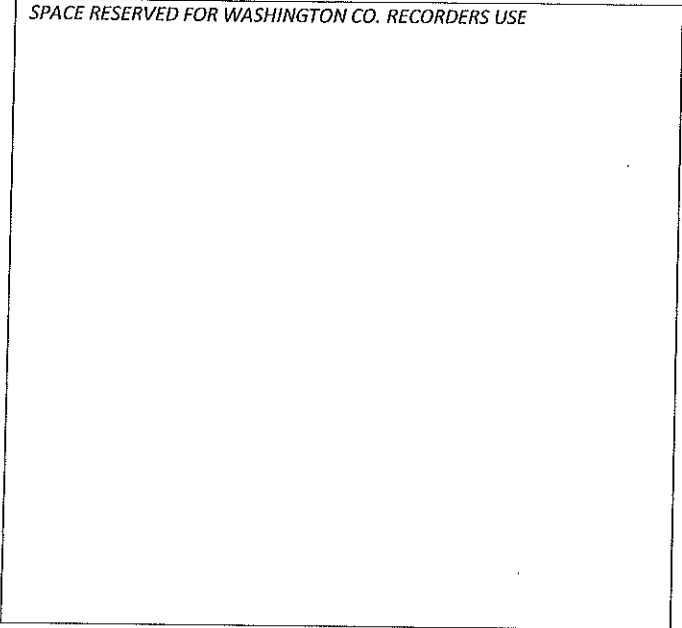


**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

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



IN THE MATTER OF A REQUEST FOR APPROVAL OF A MINOR	)	ORDER NO. 2594
MODIFICATION OF A CONDITIONAL USE (SOUTH COOPER	)	CU2017-0005 ORDER APPROVING
MOUNTAIN HEIGHTS PUD MODIFICATIONS) WEST HILLS	)	SOUTH COOPER MOUNTAIN HEIGHTS PUD MODIFICATIONS
DEVELOPMENT, APPLICANT.	)	
	)	

The matter came before the Planning Commission on March 7, 2018 on a request for approval of a Minor Modification of a Conditional Use for a Planned Unit Development (PUD) on ±109 acres with associated streets and open spaces. The modification request includes the addition of ten (10) single-family residential lots to Phases 2A and 2B; additional height in the R1 and R7 zoning districts, up to 40 feet, and 65 feet respectively (was reduced from previously approved 72 feet to 65 feet as noted by Commissioner Nye); in addition to rear yard setback reductions to five (5) feet for decks on lots abutting open space tracts. The subject site is bounded by SW Scholls Ferry Road, SW 175<sup>th</sup> Avenue, and SW Loon Drive, and is specifically identified as Tax lot 103 on Washington County Tax Assessor's Map #2S106, and Tax Lots 100 and 200 on Washington County Tax Assessor's Map 2S106.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 29, 2018 and additional materials provided with Supplemental Memoranda dated November 29, 2017, January 17, February 28, and March 7, 2018, and based on the Revised Conditions of Approval in Exhibit 1.3 dated February 28, 2018, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.1.Cof the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT CU2017-0005 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 29, 2018, and additional materials provided with Supplemental Memoranda dated November 29, 2017, January 17, February 28, and March 7, 2018, and based on the Revised Conditions of Approval in Exhibit 1.3 dated February 28, 2018, and this Land Use Order, and subject to the conditions of approval as follows:

1. Ensure the associated land use application LD2017-0006 has been approved and is consistent with the submitted plans. (Planning / SLF)
2. All conditions of CU2015-0006 remain in full effect, unless altered by this decision. (Planning / SLF)

Motion **CARRIED**, by the following vote:

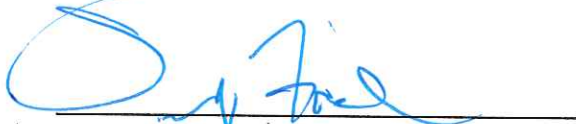
**AYES:** Winter, Lawler, Matar Nye, , and Uba.  
**NAYS:** None  
**ABSTAIN:** None.  
**ABSENT:** Overhage.

Dated this 16 day of MARCH, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2594 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:30 p.m. on 3/26/ 2018.

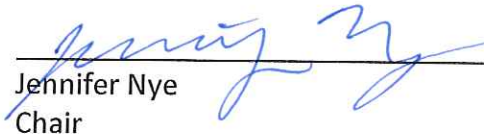
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:



SANDRA L. FREUND, AICP  
Planning Supervisor/DRP Coordinator

APPROVED:



Jennifer Nye  
Chair



Anna Slatinsky  
Planning Division Manager