



Planning Division
Development Permit Application

Final action on development application or zone change is required within 120 days in accordance with provisions of ORS 227.175

A pre application conference is normally required prior to submittal of an application. Please visit the City's website for submittal requirements

Pre-Application Meeting Date: _____

Incomplete applications will not be scheduled for public hearing until all of the required materials are submitted.

29799 SW Town Center Loop E, Wilsonville, OR 97070
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Web: www.ci.wilsonville.or.us

Applicant:

Name: Jennifer Arnold
Company: Emerio Design, LLC
Mailing Address: 1500 Valley River Dr Suite 100
City, State, Zip: Eugene, OR 97401
Phone: 503-746-8812 Fax:
E-mail: jarnold@emeriodesign.com

Authorized Representative:

Name: Jennifer Arnold
Company: Emerio Design, LLC
Mailing Address: 1500 Valley River Dr Suite 100
City, State, Zip: Eugene, OR 97401
Phone: 503-746-8812 Fax:
E-mail: jarnold@emeriodesign.com

Property Owner:

Name: Scott Miller
Company: Samm-Miller, LLC
Mailing Address: 1327 Jay Court
City, State, Zip: West Linn, OR 97068
Phone: 503-819-3610 Fax:
E-mail: samm-miller@comcast.net

Property Owner's Signature:

[Signature]
Printed Name: Scott Miller Date: 3-9-23

Applicant's Signature: (if different from Property Owner)

[Signature]
Printed Name: Jennifer Arnold Date: 3/10/23

Site Location and Description:

Project Address if Available: 28700 SW Canyon Creek Road S. Suite/Unit
Project Location: SE end of SW Canyon Creek Road S.
Tax Map #(s): 31W13BD Tax Lot #(s): 6400 County: Washington Clackamas

Request:

Tract A Landscape Plan for DRB review

Project Type: Class I Class II Class III

Residential Commercial Industrial Other:

Application Type(s):

- Annexation Appeal Comp Plan Map Amend Parks Plan Review
Final Plat Major Partition Minor Partition Request to Modify
Plan Amendment Planned Development Preliminary Plat Conditions
Request for Special Meeting Request for Time Extension Signs Site Design Review
SROZ/SRIR Review Staff Interpretation Stage I Master Plan Stage II Final Plan
Type C Tree Removal Plan Tree Permit (B or C) Temporary Use Variance
Villebois SAP Villebois PDP Villebois FDP Other (describe)
Zone Map Amendment Waiver(s) Conditional Use

Project Name

Prepared for:

Samm Miller LLC

1327 Jay Court

West Linn, OR 97068

Samm-miller@comcast.net

Prepared by:



1500 Valley River Drive, Suite 100

Eugene, OR 97401

503.746.8812

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October 10, 2023

Project Summary

Request:	Application for Site Design Review of Parks and Open Space	
Location and Map Number:	28700 SW Canyon Creek Road South Clackamas County Assessor's Map No. 31W13BD, Tax Lot 6400	
Applicant/Owner:	Samm Miller, LLC 1327 Jay Court West Linn, OR 97068 Phone: 503-819-3610 Email: Samm-miller@comcast.net	
Engineer/Planner:	Emerio Design, LLC 1500 Valley River Drive Suite 100 Eugene, OR 97401 503-746-8812 Engineer: Roy Hankins, PE roy@emeriodesign.com	Planner: Jennifer Arnold jarnold@emeriodesign.com

I. Project Description

The subject property is located at 28700 SW Canyon Creek Road S. The applicant proposes a landscape plan for Tract A. Tract A is an open space tract associated with the Canyon Creek Phase 3 Subdivision approval. As stated in the decision for the Canyon Creek Phase 3 subdivision, the applicant was required to comply with the following conditions of approval:

PDD 14. Prior to Final Plat Approval: The applicant shall submit a revised Sheet L1 showing the landscaping plan to match the new shape and square footage of the proposed usable open space area in Tract A. If the project landscape architect changes, the applicant shall submit a new Affidavit of Professional Credentials for Residential Usable Open Space Areas in the City of Wilsonville. For final approval of the revised open space area, the applicant shall return to the Development Review Board for review of the redesigned open space. See Finding D49.

PDE 1. Prior to Final Plat Approval: The applicant shall submit landscape plans meeting applicable design standards and receive DRB approval of the landscape plans for the usable open space (Tract A) and install the approved landscaping unless such landscaping installation is deferred based written agreement with the City.

The applicant is using the same project Landscape Architect as was originally associated with this project.

The proposed development conforms to all applicable sections of the Wilsonville Development Code and the above conditions of approval. This application provides findings of fact that demonstrate conformance with all applicable standards of the previously mentioned governing regulations. Applicable criteria of the Development Code will appear in *italics* followed by the applicant's responses in **bold** text.

II. Existing Conditions

As its address would suggest, the subject property has frontage on SW Canyon Creek Road S, an existing public road. Elevations on the subject property decrease from the west to the eastern property line. The site is currently under construction for improvements associated with active permit number LEEC21-0009.

North: Future Development Agricultural-Holding (FDA-H) (Map 31W13BD, Lot 6300).

South: Planned Development Residential (PDR) (Map 31W13BD, Lots 1400, 1300, 1200, 1100).

East: Planned Development Residential (PDR) (Map 31W13AC, Lot 9700) City owned open space Tract.

West: Planned Development Residential (PDR) (Map 31W13BD, Lot 3802).

III. Response to Applicable Criteria

4.421. Criteria and Application of Design Standards

(.01) The following standards shall be utilized by the Board in reviewing the plans, drawings, sketches and other documents required for Site Design Review. These standards are intended to provide a frame of reference for the applicant in the development of site and building plans as well as a method of review for the Board. These standards shall not be regarded as inflexible requirements. They are not intended to discourage creativity, invention and innovation. The specifications of one or more particular architectural styles is not included in these standards. (Even in the Boones Ferry Overlay Zone, a range of architectural styles will be encouraged.)

A. Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soils removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Response: Existing significant trees along the southern property line are shown to be preserved. The remaining Tract A area has incorporated existing plants and topography into the design to the greatest extent possible.

B. Relation of Proposed Buildings to Environment. Proposed structures shall be located and designed to assure harmony with the natural environment, including protection of steep slopes, vegetation and other naturally sensitive areas for wildlife habitat and shall provide proper buffering from less intensive uses in accordance with Sections 4.171 and 4.139 and 4.139.5. The achievement of such relationship may include the enclosure of space in conjunction with other existing buildings or other proposed buildings and the creation of focal points with respect to avenues of approach, street access or relationships to natural features such as vegetation or topography.

Response: No buildings are proposed for Tract A. Buildings associated with the subdivision approval are on adjacent parcels and not part of the landscape plan of this application. Natural vegetation and topography have been incorporated into the landscape design of Tract A.

C. Drives, Parking and Circulation. With respect to vehicular and pedestrian circulation, including walkways, interior drives and parking, special attention shall be given to location and number of access points, general interior circulation, separation of pedestrian and vehicular traffic, and arrangement of parking areas that are safe and convenient and, insofar as practicable, do not detract from the design of proposed buildings and structures and the neighboring properties.

Response: No vehicular parking or circulation is proposed for Tract A however a pedestrian path is shown from the paved turn-around on lot 1 through Tract A to picnic table and seating area. No buildings or structures are proposed on Tract A, and the proposed plan is not shown to detract from the design from adjacent proposals on neighboring properties. Properties to the east are buffered by city owned open space, properties to the south are buffered by the protection of existing trees, Tract A improvements are shown to be setback from lot 1 (property to the north) by over 11 feet, and the seating area is shown to be on the opposite side of Tract A as the development on lot 2.

D. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties of the public storm drainage system.

Response: Special attention has been given to ensure proper site drainage (see submitted landscape plan). A stormwater report has been included with this submittal to address drainage requirements.

E. Utility Service. Any utility installations above ground shall be located so as to have a harmonious relation to neighboring properties and site. The proposed method of sanitary and storm sewage disposal from all buildings shall be indicated.

Response: No above ground utilities or buildings are proposed with this application. Sanitary and stormwater disposal methods were approved with the initial subdivision approval and subsequent approval of the civil construction plans. The criterion does not apply.

F. Advertising Features. In addition to the requirements of the City's sign regulations, the following criteria should be included: the size, location, design, color, texture, lighting and materials of all exterior signs and outdoor advertising structures or features shall not detract from the design of proposed buildings and structures and the surrounding properties.

Response: No advertising features are proposed with this application. The criterion does not apply.

G. Special Features. Exposed storage areas, exposed machinery installations, surface areas, truck loading areas, utility buildings and structures and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall be required to prevent their being incongruous with the existing or contemplated environment and its surrounding properties. Standards for screening and buffering are contained in Section 4.176.

Response: The applicant does not propose any exposed storage areas, machinery installations, truck loading areas, utility buildings, or primary or accessory structures. As shown on the landscape plan, screen plantings are proposed in areas where existing screening is insufficient.

(.02) The standards of review outlined in Sections (a) through (g) above shall also apply to all accessory buildings, structures, exterior signs and other site features, however related to the major buildings or structures.

(.03) The Board shall also be guided by the purpose of Section 4.400, and such objectives shall serve as additional criteria and standards.

(.04) Conditional application. The Planning Director, Planning Commission, Development Review Board or City Council may, as a Condition of Approval for a zone change, subdivision, land partition, variance, conditional use, or other land use action, require conformance to the site development standards set forth in this Section.

(.05) The Board may attach certain development or use conditions in granting an approval that are determined necessary to insure the proper and efficient functioning of the development, consistent with the intent of the Comprehensive Plan, allowed densities and the requirements of this Code. In making this determination of compliance and attaching conditions, the Board shall, however, consider the effects of this action on the availability and cost of needed housing. The provisions of this section shall not be used in such a manner that additional conditions either singularly or accumulatively have the effect of unnecessarily increasing the cost of housing or effectively excluding a needed housing type.

(.06) The Board or Planning Director may require that certain paints or colors of materials be used in approving applications. Such requirements shall only be applied when site development or other land use applications are being reviewed by the City.

A. Where the conditions of approval for a development permit specify that certain paints or colors of materials be used, the use of those paints or colors shall be binding upon the applicant. No Certificate of Occupancy shall be granted until compliance with such conditions has been verified.

B. Subsequent changes to the color of a structure shall not be subject to City review unless the conditions of approval under which the original colors were set included a condition requiring a subsequent review before the colors could be changed.

Response: No structures are proposed for Tract A and no previous approvals with conditions have been imposed for Tract A indicating specific colors or materials of improvements.

Section 4.430. Location, Design and Access Standards for Mixed Solid Waste and Recycling Areas.

(.01) The following locations, design and access standards for mixed solid waste and recycling storage areas shall be applicable to the requirements of Section 4.179 of the Wilsonville City Code.

(.02) Location Standards:

A. To encourage its use, the storage area for source separated recyclables shall be co-located with the storage area for residual mixed solid waste.

(...)

Response: This application does not propose any mixed solid waste or recycling areas with the proposed landscape design of Tract A. The criteria of this section do not apply to this application.

4.450. Installation of Landscaping.

(.01) All landscaping required by this section and approved by the Board shall be installed prior to issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the Planning Director is filed with the City assuring such installation within six months of occupancy. "Security" is cash, certified check, time certificates of deposit, assignment of a savings account or such other assurance of completion as shall meet with the approval of the City Attorney. In such cases the developer shall also provide written authorization, to the satisfaction of the City Attorney, for the City or its designees to enter the property and complete the landscaping as approved. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the Board, the security may be used by the City to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the City shall be returned to the applicant.

(.02) Action by the City approving a proposed landscape plan shall be binding upon the applicant. Substitution of plant materials, irrigation systems, or other aspects of an approved landscape plan shall not be made without official action of the Planning Director or Development Review Board, as specified in this Code.

(.03) All landscaping shall be continually maintained, including necessary watering, weeding, pruning, and replacing, in a substantially similar manner as originally approved by the Board, unless altered with Board approval.

(.04) If a property owner wishes to add landscaping for an existing development, in an effort to beautify the property, the Landscape Standards set forth in Section 4.176 shall not apply and no Plan approval or permit shall be required. If the owner wishes to modify or remove landscaping that has been accepted or approved through the City's development review process, that removal or modification must first be approved through the procedures of Section 4.010.

Response: See landscape plan for installation notes as advised by the project's Landscape Architect.

4.171. General Regulations—Protection of Natural Features and Other Resources.

(.02) General Terrain Preparation:

A. All developments shall be planned, designed, constructed and maintained with maximum regard to natural terrain features and topography, especially hillside areas, floodplains, and other significant landforms.

Response: The applicant proposes to utilize the natural topography of Tract A to the greatest extent possible. Grading is generally confined to the area of the pedestrian path and seating area leaving mostly the natural topography for the remainder of the tract. Walls are proposed along the ADA ramp near the public right-of-way and a hand rail is proposed along part of the path and seating area.

B. All grading, filling and excavating done in connection with any development shall be in accordance with the Uniform Building Code.

Response: Civil construction plans were approved earlier this year and construction activities are underway on the subject site. All grading, filing, and excavation needed for the development of the subdivision has already been reviewed for compliance with this section. This application proposes a landscape plan for Tract A and includes minimal additional grading with Tract A improvements. A grading plan for Tract A has been included with this application submittal to demonstrate compliance with the above standard.

C. In addition to any permits required under the Uniform Building Code, all developments shall be planned, designed, constructed and maintained so as to:

- 1. Limit the extent of disturbance of soils and site by grading, excavation and other land alterations.*
- 2. Avoid substantial probabilities of: (1) accelerated erosion; (2) pollution, contamination, or siltation of lakes, rivers, streams and wetlands; (3) damage to vegetation; (4) injury to wildlife and fish habitats.*
- 3. Minimize the removal of trees and other native vegetation that stabilize hillsides, retain moisture, reduce erosion, siltation and nutrient runoff, and preserve the natural scenic character.*

Response: Existing trees along the southern property line are shown to be preserved which limits grading and development activities. Erosion control measures are in place to ensure protection with adjacent sensitive lands and natural resources. Tract A is not located on a hillside requiring additional slope stabilization.

(.03) Hillsides. All developments proposed on slopes greater than 25 percent shall be limited to the extent that:

A. An engineering geologic study approved by the City, establishes that the site is stable for the proposed development, and any conditions and recommendations based on the study are incorporated into the

plans and construction of the development. The study shall include items specified under subsection 4.171(.07)A.2.a—j:

Response: Tract A slope does not exceed 25% and therefore a geologic study is not required for this application.

B. Slope stabilization and re-vegetation plans shall be included as part of the applicant's landscape plans.

Response: This application proposes a landscape plan for the open space Tract A associated with the Canyon Creek Phase 3 subdivision. As part of that review, a tree mitigation plan was submitted and approved. This application does not seek to change that approval. No slope stabilization is proposed with this application.

C. Buildings shall be clustered to reduce alteration of terrain and provide for preservation of natural features.

Response: No buildings are proposed with this application. The criterion does not apply.

D. Creation of building sites through mass pad grading and successive padding or terracing of building sites shall be avoided where feasible.

Response: The grading plans (stormwater areas and lot grading) were approved with the civil construction plans in March of 2023 and no changes to those approvals are proposed with this application. A grading plan has been submitted with this application for Tract A to accommodate the ADA compliant pedestrian path and seating area.

E. Roads shall be of minimum width, with grades consistent with the City's Public Works Standards.

Response: No new roads are proposed with this application. The applicant does not propose any changes to the streets as they were approved on the civil construction plans.

F. Maintenance, including re-vegetation, of all grading areas is the responsibility of the developer, and shall occur through October 1 of the second growing season following receipt of Certificates of Occupancy unless a longer period is approved by the Development Review Board.

Response: The applicant acknowledges and understands the responsibilities of the developer regarding maintenance.

G. The applicant shall obtain an erosion and sediment control permit from the City's Building and Environmental Services Division's.

Response: The applicant currently has an active erosion and sediment control permit issued by the City's Building and Environmental Services Division (permit # LEEC21-0009).

(.04) Trees and Wooded Areas:

A. All developments shall be planned, designed, constructed and maintained so that:

1. Existing vegetation is not disturbed, injured, or removed prior to site development and prior to an approved plan for circulation, parking and structure location.

Response: No parking, structures or vehicle circulation are proposed on Tract A. Site development activities are currently underway, but vegetation was not removed prior to approved site development work. Tree protection is in place to save the trees along the southern property line during site development activities.

2. Existing wooded areas, significant clumps/groves of trees and vegetation, and all trees with a diameter at breast height of six inches or greater shall be incorporated into the development plan and protected wherever feasible.

Response: The grove of trees along the southern property line is shown to be preserved. Tree type, diameter, and location of significant trees is shown on the submitted landscape plan. All significant trees are proposed to be preserved.

3. Existing trees are preserved within any right-of-way when such trees are suitably located, healthy, and when approved grading allows.

Response: Tract A is not adjacent to right-of-way with existing trees; therefore the above criterion does not apply.

B. Trees and woodland areas to be retained shall be protected during site preparation and construction according to City Public Works design specifications, by:

1. Avoiding disturbance of the roots by grading and/or compacting activity.
2. Providing for drainage and water and air filtration to the roots of trees which will be covered with impermeable surfaces.
3. Requiring, if necessary, the advisory expertise of a registered arborist/horticulturist both during and after site preparation.
4. Requiring, if necessary, a special maintenance, Management program to insure survival of specific woodland areas of specimen trees or individual heritage status trees.

Response: As shown on the submitted landscape plan, disturbance within the critical root zone of preserved trees is limited to planting native low shrubs (creeping Mahonia) by hand. No compacting activities are proposed within the tree protection area. Planting notes are on the submitted landscape plan regarding the management program for all plants and the plans were prepared by a licensed landscape architect. The project arborist and landscape architect will be available to provide expertise during and after site preparation.

(.05) High Voltage Powerline Easements and Right-of-Way and Petroleum Pipeline Easements:

A. Due to the restrictions placed on these lands, no residential structures shall be allowed within high voltage powerline easements and rights-of-way and petroleum pipeline easements, and any development, particularly residential, adjacent to high voltage powerline easements and rights-of-way and petroleum pipeline easements shall be carefully reviewed.

B. Any proposed non-residential development within high voltage powerline easements and rights-of-way and petroleum pipeline easements shall be coordinated with and approved by the Bonneville Power Administration, Portland General Electric Company or other appropriate utility, depending on the easement or right-of-way ownership.

Response: Although the proposed use of Tract A is nonresidential, Tract A does not have any high voltage powerline easements and is not located adjacent to right-of-way. Additionally, Tract A does not have any petroleum pipeline easements.

(.07) Standards for Earth Movement Hazard Areas:

A. No development or grading shall be allowed in areas of land movement, slump or earth flow, and mud or debris flow, except under one of the following conditions:

- 1. Stabilization of the identified hazardous condition based on established and proven engineering techniques which ensure protection of public and private property. Appropriate conditions of approval may be attached by the City.*
- 2. An engineering geologic study approved by the City establishing that the site is stable for the proposed use and development. The study shall include the following:*
 - a. Index map.*
 - b. Project description, to include: location; topography, drainage, vegetation; discussion of previous work; and discussion of field exploration methods.*
 - c. Site geology, to include: site geologic map; description of bedrock and superficial materials including artificial fill; location of any faults, folds, etc.; and structural data including bedding, jointing, and shear zones.*
 - d. Discussion and analysis of any slope stability problems.*
 - e. Discussion of any off-site geologic conditions that may pose a potential hazard to the site or that may be affected by on-site development.*
 - f. Suitability of site for proposed development from geologic standpoint.*
 - g. Specific recommendations for cut slope stability, seepage and drainage control, or other design criteria to mitigate geologic hazards.*
 - h. Supportive data, to include: cross sections showing subsurface structure; graphic logs of subsurface explorations; results of laboratory tests; and references.*
 - i. Signature and certification number of engineering geologist registered in the State of Oregon.*
 - j. Additional information or analyses as necessary to evaluate the site.*

B. Vegetative cover shall be maintained or established for stability and erosion control purposes.

C. Diversion of storm water into these areas shall be prohibited.

D. The principal source of information for determining earth movement hazards is the State Department of Geology and Mineral Industries (DOGAMI) Bulletin 99 and any subsequent bulletins and accompanying maps. Approved site specific engineering geologic studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the earth movement hazards database.

Response: The applicant has an active erosion control permit and is complying with the requirements with that permit approval. As shown on approved civil construction plans, stormwater is managed in an appropriate way using LIDA facilities. Additionally, based on the information from DOGAMI the subject site is not identified to be within an earth movement hazard zone and therefore the above standards do not apply.

(.08) Standards for Soil Hazard Areas:

A. Appropriate siting and design safeguards shall insure structural stability and proper drainage of foundation and crawl space areas for development on land with any of the following soil conditions: wet or high water table; high shrink-swell capability; compressible or organic; and shallow depth-to-bedrock.

B. The principal source of information for determining soil hazards is the State DOGAMI Bulletin 99 and any subsequent bulletins and accompanying maps. Approved site-specific soil studies shall be used to identify the extent and severity of the hazardous conditions on the site, and to update the soil hazards database accordingly.

Response: Based on the information from DOGAMI, the subject site is not identified to have soil hazard areas and therefore the above criteria do not apply.

(.09) Historic Protection: Purpose.

A. To preserve structures, sites, objects, and areas within the City of Wilsonville having historic, cultural, or archaeological significance.

Response: No historical resources are identified on the subject site and therefore the criteria of this section do not apply.

4.176. Landscaping, Screening, and Buffering.

(.02) Landscaping and Screening Standards:

A. Subsections "C" through "I," below, state the different landscaping and screening standards to be applied throughout the City. The locations where the landscaping and screening are required and the depth of the landscaping and screening is stated in various places in the Code.

B. All landscaping and screening required by this Code must comply with all of the provisions of this Section, unless specifically waived or granted a Variance as otherwise provided in the Code. The landscaping standards are minimum requirements; higher standards can be substituted as long as fence and vegetation-height limitations are met. Where the standards set a minimum based on square footage

or linear footage, they shall be interpreted as applying to each complete or partial increment of area or length (e.g., a landscaped area of between 800 and 1,600 square feet shall have two trees if the standard calls for one tree per 800 square feet).

C. General Landscaping Standard:

- 1. Intent. The General Landscaping Standard is a landscape treatment for areas that are generally open. It is intended to be applied in situations where distance is used as the principal means of separating uses or developments and landscaping is required to enhance the intervening space. Landscaping may include a mixture of ground cover, evergreen and deciduous shrubs, and coniferous and deciduous trees.*
- 2. Required materials. Shrubs and trees, other than street trees, may be grouped. Ground cover plants must fully cover the remainder of the landscaped area (see Figure 21: General Landscaping). The General Landscaping Standard has two different requirements for trees and shrubs:*
 - a. Where the landscaped area is less than 30 feet deep, one tree is required for every 30 linear feet.*
 - b. Where the landscaped area is 30 feet deep or greater, one tree is required for every 800 square feet and two high shrubs or three low shrubs are required for every 400 square feet.*

Response: As shown on the submitted landscape plan, trees and shrubs are grouped together by plant type and distributed throughout the Tract. Ground cover and low spreading shrubs are shown between the drip line of the significant trees along the southern property line and the proposed pedestrian path. Tract A is shown to be approximately 47 feet by 143 feet and the landscape plan includes the preservation of significant trees along the southern property line, two new trees near the eastern property line, and 77 shrubs of various types and sizes (see landscape plan for details). In addition to the trees and shrubs, the applicant proposes a variety of grasses and perennials distributed throughout the Tract. Bark mulch is proposed within critical root zone areas to avoid tree root disturbance.

D. Low Screen Landscaping Standard:

- 1. Intent. The Low Screen Landscaping Standard is a landscape treatment that uses a combination of distance and low screening to separate uses or developments. It is intended to be applied in situations where low screening is adequate to soften the impact of one use or development on another, or where visibility between areas is more important than a total visual screen. The Low Screen Landscaping Standard is usually applied along street lot lines or in the area separating parking lots from street rights-of-way.*
- 2. Required materials. The Low Screen Landscaping Standard requires sufficient low shrubs to form a continuous screen three feet high and 95 percent opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A three foot high masonry wall or a berm may be substituted for the shrubs, but the trees and*

ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See Figure 22: Low Screen Landscaping).

Response: A continuous line of shrubs is shown along the boundary of the property where a tree is not shown to be planted or preserved. Screening is shown along the eastern property line between two new trees and is a mix of groundcover, tall and medium screening, and accent shrubs. For screening along the southern property line, the applicant proposes to preserve the existing trees, and fill the remaining area with tall screening shrubs. Tract A is not located along a street and has existing tree canopy covering a significant portion of the site. The two new trees proposed complete the consistent canopy around the open space. No trees are proposed to be planted within the stormwater pipeline easement.

E. Low Berm Landscaping Standard:

- 1. Intent. The Low Berm Standard is intended to be applied in situations where moderate screening to reduce both visual and noise impacts is needed to protect abutting uses or developments from one-another, and where it is desirable and practical to provide separation by both distance and sight-obscuring materials. This screening is most important where either, or both, of the abutting uses or developments can be expected to be particularly sensitive to noise or visual impacts.*
- 2. Required materials. The Low Berm Standard requires a berm at least two feet six inches high along the interior side of the landscaped area (see Figure 23: Low Berm Landscaping). If the berm is less than three feet high, low shrubs meeting the Low Screen Landscaping Standard, above, are to be planted along the top of the berm, assuring that the screen is at least three feet in height. In addition, one tree is required for every 30 linear feet of berm, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area.*

Response: No berms are proposed as the applicant proposes to work with the existing topography of the site to the greatest extent possible in conjunction with dense plantings and the creation of an ADA compliant usable space. A continuous line of shrubs is shown along the boundary of the property where a tree is not shown to be planted or preserved. Screening is shown along the eastern property line between two new trees and is a mix of groundcover, tall screening, medium and tall shrubs. For screening along the southern property line, the applicant proposes to preserve the existing trees, plant one tree, and fill the remaining area with tall screening shrubs. Tract A is not located along a street and has existing tree canopy covering a significant portion of the site. The two new trees proposed complete the consistent canopy around the usable open space portion. The applicant has agreed to construct a wooden privacy fence along the rear property line of adjacent tax lot 1100 which shares the southern boundary with Tract A. Exhibit F shows fence material details.

F. High Screen Landscaping Standard:

- 1. Intent. The High Screen Landscaping Standard is a landscape treatment that relies primarily on screening to separate uses or developments. It is intended to be applied in situations where visual separation is required.*

2. *Required materials. The High Screen Landscaping Standard requires sufficient high shrubs to form a continuous screen at least six feet high and 95 percent opaque, year-round. In addition, one tree is required for every 30 linear feet of landscaped area, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area. A six foot high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, the screen or wall is to be placed along the interior side of the landscaped area. (See Figure 24: High Screen Landscaping).*

Response: A continuous line of shrubs is shown along the boundary of the property where a tree is not shown to be planted or preserved. Screening is shown along the eastern property line between two new trees and is a mix of groundcover, tall screening shrubs and tall accent shrubs. For screening along the southern property line, the applicant proposes to preserve the existing trees, plant one tree, and fill the remaining area with screening shrubs. Tract A is not located along a street and has existing tree canopy covering a significant portion of the site. The two new trees proposed complete the consistent canopy around the usable open space portion.

Ground cover is shown between the drip line of the significant trees along the southern property line and the proposed pedestrian path. Tract A is shown to be approximately 47 feet by 143 feet and the landscape plan includes the preservation of significant trees along the southern property line, two new trees near the eastern property line, and 77 shrubs of various types and sizes (see landscape plan for details). Bark mulch is shown in the critical root zone under the existing trees to avoid root disturbance during planting.

G. High Wall Standard:

1. *Intent. The High Wall Standard is intended to be applied in situations where extensive screening to reduce both visual and noise impacts is needed to protect abutting uses or developments from one-another. This screening is most important where either, or both, of the abutting uses or developments can be expected to be particularly sensitive to noise or visual impacts, or where there is little space for physical separation.*
2. *Required materials. The High Wall Standard requires a masonry wall at least six feet high along the interior side of the landscaped area (see Figure 25: High Wall Landscaping). In addition, one tree is required for every 30 linear feet of wall, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area.*

Response: No walls are proposed for screening purposes on the site and the applicant does not anticipate needing to screen Tract A from adjacent properties due to noise. Tract A is located in a residential area, and it is not anticipated that noise generated on this open space tract will exceed typical neighborhood sounds. Extensive vegetative screening and landscaping are shown throughout Tract A. See submitted landscape plan which demonstrates compliance with above screening standards.

H. High Berm Standard:

1. *Intent.* The High Berm Standard is intended to be applied in situations where extensive screening to reduce both visual and noise impacts is needed to protect abutting uses or developments from one-another, and where it is desirable and practical to provide separation by both distance and sight-obscuring materials. This screening is most important where either, or both, of the abutting uses or developments can be expected to be particularly sensitive to noise or visual impacts.
2. *Required materials.* The High Berm Standard requires a berm at least four feet high along the interior side of the landscaped area (see Figure 26: High Berm Landscaping). If the berm is less than six feet high, low shrubs meeting the Low Screen Landscaping Standard, above, are to be planted along the top of the berm, assuring that the screen is at least six feet in height. In addition, one tree is required for every 30 linear feet of berm, or as otherwise required to provide a tree canopy over the landscaped area. Ground cover plants must fully cover the remainder of the landscaped area.

Response: No berms are proposed as the applicant proposes to work with the existing topography of the site in conjunction with dense plantings. A continuous line of shrubs is shown along the boundary of the property where a tree is not shown to be planted or preserved. Screening is shown along the eastern property line between two new trees and is a mix of groundcover, tall screening shrubs and tall accent shrubs. For screening along the southern property line, the applicant proposes to preserve the existing trees, plant one tree, and fill the remaining area with screening shrubs. Tract A is not located along a street and has existing tree canopy covering a significant portion of the site. The two new trees proposed complete the consistent canopy around the usable open space portion.

I. Partially Sight-Obscuring Fence Standard:

1. *Intent.* The Partially Sight-Obscuring Fence Standard is intended to provide a tall, but not totally blocked, visual separation. The standard is applied where a low level of screening is adequate to soften the impact of one use or development on another, and where some visibility between abutting areas is preferred over a total visual screen. It can be applied in conjunction with landscape plantings or applied in areas where landscape plantings are not necessary and where nonresidential uses are involved.
2. *Required materials.* Partially Sight-Obscuring Fence Standard are to be at least six feet high and at least 50 percent sight-obscuring. Fences may be made of wood (other than plywood or particle-board), metal, bricks, masonry or other permanent materials (see Figure 27: Partially Sight-Obscuring Fence).

Response: The applicant proposes to construct a six feet wooden privacy along the rear property line of adjacent tax lot 1100 which shares the southern boundary with Tract A. This will result in a continuous wooden privacy fence along the southern boundary of Tract A in addition to vegetative screening. See Exhibit F for fence material details as this is a fully sight-obstructing fence. The applicant's submitted landscape plan shows compliance with vegetative screening standards.

J. Fully Sight-Obscuring Fence Standard:

1. *Intent.* The Fully Sight-Obscuring Fence Standard is intended to provide a totally blocked visual separation. The standard is applied where full visual screening is needed to

reduce the impact of one use or development on another. It can be applied in conjunction with landscape plantings or applied in areas where landscape plantings are not necessary.

2. *Required materials. Fully sight-obscuring fences are to be at least six feet high and 100 percent sight-obscuring. Fences may be made of wood (other than plywood or particle-board), metal, bricks, masonry or other permanent materials (see Figure 28: Totally Sight-Obscuring Fence).*

Response: The applicant proposes to construct a six feet wooden privacy along the rear property line of adjacent tax lot 1100 which shares the southern boundary with Tract A. This will result in a continuous wooden privacy fence along the southern boundary of Tract A in addition to vegetative screening. See Exhibit F for fence material details as this is a fully sight-obstructing fence. The last 25 feet of the proposed fence is proposed to be located within the SROZ buffer area but does not encroach into the SROZ overlay area. The applicant's submitted landscape plan shows compliance with vegetative screening standards.

(.03) Landscape Area. Not less than 15 percent) of the total lot area, shall be landscaped with vegetative plant materials. The ten percent parking area landscaping required by section 4.155.03(B)(1) is included in the 15 percent total lot landscaping requirement. Landscaping shall be located in at least three separate and distinct areas of the lot, one of which must be in the contiguous frontage area. Planting areas shall be encouraged adjacent to structures. Landscaping shall be used to define, soften or screen the appearance of buildings and off-street parking areas. Materials to be installed shall achieve a balance between various plant forms, textures, and heights. The installation of native plant materials shall be used whenever practicable. (For recommendations refer to the Native Plant List maintained by the City of Wilsonville).

(.04) Buffering and Screening. Additional to the standards of this subsection, the requirements of the Section 4.137.5 (Screening and Buffering Overlay Zone) shall also be applied, where applicable.

A. All intensive or higher density developments shall be screened and buffered from less intense or lower density developments.

Response: No parking areas are proposed on Tract A and more than 15% of the site is shown to be landscaped. Landscaping is shown to screen the Tract from adjacent properties and to enhance the experience of community users. The proposed plants provide a variety of heights, textures, and plant types. Tract A is not within a Screening and Buffering Overlay Zone. Per the submitted landscape plan, Tract A is screened from adjacent developments as density varies in the area.

B. Activity areas on commercial and industrial sites shall be buffered and screened from adjacent residential areas. Multi-family developments shall be screened and buffered from single-family areas.

Response: Tract A is zoned PDR-3 and not considered a commercial or industrial area needing buffering/screening. The criterion does not apply.

C. All exterior, roof and ground mounted, mechanical and utility equipment shall be screened from ground level off-site view from adjacent streets or properties.

Response: Tract A does not have any roof or ground mounted, mechanical or utility equipment as no structures are proposed. The above criterion does not apply.

D. All outdoor storage areas shall be screened from public view, unless visible storage has been approved for the site by the Development Review Board or Planning Director acting on a development permit.

Response: No outdoor storage areas are proposed for Tract A and therefore the above criterion does not apply.

E. In all cases other than for industrial uses in industrial zones, landscaping shall be designed to screen loading areas and docks, and truck parking.

Response: No loading areas, docks or truck parking is proposed for Tract A and therefore the above criterion does not apply.

F. In any zone any fence over six feet high measured from soil surface at the outside of fence line shall require Development Review Board approval.

Response: The applicant proposes to construct a privacy fence along the shared boundary between TL 1100 and Tract A but does not propose the fence exceeding 6 feet in height. The above criterion is met.

(.05) Sight-Obscuring Fence or Planting. The use for which a sight-obscuring fence or planting is required shall not begin operation until the fence or planting is erected or in place and approved by the City. A temporary occupancy permit may be issued upon a posting of a bond or other security equal to 110 percent of the cost of such fence or planting and its installation. (See Sections 4.400 to 4.470 for additional requirements.)

Response: The applicant proposes to construct a six feet wooden privacy along the rear property line of adjacent tax lot 1100 which shares the southern boundary with Tract A. This will result in a continuous wooden privacy fence along the southern boundary of Tract A in addition to vegetative screening. See Exhibit F for fence material details as this is a fully sight-obstructing fence. The applicant proposes to construct the proposed fence prior to installing plant materials and pedestrian path.

(.06) Plant Materials:

A. Shrubs and Ground Cover. All required ground cover plants and shrubs must be of sufficient size and number to meet these standards within three years of planting. Non-horticultural plastic sheeting or other impermeable surface shall not be placed under mulch. Native topsoil shall be preserved and reused to the extent feasible. Surface mulch or bark dust are to be fully raked into soil of appropriate depth, sufficient to control erosion, and are confined to areas around plantings. Areas exhibiting only surface mulch, compost or barkdust are not to be used as substitutes for plant areas.

1. Shrubs. All shrubs shall be well branched and typical of their type as described in current AAN Standards and shall be equal to or better than 2-gallon containers and ten inches to 12 inches spread.

Response: As shown on the submitted landscape plan, native topsoil is proposed to be preserved and reused where feasible. Additionally, proposed shrubs are shown to be planted from 2 to 3 gallon containers. Groundcover, grasses/perennials are shown to be planted from 1 gallon

containers. Surface bark mulch is proposed in areas throughout Tract A. Sufficient erosion control measures are shown on the approved LEEC21-0009 permit.

2. *Ground cover. Shall be equal to or better than the following depending on the type of plant materials used: gallon containers spaced at four feet on center minimum, four inch pot spaced two feet on center minimum, two one-fourth inch pots spaced at 18 inch on center minimum. No bare root planting shall be permitted. Ground cover shall be sufficient to cover at least 80 percent of the bare soil in required landscape areas within three years of planting. Where wildflower seeds are designated for use as a ground cover, the City may require annual re-seeding as necessary.*

Response: Groundcover is shown to be planted throughout the site from 1 gallon containers. The proposed spacing is approximately 3 feet to 3.5 feet on-center, depending on location. No bare root plantings are proposed. Ground cover is shown to be planted to provide sufficient cover over bare soil areas. Bark mulch is proposed in areas of existing trees or where no new plants are proposed. Wildflower seeds are not proposed to be distributed to comply with groundcover standards.

3. *Turf or lawn in non-residential developments. Shall not be used to cover more than ten percent of the landscaped area, unless specifically approved based on a finding that, due to site conditions and availability of water, a larger percentage of turf or lawn area is appropriate. Use of lawn fertilizer shall be discouraged. Irrigation drainage runoff from lawns shall be retained within lawn areas.*

Response: The submitted landscape plan shows grasses and perennials to be planted in selective areas throughout Tract A but not to exceed 10% of the landscaped area. Fertilizer is only proposed for ground cover, shrubs, and trees per the manufacturer recommendation. Irrigation is proposed for plant maintenance, but no lawn areas are proposed. An irrigation meter is shown on the submitted civil plan sheets to provide the water for the irrigation system.

4. *Plant materials under trees or large shrubs. Appropriate plant materials shall be installed beneath the canopies of trees and large shrubs to avoid the appearance of bare ground in those locations.*

Response: The applicant's submitted landscape plan proposes a mix of shrubs, groundcover and bark mulch under large existing trees and larger shrubs proposed to be planted.

5. *Integrate compost-amended topsoil in all areas to be landscaped, including lawns, to help detain runoff, reduce irrigation and fertilizer needs, and create a sustainable, low-maintenance landscape.*

Response: Proposed plants are a mix of native and low maintenance types. Fertilizer is proposed based on manufacturers recommendations and compost amended topsoil is recommended by the Project's Landscape Architect at the time of planting. Irrigation is proposed to utilize SMART Technology installed by Landscape Contractor to ensure irrigation only in the required months of little to no rain. An irrigation meter is shown on the civil plan sheet included with this application.

B. Trees. All trees shall be well-branched and typical of their type as described in current American Association of Nurserymen (AAN) Standards and shall be balled and burlapped. The trees shall be grouped as follows:

1. *Primary trees which define, outline or enclose major spaces, such as Oak, Maple, Linden, and Seedless Ash, shall be a minimum of two inch caliper.*
2. *Secondary trees which define, outline or enclose interior areas, such as Columnar Red Maple, Flowering Pear, Flame Ash, and Honeylocust, shall be a minimum of 1¾ inch to 2 inch caliper.*
3. *Accent trees which, are used to add color, variation and accent to architectural features, such as Flowering Pear and Kousa Dogwood, shall be 1¾ inch minimum caliper.*
4. *Large conifer trees such as Douglas Fir or Deodar Cedar shall be installed at a minimum height of eight feet.*
5. *Medium-sized conifers such as Shore Pine, Western Red Cedar or Mountain Hemlock shall be installed at a minimum height of five to six feet.*

Response: Proposed trees are known to be well-branched and meet the AAN standards. The large existing ponderosa Pine and Douglas Fir trees along the southern property line are shown to be preserved and incorporated into the landscape plan. The applicant proposes two Western Dogwoods (2.00" caliper) on the eastern end of Tract A to complete the canopy and provide additional screening.

C. Where a proposed development includes buildings larger than 24 feet in height or greater than 50,000 square feet in footprint area, the Planning Director or the Development Review Board, as applicable, may require larger or more mature plant materials.

1. *At maturity, proposed trees shall be at least one-half the height of the building to which they are closest, and building walls longer than 50 feet shall require tree groups located no more than 50 feet on center, to break up the length and height of the façade.*
2. *Either fully branched deciduous or evergreen trees may be specified depending upon the desired results. Where solar access is to be preserved, only solar-friendly deciduous trees are to be used. Where year-round sight obscuring is the highest priority, evergreen trees are to be used.*
3. *The following standards are to be applied:*
 - a. *Deciduous trees:*
 - i. *Minimum height of ten feet; and*
 - ii. *Minimum trunk diameter (caliper) of two inches (measured at four and one-half feet above grade).*
 - b. *Evergreen trees: Minimum height of 12 feet.*

Response: The proposed landscape plan for Tract A does not include any structures. The 5-lot subdivision has been approved and those lots will be individually landscaped. The landscaping for

Tract A has been designed to screen the open space area from the adjacent structures. Tall shrubs and existing significant trees are shown to be as close to the nearest off-site structure (the future home on lot 2).

D. Street Trees. In order to provide a diversity of species, the Development Review Board may require a mix of street trees throughout a development. Unless the Board waives the requirement for reasons supported by a finding in the record, different types of street trees shall be required for adjoining blocks in a development.

- 1. All trees shall be standard base grafted, well branched and typical of their type as described in current AAN Standards and shall be balled and burlapped (b&b). Street trees shall be planted at sizes in accordance with the following standards:*
 - a. Arterial streets—Three inches minimum caliper*
 - b. Collector streets—Two inches minimum caliper.*
 - c. Local streets or residential private access drives—1¾ inches minimum caliper.*
 - d. Accent or median tree—1¾ inches minimum caliper.*

Response: Tract A is not located adjacent to public right-of-way. The approved 5-lot subdivision has a condition to comply with street tree standards and the applicant does not propose to modify compliance with those conditions of approval.

- 2. The following trees and varieties thereof are considered satisfactory street trees in most circumstances; however, other varieties and species are encouraged and will be considered:*
 - a. Trees over 50 feet mature height: Quercus garryana (Native Oregon White Oak), Quercus rubra borealis (Red Oak), Acer Macrophyllum (Native Big Leaf Maple), Acer nigrum (Green Column Black Maple), Fraxinus americanus (White Ash), Fraxinus pennsylvannica 'Marshall' (Marshall Seedless Green Ash), Quercus coccinea (Scarlet Oak), Quercus pulustris (PinOak), Tilia americana (American Linden).*
 - b. Trees under 50 feet mature height: Acer rubrum (Red Sunset Maple), Cornus nuttallii (Native Pacific Dogwood), Gleditsia triacanthos (Honey Locust), Pyrus calleryana 'Bradford' (Bradford Pear), Tilia cordata (Little Leaf Linden), Fraxinus oxycarpa (Flame Ash).*
 - c. Other street tree species. Other species may be specified for use in certain situations. For instance, evergreen species may be specified where year-round color is desirable and no adverse effect on solar access is anticipated. Water-loving species may be specified in low locations where wet soil conditions are anticipated.*

Response: Tract A is not located adjacent to public right-of-way. The approved 5-lot subdivision has a condition to comply with street tree standards and the applicant does not propose to modify

compliance with those conditions of approval. Tract A is the open space tract associated with the approved subdivision.

E. Types of Plant Species:

- 1. Existing landscaping or native vegetation may be used to meet these standards, if protected and maintained during the construction phase of the development and if the plant species do not include any that have been listed by the City as prohibited. The existing native and non-native vegetation to be incorporated into the landscaping shall be identified.*

- 2. Selection of plant materials. Landscape materials shall be selected and sited to produce hardy and drought-tolerant landscaping. Selection shall be based on soil characteristics, maintenance requirements, exposure to sun and wind, slope and contours of the site, and compatibility with other vegetation that will remain on the site. Suggested species lists for street trees, shrubs and groundcovers shall be provided by the City of Wilsonville.*

- 3. Prohibited plant materials. The City may establish a list of plants that are prohibited in landscaped areas. Plants may be prohibited because they are potentially damaging to sidewalks, roads, underground utilities, drainage improvements, or foundations, or because they are known to be invasive to native vegetation.*

Response: Existing significant trees located along the southern property line are shown to be preserved and incorporated into the landscape plan for Tract A. Many of the proposed plants are native species and others have been chosen due to their tolerance to drought and hardness in low temps. All proposed plants are low maintenance, and the submitted landscape plan includes a maintenance schedule, guarantee, and average water demand per plant type.

F. Tree Credit. Existing trees that are in good health as certified by an arborist and are not disturbed during construction may count for landscaping tree credit as follows (measured at four and one-half feet above grade and rounded to the nearest inch):

Existing trunk diameter	Number of Tree Credits
18 to 24 inches in diameter	3 tree credits
25 to 31 inches in diameter	4 tree credits
32 inches or greater	5 tree credits

- 1. It shall be the responsibility of the owner to use reasonable care to maintain preserved trees. Trees preserved under this section may only be removed if an application for removal permit under Section 4.610.10(01)(H) has been approved. Required mitigation for removal shall be replacement with the number of trees credited to the preserved and removed tree.*

- 2. Within five years of occupancy and upon notice from the City, the property owner shall replace any preserved tree that cannot be maintained due to disease or damage, or hazard or nuisance as defined in Chapter 6 of this Code. The notice shall be based on complete information provided by an arborist Replacement with the number of trees credited shall occur within one growing season of notice.*

Response: The applicant understands the tree credit policy and the owner's responsibilities as outlined above.

G. Exceeding Standards. Landscape materials that exceed the minimum standards of this Section are encouraged, provided that height and vision clearance requirements are met.

Response: The applicant has proposed landscaping throughout Tract A to provide an inviting space for community users. The landscape area appears to exceed minimum standards but does not conflict with vision clearance requirements.

H. Compliance with Standards. The burden of proof is on the applicant to show that proposed landscaping materials will comply with the purposes and standards of this Section.

Response: The applicant understands their burden of proof.

(.07) Installation and Maintenance:

A. Installation. Plant materials shall be installed to current industry standards and shall be properly staked to assure survival. Support devices (guy wires, etc.) shall not be allowed to interfere with normal pedestrian or vehicular movement.

Response: As noted on the landscape plan, planting instructions by plant unit are provided along with a guarantee that plants will survive for two full growing seasons or two years (whichever is longer).

B. Maintenance. Maintenance of landscaped areas is the on-going responsibility of the property owner. Any landscaping installed to meet the requirements of this Code, or any condition of approval established by a City decision-making body acting on an application, shall be continuously maintained in a healthy, vital and acceptable manner. Plants that die are to be replaced in kind, within one growing season, unless appropriate substitute species are approved by the City. Failure to maintain landscaping as required in this Section shall constitute a violation of this Code for which appropriate legal remedies, including the revocation of any applicable land development permits, may result.

Response: As noted on the landscape plan, maintenance of plants is included. It is the advice of the project Landscape Architect that maintenance of plants be done immediately after each tree is planted, protect, and maintain plantings for a period of 60-days after acceptance and then ongoing maintenance to occur as needed.

C. Irrigation. The intent of this standard is to assure that plants will survive the critical establishment period when they are most vulnerable due to a lack of watering and also to assure that water is not wasted through unnecessary or inefficient irrigation. Approved irrigation system plans shall specify one of the following:

- 1. A permanent, built-in, irrigation system with an automatic controller. Either a spray or drip irrigation system, or a combination of the two, may be specified.*
- 2. A permanent or temporary system designed by a landscape architect licensed to practice in the State of Oregon, sufficient to assure that the plants will become established and drought-tolerant.*

3. *Other irrigation system specified by a licensed professional in the field of landscape architecture or irrigation system design.*
4. *A temporary permit issued for a period of one year, after which an inspection shall be conducted to assure that the plants have become established. Any plants that have died, or that appear to the Planning Director to not be thriving, shall be appropriately replaced within one growing season. An inspection fee and a maintenance bond or other security sufficient to cover all costs of replacing the plant materials shall be provided, to the satisfaction of the Community Development Director. Additionally, the applicant shall provide the City with a written license or easement to enter the property and cause any failing plant materials to be replaced.*

Response: Irrigation is included with the proposal for Tract A and an irrigation meter is shown on the submitted plan. The submitted landscape plan includes irrigation notes to demonstrate compliance with the above criteria.

D. Protection. All required landscape areas, including all trees and shrubs, shall be protected from potential damage by conflicting uses or activities including vehicle parking and the storage of materials.

Response: Included on the landscape plan Planting Notes, is a statement plants are to be protected for a period of 60-days after acceptance and then ongoing maintenance and protection to occur as needed.

(.08) Landscaping on Corner Lots. All landscaping on corner lots shall meet the vision clearance standards of Section 4.177. If high screening would ordinarily be required by this Code, low screening shall be substituted within vision clearance areas. Taller screening may be required outside of the vision clearance area to mitigate for the reduced height within it.

(.09) Landscape Plans. Landscape plans shall be submitted showing all existing and proposed landscape areas. Plans must be drawn to scale and show the type, installation size, number and placement of materials. Plans shall include a plant material list. Plants are to be identified by both their scientific and common names. The condition of any existing plants and the proposed method of irrigation are also to be indicated. Landscape plans shall divide all landscape areas into the following categories based on projected water consumption for irrigation:

A. High water usage areas (\pm two inches per week): small convoluted lawns, lawns under existing trees, annual and perennial flower beds, and temperamental shrubs;

Response: Tract A is not considered a corner lot. The submitted landscape plan includes all landscaping areas within the open space tract to demonstrate compliance with the conditions of approval for the subdivision. Irrigation is proposed for Tract A using SMART technology to ensure proper watering as needed without being excessive.

B. Moderate water usage areas (\pm one inch per week): large lawn areas, average water-using shrubs, and trees;

Response: The applicant does not propose any large lawn areas on Tract A and all plants will be watered by permanent irrigation using SMART technology. It is anticipated that once plants are established, regular watering will be done as needed. Water demand per plant type is listed on the submitted landscape plan.

C. Low water usage areas (Less than one inch per week, or gallons per hour): seeded fieldgrass, swales, native plantings, drought-tolerant shrubs, and ornamental grasses or drip irrigated areas.

Response: It is anticipated that once plants are established, the water demands will be low. Many of the plants proposed for Tract A are native and/or drought tolerant.

D. Interim or unique water usage areas: areas with temporary seeding, aquatic plants, erosion control areas, areas with temporary irrigation systems, and areas with special water-saving features or water harvesting irrigation capabilities.

These categories shall be noted in general on the plan and on the plant material list.

Response: The applicant proposes to plant started plants ranging from 1 gallon to 2 gallon sizes. The applicant does not propose any temporary plantings or irrigation and does not propose aquatic plants.

(.10) Completion of Landscaping. The installation of plant materials may be deferred for a period of time specified by the Board or Planning Director acting on an application, in order to avoid hot summer or cold winter periods, or in response to water shortages. In these cases, a temporary permit shall be issued, following the same procedures specified in subsection (.07)(C)(3), above, regarding temporary irrigation systems. No final Certificate of Occupancy shall be granted until an adequate bond or other security is posted for the completion of the landscaping, and the City is given written authorization to enter the property and install the required landscaping, in the event that the required landscaping has not been installed. The form of such written authorization shall be submitted to the City Attorney for review.

(.11) Street Trees Not Typically Part of Site Landscaping. Street trees are not subject to the requirements of this Section and are not counted toward the required standards of this Section. Except, however, that the Development Review Board may, by granting a waiver or variance, allow for special landscaping within the right-of-way to compensate for a lack of appropriate on-site locations for landscaping. See subsection (.06), above, regarding street trees.

(.12) Mitigation and Restoration Plantings. A mitigation plan is to be approved by the City's Development Review Board before the destruction, damage, or removal of any existing native plants. Plantings intended to mitigate the loss of native vegetation are subject to the following standards. Where these standards conflict with other requirements of this Code, the standards of this Section shall take precedence. The desired effect of this section is to preserve existing native vegetation.

Response: As associated with the subdivision approval, the applicant was conditioned to mitigate tree removal and remove invasive plants within Tract B. The applicant does not propose any modifications to the subdivision approval. This application for the landscaping on Tract A is required per the subdivision conditions of approval. No street trees are proposed on Tract A. Existing vegetation is proposed to be incorporated into the landscape design to the greatest extent possible. The eastern boundary of Tract A is the western boundary of the Significant Resource Overlay Zone (SROZ). The SROZ requires a 25 foot setback from that line which encroaches into the landscape area of Tract A. The applicant proposes to remove invasive species within the SROZ buffer area and mitigate by planting native shrubs and ground cover in this area.

A. Plant Sources. Plant materials are to be native and are subject to approval by the City. They are to be non-clonal in origin; seed source is to be as local as possible, and plants must be nursery propagated or

taken from a pre-approved transplantation area. All of these requirements are to be addressed in any proposed mitigation plan.

Response: See submitted landscape plan for compliance with this standard.

B. Plant Materials. The mitigation plan shall specify the types and installation sizes of plant materials to be used for restoration. Practices such as the use of pesticides, fungicides, and fertilizers shall not be employed in mitigation areas unless specifically authorized and approved.

Response: See submitted landscape plan for compliance with this standard.

C. Installation. Install native plants unsuitable soil conditions. Plant materials are to be supported only when necessary because of extreme winds at the site. Where support is necessary, all stakes, guy wires or other measures are to be removed as soon as the plants can support themselves. Protect from animal and fowl predation and foraging until establishment.

Response: See submitted landscape plan for compliance with this standard.

D. Irrigation. Permanent irrigation systems are generally not appropriate in restoration situations, and manual or temporary watering of new plantings is often necessary. The mitigation plan shall specify the method and frequency of manual watering, including any that may be necessary after the first growing season.

Response: See submitted landscape plan for compliance with this standard. A permanent irrigation system is proposed to be installed for the landscaping of Tract A. A ¾ inch irrigation meter is proposed to serve Tract A.

E. Monitoring and Reporting. Monitoring of native landscape areas is the on-going responsibility of the property owner. Plants that die are to be replaced in kind and quantity within one year. Written proof of the survival of all plants shall be required to be submitted to the City's Planning Department one year after the planting is completed.

Response: The applicant understands the responsibilities of monitoring and reporting of native landscaped areas.

IV. Conclusion

This application narrative and accompanying plan set demonstrate that all applicable provisions of the Wilsonville Community Development Code are satisfied.