

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

After recording return to:
City of Beaverton, City Recorder:
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A)	ORDER NO. 2455
PRELIMINARY SUBDIVISION APPLICATION FOR THE CREATION)	LD2015-0013 ORDER APPROVING
OF 384 PARCELS FROM TWO PARCELS IN CONJUNCTION)	SOUTH COOPER MOUNTAIN HEIGHTS & PUD
WITH A NEW PLANNED UNIT DEVELOPMENT (SOUTH COOPER))	
MOUNTAIN HEIGHTS & PUD). WEST HILLS DEVELOPMENT,)	
APPLICANT.)	

The matter came before the Planning Commission on January 20, 2016 and February 3, 2016, on a request for approval of a Preliminary Subdivision application for the creation of 384 residential lots (271 lots for single-family detached residential lots, 110 lots for attached single-family homes), and 1 oversized lot for future development from 2 parent parcels, as part of a new Planned Unit Development (PUD), on ±109 acres with associated streets and open spaces. The subject site is bounded by SW Scholls Ferry Road, SW 175th Avenue, and SW Loon Drive, and is specifically identified as Tax Lots 200 and 103 on Washington County Tax Assessor’s Map 2S106.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 20, 2016 as amended, January

27, 2016 and February 3, 2016, and based on the Conditions of Approval in Exhibit 1.3 dated January 13, 2016, with Conditions S1 and S2 being added, as applicable to the approval criteria contained in Sections 40.45.15.15.C, of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2015-0013 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 20, 2016 as amended, January 27, 2016 and February 3, 2016, and based on the Conditions of Approval in Exhibit 1.3 dated January 13, 2016, with Conditions S1 and S2 being added and this Land Use Order, and subject to the conditions of approval as follows:

7. Prior to approval of the Preliminary Land Division application, the applicant shall receive approval of the corresponding Zoning Map Amendment and Conditional Use–New Planned Unit Development applications. (Planning / SLF)

C. Prior to Issuance of the Site Development Permit:

8. The applicant shall submit plans that show a pedestrian crossing at the southern terminus of the north-south pedestrian walkway with a Rectangular Rapid Flashing Beacon. (Transportation / KR)
9. The applicant shall submit plans that show a 3-lane Collector Street per City standards, with landscaped median islands for Road 6C (east/west collector) between SW 175th Avenue and Loon Drive, including the realignment of Loon Drive at the new intersection with Road 6C. Where existing houses near the Loon Drive connection limit the available right-of-way (ROW) width, the new Collector Street shall have a 2-lane configuration. (Transportation / KR)
10. The applicant shall submit plans that show Street F with the following modified Neighborhood Route cross-sections: 5-foot sidewalk on the north side of the street, with a 7.5-foot planter strip with street trees, 36 feet of pavement, and a 7.5-foot planter strip with street trees and a 12-foot multi-use path on the south side of the street, with 0.5-foot maintenance and monumentation gaps along the outer edges of the right-of-way. For the segments near the intersections with SW 175th Avenue and Road 6C, Street F shall have three 12-foot travel lanes. For the interior segment, Street F shall have two 11-foot travel lanes and 7-foot parking lanes on each side. (Transportation / KR)

11. The applicant shall submit plans that demonstrate that Street H and Street K can be extended in a logical, efficient, and well-connected manner into the multi-family section of the development. (Transportation / KR)
12. The applicant shall submit plans that show that the nature trails are designed to be 10 feet wide, with gravel shoulders of at least 1 foot. The nature trails should have a maximum slope of no more than 10 percent. Where Community Trails are combined with sidewalks, the trail shall consist of at least 12 feet of concrete, separated by a planter strip with street trees whenever possible. (Transportation / KR)
13. The applicant shall submit plans that include a barricade and future street extension sign for the northwestern terminus of Street O which comply with all of the standards in the Engineering Design Manual. (Transportation / KR)
14. The applicant shall submit plans that show that the following streets are constructed to the City's L1 standard: Street C, Street H, Street K, Street L, and Street P. (Transportation / KR)
15. The applicant shall submit plans that show the construction of Street O (south of Road 6C, SW Bittern Terrace extension) with the phase of the development that adds units to SW Oystercatcher Lane or SW Moorhen Way. (Transportation / KR)
16. The applicant shall submit plans that show an emergency access connection from the west end of Street A to SW 175th Avenue. This connection shall be gated, if a Knox box is provided. The secondary fire access path shall be constructed to support the load requirements of TVF&R. (Transportation / KR)
17. The applicant shall make all arrangements necessary to allow for the substantial completion of the permitted public water, storm and sanitary sewer improvements in SW 175th Avenue by the Beaverton School District for the new South Cooper Mountain High School, in addition to the Barrows Road Clean Water Services gravity sewer project, needed to serve this development as determined by the City Engineer. If at the time of a pending site development permit issuance for the first phase of the South Cooper Mountain Heights development and these necessary projects have not been substantially completed, 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 South Cooper Mountain Heights development. (Site Development Div./JDD)
18. The applicant shall submit the required plans, application form, fee, and other items needed for a complete site development permit application per the applicable review checklist. (Site Development / JJD)

19. The applicant shall 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 / JJD)
20. The applicant shall 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 / JJD)
21. The applicant shall 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 / JJD)
22. The applicant shall submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development / JJD)
23. The applicant shall 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 175th Avenue and Scholls Ferry Road right of ways. (Site Development / JJD)
24. The applicant shall 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 / JJD)
25. The applicant shall have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans as part of the City's plan review process. (Site Development / JJD)
26. The applicant shall provide a public utility plan for water provision as documented in the attached October 28, 2015, correspondence from David Winship, City Utilities Engineer, including a large telemetry-monitored pressure reducing valve station in the northwest corner of the development and a minimum 16 inch diameter water line crossing the development from Loon Drive to 175th Avenue

within the proposed collector street. The project shall be eligible for a water system development charge credit equal to the estimated construction cost value of extra capacity improvements as determined and administered by the City Utilities Engineer. (Site Development / JJD)

27. The applicant shall provide a revised public utility plan for sanitary sewer that extends the minimum 12-inch diameter sewer guaranteed by the Beaverton School District northward within 175th Avenue to the northernmost point along the South Cooper Mountain Height's development frontage. This is as per the City of Beaverton South Cooper Mountain Sewer Master Plan requirement and is the alternate plan for sanitary sewer described in the application narrative within the conclusion of the September 8, 2015; sanitary sewer phasing memo. (Site Development / JJD)
28. The applicant shall 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 / JJD)
29. The applicant shall submit a completed 1200-C Permit (DEQ/CWS/City Erosion Control Joint Permit) application to the City. The applicant shall use the 2006 plan format per requirements for sites 5 acres or larger adopted by DEQ and Clean Water Services.
(Site Development Div. /JJD)
30. The applicant shall provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report (December 2015), 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. However, it will need to be supplemented to include how the entire development proposal including Phase 1 will meet the SLOPES V requirement for stormwater management. (Site Development / JJD)
31. The applicant shall 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 / JJD)
32. The applicant shall provide construction plans that show how each lot will be independently served by utility systems as required by the City Engineer and City Building Official per City standards. Any extra-capacity water and storm water facility improvements, as defined and determined by the City Utilities Engineer, shall be eligible for system development charge credits to be assigned to lots within the subdivision. All site sewer (storm and sanitary) plumbing that serves

- more than one lot, or crosses onto another lot, shall be considered a public system and shall be constructed to the requirements of the City Engineer. (Site Development / JJD)
33. The applicant shall 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 / JJD)
 34. The applicant shall 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 fil 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 / JJD)
 35. The plans shall 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 / JJD)
 36. The applicant shall 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 / JJD)
 37. The applicant shall submit to the City a certified impervious surface determination of the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the

square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development / JJD)

38. The applicant shall pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed for any common areas or private streets. (Site Development / JJD)
39. The applicant shall provide plans for street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) and for the placement of underground utility lines along street frontages, within the site, and for services to the proposed new development. If existing utility poles along existing street frontages must be moved to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development / JJD)
40. The applicant shall provide plans showing a City standard commercial driveway apron at the intersection of any private, common driveway and a public street. (Site Development / JJD)
41. The applicant shall provide a plan showing that Street A will have emergency access onto SW 175th Avenue. The access shall have a gate (installed and maintained by the applicant and/or HOA) with a Knox box lock and drivable landscaping or paving materials. (TVF&R / JF)
42. The applicant shall be responsible for constructing Street O and Road 6C with the phases of development that require Street O and Road 6C as a secondary means of access. (TVF&R / JF)
43. The applicant shall coordinate with Tualatin Hills Park & Recreation District (THPRD) to provide signage for the Community Trail along Street F and Road 6C. (Planning / SLF)
44. The applicant shall provide plans that show the north-south Community Trail will have 10 feet of asphalt, along with gravel shoulders of at least 1 foot in width. The trail shall be within a property corridor that is at least 15 feet wide, centered on the trail; the property corridor shall either be within a tract dedicated to the public or a public agency, or within a public access easement. (Planning / SLF)
45. The applicant shall coordinate with THPRD regarding the specific design of the north-south trail with regard to furnishings, lighting, signage, accessibility, etc. (Planning / SLF)
46. With regard to the proposed park site, the applicant shall ensure that:
 - a. If owned and maintained by THPRD, park programming and design to be coordinated with THPRD through THPRD's park master planning process prior to construction of the park.

- b. If owned and maintained by THPRD, park construction and transfer of land ownership to THPRD to be complete prior to final plat approval of Phase 3.
 - c. If owned and maintained by THPRD, park improvements would be eligible for park SDC credit with an approved MOU between THPRD and the developer.
 - d. If not owned and maintained by THPRD, park improvements will be owned and maintained by the Homeowners' Association. (Planning / SLF/KR)
47. In coordination with the Beaverton School District, the applicant shall provide plans that show the following improvements to the SW Scholls Ferry Rd. / SW 175th Avenue intersection: a southbound buffered bike lane, two southbound travel lanes, two southbound left-turn lanes, one northbound through lane, and a northbound buffered bike lane, along with the sidewalks. The applicant shall design the improvements to Washington County standards, as determined by the County Engineer. These improvements shall be continued north for a distance sufficient to provide the standard roadway tapering. (Transportation / KR)
48. The applicant shall provide plans that show right-of-way dedication sufficient to provide a minimum of 51 feet from ROW centerline along the northern portion of the SW 175th Avenue frontage and a minimum of 59 feet from centerline along the southern portion of the site's SW 175th Ave. frontage. (Transportation / KR)
49. The applicant shall provide certification from a registered professional engineer that adequate sight distance exists in both directions (or can be obtained pursuant to specific improvements) at both public street connections, Road 6C and Street F, to SW 175th Avenue prior to commencing any site preparation activities. These sight distance measurements should account for ROW dedication. (Transportation / KR)
- D. Prior to Final Plat Approval for the partition of Tax Lot 2S1060000200:**
50. The applicant shall have dedicated sufficient right-of-way along SW 175th Avenue to provide 51 feet from centerline (59 feet where additional turn lane required for the SW Scholls Ferry Rd. intersection), to meet the Washington County roadway design standards (Exhibit "A" to Washington County Ordinance No. 738). (Transportation / KR)
51. The applicant shall dedicate 7 feet of right-of-way along the SW Scholls Ferry Rd. frontage in order to meet the City's Planter Strip standard for an Arterial Street. (Transportation / KR)

52. The applicant shall record with Washington County a Final Land Division application for a partition, consistent with the City of Tigard and City of Beaverton IGA (Agenda Bill No. 15180). The primary purpose of this partition is to separate the portion of Tax Lot 2S10600200 which is within the City of Tigard from the portion within the City of Beaverton which is subject to this PUD approval. Please note that approval of a preliminary partition application is required prior to submittal of a Final Land Division application. (Planning / SLF)
53. The applicant shall record a motor vehicle access restriction along the site's frontage of SW Scholls Ferry Rd. and SW 175th Avenue, with the exception of the public street connections (Road 6C and Street F) approved to SW 175th Avenue. (Transportation / KR)
54. The applicant shall dedicate additional right-of-way to provide adequate corner radius at all intersections with County-maintained roads and adequate right-of-way for all signalized intersections. (Transportation / KR)
- E. Prior to Final Plat Approval for a subdivision of Tax Lot 2S106000200 or its successors:**
55. The applicant shall construct and dedicate the new east/west collector, (Road 6C) between SW 175th Avenue and Street P along with the corresponding segment of the multi-use pathway between Street F and Street P, prior to final plat Approval of Phase 1 of the development. The multi-use pathway shall have a paved width of at least 12 feet and shall be separated by at least a 7.5-foot planter strip (measured from the face of the curb to the front of the sidewalk) wherever practicable. (Transportation / KR)
56. The applicant shall construct a 6-foot sidewalk along the SW 175th Avenue frontage, with a buffered bike lane, from SW Scholls Ferry Road to Street A in the ultimate location, as shown on the Washington County and City of Beaverton Transportation System Plans, which matches the SW 175th Avenue cross-sections shown on the applicant's submitted plans. (Transportation / KR)
57. The applicant shall construct street lighting at the outer edge of the ultimate right-of-way of SW 175th Avenue to meet Washington County illumination standards. (Transportation / KR)
58. The applicant shall submit to the City a copy of the CC&Rs that provide for the maintenance of the private common open space, including all the trails, pathways, and walkways. (Transportation / KR)
59. The applicant shall pay a proportional share of the cost to improve the intersection of SW 175th Avenue and SW Kemmer Road to Washington County. The current cost estimate of the improvements to the intersection is \$2.5 million, with the development's share estimated at \$214,302. The applicant shall submit evidence of payment to the City. (Transportation / KR).

60. If at the time of a pending site development permit issuance for the first phase of the South Cooper Mountain Heights development and these necessary projects have not been substantially completed, 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 South Cooper Mountain Heights development.

If at the time of first phase final plat application submittal for the South Cooper Mountain Heights development, and the South Cooper Mountain High School's permitted public water, storm, and sanitary improvements within 175th Avenue and the Barrows Road Clean Water Services gravity sewer project are both not substantially completed, as determined by the City Engineer, then the approval of the first 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 South Cooper Mountain Heights development. (Site Development / JDD)

61. The applicant shall 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 / JDD)
62. The applicant shall 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 / JDD)
63. The applicant shall demonstrate that all lots meet ordinance standards for lot size, dimension and frontage. The final plat shall be fully dimensioned and indicate the square footage of each lot, include all yard setbacks. (Planning / SLF)
64. The applicant shall 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 / SLF)
65. The applicant shall 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 / SLF)

66. The applicant shall submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning / SLF)
67. The applicant shall submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning / SLF)
68. The applicant shall identify all improvements within tracts and public rights-of-ways and specify the maintenance responsibilities of those improvements. (Planning / SLF)
69. The applicant shall provide a street name 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 / SLF)
70. Until such time as maintenance or ownership responsibilities are transferred to CWS, THPRD, or another public agency, the applicant shall ensure that the HOA shall be responsible for maintaining all tracts, including the proposed park, shown as Tract V. (Planning / SLF)
71. The applicant shall coordinate with the Beaverton School District for the design and installation of the traffic signals for the SW 175th Avenue / SW Scholls Ferry Road and SW 175th Avenue / Street F intersections. (Transportation / KR)
72. The applicant shall be responsible for the completion of the following improvements prior to final plat approval for the first subdivision:
 - a. All utilities shall be stubbed to the property line(s) of Taxlot 2S1060000200 or its successors (Crescent Grove Cemetery property);
 - b. The east/west collector road (identified as Road 6C on plan sheet P2.0) shall be constructed to the east property line(s) of Taxlot 2S1060000200 or its successors (Map 2S106 TL 200 Crescent Grove property), including crossing the wetland area. (Planning Division / SLF)

F. Prior to Building Permit issuance:

73. The applicant shall submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development / JJD)
74. The applicant shall have substantially completed the site development improvements as determined by the City Engineer, including streetlights being fully functional. (Site Development / JJD)

75. The applicant shall 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 / JJD)
 76. The applicant shall 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 / JJD)
 77. The applicant shall pay a storm water system development charge (overall system conveyance). (Site Development / JJD)
 78. Due to having only a single fire department access, the applicant shall be required to provide/install fire sprinklers, complying with NFPA 13D, on lots 207-225 and lots 247-281. (Planning for TVF&R / JF/ SLF)
 79. Prior to occupancy (Final Permit Inspection) of the residential units in each phase, not including model homes, the applicant shall have completed construction of the main elements of the pedestrian trail system located in said phase, including the pedestrian connections to SW 175th Avenue from the Local Streets and the pedestrian connection to SW Scholls Ferry Road west of the natural resource area. The pedestrian circulation system may be expanded and extended with future phases of development to improve pedestrian connectivity. (Transportation / KR)
 80. Prior to occupancy of any new dwelling unit, the applicant shall submit **final** certification of adequate sight distance in accordance with County Code, prepared and stamped by a registered professional engineer. (Transportation / KR).
- G. Prior to Final Plat Approval for a subdivision of Tax Lot 2S1060000103 or its successors:**
81. The applicant shall construct and dedicate the new east/west collector road, (Road 6C) between Street P and Loon Drive, including the intersection of Road 6C with Loon Drive along with the corresponding segment of the 12-foot multi-use pathway, prior to final plat Approval of Phase II of the development. The pathway shall have a paved width of at least 12 feet and shall be separated by at least a 7.5-foot planter strip (measured from the face of the curb to the front of the sidewalk) wherever practicable. The intersection of Loon Drive and Road 6C shall have a marked crosswalk with Rectangular Rapid Flashing Beacons (Transportation / KR)
 82. The applicant shall construct half-street improvements to Washington County's A-2 (5-lane) Arterial Street Standards, modified to include Arterial Street planter strip and sidewalk to meet City of Beaverton standards, along the SW 175th Avenue frontage of Taxlot 2S10600200 or all of its successors. If the County has these improvements included in a programmed and funded street improvement program at the time of Final Plat Approval for a subdivision of this property, the enforcement of this Condition of Approval shall be deferred until the completion

of the County's street improvement project, provided that the street improvements are expected to be completed within 1 year of the Final Plat Approval. (Transportation / KR)

H. Prior to Final Plat Approval or Final Design Review inspection (occupancy) for the Multi-Family portion of the development:

83. The applicant shall construct a sidewalk and planter strip with street trees along the SW Scholls Ferry Rd. frontage of Taxlot 2S1060000200 or all of its successors that meet the City's Engineering Design Standards for an Arterial Street. (Transportation / KR)

I. Prior to Release of Performance Security:

84. The applicant shall have completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development / JJD)

85. The applicant shall submit any required on-site easements not already dedicated on the subdivision plat, executed and ready for recording, to the City after approval by the City Engineer for area encumbered and City Attorney as to form. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet City standards. (Site Development / JJD)

86. The applicant shall 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 vegetation within the construction disturbed or sediment affected areas surrounding or within the surface water quality facility, vegetated corridor, and the common use areas, as determined by the City Engineer. If the plants are not well established (as determined by the City Engineer) within a period of two years from the date of substantial completion, a plan shall be submitted by the engineer of record and landscape architect (or wetland biologist) that documents any needed remediation. The remediation plan shall be completely implemented and deemed satisfactory by the City prior to release of the security. (Site Development / JJD)

87. The applicant shall plant all street trees (as referenced on Plan Set Sheet L1.1) within an 8-foot planting space as required by the City Arborist. (Public Works: Operations / TC & PH)

88. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning / JF)

J. Prior to Final Inspection of any Building Permit, the applicant shall:

89. Install or replace, to City specifications, all sidewalks, curb ramps and driveway aprons which are missing, damaged, deteriorated, or removed by construction along the house frontage. (Site Development / JJD)

90. Have the landscaping completely installed or provide for erosion control measures around any disturbed or exposed areas per Clean Water Services standards. (Site Development / JJD)

Supplemental Conditions of Approval:

S1: Prior to Final Plat Approval for a Subdivision for Taxlot 2S1060000200 (West Property) or its successors, the applicant shall construct a southbound left-turn lane on SW 175th Ave. at the Road 6C intersection with 100 feet of storage.

S2: Prior to Final Plat Approval for a Subdivision for Taxlot 2S1060000200 (West Property) or its successors, the applicant shall construct a southbound left-turn lane on SW 175th Ave. at the Street F/high school entrance intersection with 100 feet of storage.

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

AYES: Wilson, Winter, Kroger, Doukas , Overhage, and Sajadpour.
NAYS: None
ABSTAIN: None.
ABSENT: None.

Dated this 11 day of February, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2455 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on February 22, 2016.

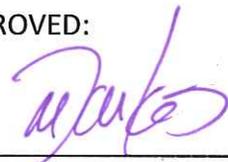
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



SANDRA L. FREUND, AICP
Planning Manager

APPROVED:



MIMI DOUKAS
Chair



STEVEN A. SPARKS, AICP
Principal Planner