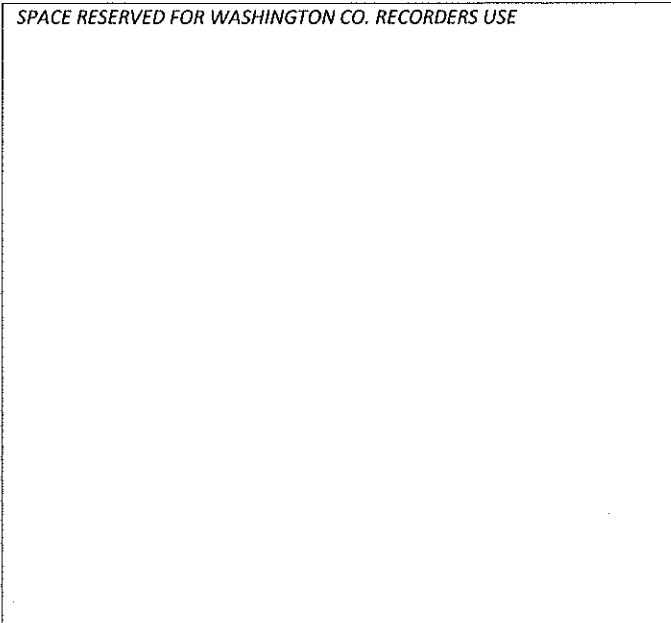


**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

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)	ORDER NO. 2596
PRELIMINARY PARTITION (SOUTH COOPER MOUNTAIN)	LD2017-0014 ORDER APPROVING
HEIGHTS PUD MODIFICATIONS) WEST HILLS DEVELOPMENT,)	SOUTH COOPER MOUNTAIN HEIGHTS PUD MODIFICATIONS
APPLICANT.)	
)	

The matter came before the Planning Commission on March 7, 2018 on a request for approval of a Preliminary Partition application for the creation of 3 parcels from 1 parent parcel, as part of the South Cooper Mountain Heights Planned Unit Development (PUD), located on ±109 acres with associated streets and open spaces.

The subject site is bounded by SW Scholls Ferry Road, SW 175th 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 40.15.45.4.Cof the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2017-0014 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:

Prior to the Final Plat Approval for the partition of Tax Lot, 2S1060000103 the following shall occur:

161. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning / SLF).
162. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning / SLF).
163. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 5 years after preliminary plat approval, unless a time extension is approved. (Planning / SLF)
164. Show granting of any required on-site easements on the subdivision plat, along with plat notes as approved by both the City Engineer for area encumbered and County Surveyor as to form and nomenclature. Additionally have obtained approval to the satisfaction of the City Engineer that the location and width of proposed rights of way and easements are adequate per the overall development and City masterplans; that each parcel and tract has proper access provisions; and that each parcel and tract has adequate public utility service provision availability per adopted City standards and requirements. (Site Development Div./JJD).

165. Provision of blanket access and utility easements across the proposed Collector (6C) right-of-way (ROW). (Planning Division)
166. Dedication of right-of-way along all Arterial Streets to ultimate configuration, as approved. (Planning Division)
167. Dedication of additional ROW at Arterial intersections as needed for installation of signal equipment in its ultimate location. (Planning Division)
168. The applicant shall have completed one of the following two options:
 - a. First, dedicate a permanent easement to the city for a public water line that extends from the planned water line connection at the Prentice property (tax lot 1S131DD01500) west to SW 175th Avenue. The easement shall be 15-20 feet wide (as approved by the City Engineer) and located generally along the northern boundary of Dyches property (tax lot 2S10600000103) and West Hills property (tax lot 2S106AB00100) or their successors, consistent with the South Cooper Mountain Water System Concept Plan dated 9/11/2017. Second, grant to the City an assignable 10-foot-wide temporary construction easement, to run adjacent to the south of the dedicated water line easement. Third, grant to the City either an assignable 10-foot wide temporary access easement on Tax Lot 100, east of the creek, from the constructed Road 6C to the northern most property line of Tax Lot 100, or an assignable 10-foot wide temporary access easement to run adjacent to the south of the dedicated water line easement to SW Oystercatcher via Street T to Street O and south across Road 6C. The temporary easements required by this paragraph shall terminate 12 months from the start of construction or at the completion of construction, whichever is sooner. The applicant shall also provide to the city a waiver of remonstrance to the formation of a local improvement district to provide water service to the properties in the South Cooper Mountain Community Plan Area: or
 - b. Enter into an agreement with the City and additional parties designated by the City that requires the applicant to obtain for the City the easements that are required by paragraph a, above, and to construct the planned waterline connection from the Prentice property (tax lot 1S131DD01500) west to 175th Avenue. The agreement shall assign responsibility for easement acquisition and water line construction, state required deadlines, allocate responsibility for costs, and specify remedies for failure to perform. (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. 2596 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. BREUND, AICP
Planning Supervisor/DRP Coordinator

APPROVED:



Jennifer Nye
Chair



Anna Slatinsky
Planning Division Manager