

**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 PROPOSED )	ORDER NO. 2541
PRELIMINARY SUBDIVISION FOR THE CREATION OF LEGAL )	LD2017-0002 THE RIDGE PUD AT SOUTH COOPER MOUNTAIN
LOTS OF RECORD. )	
)	

The matter came before the Planning Commission on June 28, 2017, on a request for approval of a Preliminary Subdivision to create legal lots of record and tracts of land, as a component of a proposed Planned Unit Development. The Preliminary Subdivision will create a total of 112 lots associated with The Ridge Planned Unit Development at South Cooper Mountain, including land use case files: CPA2017-0002, ZMA2017-0002, DR2017-0010, CU2017-0003 and TP2017-0005.

The subject properties are identified as Tax Lots 500 and 600 on Washington County Tax Assessor's Map 2S1-06, addressed as 18185 SW Scholls Ferry Road and 18407 SW Scholls Ferry Road, respectively. The development plan also includes a portion of two other properties identified as Tax Lots 301 and 700 on Washington County Tax Assessor's Map 2S1-06, addressed as 18485 SW Scholls Ferry Road and 17811 SW Scholls Ferry Road, respectively, identified for road and utility improvements.

Pursuant to Ordinance 2050 (Development Code) and under Sections 50.15.2 (concurrent review of multiple application), 50.45 (Type 3 processing) and 50.55 (conduct of hearing), 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 June 21, 2017, as amended, and the findings contained therein, in response to applicable approval criteria contained in Sections 40.03 (Facilities Review) and 40.15.15.5.C (Preliminary Subdivision) of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2017-0002 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 June 21, 2017, as amended, and this Land Use Order, subject to the conditions identified in Order No. 2542 prepared for CU2017-0010.

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

<b>AYES:</b>	Lawler, Overhage, Winter, Matar and Nye.
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	North.
<b>ABSENT:</b>	None.


Dated this 3 day of July, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2541 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  
4:00 p.m. on July 13 2017.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

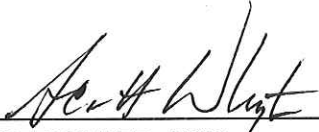


ANNA SLATINSKY  
Planning Division Manager

APPROVED:



KIM OVERHAGE  
Chair



SCOTT WHYTE, AICP  
Senior Planner