

**EXHIBIT D. RECOMMENDED CONDITIONS
SPRINGBROOK MASTER PLAN AMENDMENT DEVELOPMENT
STANDARDS, PHASING MODIFICATION OF COLLINA AT
SPRINGBROOK SUBDIVISION (FILE NO. MIMD323-0003/MISC323-0001)**

Staff recommend to the following conditions of approval:

1. The Applicant shall submit a revised Development Standards Matrix that modifies the additional design standards section with three asterisks to say “middle housing” rather than “detached quadplexes”.
2. The Applicant shall submit a Type I application clarifying and updating the original conditions of approval that these lots are indeed child lots for middle housing detached quadplex and duplex units and revise the lot numbers used in the original conditions of approval. The following list shows the lots that shall be considered one “parent” lot with each individual lot being a “child” lot.

Parent Lots:

- a. Lots 43, 44, 49 and 50
- b. Lots 76, 77, 82 and 83
- c. Lots 78, 79, 80 and 81
- d. Lots 88, 89, 104 and 105
- e. Lots 218, 219, 220 and 221
- f. Lots 90, 91, 102 and 103
- g. Lots 216, 217, 222 and 223
- h. Lots 92 and 101
- i. Lots 206 and 215
- j. Lots 93, 94, 99 and 100
- k. Lots 207, 208, 213 and 214
- l. Lots 209, 210, 211, 212
- m. Lots 95, 96, 97 and 98

- n. Lots 158, 159, 160 and 161
 - o. Lots 166, 167, 168 and 169
 - p. Lots 156, 157, 158, 159
 - q. Lots 164, 165, 170 and 171
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3. The Applicant shall submit a Type 1 application pursuant to NMC 15.235.030 to modify the conditions of approval of the subdivision to reflect the updated lot numbers (388 through 391) being used for the additional parking spaces rather than lots 338 through 341 to maintain compliance with the original conditions of approval of Order No. 2023-44 and Ordinance No. 2023-2915.
 4. Phase 1 and Phase 1.5 should both be completed prior to the Applicant applying for the Final Plat for Phase 1. In the event that Phase 1.5 public improvements are not completed concurrent with completion of Phase 1 public improvements and the Owner desires to request early issuance of residential building permits or the Owner desires approval of the final plat prior to completing all required improvements and conditions of the tentative plat approval, the Owner is required to follow the City's Substantial Completion Policy and enter into a Security and Improvement Agreement with the City in accordance with NMC 15.235.060. In any case, Phase 1.5 shall be completed before occupancy of Phase 1.
 5. Phase 1 and 1.5 shall start construction in calendar year 2024 and take no longer than a year for required public improvements and infrastructure to be installed except as otherwise bonded for pursuant to NMC 15.235.070
 6. The Applicant is conditioned to submit plans with permit applications that clearly show the lot frontage separation between driveway approaches on each quadplex and duplex lot as a minimum of 22 feet.
 7. The Applicant shall contact Tualatin Valley Fire & Rescue (TVFR) as to where no parking fire lanes shall be posted on shared driveways.
 8. The Applicant shall start construction within two (2) years of the calendar year of listed for each phase's start date except Phase 1 and 1.5, or shall otherwise submit a Type III application in accordance with NMC 15.235.030(D) and (E) to modify the phasing schedule or any phasing elements.
 9. This approval is only for modifications to the Collina at Springbrook subdivision phasing plan and Springbrook Master Plan Development Standards Matrix. All conditions of approval not otherwise modified for SUB322-022/MISC322-

0002/MISC222-0005 from Order No. 2023-44 and Ordinance No. 2023-2915 shall still apply.

ATTACHMENT 1: APPLICATION MATERIALS/DRAWINGS