threshold requirements for a Design Review Two application.**

Facts and Findings: For Phase 1 of the PUD, the applicant proposes 29 attached single-family residential units anticipated to be constructed as townhomes, thereby meeting threshold 3 for a Design Review Two application.

Therefore, staff finds that the proposal meets the threshold and criterion for approval.

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.**

Facts and Findings: The applicant paid the required fees for the Design Review Type 2 application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. ***The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

Facts and Findings: The applicable application submittal requirements are contained within this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

4. ***The proposal is consistent with all applicable provisions of Sections 60.05.15 through 60.05.30 (Design Standards).***

Facts and Findings: Staff cites the Design Review Standards Analysis which evaluates the proposal's compliance with Design Review Standards. As demonstrated on the chart, the proposal complies, or through conditions of approval, can be made to comply with applicable Design Standards.

Staff recommends conditions of approval that would bring the proposal into compliance with the applicable Design Standards. Therefore, the proposal will comply with Section 60.05.25 and accordingly, complies with this approval criterion.

Therefore, staff finds that by meeting the conditions of approval, the proposal meets the criterion for approval.

5. ***For additions to or modification of existing development, the proposal is consistent with all applicable provision of Sections 60.05.15 through 60.05.30 (Design Standards) or can demonstrate that the additions or modifications are moving towards compliance of specific Design Standards if any of the following conditions exist:***

- a. ***A physical obstacle such as topography or natural feature exists and prevents the full implementation of the applicable standard; or***
- b. ***The location of existing structural improvements prevent the full implementation of the applicable standard; or***
- c. ***The location of the existing structure to be modified is more than 300 feet from a public street.***
- d. ***If in a Multiple-Use District, building location, entrances and orientation along streets, and parking lot limitation along streets (Standards 60.05.15.6 and 60.05.20.8).***
- e. ***If in a Multiple-Use or Commercial District, ground floor elevation window requirements (Standard 60.05.15.8).***

Facts and Findings: Staff finds that the criterion does not apply as the project is a new development. Criterion No. 5 pertains to additions or modification of existing development.

Therefore, staff finds the criterion is not applicable.

6. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.*

Facts and Findings: The applicant has submitted this Design Review 2 application with Conditional Use (Planned Unit Development), Preliminary Subdivision, Tree Plan 2, Quasi-Judicial Zoning Map Amendment and Quasi-Judicial Comprehensive Plan Map Amendment applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of review. As explained elsewhere in this report, Phase 2 of the PUD will be subject to separate Design Review application when plans for the apartment buildings are finalized and submitted for review.

Therefore, staff finds the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **DR2017-0010 (The Ridge PUD at South Cooper Mountain)**. Should the Planning Commission find that the application meets the approval criteria staff has recommended conditions of approval in Attachment H.

Design Review Standards Analysis
Section 60.05.15 Building Design and Orientation

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Building Articulation and Variety		
60.05.15.1.A Max length of attached residential buildings	The applicant proposes a mix of 3-plexes to 4-plex attached single family residential buildings. No building exceeds 200 in length.	YES
60.05.15.1.B Min 30% articulation	Building articulation exceeds 30% on all buildings using windows, recessed entries awnings, off-set walls, and materials changes.	YES
60.05.15.1.C Max 40' between architectural features	Architectural features are no more than forty feet apart.	YES
60.05.15.1.D Max 150 sq. ft. undifferentiated blank walls facing streets	Buildings will not have more than 150 square feet of undifferentiated walls facing a street.	YES
Roof Forms		
60.05.15.2.A Min roof pitch = 4:12	All proposed buildings have a minimum roof pitch of 4/12.	YES
60.05.15.2.B Min roof eave = 12"	All pitched roofs have minimum projection of 12 inches.	YES
60.05.15.2.C Flat roofs need parapets	No flat roofs are proposed.	N/A
Primary Building Entrances		
60.05.15.3 Weather protection for primary entrance	The applicant has designed the buildings so that all primary entrances provide weather protection in accordance with this standard.	YES
Exterior Building Materials		
60.05.15.4.A Residential double wall construction	All proposed buildings are to be comprised of double-wall construction.	YES
Roof-Mounted Equipment		
60.05.15.5.A through C Equipment screening	Roof mounted equipment is not proposed.	N/A

Section 60.05.20 Circulation and Parking Design

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Connections to the public street system		
60.05.20.1 Connect on-site circulation to existing and planned street system	The public street system is being evaluated with the preliminary subdivision and PUD applications. The attached townhouse area connects to the existing street system.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Loading Areas, solid waste facilities and similar improvements		
60.05.20.2.A-D Screening of loading and waste facilities.	Attached single family dwellings will have their own trash service which will be collected curb-site. The garages contain adequate space for trash containers.	YES
Pedestrian Circulation		
60.05.20.3.A Link to adjacent facilities	Pedestrian circulation is provided to the existing sidewalk system from each single attached dwelling unit via the driveway or a pedestrian path to the front door.	YES
60.05.20.3.B Direct walkway connection	Pedestrian circulation is provided to the existing sidewalk system from the primary building entrances.	YES
60.05.20.3.C Walkways every 300'	No street frontage is greater than 300' in length.	N/A
60.05.20.3.D Physical separation	There are no parking lots, therefore no crossing of parking lots is required.	N/A
60.05.20.3.E Distinct paving	The applicant proposes paved pathways.	YES
60.05.20.3.F 5' minimum width	The proposed pedestrian walkways are a minimum of 5' in width.	YES
Street Frontages and Parking Areas		
60.05.20.4.A Screen from public view	There are no parking lots associated with the development.	N/A
Parking and Landscaping		
60.05.20.5.A.-D Parking area landscaping	No parking lots are proposed. Parking is provided in private garage and driveway spaces for each attached single family dwelling.	N/A

Section 60.05.25 Landscape, Open Space, and Natural Areas Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Minimum Landscaping		
60.05.25.1-4 Residential Open Space	The proposal includes a PUD which supersedes the Design Review landscape provisions of this section.	N/A
Retaining Walls		
60.05.25.8 Retaining Walls	The proposed retaining walls will be architecturally treated keystone walls in a decorative pattern. This is the lower area of the project site where walls may not be necessary.	YES

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Fences and Walls		
60.05.25.9 Fences and Walls	Fences are not proposed for the attached residential properties at this time.	N/A
Minimize Significant Changes To Existing On-Site Surface Contours At Residential Property Lines		
60.05.25.10 Minimize grade changes	Grading plan, all surface contour changes meet the requirements from abutting properties. Proposed stormwater facilities and roads are exempt from these standards.	YES
Integrate water quality, quantity, or both facilities		
60.05.25.11 Location of facilities	Above ground water quality facilities are located in two tracts and are not located in front yards of buildings.	YES
Natural Areas		
60.05.25.12 Encroachment into buffer areas.	Clean Water Services has issued a Service Provider Letter for the proposed development. Natural areas are reviewed with the PUD approval and are located outside of the Design Review scope of the attached residential buildings.	N/A
Landscape Buffering Requirements		
60.05.25.13.C Landscape buffering between contrasting zoning districts	Adjacent properties are tracts and public streets. All properties are within the same PUD and are designed to function together as one development, regardless of zoning district.	N/A

Section 60.05.30 Lighting Design Standards

DESIGN STANDARD	PROJECT PROPOSAL	MEETS STANDARD
Adequate on-site lighting and minimize glare on adjoining properties		
60.05.30.1.A-D Lighting complies with the City's Technical Lighting Standards	Attached single-family buildings will show compliance with the Technical Lighting Standards. No vehicular circulation areas or pedestrian plazas are proposed for the townhome portion of this PUD.	YES
Pedestrian-scale on-site lighting		
60.05.30.2.A-C Pedestrian Lighting	No pedestrian plazas or pedestrian circulation areas are proposed to the townhome portion of this PUD.	N/A

LD2017-0002
ANALYSIS AND FINDINGS FOR
LAND DIVISION-PRELIMINARY SUBDIVISION APPROVAL

Section 40.45.05 Land Division Applications; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of land within the City of Beaverton.

5. Preliminary Subdivision.

A. Threshold. An application for Preliminary Subdivision shall be required when the following threshold applies:

1. *The creation of four (4) or more new lots from at least one (1) lot of record in one (1) calendar year.*

Section 40.45.15.5.C Approval Criteria:

C. Approval Criteria. In order to approve a Preliminary Subdivision application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. ***The application satisfies the threshold requirements for a Preliminary Subdivision application. If the parent parcel is subject to a pending Legal Lot Determination under Section 40.47, further division of the parent parcel shall not proceed until all of the provisions of Section 40.47.15.1.C have been met.***

Facts and Findings: The applicant proposes a 311 lot subdivision (81 lots for detached single-family homes, 29 lots for attached single-family homes, 1 parcel for future multi-family development of 200-units). This meets threshold 1 for a Preliminary Subdivision.

Therefore, staff finds that the proposal meets the threshold and criterion for approval.

2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

Facts and Findings: The applicant has paid the required application fee for a Preliminary Subdivision application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. ***The proposed development does not conflict with any existing City approval, except the City may modify prior approvals through the subdivision process to comply with current Code standards and requirements.***

Facts and Findings: There are no other existing City approvals which pertain to the subject property.

Therefore, staff finds that the proposal meets the criterion for approval.

4. ***Oversized lots resulting from the subdivision shall have a size and shape which will facilitate the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed subdivision and future potential development on oversized lots.***

Facts and Findings: The applicant has proposed one (1) oversized lot associated with the multi-family residential portion of the PUD (to be developed in phase 2). A concept plan is provided for this lot.

Therefore, staff finds that the proposal meets the criterion for approval.

5. ***If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

Facts and Findings: The applicant has proposed a two phase approach for the subdivision, and intends to submit the appropriate development applications within five (5) years of PUD approval.

Therefore, staff finds that the proposal meets the criterion for approval.

6. ***Applications that apply the lot area averaging standards of Section 20.05.50.1.B shall demonstrate that the resulting land division facilitates the following:***

- a) ***Preserves a designated Historic Resource or Significant Natural Resource (Tree, Grove, Riparian Area, Wetland, or similar resource); or,***
- b) ***Complies with minimum density requirements of [the Development] Code, provides appropriate lot size transitions adjacent to differently zoned properties, and where a street is proposed provides a standards street cross section with sidewalks.***

Facts and Findings: The applicant proposes to reduce the minimum lot size through the Planned Unit Development (PUD) process, not using the lot averaging standards of Section 20.05.20.1.B.

Therefore, staff finds that the criterion for approval does not apply.

7. ***Applications that apply the lot area averaging standards of Section 20.05.50.1.B do not require further Adjustments or Variance for the Land Division.***

Facts and Findings: The proposal does not apply the lot area averaging standards. The applicant proposes to reduce the minimum lot size through the Planned Unit Development (PUD) process, not using the lot averaging standards of Section 20.05.20.1.B.

Therefore, staff finds that the criterion for approval does not apply.

8. ***The proposal does not create a parcel which will have more than one (1) zoning designation.***

Facts and Findings: In conjunction with the Zoning Map Amendment application, no proposed tracts or parcels will have more than one zoning designation.

Therefore, staff finds that the proposal meets the criterion for approval.

9. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

Facts and Findings: The applicant has submitted this Preliminary Subdivision application with Conditional Use (Planned Unit Development), Design Review 2, Tree Plan 2, Quasi-Judicial Zoning Map Amendment and Quasi-Judicial Comprehensive Plan Map applications for this project. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of **LD2017-0002 (The Ridge PUD at South Cooper Mountain)** subject to the applicable conditions identified in Attachment H.

Land Division Standards Code Conformance Analysis

CODE STANDARD	CODE REQUIREMENT	PROJECT PROPOSAL	MEETS CODE?
Grading Standards			
60.15.10.1 Applicability	Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review.	The proposal is subject to the grading standards contained herein.	Yes
60.15.10.2.A-C Exemptions	Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way.	The applicant is not requesting any exemptions be applied to this development. All proposed stormwater facilities will reviewed and approved by the City Engineer in conjunction with CWS.	Yes
60.15.10.3.A-E	When grading a site within 25 feet of a property line within or abutting any residentially zoned property, the on-site surface contours shall observe A-E of this code section.	The applicant has not identified adjusted grade differentials to abutting properties associated with this land division.	Yes
60.15.10.3.F	Where an existing (pre-development) slope exceeds one or more of the standards in subsections 60.15.10.3.A-E above, the slope after grading (post-development) shall not exceed the pre-development slope.	The applicant has not identified adjusted grade differentials to abutting properties associated with this land division.	Yes
60.15.10.3.G	The on-site grading contours stated above apply only to the property lines of the parent parcel(s). They do not apply to internal property lines within a development.	The applicant has not identified adjusted grade differentials to abutting properties associated with this land division.	Yes
Significant Trees and Groves			
60.15.10.4 Significant Trees and Groves	Standards for grading within 25 feet of significant trees or groves.	Existing trees that do remain onsite will be protected in accordance with Tree Protection standards in Section 60.60.20 of the Code.	Yes

TP2017-0005
ANALYSIS AND FINDINGS FOR
TREE PLAN TWO APPROVAL

Section 40.90.05 Tree Plan Applications: Purpose

Healthy trees and urban forests provide a variety of natural resource and community benefits for the City of Beaverton. Primary among those benefits is the aesthetic contribution to the increasingly urban landscape. Tree resource protection focuses on the aesthetic benefits of the resource. The purpose of a Tree Plan application is to provide a mechanism to regulate pruning, removal, replacement, and mitigation for removal of Protected Trees (Significant Individual Trees, Historic Trees, trees within Significant Groves and Significant Natural Resource Areas (SNRAs)), and Community Trees, thus helping to preserve and enhance the sustainability of the City's urban forest.

2. Tree Plan Two

A. Threshold. An application for Tree Plan Two shall be required when none of the actions listed in Section 40.90.10. apply, none of the thresholds listed in Section 40.90.15.1. apply, and one or more of the following thresholds apply:

1. *Removal of five (5) or more Community Trees, or more than 10% of the number of Community Trees on the site, whichever is greater, within a one (1) calendar year period, except as allowed in Section 40.90.10.1.*
3. *Commercial, Residential, or Industrial zoning district: Removal of up to and including 75% of the total DBH of non-exempt surveyed trees(s) found on the project site within SNRAs, Significant Groves, or Sensitive Areas as defined by Clean Water Services.*

Section 40.45.15.5.C Approval Criteria:

C. Approval Criteria. In order to approve a Tree Plan Two application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied

1. ***The proposal satisfies the threshold requirements for a Tree Plan Two application.***

Facts and Findings: The subject site contains Community Trees (Threshold No. 1) and trees located within that portion of the site shown within Significant Natural Resource Areas (SNRAs). Staff refer to the Figure 12 of the SCMCP (Natural Resources Map) which is identified as Exhibit 1.8 of this report. Staff also refer to the definition of SNRA identified in Chapter 90 of the Development Code. For the SCMCP area, Significant Natural Resource Areas include Class I and II riparian habitat areas and Class A and B upland wildlife areas. In this case, The Ridge contains areas identified to the Natural

Resource map as Upland Wildlife Habitat Class A and B and Riparian Wildlife Habitat Class I and II. In response to Criterion No. 1, the applicant identifies removal of 347 Community Trees. The applicant also identifies 41.3% of the total DBH for non-exempt surveyed trees(s) found within the project site and specific to the SNRA on site.

Therefore, staff finds that the proposal meets the criterion for approval.

2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

Facts and Findings: The applicant paid the required fee for a Tree Plan Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. ***If applicable, removal of any tree is necessary to observe good forestry practices according to recognized American National Standards Institute (ANSI) A300-1995 standards and International Society of Arborists (ISA) standards on the subject.***

Facts and Findings: According to the applicant, the proposed tree removal is necessary to accommodate construction of SW Strobel Road, development of infrastructure on the site, grading, and home construction. Criterion No. 3, solely related to good forestry practices, is not applicable.

Therefore, staff finds that the criterion for approval does not apply.

4. ***If applicable, removal of any tree is necessary to accommodate physical development where no reasonable alternative exists.***

Facts and Findings: According to the applicant, the proposed site design clusters the development in order to maintain and enhance the existing significant wetland in the riparian corridor, located along the eastern edge of the site. The applicant explains that tree removal is necessary elsewhere on the site to accommodate the development of residential lots, streets, and open spaces to serve the development.

The applicant also notes that the removal of many trees is required for construction of the public infrastructure required by the City's Transportation System Plan and the SCMCP. The applicant also identifies the mapped upland wildlife habitat portion of the development site at approximately 2.7 acres in size. With respect to the upland wildlife habitat portion of the property, the applicant explains how tree removal required for construction of SW Strobel Road reduces the size of the upland wildlife habitat area by 0.9 acres, or 33 percent. In response to Criterion No. 4, the applicant also notes that

additional tree removal within the upland wildlife habitat is necessary for accommodating residential development. The applicant refers to plan alternatives having been explored as part of the process for creating the preferred alternative. Staff notes that the preferred alternative is the plan provided as part of the applicant's supplement plan package (Exhibit 3.2). Staff also notes that the applicant's preferred alternative plan would remove the cul-de-sac from proposed Street D. The alternative plan shows reduce lot depth and a tract to be created for tree preservation.

According to the applicant, the preferred alternative focuses on preserving trees in a tract and conservation easement between lots 1-5 and 14-23. This alternative plan (Revised Sheet LTP-1) is determined to save 74 trees in the upland habitat identified within the project site. The applicant refers to other alternative plans that were explored. According to the applicant, the preferred alternative was sought as it allows for retention of a relatively broad, linear tree canopy connection between the interior of the site and the forested area located northeast of the site, while allowing for reasonable development of the site.

In response to the applicant's statement, staff confirms that the proposed development plan has been designed to accommodate construction of the public infrastructure required by the City's Transportation System Plan and SCMCP. Staff also incorporate the findings as stated in response to the Facilities Review approval criteria and the facts and findings as stated below in response to the Tree Plan 2 approval criteria. In review of the applicant's alternative plan (Revised Sheet LTP-1) staff supports in response to Criterion No. 4 with the finding that certain trees in significant natural resources portions of the site (inclusive of the upland habitat) cannot be practicably avoided if to implement the SCMCP which is inclusive of necessary roads, utilities and other improvements.

Staff also finds that applicant's alternative plan presents a reasonable alternative. Staff is unable to support the cul-de-sac plan of Street D as originally submitted. While the original cul-de-sac plan will provide better vehicle circulation for the development plan, the cul-de-sac proposal effectively removes all trees within the upland wildlife habitat contained within the project site. Staff therefore finds in support of Criterion No. 4 and recommends certain conditions of approval for protection of all trees to be saved within all SNRA portions of the development site.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

5. ***If applicable, removal of any tree is necessary because it has become a nuisance by virtue of damage to property or improvements, either public or private, on the subject site or adjacent sites.***

Facts and Findings: According to the applicant, tree removal is intended to

allow development of the site. Staff concur.

Therefore, staff finds that the criterion for approval does not apply.

- 6. *If applicable, removal is necessary to accomplish public purposes, such as installation of public utilities, street widening, and similar needs, where no reasonable alternative exists without significantly increasing public costs or reducing safety.***

Facts and Findings: Staff incorporated the finding prepared in response to Criterion No. 4 (above). In order for the proposed development to provide public streets as planned, certain trees must be removed. In response to Criterion No. 6, the applicant explains how tree removal is necessitated by the construction of necessary road and utility improvements. Staff concur.

Staff also notes that under Section 40.90.10.12 of the Development Code, removal of trees to construct public improvements is exempt from Tree Plan approval so long as the improvement is required and is not built in excess of the standard street widths in the Engineering Design Manual.

Therefore, staff finds that the proposal meets the criterion for approval.

- 7. *If applicable, removal of any tree is necessary to enhance the health of the tree, grove, SNRA, or adjacent trees, [or] to eliminate conflicts with structures or vehicles.***

Facts and Findings: According to the applicant, proposed tree removal is necessary for development of the site, which includes residential lots, streets, open spaces, stormwater facilities, and trails. The applicant identifies 82 trees within the SNRA to be removed specifically for the purpose of constructing the north-south collector (Road 8B) and for SW Strobel Road, and for the construction of proposed stormwater facilities, in addition to construction of multi-use trails and construction of a sanitary sewer connection to the southeastern corner of the site. According to the applicant, enhancement of tree or grove health is not a factor, however, removal will facilitate development, including streets, lots, water quality facilities, trails and the daylighting of piped stormwater conveyance. Staff concur.

Therefore, staff finds that the proposal meets the criterion for approval.

- 8 *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in a reversal of the original determination that the SNRA or Significant Grove is significant based on criteria used in making the original significance determination***

Facts and Findings: The applicant refers to criteria applied in creating the SNRA inventory that is set forth in Title 13 of the Metro Urban Growth

Management Functional Plan. The applicant also refers to Table 3.07-13d of Title 13 and the description of *Forested Canopy* that is typically applied when making a determination about the classification for upland wildlife habitat. Staff observes the upland habitat to this portion of the SCMCP to be part of larger resource area identified to Figure 12 of the Natural Resources map. The upland wildlife habitat is not only applied to the project site but shown north and east of subject properties. Additionally, staff notes that by constructing improvements for SW Strobel Road, the applicant is not dividing the upland habitat. Upon visiting the site, staff noticed few trees that remain on the north side SW Strobel Road (off-site). There is also a steep slope to the north site of SW Strobel Road. The remaining portion of forested upland habitat (in proximity to the project site) is mostly northeast of The Ridge. In response to Criterion No. 8, staff finds the applicant's tree removal proposal will not result in a reversal of the original determination for SNRA, specific to this portion of the SCMCP. Staff also notes that contiguous forested campy will remain both on and off-site.

Therefore, staff finds that the proposal meets the criterion for approval.

- 9. *If applicable, removal of a tree(s) within a SNRA or Significant Grove will not result in the remaining trees posing a safety hazard due to the effects of windthrow.***

Facts and Findings: According to the applicant, removal of trees identified within the SNRAs on site will not result in isolated trees or hazards due to windthrow. The applicant explains how efforts have been made to avoid leaving isolated trees. The applicant also explains how grouping of trees proposed for preservation will be further protected by additional existing trees within the preservation area. The applicant also explains how trees to be save will also be monitored during construction to further assess their viability. Staff concurs and incorporates the finding as stated herein. Staff also notes that revised alternative plan has been reviewed by the applicant's arborist (Multnomah Tree Experts). Staff refer to the supplemental statement prepared by the applicant's arborist, dated June 16, 2017. In review of the revised alternative plan, the arborist recommends specific protection methods. Staff incorporate these methods as conditions of approval.

Therefore, staff finds by meeting the Conditions of Approval, the proposal meets the criterion for approval.

- 10. *The proposal is consistent with all applicable provisions of Section 60.60 Trees and Vegetation and Section 60.67 Significant Natural Resources.***

Facts and Findings: Staff cites the Code Conformance Analysis chart at the end of the Tree Plan Staff Report, which evaluates the project as it relates to applicable code requirements of Sections 60.60 through 60.67, as applicable

to the aforementioned criterion. As demonstrated on the chart, the proposal complies with all applicable provisions of Chapter 60.60 and 60.67.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

11. ***Grading and contouring of the site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

Facts and Findings: This approval criterion is identical to Facilities Review approval criterion J found within Attachment A above. Staff incorporate the finding as stated therein.

Therefore, staff finds that the proposal meets the criterion for approval.

12. ***The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

Facts and Findings: The submitted tree plan proposal contained all applicable submittal requirements necessary to be deemed complete.

Therefore, staff finds that the proposal meets the criterion for approval.

13. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

Facts and Findings: The applicant submitted the Tree Plan Two application with the associated Conditional Use (Planned Unit Development), Design Review 2, Preliminary Subdivision, Quasi-Judicial Zoning Map Amendment and Quasi-Judicial Comprehensive Map applications. Concurrent review of the applications satisfies this criterion. No other applications are required of the applicant at this stage of City review. However, additional land use applications may be required as the proposed PUD progresses through development. Because the applications are being reviewed concurrently, the Planning Commission will review all the applications at one public hearing. Staff recommends a condition of approval requiring the associated applications to be approved before a site development permit is issued.

Therefore, staff find by meeting the Conditions of Approval, the proposal meets the criterion for approval.

Recommendation

Based on the facts and findings presented, staff recommend **APPROVAL** of TP2017-0005 (The Ridge PUD at South Cooper Mountain) subject to the conditions identified in Attachment H

Code Conformance Analysis Summary Table 60.60

Grading, Protection and Removal Mitigation Standards for trees within an SNRA

STANDARD	PROJECT PROPOSAL	MEETS STANDARD?	
60.60.15.2 Removal and Preservation Standards - general			
60.60.15.2C	For trees within SNRAs the following additional standards shall apply: 1. The minimum DBH of non-exempt surveyed trees that must be preserved on a site is as follows: b) Residential zoning districts: Fifteen percent (25%) of the DBH of non-exempt surveyed trees found on a project site. 2. DBH to be retained shall be preserved in cohesive areas, termed Preservation Areas, when development is proposed in SNRAs or Significant Groves.	6,156 DBH of non-exempt surveyed trees were found in SNRA of the project site and 3,612 DBH, or 58%, will be preserved.	Yes
60.60.15.2C 4	Preservation Areas, conditioned for protection through the Development Review process, shall be preserved in clusters that are natural in appearance rather than in linear strips. Preservation Areas should connect with adjoining portions of the .. SNRA...	As the applicant's revised tree plan shows most trees within the riparian corridor area to remain. The applicant revised tree plan shows also shows a reasonable alternative for retaining some trees within the Upland Wildlife Habitat area of the project site.	Yes
60.60.15.2C 5	Preservation Areas, conditioned for protection through the Design Review process, shall be set aside in conservation easements and recorded with a deed restriction with Washington County, unless otherwise approved by the City. ...	Deed restrictions are not proposed as trees to be saved will be located in tracts of land that the HOA will maintain. THPRD may also maintain if riparian corridor is donated. Certain trees with will be located in easement of rear yards but this will be limited.	Yes, with Condition of Approval

STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.60.15.2C 6	Preservation Areas, conditioned for protection through the Land Division process, shall be set aside in tracts and recorded with a deed restriction with Washington County, unless otherwise approved by the City.	Separate tracts are proposed as the subject request is a PUD and the HOA will be created for ownership. Staff recommends a condition of approval that calls for common tracts owned by the HOA or THPRD and that notation be shown and recorded with the final plat for on-site tree preservation purposes.	Yes, with Condition of Approval
60.60.20 Tree Protection Standards – during Development			
60.60.20.1. A1	Trees classified as Protected Trees under this Code shall be protected during development... Fence shall be 4' tall orange plastic or nor snow fence, secured to six foot (6') tall metal posts, driven two feet (2') into the ground. Heavy 12 gauge wire & <u>Graphic</u>	Staff refer to the applicant's Tree Plan and the applicant's arborist report, describing the proposed method of tree protection. The City will apply conditions that require tree protection fencing to be in place prior to commencing grading.	Yes, with Condition of Approval
60.60.20.1. A2	Other City approved protection measures that provide equal or greater protection may be permitted, and may be required as a condition of approval.	Staff refer to the applicant's Tree Plan and the applicant's arborist report, describing proposed method of tree protection. The City Arborist may approve certain deviations from the standard and graphic in 60.60.20.1.A1	Yes, with Condition of Approval
60.60.20.1. B	Within the protected root zone of each tree, the following development shall not be permitted: 1. Construction or placement of new buildings. 2. Grade change or cut and fill, except where hand excavation is approved with the submittal of an arborist's report, as part of application approval. 3. New impervious surfaces.	Most of the trees to be protected within The Ridge will have root zones contained within protected fencing. The city can condition approval to prohibit or limit the use of machinery for excavation, within the root zone of any tree identified for protection.	Yes, with Condition of Approval

STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
	4. Trenching for utilities, irrigation, or drainage. 5. Staging or storage of any kind. 6. Vehicle maneuvering or parking		
60.60.25 Mitigation Requirements			
60.60.25.1A	All mitigation tree planting shall take place in conformance with accepted arboricultural practices and shall be spaced a minimum of ten (10) feet apart.	On site planting mitigation is not proposed or required. The applicant has identified tree removal at 42% which is less the mitigation threshold (50%).	N/A
60.60.25.1B	Trees planted for the purpose of tree removal mitigation shall be maintained in accordance with the approved mitigation plan. Monitoring of mitigation planting shall be the ongoing responsibility of the property owner	On site planting mitigation is not proposed or required. The applicant has identified tree removal at 42% which is less the mitigation threshold (50%).	N/A
60.60.25.1C	Trees planted for the purpose of tree removal mitigation shall be set aside in a conservation easement or a separate tract and shall be designated as "Mitigation Trees"	On site planting mitigation is not proposed or required. The applicant has identified tree removal at 42% which is less the mitigation threshold (50%).	N/A
60.60.25.1E	Street trees shall not be counted as providing mitigation of a SNRA or Significant Grove.	Trees for landscape purposes are proposed and shown to the Landscape Plan.	N/A
60.60.25.1F	Transplanting trees within the project site is not subject to mitigation.	Transplanting is not proposed.	N/A
60.60.25.2 Calculation for mitigation specific to Significant Groves			
60.60.25.2A	Calculate the total DBH of the trees to be removed. Denote both deciduous and coniferous trees in separate tables; however, both tables will result in the sum total of the DBH to be removed.	6156 DBH of non-exempt surveyed trees were found on the project site and within the SNRA; 3,612 DBH, or 58%, will be preserved. Mitigation is not required.	Yes, calculated correctly

STANDARD		PROJECT PROPOSAL	MEETS STANDARD?
60.60.25.2B	If the total DBH of trees to be removed is less than or equal to 50% of the total DBH of surveyed trees on the site, then no mitigation is required for the trees to be removed.	The total DBH of trees to be removed is <u>less</u> than 50% of the total DBH of surveyed trees. Accordingly, mitigation is not required.	Yes
60.60.25.3 Additional requirements for mitigation specific to Significant Groves			
60.60.25.3A	Dead or dying trees within a Significant Grove or SNRA shall be fallen when required for safety. Such tree falling shall not require mitigation. However, the fallen log should remain in the Significant Grove...	Staff recommends a condition of approval that requires the HOA CC&R document to describe the natural area and how the fallen trees should remain unless they pose an immediate hazard.	Yes, with Condition of Approval
60.60.25.3B	All trees planted for mitigation must meet the following minimum requirements: ... Min. 2" at planting...	On site planting mitigation is not proposed.	N/A

SUMMARY OF FINDINGS:

Based on evidence provided by the applicant and analysis contained herein, staff finds that the applicable approval criteria for a Tree Plan 2 application (Section 40.90.15.3.C of the Development Code) are satisfied. Staff also recommends certain conditions of approval for protection of all trees to be saved within all SNRA portions of the development site.

**ZMA2017-0002
ANALYSIS AND FINDINGS FOR
ZONING MAP AMENDMENT APPROVAL**

40.97.05 Zoning Map Amendment: Purpose

The purpose of a Zoning Map Amendment application is to provide for the consideration of legislative and quasi-judicial amendments to the zoning map. Legislative amendments to the zoning map are amendments of generally large size, diversity of ownership or of interest to a large geographic area. Quasi-judicial amendments to the zoning map are amendments that are generally small in size, single ownership or affect only a relatively small geographic area. Annexation related amendments to the zoning map are those amendments, whether legislative or quasi-judicial, which are associated with land being annexed into the City. It is recognized that such amendments may be necessary from time to time to reflect changing community conditions, needs, and desires.

1. Quasi-Judicial Zoning Map Amendment.

A. Threshold. An application for Quasi-Judicial Zoning Map Amendment shall be required when the following threshold applies:

1. *The change of zoning designation for a specific property or limited number of specific properties.*

Section 40.97.15.1.C Approval Criteria

C. Approval Criteria. In order to approve a Quasi-Judicial Zoning Map Amendment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:

1. ***The proposal satisfies the threshold requirements for a Quasi-Judicial Zoning Map Amendment application.***

Facts and Findings: The applicant proposes a Zoning Map Amendment to implement City zoning on the entirety of two properties identified as Tax Lots 500 and 600 on Washington County Tax Assessor's Map # 2S106. The proposed zones are implementing zones of the existing Land Use designations applied to these respective properties via the South Cooper Mountain Community Plan (SCMCP). The applicant's narrative response to the ZMA approval criteria (page 47 of Otak narrative) explains how the proposed zone designations are associated with the proposed development plan (The Ridge PUD) and that the proposal would rezone the two properties from the current interim zone of Washington County AF-20 to

city zones of R1, R2, R4, R5, and R7. Staff concurs and finds the changes to be limited to specific properties of the development plan thereby meeting threshold 1 of Quasi-Judicial Zoning Map Amendment.

Therefore, staff finds the proposal to meet the criterion.

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.***

Facts and Findings: The applicant has paid the required fee for a Zoning Map Amendment.

Therefore, staff finds the proposal to meet the criterion.

- 3. The proposal conforms with applicable policies of the City's Comprehensive Plan.***

Facts and Findings: The applicant's response to applicable policies are identified in Section III of the Otak narrative for The Ridge (beginning on page 3). Staff incorporate the findings identified in this report, specifically in response to Criterion No 4 of the Conditional Use – Planned Unit Development and in all policies related to the South Cooper Mountain Community Plan polices found at the end of Criterion No. 4 of the Conditional Use (PUD) application.

Therefore, staff finds the proposal to meet the criterion.

- 4. All critical facilities and services are available or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zoning designation.***

Facts and Findings: The applicant explains how the availability of critical facilities and services is addressed in the response to Section 40.03.A. Staff concurs. Criterion No. 4 is almost verbatim the wording identified to Criterion A of Facilities Review approval. As the applicant's combined application package is subject to concurrent review, staff incorporates the facts and findings prepared in response to the Facilities Review Committee section of this report (Attachment A). The Facilities Review Committee found that all critical facilities can be provided and has conditioned accordingly. For the purpose of Zoning Map Amendment approval, no condition is necessary as the proposal implements existing residential land use map designations of the Comprehensive Plan.

Therefore, staff finds the proposal to meet the criterion.

5. *Essential facilities and services are available or can be made available to serve the site and uses allowed by the proposed zoning designation.*

Facts and Findings: The applicant explains how the availability of essential facilities and services is addressed in the response to Section 40.03.A. Staff concurs. Criterion No. 5 is very similar in wording to Criterion B of Facilities Review approval. Staff therefore incorporates the facts and findings prepared in response to the Facilities Review Committee section of this report (Attachment A). The Facilities Review Committee found that all essential facilities can be provided as conditioned. For the purpose of Zoning Map Amendment approval, no conditions are necessary as the proposal implements existing residential land use designations of the Comprehensive Plan.

Therefore, staff finds the proposal to meet the criterion.

6. *The proposal is or can be made to be consistent with all applicable provisions of Chapter 20 (Land Uses).*

Facts and Findings: Staff cites the Code Conformance Analysis chart within Attachment A of this report which evaluates the project as it relates the applicable Code requirements of Chapter 20. As previously explained in this report, the development proposal is consistent with all applicable provisions of Chapter 20 except as adjusted through a concurrent request for CU-PUD approval. In this case, the development plan requires CU-PUD approval because the combined property area exceeds ten acres in size and is located within the SCMCP.

Therefore, staff finds the proposal to meet the criterion.

7. *The proposal shall include a Traffic Impact Analysis that meets the requirements of 60.55.20. The analysis shall demonstrate that development allowed under the proposed zoning can meet the requirements of 60.55.10.1, 60.55.10.2, 60.55.10.3, and 60.55.10.7. The analysis shall identify the traffic impacts from the range of uses allowed under the proposed zoning and demonstrate that these impacts can be reasonably mitigated at the time of development.*

Facts and Findings: The applicant has provided a traffic impact study completed by Kittleson & Associates (Impact Study X-E of the combined materials package). According to the applicant, the requirements of Section 60.55.10.1-3 and 7 are addressed in the responses to that section. Staff concurs and incorporates the findings prepared in response to the Facilities Review approval criteria (Attachment A of this report).

Therefore, staff finds the proposal to meet the criterion.

8. ***As an alternative to 40.97.15.1.C.8, the applicant may provide evidence that the potential traffic impacts from development under the proposed zoning are no greater than potential impacts from development under existing zoning.***

Facts and Findings: The applicant has addressed Criterion No. 7 as opposed to Criterion 8 as an alternative.

Therefore, staff finds the criterion to be not applicable.

9. ***The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

Facts and Findings: All submittal requirements identified in Section 50.25.1 of the Development Code are contained in the submittal package.

Therefore, staff finds the proposal to meet the criterion.

10. ***Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.***

Facts and Findings: The applicant has submitted the required application materials for review of a Zoning Map Amendment application in the proper sequence. No other applications are required with the proposed zone change.

Therefore, staff finds the proposal to meet the criterion.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **ZMA2017-0002 (The Ridge PUD at South Cooper Mountain)** with no conditions. In this case, ZMA approval is a recommendation to the City Council to adopt proposed zones identified in Exhibit 1.5. Staff also notes that the applicant's supplemental package identifies a development plan alternative for the north portion of the site that would effectively remove the cul-de-sac thereby slightly altering property lines as planned. If the Commission approves the plan alternative, the motion should refer to the ZMA map change identified in Exhibit 1.5 of the Staff Report absent the cul-de-sac.

CPA2017-0002
ANALYSIS AND FINDINGS FOR
QUASI-JUDICIAL COMPREHENSIVE MAP AMENDMENT APPROVAL

Chapter 1: Section 1.3 Comprehensive Plan Amendment Procedural Categories.

Quasi-Judicial Amendments are amendments to a Land Use Map designation as it applies to specific parcels or that applies to a small number of individuals or properties or locations.

Chapter 1: Section 1.5.1 Criteria for Quasi-Judicial Comprehensive Plan Amendment.

The adoption by the City Council of any amendment to the Plan shall be supported by findings of fact, based on the record, that demonstrate the criteria of this Section have been met. The City Council and Planning Commission may incorporate by reference facts, findings, reasons, and conclusions proposed by the City staff or others into their decision.

1.5.1 Approval Criteria (A through D)

A. *The proposed amendment is consistent and compatible with relevant Statewide Planning Goals and related Oregon Administrative Rules;*

Facts and Findings: Staff incorporates the applicant's written response to specific Statewide Planning Goals identified on page 4 of the narrative prepared by Otak Inc. In this case, the proposed Quasi-Judicial Plan Map Amendment (CPA) is intended to adjust existing boundaries of three separate Land Use designations shown to cross the two properties (Tax Lots 500 and 600 on Washington County Tax Assessor's Map # 2S106) that comprise The Ridge, absent that portion of Tax Lot 301 on the same map which is not subject to CPA consideration. On page 5 of the Otak narrative, the applicant provides to tables (2 and 3) that show differences in maximum density applied under existing boundary configurations (Table 2) and proposed configuration (Table 3). From this table, the applicant shows how the proposed adjustment will diminish maximum possible density (based on gross site area alone) from 579 units to 576 units.

Of the 19 Statewide Planning Goals, staff finds that Goals 1, 2, 5, 10, 12 and 14 (*Citizen Involvement, Land Use Planning, Natural Resources, Housing, Transportation and Urbanization*, respectively) are applicable for consideration. Staff also notes that these goals were evaluated as part of an earlier process to create the SCMCP which lead to subsequent amendment of the Comprehensive Plan Land Use Map and the same land use designations that apply today. The applicant's CPA proposal is a map boundary adjustment that is comparable to current boundaries but is intended for alignment with existing and planned site conditions (e.g. roads internal to the development). Staff notes that this CPA application is driven by a single Comprehensive Plan policy (# 4 of the SCMCP) that encourages the use of the CPA application for adjusting certain Land Use boundaries to ensure alignment with the future placement of roads, parks, schools and

other development that will occur incrementally over time. Staff also observes the net result of this CPA to be three units less the maximum possible density under existing configuration. Staff finds this difference to be negligible and of no consequence to the development proposal.

Therefore, staff finds the proposal to meet the criterion.

B. The proposed amendment is consistent and compatible with the applicable Titles of the Metro Urban Growth Management Functional Plan and the Regional Transportation Plan;

Facts and Findings: Staff incorporates the applicant's written response to specific Statewide Planning Goals identified on page 5 of the narrative prepared by Otak Inc. In this case, staff confirms that applicable Titles of the Metro Urban Growth Management Functional Plan and the Regional Transportation Plan were addressed as part of the South Cooper Mountain Community Plan and for subsequent adoption of existing Land Use designation that apply to subject properties. Staff also incorporates the facts and findings as stated above in response to Criterion A. As stated herein, staff observes the net result of this CPA, at three units less the maximum possible density under existing map configurations, to be negligible. In response to Criterion B, staff also finds the proposal to be of no consequence to minimum housing capacity identified to Table 2 of the SCMCP, titled *Land Use Designation and Capacity Estimates*.

Therefore, staff finds that the proposal meets this criterion for approval.

C. The proposed amendment is consistent and compatible with the Comprehensive Plan and other applicable local plans; and

Facts and Findings: Staff incorporates the facts and findings as stated above in response to Criteria A and B. Staff also incorporates the applicant's written response to specific plan policies identified in the narrative prepared by Otak Inc. The applicant's narrative also includes findings prepared in response to policies specific to the SCMCP.

In response to Criteria C, staff also refers to Policy 4 of Land Use Implementation (cited below) from the SCMCP that recognizes the need for adjusting the boundaries of Comprehensive Plan land map designations for consistency with proposed Zoning Map land use boundaries when development is proposed. Policy No. 4 reads:

- 4. Amendments to the boundaries of Land Use Map designations may be proposed as individual requests prior to development, or simultaneously when development is proposed. This policy is intended to provide a means for the Land Use map and zoning to be aligned with site-specific conditions, and the placement of roads, housing densities, parks, schools and other development that will occur incrementally over time.*

In this case, staff acknowledges the applicant's CPA proposal to be limited in scope and

reviewed simultaneously with the development plan which identifies site-specific conditions including the placement of roads, housing and small parks. The applicant's proposed CPA is intended for this purpose.

Therefore, staff finds that the proposal meets this criterion for approval.

D. If the proposed amendment is to the Land Use Map, there is a demonstrated public need, which cannot be satisfied by other properties that now have the same designation as proposed by the amendment.

Facts and Findings: Staff incorporates the facts and findings as stated for Criteria A, B and C. This CPA proposal does not change land use designations applied to the subject properties. As previously stated, the proposal is to modify the current boundaries for alignment with roads and property lines, consistent with direction under Policy 4 of the SCMCP.

Therefore, staff finds that the criterion is not applicable.

Recommendation

Based on the facts and findings presented, staff recommends **APPROVAL** of **CPA2017-0003 (The Ridge PUD at South Cooper Mountain)** with no conditions. Staff notes that the CPA approval is a recommendation to the City Council to adopt a map adjustment via Ordinance. Staff also notes that the applicant's supplemental package identifies a development plan alternative for the north portion of the site that would effectively remove the cul-de-sac 3 thereby altering the property line as planned. If the Commission approves the applicant's plan alternative for the north portion of the site, the motion should refer to this plan revision identified in Exhibit 1.3 of the Staff Report absent the cul-de-sac.

CONDITIONS OF APPROVAL

CPA2017-0002 and ZMA2017-0002

No conditions of approval

CU2017-0003, DR2017-0010, LD2017-0002 and TP2017-0005

Staff recommend the following conditions of approval

1. **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 Clean Water Services District Design and Construction Standards (June 2007, Resolution and Ordinance 2007-020), 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.
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 Resolution and Order 2007-020 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 plans showing the water service main extension improved to a diameter of 24-inches for either location option (A or B) identified on the Preliminary Utility plan (Sheet P5.3). Under either option, water service must be extended from the current water main terminus at the Beaverton School District (Mountainside High School) property line to the point at which the anticipated east-west collector street reaches the boundary of the subject site. Under Option A, the applicant is to construct the water main along the route of this collector street and must provide a letter from the property owner consenting to the necessary construction. Under Option B, the applicant is to construct the water main down the east side of Tax Lot 700 of Washington County Tax Assessor's Map 2S-1-060, outside of the collector street right-of-way, then west along SW Scholls Ferry Road and then north along the western boundary of the subject site to reach the anticipated collector. The applicant must also obtain the necessary permit approvals from Washington County for route Option B as identified in the letter prepared by Washington County dated June 7, 2017. Option A is the route chosen in the South Cooper Mountain Community Plan. If Option A cannot be implemented in the short term, Option B is permissible as an interim alignment until Option A can be implemented. (Planning / SW).
25. Obtain a Washington County's Facilities Permit for any work in the right-of-way of SW Scholls Ferry Road and provide a copy to the city. Scope of work identified as part of the Washington County permit is to be made clear. If off-site water line extension under Option B is sought through this permit, the applicant is to complete the Washington County "Design Option" form in addition to providing a Geotech/Pavement report, in addition to Engineer's Checklist (Appendix E of the County's Road Design/Construction Standards). Additional submittal requirements for the Washington County permit, including fees and deposit, are identified in the correspondence received from Washington County dated May 30, 2017. ((Wash. Co / NV / Planning / SW).
26. Provide separate plans (sheet) showing the construction access and staging area associated with water main route Option B (if sought). The access and staging plan is to show all construction associated with Option B contained with Tax Lot 700 of Washington County Assessor's Map 2S-1-0600, away from the recently constructed Collector street along the high school campus.

27. Provide plans that show construction details for the two culvert crossing designs as shown to the SW Scholls Ferry Road right-of-way on Sheet P5.2 (Preliminary Utility Plan South). The culvert design shall include casing designed to accommodate the future construction of the Willamette Water Supply line within this respective segment of SW Scholls Ferry Road. (Planning / SW).
28. 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)
29. Submit plans that show the dedication of 48 feet of right-of-way along the SW Scholls Ferry Road frontage of the entire property, as shown in the applicant's submitted plans. (Transportation / KR)
30. Submit plans that show the construction of street and pedestrian improvements to SW Scholls Ferry Road as approved by the Planning Commission. Pedestrian trail improvements shall also be designed in accordance with the direction provided by THPRD in their letter dated June 9, 2017 (Transportation / KR)
31. Submit plans that show the construction of improvements to SW Strobel Road as shown in the applicant's submitted plans, specifically 31 feet of pavement, plus curb and gutter on the east side, and a 7.5-foot planter strip, and a 12-foot multi-use pathway, as well as a 0.5-foot maintenance and monumentation gap. (Transportation / KR)
32. Submit plans that show that the proposed development conforms to the street spacing standards of Section 210.11 of the Engineering Design Manual and Section 60.55.25 of the Development Code, except as specifically authorized by the City Traffic Engineer through approval of an Engineering Design Modification application. (Transportation / KR)
33. Submit plans that show installation of a Rectangular Rapid Flashing Beacon at the proposed trail crossing of SW Mountainside Way (Road 8B) (Transportation / KR)
34. Submit plans that show consistency with half street improvement along the street frontages of SW Scholls Ferry Road approved by Washington County permit, inclusive of the street frontages of all three properties that comprise both phases development (Tax Lots 301, 500 and 600 on Washington County's Tax Assessors Map 2S1-06). The frontage improvement plan shall show general consistency with the interim cross-section detail identified as Section K-K on sheet P2.1 of the plan set. For interim street frontage plan, the applicant is required to construct to ultimate alignment/grade a 7.5 foot planter strip and 14-foot multi-use path and drainage along the subject site's frontage of SW Scholls Ferry Road, including lighting at SW Strobel Road and the emergency access. (Wash. Co / NV / Planning / SW).
35. Submit plans that show the construction of an interim traffic signal at SW Scholls Ferry Road and SW Strobel Road to Washington County standards ((Wash. Co / NV / Planning / SW). The applicant shall also pay the proportional share of cost to construct the traffic signal at the SW Scholls Ferry Road / SW Strobel Road intersection to ultimate design. (Wash. Co / NV / Planning / SW).

36. Pay a proportional share of cost to improve the off-site intersection of SW 175th / SW Kemmer Road – payable to Washington County. Based on a per trip proportionate estimate, the developer's estimated cost share is \$29,330.00 (Wash. Co / NV / Planning / KR).
37. Obtain a demolition permit for the removal of the existing building(s). A plumbing permit is required for removal, abandonment and capping of a septic tank or sewer line. If a septic tank exists, it shall be pumped out and filled in with sand or gravel or completely removed. An inspection shall be obtained from the plumbing inspector after the tank is filled or removed. A copy of the receipt from the pumping company shall be provided. If the building is connected to the public sanitary sewer system, the building's sewer shall be capped off at the property line and inspected by the plumbing inspector. (BC 8.02.035, Section 105, OSSC; Section 722, OPSC) The removal of existing buildings on the property may provide credits towards some system development (SDC) fees such as water, sanitary sewer, impervious surface, and traffic. (Building Division /BR)
38. Provide additional plan details to the Site Development plan set concerning the secondary emergency vehicle access. These details shall show how fire apparatus turns will be made onto Road 8B (the east-west Collector) with the proposed median. Also, the applicant is to show details for the curb cuts where emergency vehicles enter from Road # 8B or SW Scholls Ferry Road. Construction plan details are to be shown consistent with the conditions of approval identified to the letter prepared by Tualatin Valley Fire & Rescue dated May 25, 2017. Hydrant location and water flow availability are also to be shown and documented as part of the Site Development Permit. Additionally, the applicant shall show the hammer-head turn-around for Street D for consistency with TVF&R standards (minimum 70-foot length). TVF&R/ JF / Planning / SW)
39. Submit a landscape plan intended for private common areas and the water quality / detention facility (Tract H) as part of the Site Development Permit set, consistent with landscape plan identified on Sheets L1.1 and L1.2, except as modified by the City Site Development Engineer in review of final construction plans for the water treatment facility. (Planning Division/SW)
40. Resolve design and/or conflicts with refuse disposal/recycling hauler that would preclude adequate service of refuse and recycling containers for all units of the subdivision. (Planning Division/SW)
41. 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)
42. Ensure the Site Development Plan describes "No Parking" signs posted along the private alleyway access for Lots 72 through 91. (Planning Division/SW)
43. 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. The fencing plan (section detail and location) is to be shown as part of plans approved for Site Development. (Planning Division/SW)

44. Ensure the Site Development Plan incorporates all Tree Protection Recommendations of the report by Multnomah Tree Expert (dated January 26, 2017 and supplemental of June 16, 2017, for construction at all stages. The approved Site Development Plan is to include signage attached to protective fencing once in place, consistent with the project arborist recommendation. The tree protection recommendations shall apply to all portions of the project site where tree protection fencing is shown. (Planning Division/SW)

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

45. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
46. Have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development Div./JJD)
47. 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)
48. 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)
49. Pay a storm water system development charge (overall system conveyance). (Site Development Div./JJD)
50. Provide proof annexation all respective service districts including Tualatin Hills Parks and Recreation District and the Clean Water Services District.
51. Ensure plans meet standard setbacks of the base zone except where approved for reduction through PUD approval. The rear yard setback for attached residential building (to the alley) shall not exceed a minimum setback of four feet.

C. Prior to final plat approval for each phase development of the applicant / developer shall:

52. 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)
53. 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)

54. Demonstrated all lots meet ordinance standards for lot size, dimension and frontage, inclusive of allowed PUD reductions. The final plat shall be fully dimensioned and indicate the square footage of each lot and the location of access restriction strips as approved by the City. (Planning Division/SW)
55. 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 Division/SW)
56. 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 Division/SW)
57. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the subdivision will be constructed in accordance with City requirements. (Planning Division/SW)
58. Submit a Final Subdivision Plat. In accordance with Section 50.90 of the Development Code, submittal of a complete final plat application shall be made within 24 months after preliminary plat approval unless identified for a longer period identified under separate Conditional Use-Planned Unit Development (CU-PUD) approval or a request for time extension is approved. CU-PUD approval acknowledges two phases of development. The Final Subdivision Plat for the first phase shall encompass the entirety of the properties subject to consideration. A separate Final Plat may be submitted for the second phase, specific to Lot 112, where multi-family residential is proposed. (Planning Division/SW)
59. Identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of these improvements. (Planning Division/SW)
60. Show Tracts A, B, C, D, E and F to be owned by the Home Owners Association. (Planning Division/SW)
61. Show Tracts I and K to be owned by the Home Owners Association with surface water, detention, and wetland conservation easements to benefit the City of Beaverton and Clean Water Services. Alternatively, the plat may show Tracts I and K owned by Tualatin Hills Park & Recreation District upon donation and acceptance by THPRD (Planning Division/SW)
62. Show Tracts H and J to be owned by the Home Owners Association unless otherwise directed by the City Site Development Engineer City. If owned by the Home Owners Association, show easements that benefit the City of Beaverton and Clean Water Services. (Planning Division/SW)
63. Provide a draft copy of the Covenants, Conditions and Restrictions (CC&Rs) to be recorded with the Final Plat (for Phase 1) and for review and approval by the City Attorney and Planning Director prior to Final Plat approval. The Homeowners Association shall be future homeowners' primary recourse for maintaining open space landscape and tracts of land created for this purpose along with pedestrian accesses

and private alleyway vehicle access (Tract G) for Lots 72 through 91. The formation of the Homeowners Association shall be described in articles of incorporation and bylaws in the Covenants, Conditions and Restrictions to be recorded with the final plat. Language contained in the Covenants, Conditions and Restrictions shall describe the responsibilities of the Homeowners Association for maintaining the common areas and private driveways, and enforcing "No Parking" where shown. The CC&R document shall also describe the existing water quality / detention ponds and how the properties abutting this facility have no access rights. The approved CC&R document will also contain a provision describing the type of fence to be placed along the rear property lines of Lots 92 through 110, and how this fence is to remain in place to delineate property boundaries and to deter intrusion into water quality facility in Tract H and the open space natural area (Tract I). The CC&R document is to describe how this fence is to be maintained and repaired as necessary by the HOA. The CC&R document is also to describe maintenance access to benefit the City of Beaverton to Tracts H and I. The CC&R document is to describe the purpose of the conservation easement applied to certain lots that abut the Upland Wildlife Habitat tract. The CC&R document is to describe restrictions for access and how the easement area precludes private use and is to benefit the HOA which shall also be responsible for maintenance. A split – rail type fence shall all be constructed to denote the property / easement line and the CC&R document is to describe the purposed of the fence and maintenance responsibility. (Planning Division/SW)

64. The CC&R document shall also describe building design standards consistent with the approved Conditional Use – Planning Unit Development (CU2017-0003).
65. Install fences along the perimeter of the water quality detention pond / open space areas (Tracts H and I at the rear property lines of Lots 92 through 110). The fence is to deter direct access to water quality facility and the open space natural areas from private properties. Fence posts and stringers shall be painted a matching color. (Planning Division/SW)
66. Provide street names shown on the site development plans identical with those on the Final Plat, and street name signs shall not be installed prior to final plat approval. (Planning Division/SW)
67. Pay the street tree planting fee at \$200 per street tree based on the standard of one tree per every 300 linear feet of street frontage. The City of Beaverton shall be responsible for street tree purchase and planting and maintenance for one year. (SW)
68. Record to the final plat, as required by Washington County, the dedication of additional right-of-way to provide an additional 48 feet from centerline of SW Scholls Ferry Road, inclusive of the street frontages of all three properties that comprise both phases development (Tax Lots 301, 500 and 600 on Washington County's Tax Assessors Map 2S1-06). The plat shall include dedication of additional right-of-way to provide adequate corner radius at the intersection of SW Scholls Ferry Road/SW Strobel Road for traffic signal placement and sight distance compliance. The final plat shall include a provision of a non-access reservation along SW Scholls Ferry Road frontage, except at the accesses approved in conjunction with this land use application. The plat shall include dedication of permanent sight visibility easements on the subject property to ensure

visibility at the SW Strobel Road/SW Scholls Ferry Road intersection, if required.
(Wash. Co / NV / Planning / SW)

69. Dedicate sufficient right-of-way along SW Strobel Rd. to provide 50 feet of total ROW width, as shown in Sections I-I and J-J of the applicant's submitted plans. (Transportation / KR)

D. Prior to final plat approval for the phase intended for multi-family development, or release of the certificate of occupancy, the applicant / developer shall:

70. Obtain separate Design Review approval for development of multi-family residential buildings intended for Phase 2. The final plat for Phase 2 shall ensure create a separate a separate tract of land for the storm water treatment facility serving development of Phase 2. Public access easements (trail) are to be identified. Details of the future facility for Phase 2 shall be reviewed against the Facilities Review criteria identified in Section 40.03 of the Development Code in review of the future Design Review application (Planning / SW).

71. Construct the required interim traffic signal improvement at the intersection of SW Scholls Ferry and SW Strobel Road if not constructed in Phase 1. (Transportation / KR)

72. Construct any remaining segments of the 10-foot wide community trail on the property consistent with THPRD standards. (Transportation / KR)

73. Ensure all active open space amenities identified for Phase 2, including play structures and benches, are in place consistent with the approved plan.

E. Prior to final inspection of any building permit, the applicant shall:

74. 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)

75. 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)

76. 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.

77. Ensure protective fencing for trees with SNRA portions of the development plan remain in place.

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

78. 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)

79. 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)
80. 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)
81. 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)

*** END OF PROPOSED CONDITIONS OF APPROVAL ***