

Cedar Brook Planned Unit Development (PUD)  
Final Development Plan  
File Number: SP 14-01, SUB 14-01

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The Sherwood Planning Commission held a public hearing on January 13, 2015 for the Final Development Plan for the Cedar Brook PUD. The Commission opened the public record and took public testimony on the subject application.

The Commission discussed their concern that the roofs of each attached townhome were not distinct from each other through either separation of roof pitches or direction, variation in roof design, or architectural feature. The applicant agreed to redesign the roof forms to include additional roof breaks. The Commission agreed that a combination of additional roof breaks and the existing architectural features of the roof line satisfy the intent of the code. The amended condition within this notice reflect the conditions as approved at the hearing on January 13, 2015.

After consideration of the application, testimony and the agency comments, the Planning Commission voted unanimously to approve the application, with one abstention. The Planning Commission decision is based on the findings of fact and conditions contained in this notice, the applicant's materials and testimony, and the staff report including exhibits.



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Jean Simson, Chair, Sherwood Planning Commission

**Proposal:** The applicant received approval for a 65-lot residential subdivision through the Planned Unit Development (PUD) process in the High Density Residential (HDR) zone on August 5, 2014. The applicant is planning to develop single-family attached and detached homes on individual lots that would be less than 5,000 square feet. Nineteen percent of the site is covered with five different areas of open space in order to comply with the planned unit development requirements. The applicant will construct full street improvements, extending SW Cedar Brook Way, an additional street (Street A) through the development north/south and a private alley. Along with the onsite parking spaces, the applicant provides for 77 on street parking spaces for 261 parking spaces within the development or four (4) parking spaces per unit. In order to develop the site in this manner, the applicant received approval to deviate from multiple Sherwood Zoning and Development Code provisions including setbacks, minimum lot size, lot dimensions, and street design and configurations.

The Planning Commission reviews the applicant's Final Development Plan for the PUD for compliance with the preliminary approval. Ultimately, the PUD Final Development Plan process allows the Planning Commission to have design oversight of the open space areas and housing design of the project that would be unavailable using the standard Code provisions for a subdivision.

The applicant's materials for Final Development Approval include a narrative, a final plat, a revised plan set, a parking plan, proposed Covenants, Conditions, and Restrictions (CC&Rs), detailed landscaping plans and an Architectural Pattern Book. During this phase of the project, the Planning Commission reviews the specific conditions of approval ordered at the preliminary phase of the project to ensure that it meets with the intention of the original order.

## I. APPLICATION INFORMATION

- A. Applicant:** DR Horton Inc.-Portland Division  
4380 SW Macadam Avenue, Suite 100  
Portland OR 97239  
Contact: Steven Miller
- Applicant's Engineer:** Emerio Design  
6900 SW 105<sup>th</sup> Avenue  
Beaverton OR 97008
- B. Location:** Washington County Tax Map 2S130CD13400. The property is at the northeastern intersection of SW Cedar Brook Way and Meinecke Parkway.
- C. Parcel Sizes:** The site is comprised of 5.77 acres total including area for the Cedar Brook Way extension.
- D. Existing Development and Site Characteristics:** The site is vacant with a vegetated corridor along the western and northern edges of the property line. The vegetated corridor is approximately fifty feet in most places and slopes to the western edge of the site into the vegetated corridor. Nine trees are to remain within this corridor. The rest of the site is vacant and level. SW Meinecke Parkway, a fully developed roadway extends to the roundabout at the intersection of SW Meinecke Parkway and SW Cedar Brook Way with sidewalks to the roundabout.
- E. Site History:** Historically, the site was farmed until approximately 2000. It sat vacant for a number of years when the site was part of a three-lot minor land partition, Cedar Brook Way MLP (05-05), which was approved in 2005. When the Oregon Department of Transportation (ODOT), in cooperation with the City constructed the western extension of SW Meinecke Parkway terminating in a traffic roundabout at SW Cedar Brook Way, tax lots 100 and 101 were physically created with the road separating them. Those three lots were zoned General Commercial (GC). Two of those lots contain office buildings. In 2013, the site was approved for a zone change from GC to HDR (PA 13-04 Brownstone Text Amendment).
- Most recently, the applicant received PUD approval to develop the site for a sixty-five lot subdivision with townhomes and single family housing types (Ordinance 2014-13) (PUD 14-01).
- F. Zoning Classification and Comprehensive Plan Designation:** The site is zoned HDR, and considered suitable for residential development.
- G. Adjacent Zoning and Land Use:** Land to the east is zoned HDR and developed with multi-family housing. Land to the south and across SW Meinecke is zoned GC and developed with two separate office buildings. To the west, across the vegetated corridor buffer, is a residential subdivision with single-family homes zoned low-density residential, planned unit development (LDR-PUD). The subdivision is Wydham Ridge.
- H. Land Use Review:** According to § 16.40.030, upon approval of the PUD overlay zoning district and preliminary development plan by the Council, the applicant prepares a detailed Final Development Plan as per this Chapter, for review and approval of the Commission. The Final Development Plan shall comply with all conditions of approval as per Section 16.40.020. In

addition, the applicant shall prepare and submit a detailed site plan for any non-single-family structure or use not addressed under Section 16.40.020(B)(6), for review and approval, pursuant to the provisions of Chapter 16.90. The site plan shall be processed concurrently with the Final Development Plan.

- I. **Neighborhood Meeting:** A neighborhood meeting is not required for Final Development Plan Applications.
- J. **Public Notice:** Notice of this land use application was posted at the site on December 22, 2014 and in five public locations throughout the City on December 23, 2014. Notice was also mailed to property owners within 1,000 feet of the site and any other party who expressed an interest in receiving mailed notice on December 23, 2014 in accordance with Section 16.72.020 of the Sherwood Zoning and Community Development Code (SZCDC). Notice was also published in the Sherwood Gazette newspaper on January 1, 2015 and scheduled for publication in The Times on January 1 and 8, 2015.
- K. **Review Criteria:** SZCDC§16.40 Planned Unit Development.

## II. PUBLIC COMMENTS

Notice was sent to property owners within 1,000 feet of the proposal on December 23, 2014. As of the date of this staff report, no comments have been received.

## III. AGENCY/DEPARTMENTAL COMMENTS

The City requested comments from affected agencies on December 2, 2014. All original documents are contained in the planning file and are a part of the official record on this case. The following information briefly summarizes those comments:

Sherwood Engineering Department: Staff has reviewed the proposal and found that no new conditions were recommended on behalf of the Engineering Department.

Sherwood Broadband: Brad Crawford, City of Sherwood IT Director, indicated that the applicant will install conduit and vaults from the vault on Cedar Brook Way through the extension of Cedar Brook Way during the previous review process.

Clean Water Services (CWS): CWS provided comments and a recommendation that the previous conditions remain in effect (**Exhibit B**).

Tualatin Valley Fire and Rescue (TVF&R) provided comments indicating approval of the project (**Exhibit C**).

## IV. PLANNED UNIT DEVELOPMENT

### 16.40.020 - Preliminary Development Plan

#### A. Generally

**A PUD Preliminary Development Plan shall be submitted for the review and approval in accordance with Chapter 16.72. PUDs shall be considered: a.) on sites that are unusually constrained or limited in development potential, as compared to other land with the same underlying zoning designation, because of: natural features such as floodplains, wetlands, and extreme topography, or man-made features, such as parcel configuration and surrounding**

development; b.) on parcels of land within the Urban Renewal District where flexibility and creativity in design may result in greater public benefit than strict adherence to the code; or c.) in other areas deemed appropriated by Council during the adoption of a concept plan required by a Metro UGB expansion.

The applicant received approval of the PUD on August 6, 2014 (ORD. 14-13).

## **B. Content**

**6. Architectural Pattern Book: A compendium of architectural elevations, details, and colors of each building type shall be submitted with any PUD application. The designs shall conform to the site plan urban design criteria in Section 16.90.020(G) or any other applicable standards in this Code. A pattern book shall act as the architectural control for the homeowner's association or the commercial owner. An Architectural Pattern Book shall address the following:**

- a. Illustrative areas within the development application covered by the pattern book.**
- b. An explanation of how the pattern book is organized, and how it is to be used.**
- c. Define specific standards for architecture, color, texture, materials, and other design elements.**
- d. Include a measurement or checklist system to facilitate review of the development for conformity with the pattern book.**
- e. Include the following information for each building type permitted outright or conditionally proposed in the PUD:**
  - (1) Massing, facades, elevations, roof forms, proportions, materials, and color palette.**
  - (2) Architectural relevance or vernacular to the Pacific Northwest.**
  - (3) Doors, windows, siding, and entrances, including sash and trim details.**
  - (4) Porches, chimneys, light fixtures, and any other unique details, ornamentation, or accents.**
  - (5) A fencing plan with details that addresses the relationship between public space and maintaining individual privacy subject to Section 16.58.020.**

The applicant submitted a revised comprehensive architectural pattern book (Pattern Book) describing the building types in detail (Exhibit A, Exhibit 2). The Pattern Book provides information on the building type describing the facades, elevations, setbacks and deviations of the standards. The book includes a description of the different building materials available, color palettes, ornamentation and accents, and a fencing plan that addresses the relationship between public space and maintaining individual privacy subject to Section 16.58.020.

The Pattern Book addresses the design criteria based on the townhome standards and indicated that the design will reflect a traditional Northwest architectural vernacular described as "Northwest Craftsman" or "English Cottage style." The roofs will be moderate to steeply pitched, with natural wood like Hardi-plank siding with cultured stone or brick for accents.

Along the facades facing public streets, the building offsets will be a minimum of three (3) feet and occur at least every 20 feet along building frontage. The building materials will have at least three different finish materials consistent on all facades of the structure. The porches will be covered and will serve as the focal point of the street façade. The buildings will be accented with lights and ornamentation that reflects a craftsman style.

The Pattern Book addresses the particular conditions of approval and the variety of materials proposed for this development. The color palette for the PUD includes a variety of earth tone colors, slate grays and tans with a deeper accent color. The applicant proposes up to three base colors and two accent colors on each house that will not be replicated next to each other.

The applicant has provided a checklist to be used during the building permit approval process. The checklist identifies each lot number and corresponding approved setbacks for the specific lot. It identifies the applicable townhome standards and other specific requirements identified in the architectural pattern book.

**FINDING:** Based on the above discussion, the applicant meets this criterion.

#### **16.40.030 - Final Development Plan**

##### **A. Generally**

**Upon approval of the PUD overlay zoning district and preliminary development plan by the Council, the applicant shall prepare a detailed Final Development Plan as per this Chapter, for review and approval of the Commission. The Final Development Plan shall comply with all conditions of approval as per Section 16.40.020. In addition, the applicant shall prepare and submit a detailed site plan for any non-single-family structure or use not addressed under Section 16.40.020(B)(6), for review and approval, pursuant to the provisions of Chapter 16.90. The site plan shall be processed concurrently with the Final Development Plan.**

Based on the Notice of Decision, the applicant must demonstrate compliance with the following general and specific PUD Detailed Final Development Plan requirements:

- 1. A detailed final development plan shall be submitted for review and approval within 1 year of the preliminary PUD approval.**

**STAFF ANALYSIS:** The applicant submitted a final development plan for the Planning Commission approval on October 23, 2014. The applicant received preliminary approval on August 5, 2014 and therefore the final development plan has been submitted within a year.

**FINDING:** Based on the discussion, the applicant meets this condition.

- 2. Submit an architectural pattern book that provides an illustrative guide for the development including a measurement or checklist system to facilitate review, include information for each building type that describes massing, facades, elevations, roof forms, proportions, materials and color palette, doors, windows, siding, entrances, porches, light fixtures and other ornamentation, or accents, and a fencing plan that addresses the relationship between public space and maintaining individual privacy subject to § 16.58.020.**

**STAFF ANALYSIS:** As discussed above, the applicant submitted an architectural pattern book (Pattern Book) with the final development plan. The Pattern Book contains the various paint swatches and color palettes, the architectural elements proposed, and a checklist that can be used during building permit submittals. The applicant has also submitted a fencing plan that is detailed in the submitted plans (Exhibit A, Exhibit 1, Sheet L2.0).

**FINDING:** Based on the above discussion, the applicant meets this condition.

- 3. Provide the CC & Rs that document how the areas of open space, common areas and onsite parking will be monitored and maintained by the Home Owner's Association.**

**STAFF ANALYSIS:** The applicant submitted draft CC&Rs that explain how common areas and open space will be maintained (Exhibit A, Exhibit 4). The CC&Rs address how the residential garages are to be used exclusively for parking the owner's vehicles, per a condition of approval. This requirement is outlined on page 9, Section 4.8 of the CC&Rs.

**FINDING:** Based on the above discussion, the applicant meets this condition.

4. **Submit plans that show that the porches do not encroach on any of the clear vision area.**

**STAFF ANALYSIS:** The applicant submitted plans that show the clear vision areas for the site at the intersection of Street A and SW Cedar Brook Way (Exhibit A, Exhibit 1, Sheet L1.0). The townhomes that face Street A include porches that are outside of the clear vision area.

**FINDING:** Based on the above discussion, the applicant meets this condition.

5. **Submit plans and elevations of the townhomes that provide for doors, porches, balconies, windows or architectural features to provide variety in the façade and comply with the townhome design standards.**

**STAFF ANALYSIS:** Exhibit 3 of the applicant's materials depict the elevations proposed for the housing types. The applicant shows examples of the elevation for five, four and three unit townhomes. The plans show porches with awnings, windows and different siding and architectural materials used in the design of the homes. The City will use the applicant's checklist to identify compliance with the specific conditions or approved deviations from the standards found in the notice of decision when the building permits are submitted.

**FINDING:** Based on the above discussion, the applicant meets this condition.

6. **Submit plans that show the design of the pedestrian pathway within Tract B to include landscaped buffers between the properties of at least three feet on each side.**

**STAFF ANALYSIS:** The applicant included landscape plans with the submittal (Exhibit A, Exhibit 1, Sheets L1.0-L7.0). On Sheet L1.0, Tract B is shown with the three-foot buffers between the property lines and the five-foot wide sidewalk.

**FINDING:** Based on the above discussion, the applicant meets this condition.

7. **Submit plans that show the perimeter screening separating the single-family residential zones from the multi-family residential zones.**

**STAFF ANALYSIS:** Creekview Crossing, a multi-family development, is located along the eastern boundary of the site. The rear yards of lots 1-28 border the multi-family development. The applicant proposes to install a six-foot cedar "good neighbor" fence along the eastern boundary of the site, separating the site from the Creekview Crossing development.

**FINDING:** Based on the above discussion, the applicant meets this condition.

8. **Submit a parking plan that details and describes the dimensions of the parking spaces and any deviation from the parking space standards.**

**STAFF ANALYSIS:** The applicant submitted a detailed parking plan that identifies the parking space dimensions of nine (9) feet wide by 22 feet long for the on-street parking. There are 77 on-street

parking spaces along Street A and SW Cedar Brook (Exhibit A, Exhibit 1, Sheet L6.0). The Notice of Decision indicated that the applicant had satisfied the base parking standards with this development.

The applicant has not provided the dimensions of the one and two car garages. It is difficult to ascertain whether there is sufficient space within the garages for typical garage items, sport or bicycle equipment or even garbage receptacles. Since the CC&Rs indicate that garbage receptacles cannot be in public view, and yard space is limited, the applicant has not addressed how the individual units will store these bins, and whether the garages are large enough to accommodate them.

Single-family homes are required to have at least one parking space onsite. Townhomes in the HDR zone are required to have at least two parking spaces. Council allowed a deviation from this standard so long as the CC&Rs include a provision that the garages must be used for parking a primary passenger vehicle and not for any storage. The applicant provided CC&Rs that require that garages must be used for parking primary passenger vehicles (Exhibit A, Exhibit 4, Section 4.8). The table below shows the available onsite parking for each housing type.

{Cedar Brook Planned Unit Development}

Lot Numbers	Housing Type Description	Number of Units	Dwelling Unit Size (square feet)	Lot size range (square feet)	Number of Onsite Parking spaces including Garages per unit
1-38	Two-story townhome with one car garage in front	38	1,500	1,610 – 2,552	38 garage and 38 driveway spaces
39-53	Two-story single family detached with rear loaded garage	15	1,304-1,392	2,374 - 3,245	30 garage and 30 driveway spaces
54-65	Two-story townhome with two car alley-loaded garage	12	1,400	1,600-1,974	24 garage and 24 driveway spaces

**FINDING:** Based on the above discussion, the applicant does not meet this condition, but may be able to do so with the following condition.

**RECOMMENDED CONDITION:** Prior to issuance of the building permits, provide details that show the dimensions of the one and two car garages, and show that there is adequate space for the garbage and recycling receptacles. In the alternative, provide the location for the garbage and recycling containers for each individual property.

**9. Submit landscape plans that include the visual corridor located on SW Meinecke.**

**STAFF ANALYSIS:** The applicant submitted landscape plans that include the visual corridor (Exhibit A, Exhibit 1, Sheet L1.0). The 10-foot visual corridor will extend along SW Meinecke, a collector with segments that are within the right-of-way and several of the properties' rear yards. A visual corridor may be placed in the street right-of-way between the property line and the sidewalk in the residential zone. The applicant proposes Greenspire Linden trees, Rose Creek Abelia, and groundcover along SW Meinecke within the visual corridor.

Because the rear yards of lots 29-38 will abut SW Meinecke and the visual corridor, the applicant has proposed a six-foot high, mostly wood, fence along this portion of the development. A fence is allowed within the visual corridor in the residential zone. SW Meinecke is classified as a collector street that connects with an elaborately landscaped roundabout. Visual interest from the right-of-way is a priority and the development needs to be appealing from the street view. The applicant submitted a revised fence plan for the properties that abut SW Meinecke showing a cross section that includes either masonry or brick details on the pillars/posts of the fence. This will improve the visual interest of the development from the visual corridor.

**FINDING:** Based on the above discussion, the applicant meets this condition.

**10. Submit a landscape plan that identifies a tree canopy of at least 40% on the site.**

The applicant proposes a combination of trees shown on the landscape plans (Exhibit A, Exhibit 1, Sheet L1.0). The applicant proposes two types of street trees, that are identified as recommended street trees found within the SCDZC. Several other types of trees are located within the open space areas and on private lots. It appears feasible from the overall calculation that the applicant can meet this criterion. The applicant suggests that they exceed the criterion by one percent (1%). However, the applicant has not provided a sufficient breakdown of tree type and estimated tree canopy spread for each tree to provide enough certainty that the applicant satisfies this condition.

**FINDING:** Based on the above discussion, the applicant has not met this condition, but can do so with the following condition.

**RECOMMENDED CONDITION:** Prior to issuance of the building permit, submit a detailed landscape plan that specifies the type of trees to be planted, the tree canopy spread for each tree and the total calculation used to meet the canopy requirement.

**11. Submit plans that show that the front façade of the townhomes do not include more than forty percent (40%) of garage door area.**

The applicant submitted elevations of the different townhome units that demonstrate the front façade does not include more than 40% of the garage door area. Lots 1-38 will have a single car garage fronting on a street. The front façade of each home will be at least 20 feet wide and 18.2 feet tall which totals 364 square feet. The garage is 56 square feet, approximately 15% of the entire façade.

**FINDING:** Based on the above discussion, the applicant meets this condition.

**B. Final Subdivision Plat**

**If the PUD involves the subdivision of land, a final plat shall be prepared and submitted for final approval, pursuant to Chapter 16.124.**

The applicant submitted a subdivision plat with the final development plan that is under review by the Engineering and Planning Departments. Once the Engineering plans are approved, the applicant will finalize the plat for review and submission to the Planning Department with formal submission to Washington County. The applicant submitted a revised plat on December 31, 2014 that could not be reviewed before the hearing.

**FINDING:** Based on the above discussion, the applicant has not met this criterion.

**RECOMMENDED CONDITION:** Prior to issuance of the building permits, receive approval of the final plat.

## **16.40.050 Residential PUD**

### **A. Permitted Uses**

The following uses are permitted outright in Residential PUD when approved as part of a Final Development Plan:

- 1. Varied housing types, including but not limited to single-family attached dwellings, zero-lot line housing, row houses, duplexes, cluster units, and multi-family dwellings.**
- 2. Related NC uses which are designed and located so as to serve the PUD district and neighborhood.**
- 3. All other uses permitted within the underlying zoning district in which the PUD is located.**

**FINDING:** The applicant proposes residential uses and all lots will be for single-family attached and detached homes, a permitted housing type within this zone. The applicant meets this criterion.

### **B. Conditional Uses**

**A conditional use permitted in the underlying zone in which the PUD is located may be allowed as a part of the PUD upon payment of the required application fee and approval by the Commission as per Chapter 16.82. (Ord. 86-851 § 3)**

**FINDING:** The applicant does not propose a conditional use, and thus this criterion is not applicable.

## **16.40.030 - Final Development Plan**

### **A. Generally**

**Upon approval of the PUD overlay zoning district and preliminary development plan by the Council, the applicant shall prepare a detailed Final Development Plan as per this Chapter, for review and approval of the Commission. The Final Development Plan shall comply with all conditions of approval as per Section 16.40.020. In addition, the applicant shall prepare and submit a detailed site plan for any non-single-family structure or use not addressed under Section 16.40.020(B)(6), for review and approval, pursuant to the provisions of Chapter 16.90. The site plan shall be processed concurrently with the Final Development Plan.**

As discussed earlier in this report, the applicant submitted the final development plans for residential units. No non-residential structures are proposed. The conditions of approval pertaining to the final development plan were addressed. The submittal for the final plat has been submitted and under review. All of the conditions of approval from ORD. 14-013 remain in effect, during the development and construction of the planned unit development subdivision.

The applicant has submitted detailed site plans for the areas of open space (Applicant's materials, Exhibit A. Sheets L3.0, 4.0 and 5.0). The applicant shows that Tract E and F are located near the center of the development. The plans show various fitness equipment or "stations" to be scattered along the pathways of these two tracts. The applicant has included a small play structure within the center of the development.

Tract E and F are landscaped with trees, grass and shrubs. The CC&Rs indicate the area will be the responsibility of the Home Owner's Association (HOA) to maintain the areas. There is no indication of how the tracts will be watered so that the landscaping can be maintained.

The applicant proposes that Tract K to be used for a private fenced dog park with amenities. There will be a bench, waste bags, a water station and trash receptacles. The site will have eleven trees. The applicant proposes a small grassy area with the most of the site to be covered in bark dust/chips, called Cedar Hogs Fuel and other wood chips. Staff is concerned that this type of ground cover may create maintenance and odor issues over time and not be hospitable for dogs. It is important for the material to degrade safely over time due to its location near the vegetated corridor.

Staff contacted Tualatin Hills Parks and Recreation, park management to inquire about the materials proposed for the dog park by the applicant. THPRD uses bark chips as an all season alternative in dog park areas, but avoid splintery types of mulch because it gets between dogs' paws. During the summer months, most of their dog areas contain grass as it is does not get as muddy.

**FINDING:** Based on the above discussion, the applicant has not completed the project; therefore, this criterion cannot fully be met without the following conditions.

**RECOMMENDED CONDITION:** Prior to issuance of the building permits, identify how the areas of open space will be maintained.

**RECOMMENDED CONDITION:** Comply with all conditions of approval found in the Notice of Decision for Cedar Brook PUD (ORD. 14-13).

## **B. Final Subdivision Plat**

**If the PUD involves the subdivision of land, a final plat shall be prepared and submitted for final approval, pursuant to Chapter 16.124.**

The applicant submitted a revised final plat on December 31, 2014. Copies of the amended plat are found under applicant's materials, (Exhibit A, Item 8). There is not enough time for staff to review the final plat prior to the final development hearing. Staff will review the final plat and determine compliance with the Code before releasing it for review by Washington County.

**FINDING:** Based on the above discussion the applicant has not met this criterion, and been conditioned earlier in this report.

## **V. RECOMMENDATION**

Based on a review of the applicable code provisions, agency comments, and staff review, staff finds that the Final Development plan does not fully meet the applicable review criteria. However, the applicable criteria can be satisfied if specific conditions are met. Therefore, staff **recommends that the Planning Commission APPROVE with conditions the Cedar Brook PUD FINAL DEVELOPMENT PLAN (PUD 14-01 and SUB 14-01)**. Recommended conditions are as follows:

### **CONDITIONS OF APPROVAL**

1. Prior to issuance of building permits, provide details that show the dimensions of the one and two car garages, and show that there is adequate space for the garbage and recycling receptacles. In the alternative, provide the location for the garbage and recycling containers for each individual property.

2. Prior to issuance of building permits, submit a detailed landscape plan that specifies the type of tree to be planted, the tree canopy spread for that tree and calculation used to meet the canopy requirement.
3. Prior to issuance of building permits, identify how the areas of open space will be maintained.
4. Prior to issuance of building permits, receive approval of the final plat.
5. Comply with all conditions of approval found in the Notice of Decision for Cedar Brook PUD (ORD. 14-13).
6. Prior to issuance of building permits, submit plans that show that there is at least one roof break at a minimum of every two townhome units.

#### **VI. EXHIBITS**

- A. Applicant's materials submitted on October 23, 2014, and revised on November 2, November 25, and December 31, 2014
- B. Clean Water Services letter submitted on December 17, 2014
- C. Tualatin Valley Fire and Rescue letter submitted December 22, 2014

**End of Report**