

**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. 2608
OF A CONDITIONAL USE-PLANNED UNIT) CU2018-0006 ORDER APPROVING
DEVELOPMENT MODIFICATION OF A DECISION) SCHOLLS VALLEY HEIGHTS AT SOUTH COOPER
(SCHOLLS VALLEY HEIGHTS AT SOUTH COOPER) MOUNTAIN PUD MODIFICATIONS,
MOUNTAIN PUD MODIFICATIONS) ED AND) CONDITIONAL USE-PLANNED UNIT
KATHY BARTHOLEMY, APPLICANT.) DEVELOPMENT MODIFICATION

The matter came before the Planning Commission on May 30, 2018, on a request for a Conditional Use-Planned Unit Development Modification to amend a condition of approval for CU2017-0011 to allow for additional phases of development within the Schools Valley Heights PUD. 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 May 23, 2018, Supplemental Memoranda dated May 23, 2018 and May 30, 2018, and the

findings contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.15.15.4.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2018-0006** 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 May 23, 2018, Supplemental Memoranda dated May 23, 2018 and May 30, 2018, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the Applicant Shall:

1. All conditions in CU2017-0011 remain in full effect, except condition of approval number three (3) of that decision which is superseded by condition of approval (2) below.

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

2. 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: 1,800 square feet of active open space and 7,185 square feet of total open space.
 - b. Phase 2: 2,160 square feet of active open space and 8,622 square feet of total open space.
 - c. Phase 3: 1,440 square feet of active open space and 5,748 square feet of total open space.
 - d. Phase 4: 1,200 square feet of active open space and 4,790 square feet of total open space.
 - e. Phase 5: 840 square feet of active open space and 3,353 square feet of total open space.
 - f. Phase 6: 2,400 square feet of active open space and 9,580 square feet of total open space.
 - g. Phase 7: 2,400 square feet of active open space and 9,580 square feet of total open space.

- h. Phase 8: 3,600 square feet of active open space and 14,370 square feet of total open space.
- i. Phase 9: 2,040 square feet of active open space and 8,143square feet of total open space.
- j. Phase 10: 6,240 square feet of active open space and 24,908 square feet of total open space.
- k. Phase 11: 1,080 square feet of active open space and 4,311 square feet of total open space.
- l. Phase 12: 1,440 square feet of active open space and 5,748 square feet of total open space.
- m. Phase 13: 1,560 square feet of active open space and 6,227 square feet of total open space.
- n. Phase 14: 1,200 square feet of active open space and 4,790 square feet of total open space.

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

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

Dated this 18th day of June, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2608 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 June 11, 2018.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



JANA FOX
Planning Manager



KIMBERLY OVERHAGE
Chair



ANNA SLATINSKY
Principal Planner