

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF)	ORDER NO. 2353
A DESIGN REVIEW THREE FOR A 236 UNIT MULTI-)	DR2014-0095 ORDER APPROVING
FAMILY HOUSING DEVELOPMENT WITH)	SUNSET VIEW MULTI-FAMILY
ASSOCIATED SITE IMPROVEMENTS AT 16251 SW)	
JENKINS ROAD (SUNSET VIEW MULTI-FAMILY).)	
PEDCOR INVESTMENTS-2013 CXXIV, LP,)	
APPLICANT.)	

The matter came before the Planning Commission on June 25, 2014, on a request for approval of a Design Review Three for a 236 unit multi-family housing development with associated site improvements at 16251 SW Jenkins Road. The proposed units will be located in ten (10) buildings. The buildings will be a mixture of three and four-story buildings. A clubhouse and outdoor play improvements are proposed. The subject site is located at 16251 SW Jenkins Road, west of 162nd Avenue between SW Jenkins and Baseline Road and is specifically identified as Tax Lot's 4800, 5000, and 5100 on Washington County Assessor's Map 1S1-05CB, respectively and is approximately 13.43 acres in size.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal. The Commission received public testimony concerning requiring 163rd Avenue to connect to SW Jenkins Avenue

and SW Jay Street, proposed residential density, traffic issues, and inadequate amount of proposed parking for the proposed use.

The Commission discussed the need for a connection to SW Jenkins Road from 163rd Avenue and requested the inclusion of a condition of approval that the applicant be required to provide a right-in, right-out connection should the County consent to the connection. The Commission stated their desire that Washington County reconsider their decision not to allow the connection. This connection will improve the vehicular circulation on the site and decrease the potential for vehicle trips on the neighboring street system. However, the proposed development will continue to meet the Code requirements for circulation and connectivity if the County does not consent to the connection at Jenkins Road. The Commission and residents stated their desire that Jay Street be extended to connect to 163rd Avenue; however, at this time, the City does not have funding allocated to acquire the right-of-way necessary to extend Jay Street.

Residents expressed concern that the density of the proposed development is too high for the area. Staff and the applicant testified that there is no maximum density in the SC-HDR zoning district; therefore, the proposed density is allowed. The Commission acknowledged the public testimony and found that the density of the proposal is permitted by the SC-HDR zone and that such a density is the goal of the zone due to the close proximity of light rail transit service.

Residents expressed concern over the existing traffic in the neighborhoods cutting through to Costco and that streets cannot handle the

additional trips from the proposed development. The applicant has provided a transportation analysis that showed adequate capacity for the streets in the vicinity of the development to handle the additional trips generated from this development.

Residents expressed concern that there was not enough on-site parking provided by the proposed development and that future residents and their guests would have to park in adjacent neighborhoods where there is already a parking shortage. The Commission found that the development meets the minimum parking requirements of the Development Code and has access to bus and MAX service close to the development.

The Commission expressed concern that the trash compactor enclosure was a long blank wall along SW Jenkins and added a condition of approval requiring additional architectural detailing of the wall or additional evergreen landscape screening to provide visual relief for pedestrians.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated June 18, 2014, as amended, the findings contained therein, the supplemental findings contained herein, and two additional conditions as described above, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2013-0095** 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 June 18, 2014, as amended, the supplemental findings contained herein, and subject to the conditions of approval as follows:

1. In accordance with Section 50.90.1 of the Development Code, Design Review Two approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code. In the case of phased development, each phase must be commenced within 2 years of completion of the prior phase, in accordance with Section 50.90.3.B of the Development Code. (Planning/JF)

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

2. Ensure that all associated applications, including Replat One (LD2013-0015), Sidewalk Design Modification (SDM2013-0009) and Tree Plan Two (TP2013-0012) have been approved and are consistent with the submitted plans. (Planning Division/JF)
3. 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)
4. 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)
5. 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)
6. Have the ownership of the subject property guarantee all public improvements, site grading, storm water management (quality and quantity) facilities, private streets, 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)
7. 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)

8. 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 Jenkins Road right of way. (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. Submit 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)
11. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div./JJD)
12. 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)
13. 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)
14. 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. (For application information and to access the required plan format, see:
<http://www.cleanwaterservices.org/PermitCenter/PermittingProcess/ErosionControl.aspx> (Site Development Div./JJD)
15. Provide final construction plans and a final drainage report, as generally outlined in the submitted preliminary drainage report (May 2, 2014), 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)
16. 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 in addition to any mapped FEMA flood plains and flood ways. On all plan sheets that show grading and elevations, the 100

- year inundation level shall be identified. (Site Development Div./JJD)
17. 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)
 18. Submit a revised grading plan showing that each proposed building pad 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 and any storm water conveyance crossing the project area. Additionally, a minimum finished floor elevation that is at least two 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)
 19. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits, ready for recording with Washington County Records, for those facilities that treat single lot drainage. (Site Development Div./JJD)
 20. 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)
 21. 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)
 22. 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 public 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)

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) Provide a plan showing "No Parking" signs installed along the entire SW Baseline Road frontage to provide adequate intersection sight distance near the intersections and to accommodate a bike lane on SW Baseline Road per Beaverton Engineering Design Manual, Standard Drawing No. 101. (Transportation/LP)
24. Provide a plan showing on-site landscaping and above ground utilities located to provide adequate intersection sight distance at the driveways and the SW Baseline Road/SW 162nd Avenue intersection. (Transportation/LP)
25. Provide a plan showing all on-site two-way drive aisles with a minimum width per BDC 60.30.15 (Note "5"). (Transportation/LP)
26. Show compliance with the sight distance diagram and methodology per Beaverton Engineering Design Manual, Section 210.10 Intersection Sight Distance Policy. (Transportation/LP)
27. Provide a plan showing street trees installed along the SW 163rd Avenue, SW Baseline Road and SW Jenkins Road frontages per Beaverton Engineering Design Manual, Standard Drawing No. 216 & No. 241 except where modification are approved through the Sidewalk Design Modification application. (Transportation/LP)
28. Submit to Washington County Operations Division (503-846-7623)
 - a. Completed Right-of-Way Permit application form and fee.
 - b. A copy of the City's Land Use Approval with Conditions, signed and dated.
 - c. Three (3) sets of 11 x 17 plans, including site plan, for construction of the following public improvements:
 1. Widening of the existing sidewalk to ten feet County standards.
 2. Emergency vehicle access to SW Jenkins Road to County standards.
 3. Closure of all existing driveways to SW Jenkins Road to County standards
 4. All work proposed within the right-of-way of SW Jenkins Road to County standards.
29. AERIAL FIRE APPARATUS ACCESS: Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department aerial apparatus. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Fire apparatus access

roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. (OFC D105) Buildings 4 stories in height must meet this requirement. (TVF&R/JF)

30. FIRE APPARATUS ACCESS ROADS WITH FIRE HYDRANTS: Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet. (OFC D103.1) All hydrants must meet this requirement. (TVF&R/JF)
31. SURFACE AND LOAD CAPACITIES: Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 60,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. (OFC D102.1) All fire lanes must meet this requirement. (TVF&R/JF)
32. TURNING RADIUS: The inside turning radius and outside turning radius shall be not less than 28 feet and 48 feet respectively, measured from the same center point. (OFC 503.2.4 & 103.3) (TVF&R/JF)
33. PAINTED CURBS: Where required, fire apparatus access roadway curbs shall be painted red and marked "NO PARKING FIRE LANE" at approved intervals. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background. (OFC 503.3) Painted curbs are required on this project. (TVF&R/JF)
34. GATES: Gates securing fire apparatus roads shall comply with all of the following: Minimum unobstructed width shall be 16 feet, or two 10 foot sections with a center post or island. Gates serving one- or two-family dwellings shall be a minimum of 12 feet in width. Gates shall be set back at minimum of 30 feet from the intersecting roadway. Gates shall be of the swinging or sliding type. Manual operation shall be capable by one person. Electric automatic gates shall be equipped with a means for operation by fire department personnel. Locking devices shall be approved. Electric automatic gates shall comply with ASTM 220-5 and UL 325. (OFC D103.6) Proposed emergency access gate must be submitted for review and approval by the fire department. (TVF&R/JF)
35. COMMERCIAL BUILDINGS - REQUIRED FIRE FLOW: The required fire flow for the building shall not exceed 3,000 gallons per minute (GPM) or the available GPM in the water delivery system at 20 psi, whichever is less as calculated using IFC, Appendix B. A worksheet for calculating the required fire flow is available from the Fire Marshal's Office. (OFC B105.3) Please provide a current fire flow test of the nearest fire hydrant demonstrating available flow at 20 psi residual

pressure as well as fire flow calculation worksheets. Please forward copies to both TVF&R as well as City of Beaverton Building Services. Fire flow calculation worksheets as well as instructions are available on our web site at www.tvfr.com. (TVF&R/JF)

36. FIRE HYDRANT/FIRE DEPARTMENT CONNECTION: A fire hydrant shall be located within 100 feet of a fire department connection (FDC). Fire hydrants and FDCs shall be located on the same side of the fire apparatus access roadway and or drive aisle. FDCs shall normally be remote except when approved by the fire code official. Fire sprinkler FDCs shall be plumbed to the fire sprinkler riser downstream of all control valves. Each FDC shall be equipped with a metal sign with 1 inch raised letters and shall read, "AUTOMATIC SPRINKLERS OR STANDPIPES" or a combination there of as applicable. (OFC 912.2) All FDC's shall be labeled as to which building they serve. (TVF&R/JF)
37. ACCESS AND FIRE FIGHTING WATER SUPPLY DURING CONSTRUCTION: Approved fire apparatus access roadways and firefighting water supplies shall be installed and operational prior to any combustible construction or storage of combustible materials on the site. (OFC 1410.1 & 1412.1) (TVF&R/JF)
38. KNOX BOX: A Knox Box for building access is required for all buildings with a fire sprinkler system. Please contact the Fire Marshal's Office for an order form and instructions regarding installation and placement. (OFC 506.1) (TVF&R/JF)
39. PREMISES IDENTIFICATION: Buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet numbers. Numbers shall be a minimum of 4 inches high with a ½ inch stroke. (OFC 505.1) (TVF&R/JF)
40. FIRE DEPARTMENT ACCESS TO EQUIPMENT: Fire protection equipment shall be identified in an approved manner. Rooms containing controls for HVAC, fire sprinklers risers and valves or other fire detection, suppression or control features shall be identified with approved signs. (OFC 509.1) (TVF&R/JF)
41. ANGLE OF APPROACH AND DEPARTURE: The angles of approach and departure for fire apparatus roads shall not exceed 8 Degrees. (OFC 503.2.8, NFPA 1901) (TVF&R/JF)
42. A demolition permit is required 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)

43. 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 development. (Planning Division/JF)
44. Provide a plan showing differentiated pedestrian connections through the parking areas consistent with Exhibit 2.3 to the staff report. (Planning Division/JF)
45. Provide a plan and details for non-pole mounted luminaries as well as a modified lighting plan showing the lights comply with the Technical Lighting Standards of the Development Code. All buildings must have lighting at each entrance. (Planning Division/JF)
46. Show compliance with all conditions of the Clean Water Services (CWS) Service Provider Letter (SPL) 13-002252. (Planning/JF)
Provide a plan showing right in/right out access to SW Jenkins Road from 163rd Avenue or a right in access to 163rd Avenue subject to Washington County consent.
47. Provide a plan showing greater articulation of trash compactor screening on the south elevation adjacent to southwest Jenkins Road or provide vegetative screening with evergreen shrubs.

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

48. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div./JJD)
49. 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)
50. Have a professional architect, engineer, or surveyor submit plans and specifications to the City Engineer and City Building Official verifying that all at-risk elements of the new construction are either elevated or floodproofed as appropriate per City Code, FEMA requirements, IBC Appendix G (Flood-resistant Construction), and ASCE/SEI 24-05, and as determined by the City Engineer and City Building Official to at least two feet above the base flood (100 year) elevation (Site Development Div./JJD)

C. Prior to recording of the final plat, the applicant shall:

51. 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)

52. 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)

53. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits for each parcel, ready for recording concurrently with the final plat at Washington County. (Site Development Div./JJD)

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

54. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div./JJD)

55. Have recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)

56. 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)

57. 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)

58. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div./JJD)

59. For the clubhouse building, have obtained a Source Control Sewage Permit from the Clean Water Services District (CWS) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div./JJD)

60. Prior to building permit issuance the applicant shall complete all transportation improvements as proposed for SW 163rd Avenue, SW Baseline Road, and SW Jenkins Road, including but not limited to street frontage improvements and right of way dedication in conformance with Beaverton Engineering Design Manual, Standard Drawing No. 103, No. 101 and No. 100. (Transportation/LP)

61. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / JF)
62. 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). (Planning / JF)
63. Ensure construction of all buildings, 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). (Planning / JF)
64. Ensure all landscaping approved by the decision making authority is installed. (Planning / JF)
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 / JF)
66. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Each tree is to be adequately staked. (Planning / JF)
67. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line 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 / JF)
68. Obtain a Finaled Washington County Right-of-Way Permit. (Washington County/NV)

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

69. 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)Have

recorded the final plat in County records and submitted a recorded copy to the City. (Site Development Div./JJD)

70. 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) 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)
71. 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 the surface water quality facilities, vegetated corridor, 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 Operations 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 Operations Director prior to release of the security. (Site Development Div./JJD)

AYES: Nye, Kiene, Wilson, Winter, and Overhage.
NAYS: None.
ABSTAIN: None.
ABSENT: Doukas and Stephens.

Dated this 30 day of June, 2014.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2353 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 5:00 p.m. on July 10 2014.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

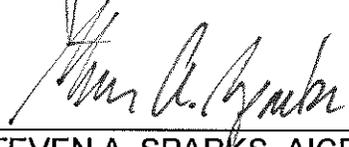


JANA FOX
Assistant Planner

APPROVED:



KIM OVERHAGE
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager