

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2842
OF A DESIGN REVIEW TWO, TAYLOR) DR2021-0051 ORDER APPROVING LOLICH FARMS
MORRISON, APPLICANT.) PUD MODIFICATIONS.
)

The matter came before the Planning Commission on September 8, 2021, on a request for a Design Review Two approval for the Lolich Farms (previously called The Ridge) PUD to approve three triplex units. The site is located at the northeast corner of the intersection of SW Strobel Road and SW Scholls Ferry Road. The Lolich Farms PUD, phase 1, encompasses the Lolich Farms plat area. The focus of the changes are in the central and southwestern portions of the site, as identified in the staff report.

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 September 1, 2021 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03.1 and 40.20.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2021-0051** 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 September 1, 2021, and this Land Use Order, subject to the conditions of approval as follows:

1. Ensure the associated land use applications CU2021-0008 and LD2021-0006 have been approved and are consistent with the submitted plans. (Planning / JF)

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

2. Provide a plan showing a hard surfaced pedestrian walkway connection from the front door of the building 3 unit which fronts on the alley to the public sidewalk system. The pedestrian connection must be physically separated from the alley in conformance with the standards of 60.05.20.3.D. (Planning / JF)
3. Provide a plan showing the pedestrian walkways are paved in accordance with the standards of 60.05.20.3.E. (Planning / JF)
4. Provide a plan showing all walkways are a minimum of 5 feet wide in accordance with the standards of 60.05.20.3.F. (Planning / JF)

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

AYES: Winter, Overhage, Lawler, McCann, Nye, Teater.
NAYS: None.
ABSTAIN: None.
ABSENT: Saldanha.

Dated this 16th day of September, 2021.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2842, 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 September 27, 2021.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

JANA FOX
Current Planning Manager

Terry Lawler

TERRY LAWLER
Chair

STEVE REGNER
Senior Planner