

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

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2584
OF A CONDITIONAL USE-PLANNED UNIT) CU2017-0011 ORDER APPROVING
DEVELOPMENT (SCHOLLS VALLEY HEIGHTS AT) SCHOLLS VALLEY HEIGHTS AT SOUTH COOPER
SOUTH COOPER MOUNTAIN PUD) ED AND) MOUNTAIN PUD, CONDITIONAL USE-PLANNED
KATHY BARTHOLEMY, APPLICANT.) UNIT DEVELOPMENT

The matter came before the Planning Commission on February 7, 2018, on a request for a Conditional Use-Planned Unit Development for a residential development within the South Cooper Mountain Community Plan area. The site is located north of SW Scholls Ferry Road at SW Strobel Road. Address: 18485 SW Scholls Ferry Road. Tax Lots 301 and 302 on Washington County Tax Assessor's Map 2S106.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 31, 2018, Supplemental Memorandum dated February 7, 2018, and the findings

contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2017-0011** 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 January 31, 2018, Supplemental Memorandum dated February 7, 2018, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the Applicant Shall:

1. Ensure the associated land use applications CPA2017-0007 / LD2017-0021 / TP2017-0015 / ZMA2017-0007 have been approved and are consistent with the submitted plans. (Planning / JF)

B. Prior to Site Development Permit Issuance, the Applicant Shall:

2. Provide plans showing irrigation of all commonly owned landscape and open space areas outside of mapped resource areas and required CWS buffers. (Planning / JF)
3. Provide a plan showing the development of the required open space, as listed below, for each phase of development. Open space constructed in excess of that required in already constructed phases may be used to meet the open space requirements for subsequent phases. The open space requirements are approximately to 120 square feet of active and 479 square feet of total open space per dwelling unit. Should phase boundaries shift the calculation of required open space may be modified based on the square feet per dwelling unit listed above.
 - a. Phase 1: 0.32 acres active open space and 1.27 acres total open space.
 - b. Phase 2: 0.36 acres of active open space and 1.43 acres of total open space.

C. Prior to Building Permit Issuance, the Applicant Shall:

4. For lots adjacent to the parent parcel boundaries, show compliance with the parent parcel setbacks of the base zone in the front yard

(abutting Barrows Road), and 25 feet in the rear yard (abutting Scholls Ferry Road), and 5 feet on all other sides. (Planning / JF)

5. For each phase, prior to issuance of building permits for greater than 75% of the lots located within the phase all common open space required to be constructed with the phase, including resource areas, active open space, and trails shall be completed, including all landscaping. (Planning / JF)
6. Provide plans showing how each building permit sought for single family detached residential units meets the architectural standards in Section 60.35.20 of the Development Code. (Planning / JF)
7. Provide plans showing that no facades are repeated on adjacent lots in accordance with Section 60.35.20.4.A of the Development Code. (Planning / JF)

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

AYES: Nye, Lawler, Matar, Overhage, Winter.

NAYS: None.

ABSTAIN: None.

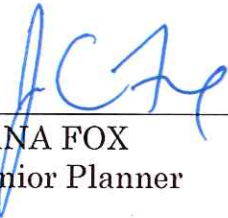
ABSENT: North, Uba.

Dated this 21st day of February, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2584 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on March 5, 2018.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Senior Planner

APPROVED:



KIMBERLY OVERHAGE
Chair



ANNA SLATINSKY
Planning Manager