



MEMORANDUM

TO: Planning Commission
FROM: Scott Whyte, Senior Planner *SW*
DATE: April 20, 2016
SUBJECT: **Continued public hearing for Trillium Woods Apartments (Case Files DR2015-0122, LD2015-0026 and TP2015-0016). Hearing continued from March 30, 2016.**

On March 30, 2016, after receiving public testimony and the applicant's rebuttal, the Commission closed the hearing for Trillium Woods Apartments and began their deliberation. At the onset of the hearing, the applicant informed the Commission that there would be a request for continuance. Specifically, the applicant acknowledged the staff recommendation of denial and requested that the Commission open the hearing to receive public testimony. Upon requesting a continuance of the hearing, the applicant also requested that the record remain open, indicating that plans would be revised to address concerns raised about tree protection.

As explained in the Staff Report dated March 23, 2016, the staff recommendation of denial was solely based on review of the applicant's tree protection proposal applied to off-site trees, in particular for trees located within the abutting Progress Ridge HOA tract. Specifically, staff identified the city tree protection standard identified in Section 60.60.20.1.A. of the Development Code and explained how the applicant's proposed method of tree protection differed from this standard. Staff also acknowledged how the same Development Code provision allows for other protection measures that provide "equal or greater protection" as a condition of approval. The Staff Report of March 30 provided the written comments received from Patrick Hoff, City Arborist dated March 21, 2016. In review of the applicant's tree protection methods, Mr. Hoff commented that he did not feel the proposed method and spacing provided were adequate for protecting off-site trees.

Staff refer to the applicant's plan revisions (received on April 15, 2016, Exhibit A) and the applicant's written statement dated April 15, 2016 (Exhibit B). On page one of the written statement the applicant explains how the revised plan converts several standard parking spaces to the compact space dimensions recognized by the Development Code. The applicant also explains how this revision provides greater separation between the project's buildings and trees located off-site. Staff have reviewed the compact parking space proposal and find it to comply with the number and dimension standards of the Development Code. Staff also forwarded the revised plan to the City Arborist. In review of the revised plan, the City Arborist now supports the tree protection proposal, subject to conditions.

Supplemental Findings:

Approval criteria for Tree Plan 3 are found in Section 40.90.15.3.C of the Development Code. The applicant responds to these criteria in the narrative prepared by 3J Consulting Inc., received on February 10, 2016 (pages 13 – 19). The Staff Report dated March 23 incorporates the applicant's written statement in addition to Appendix D of the applicant's material set that includes the project arborist report by Teragan & Associates dated November 19, 2015, and supplemental memorandums dated January 7, 2016 and January 29, 2016.

In review of the plan revision that is subject to Planning Commission consideration on April 27, staff also incorporate the written statement prepared by 3J Consulting Inc. dated April 15, 2016, and the Teragan & Associates supplemental memorandum dated April 13, 2016, for revised findings in support of Criterion No. 12 of Tree Plan 3 which reads:

12. The proposal is consistent with all applicable provisions of Section 60.60. (Trees and Vegetation) and Section 60.67. (Significant Natural Resources).

In response to Criterion No. 12, staff also incorporate the written comments received from Patrick Hoff, City Arborist dated April, 18, 2016. In his memorandum, Mr. Hoff acknowledges the adjusted building location and support for the applicant's protection plan. With this support, staff finds the protection plan to be equal the city standard identified in Section 60.60.20.1.A, subject to conditions of approval.

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

Modified Conditions:

Staff have proposed certain conditions for modification in response to the applicant's plan revisions. Proposed modifications are specific tree protection and mitigation. At the hearing of March 30, the applicant's representative agreed to pay a higher mitigation fee that accounts for future anticipated removal trees located within the southwestern portion of the project site, inside the future construction easement as depicted. This easement is to be recorded with the Final Plat and is intended to benefit the owner of the abutting property (e.g. Tax Lot 200 on Tax Map 2S1-05BA) upon future development. Proposed Condition No. 31 is modified to include removal of trees identified within the future construction easement. In the future these trees will need to be removed in order to provide two-way vehicle access with separate pedestrian access. Because the applicant is to pay the additional mitigation fee for removal, the condition is structured accordingly, allowing removal but encouraging retention until removal becomes necessary. Staff have also proposed modifications to Condition No. 31, which requires protective fencing to remain in place. The one exception is the fencing shown in proximity to Tree No. 2734 where the fence can be adjusted during construction to a location as approved by the City Arborist.

Additional Written Testimony:

Enclosed with this memo is additional written testimony received after the March 30 hearing, up to the date of April 19 2016, 5:00 p.m. Written testimony includes:

- E-mail from Gary Elston, 11955 SW Chular Terrance, Beaverton, dated March 31, 2016.
- E-mail from Sarah Asla, 12025 SW Winterhawk Lane, dated March 31, 2016, and e-mail follow-up of April 1, 2016, with two photos.

Because the applicant has requested that the record remain open and has introduced revisions to the plan considered on March 30, staff recommends that the Commission re-open the hearing to allow for additional testimony.

Based upon the facts and findings of the Staff Report dated March 23, 2016, in addition to supplemental findings included with this memorandum, staff recommends **APPROVAL** of **Trillium Woods Apartments**, case files **DR2015-0122, LD2015-0026 and TP2015-0016** subject to conditions as revised in this memorandum.

Recommended Conditions of Approval
Trillium Wood Apartments
DR2015-0122, LD2015-0026 and TP2015-0016

If the Planning Commission approves the proposed land use applications identified for Trillium Woods Apartments (Design Review 2, Preliminary Partition and Tree Plan 3), staff recommends adopting following conditions of approval:

[The following conditions of approval were identified in the Staff Report dated March 23, 2016. Changes to proposed conditions are shown ~~struck-through~~ (for removed text) and in ***bold italic*** (for new)].

A. Prior to issuance of the site development permit, the applicant shall:

1. 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)
2. 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)
3. 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)
4. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, and emergency vehicle access 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)
5. 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)
6. 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)
7. 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)

8. Submit, if needed by the City Building Official and TVF&R Fire Marshal an available fire flow analysis including an actual flow test of the existing water system and evaluation by a professional engineer meeting the standards as specified in the Engineering Design Manual Chapter 6, 610.L, using the anticipated maximum fire demand. The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div./JJD)
9. 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)
10. 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)
11. Submit plans for erosion control per 1200-CN General Permit (DEQ/CWS/City Erosion Control Joint Permit) requirements to the City. The applicant shall use the 2006 plan format per requirements for sites between 1 and 4.99 acres adopted by DEQ and Clean Water Services. (Site Development Div./JJD)
12. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report (November 20, 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. (Site Development Div./JJD)
13. Provide a detailed drainage analysis of the subject site and prepare a final report prepared 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)
14. When or as required, have obtained the City Building Official's courtesy review approval of the proposed site utility plan for private plumbing needed to serve the development including private fire suppression systems, backflow prevention measures, and regulated utility service locations outside the proposed building pads. (Site Development Div./JJD)
15. Submit a revised grading plan showing that each proposed building has a minimum finished floor elevation that is at least one foot higher than the maximum possible high water elevation (emergency overflow) of the storm water management facilities. 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)
16. Submit to the City a certified impervious surface determination of the proposed project by the applicant's engineer, architect, or surveyor. The certification shall include an analysis and calculations of all impervious surfaces as a total on the site. Specific types of impervious area totals, in square feet, shall be given for buildings, parking

lots/driveways, sidewalk/pedestrian areas, storage 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. (Site Development Div./JJD)

17. Pay a storm water system development charge (overall system conveyance) for the net new impervious area proposed that is not part of a fully-improved public street. (Site Development Div./JJD) (Site Development Div./JJD)
18. Provide plans for LED street lights (Illumination levels to be evaluated per City Design Manual, Option C requirements unless otherwise approved by the City Public Works Director) for all impacted streets 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)
19. Provide plans showing that a minimum of 5 short-term bicycle parking spaces are provided. The racks are to be inverted "staple-type" or U-racks that are at least 30 inches wide by 36 inches tall, securely mounted to the ground, and located within 100 feet of a primary building entrance. (Transportation / KR)
20. Provide photometric plans that show that all pedestrian and bicycle circulation and parking areas are lighted to at least the minimum level of 0.5 foot-candles. (Transportation / KR)
21. Submit plans that show the grades and minimum unobstructed widths for the pedestrian walkways connecting each building to the surrounding public sidewalk systems on SW Scholls Ferry Rd. and SW Bunting Street. (Transportation / KR)
22. Submit plans showing that all pedestrian walkways that cross a vehicular drive aisle are to be constructed of concrete or modular paving materials. (Transportation / KR)
23. Submit plans that show a future vehicular and pedestrian connection to SW Winterhawk Lane. The access shall provide an adequate future alignment for a commercial driveway that meets City standards for turn radius and slopes which will connect to both the applicant's property and to the abutting property identified as Tax Lot 200 on Tax Map 2S1-05B. (Transportation / KR)
24. Submit to **Washington County** Public Assurance Staff, 503-846-3843, the following, as summarized in the letter prepared by Washington County Land Use & Transportation, dated February 26, 2016, prepared Naomi Vogel, Associate Planner: 1) Completed "Design Option" form, 2) **\$3,750.00** Administration Deposit, copy of the City's Land Use Approval with Conditions, signed and dated, and 3) Three (3) sets of complete engineering plans for construction of public improvements (identified in letter). (Washington County / NV).
25. Obtain a Washington County **Facility Permit** for work in the right-of-way of SW Scholls Ferry Road as directed in the letter prepared by Washington County Land Use & Transportation, dated February 26, 2016, prepared Naomi Vogel, Associate Planner (Washington County / NV).

26. Obtain a demolition permit from the City Building Division 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 / BR)
27. Ensure the plans illustrate compliance with the nine items identified in the letter prepared by Tualatin Valley Fire & Rescue, dated March 1, 2016, by Jeremy Forster, Deputy Fire Marshal II. Plan details shall be shown as necessary to illustrate compliance with emergency vehicle access road standards, aerial fire apparatus access, sprinkling of units, surface road capacities, fire water flow capacity, hydrant location and number, and gate / knox box improvements. (TVF&R/ JF)
28. 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)
29. Ensure that all associated land use applications, including Tree Plan 3, are approved and are consistent with the submitted plans. Submit a revised landscape plan identifying active open space improvements, consistent with two of each as described in Section 60.05.25.3.1 and applied separately to each designated active open space area. Fencing, at least three feet in height shall apply to the active open space area where proposed in proximity to SW Scholls Ferry Road. (Planning Division/SW)
30. 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, except for deviations where approved. Protective fencing is to be in place prior to removing trees subject to Tree Plan 3 approval under case file TP2015-0016. The fencing plan (section detail and location) is to be shown as part of plans approved for Site Development. (Planning Division/SW)
31. Ensure the Site Development Plan incorporates all Tree Protection Recommendations of the report by Teragan & Associates dated January 7, 2016 (identified in pages 2 through 6) for construction at all stages **and additional root protection measures identified in Teragan memorandum dated April 13, 2016. Placement of tree protection fencing is to be accomplished prior to initiating grading activity and must be consistent with the location identified to Sheet C120 (revised) of the plan set received April 15, 2016. Once in place, protective fencing is not to be moved. The only exception is fencing in proximity to Tree No. 2734 where the fence can be adjusted to a location as approved by the City Arborist.** The approved Site Development Plan is to include signage attached to protective fencing once in place, consistent with the Teragan recommendation. The tree protection recommendations shall apply to all portions of the project site where tree protection fencing is shown, consistent with Sheet C120 **(revised)** of the plan set. (Planning Division/SW)

32. Pay a Tree Mitigation Fee, estimated at \$46,160.00 **\$52,415.00** consistent with the current In-Lieu Fee schedule at time of submittal and consistent with the calculation method described in Section 60.60.25.7 of the Development Code. Fee revenues shall be deposited in the City's Tree Mitigation Fund. ***As offered by the applicant on March 30, 2016 the tree mitigation fee estimate includes removal of additional on-site trees located along the western boundary of the property within the future construction easement that benefits the owner of Tax Lot 200 on Tax Map 2S1-05BA. Accordingly, trees identified in the future construction easement are approved for removal and can be removed at any time. However, because tree removal to this portion of the project site is unnecessary until future development of Tax Lot 200, the applicant is encouraged to save these trees (identified on the plan as numbers 2536, 2537, 2540, 2541, 2542, 2560, 2561, 2562, 2563, 2564 and 2565) until removal becomes necessary. Additional mitigation fees are to be collected if the City Arborist determines that certain trees identified for preservation (specifically numbers 2588, 2691 and 2732) cannot be retained despite the plan for saving.*** (SW)

B. Prior to building permit approval, the applicant / developer shall:

33. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
34. 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)
35. Submit building plans that demonstrate compliance with the State of Oregon Building Code in effect as of date of application for the building permit. This currently includes the following: The 2012 edition of the International Building Code as published by the International Code Conference and amended by the State of Oregon (OSSC); The 2009 edition of the International Residential Code as published by the International Code Conference and amended by the State of Oregon (ORSC); 2012 International Mechanical Code as published by the International Code Council and amended by the State of Oregon (OMSC); the 2012 edition of the Uniform Plumbing Code as published by the International Association of Plumbing and Mechanical Officials and amended by the State of Oregon (OPSC); the 2014 edition of the National Electrical Code as published by the National Fire Protection Association and amended by the State of Oregon; and the 2012 International Fire Code as published by the International Code Council and amended by Tualatin Valley Fire and Rescue (IFC). (Building Div / BR)
36. Include as part of the building plan submittal, information outlined in the Tri-County Commercial Application Checklist. This form is available at the Building Division counter or may be printed from:
<http://www.beavertonoregon.gov/PermitFormsFees>. (Building Div / BR)
37. Projects involving new buildings and additions are subject to System Development fees. A list of the applicable fees is available at the Building Division counter or may be printed from the Forms/Fee Center at
<http://www.beavertonoregon.gov/PermitFormsFees>. (Building Div / BR)

38. A separate plumbing permit is required for installation of private on-site utilities (i.e., sanitary sewer, storm sewer, water service, catch basins, etc. If the applicant desires to install those types of private utilities during the same period as the "Site Development" work, a separate plumbing application must be submitted to the Building Services Division for approval. (Building Div / BR)
39. For Group R, Division 2 apartments required to have accessible Type A or Type B dwelling units, at least 2 percent, but not less than one of each type of parking space shall be accessible. (Section 1106, OSSC) (Building Div / BR)
40. All public and common use areas such as recreation facilities, offices, pools, accessory buildings, laundry facilities, garbage, recycling areas, and mailboxes shall be accessible to persons with disabilities. (Section 1103, OSSC, Section 1111 OSSC) (Building Div / BR)
41. An accessible route shall be provided to persons with disabilities throughout the site. (Section 1104, OSSC) (Building Div / BR)
42. An accessible route shall be provided to persons with disabilities from the building to a public way. (Section 1104, OSSC) (Building Div / BR)

C. Prior to final plat approval, the applicant / developer shall:

43. 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)
44. Show granting of any required on-site easements on the partition plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. 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)
45. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording concurrently with or immediately after the final plat at Washington County. (Site Development Div./JJD)
46. Submit plans that show a public vehicular, bicycle, and pedestrian access easement over the walkways and drive aisle connecting SW Bunting St. to the westernmost property line, aligned to provide a safe and efficient future connection to SW Winterhawk Lane. (Transportation / KR).
47. 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)
48. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the partition will be constructed in accordance with City requirements. (Planning Division/SW)

49. Submit a Final Partition Plat via Final Land Division application (Section 40.45.15.8 of the Development Code). 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 a time extension is approved. (Planning Division/SW)
50. Provide a draft copy of the access and utility easement consistent with the location as depicted on Sheet C201 of the approved plan set. This easement is to be reviewed and approved by the City Attorney and City Engineer prior to recording with the Final Plat approval. The easement is to describe a benefit to the City of Beaverton for utility access and public vehicle access. The easement shall also describe a benefit provided to the owner of Tax Lot 200 on Map 2S1-05BA, addressed at 15584 SW Scholls Ferry Road. The easement shall apply to future development of this property at a time when two lane access is determined necessary by the City Traffic Engineer to serve the future development. The easement is also to describe certain improvements and changes to occur within the Trillium Woods Apartment site after apartment improvements are complete and when future development of Tax Lot 200 occurs. These improvements/changes shall be identified to the easement, including but not limited to the removal of three parking spaces, removal of additional trees that the Trillium Woods development plan identifies to be saved and additional paved surface area within the easement space to ensure two-way vehicle travel with at least one pedestrian sidewalk. The recorded easement document is to include a graphic attachment for geographic reference. A separate conservation easement (for tree preservation on-site) is also to be recorded with the final plat. The conservation easement is to identify certain trees (by survey number, type and location) in proximity to other abutting properties that contain trees of Grove NX-4, specifically the tract of land owned by Progress Ridge Homeowners Association. (Planning Division/SW)

D. Prior to occupancy permit issuance, the applicant shall:

51. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)
52. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)
53. 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)
54. Have placed underground all affected, applicable existing overhead utilities and any new utility service lines within the project and along any existing street frontage as determined at permit issuance. (Site Development Div./JJD)
55. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)
56. Obtain a final Washington County **Facility Permit**, contingent upon the following: The road improvements required in conditions as directed shall be completed and accepted by Washington County. (Washington County / NV)
57. Install both deciduous and evergreen trees as shown on the proposed landscape plan. Deciduous trees shall have straight trunks, be fully branched, have a minimum caliper of 2 inches, and a minimum height of 8 feet at the time of planting. Deciduous trees may be supplied bare root provided the roots are protected against

damage. Evergreen trees shall have straight trunks, be fully branched and a minimum height of 6 feet at the time of planting. Ensure coniferous trees have been balled and burlapped or grown within suitable containers and are adequately staked at the time of planting. (Planning/SW)

58. Ensure ground cover plantings are installed at a maximum of 30 inches on center and 30 inches between rows. Rows of plants are to be staggered for a more effective covering. Ground cover shall be supplied in a minimum 4 inch size container, or a 2-1/4 inch container if planted 18 inches on-center. (Planning/SW)
59. Ensure all site improvements, including grading and landscaping are completed in accordance with landscape plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/SW)
60. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/SW)
61. Ensure construction of all buildings, retaining walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). No occupancy permit (including temporary occupancy) will be issued until all improvements are complete. (Planning/SW)
62. Ensure deciduous or evergreen shrubs are installed at a minimum, using one-gallon containers or 8 inch burlap balls with a minimum spread of 12 inches to 15 inches. (Planning/SW)
63. Ensure landscaped areas approved to be planted in lawn have seed installed between September 1 and November 1 or between March 1 and May 1. Sod may be placed at any time of year. This condition is not applicable to special seed mixes approved for use in natural resource areas, steep slopes, or in areas for the primary purpose of erosion control. (Planning/SW)
64. Ensure landscaping within off-street parking lots is installed by the standard of one landscaped planter island or area, per every ten parking spaces provided. The island shall have a minimum area of 70 square feet, and a minimum width of six feet, and shall be curbed to protect landscaping. The landscaped island shall be planted with a tree having a minimum mature height of 20 feet. The area of landscaped screening on the perimeter of parking lots shall not be used toward meeting the area requirement of parking lot islands. (Planning/SW)
65. 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/SW)
66. Ensure all exterior lighting fixtures are installed and operational. At the property lines, illumination from light fixtures, except for street lights, shall be limited to no greater

than 0.5 foot-candle as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning/SW)

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

67. 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)

68. 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)



MEMORANDUM

Department Name

To: Scott Whyte , Senior Planner

From: Patrick Hoff , City Arborist

Date: 4-18-16

Subject: Trillium Woods Tree plan

During the recent staff meeting on April 11th, 2016 for Trillium Woods the project Arborist Todd Prager and Principal planner Andrew Tull proposed to move the building foot print to allow for additional room in the tree protection area that we had requested. The now 6x + 5 feet is acceptable for the setback for the tree protection fencing. Having the Tree protection fencing at the 6x +5 feet measurement allows for room to work, set forms and erosion control without continually violating the tree protection fencing. The tree protection fencing is to stay at the 6x measurement and not be moved or removed during the entire building process. The only exception is for tree 2734. The tree protection is to be set at the 6x and 5 feet for the erosion control (to be staked in not trenched in) and working area but will be moved only when needed to a new permanent position to be determined on site by the project Arborist and myself.