

**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. 2586
OF A PRELIMINARY SUBDIVISION (SCHOLLS) LD2017-0027 ORDER APPROVING
VALLEY HEIGHTS AT SOUTH COOPER) SCHOLLS VALLEY HEIGHTS AT SOUTH COOPER
MOUNTAIN PUD) ED AND KATHY BARTHOLEMY,) MOUNTAIN PUD, PRELIMINARY SUBDIVISION
APPLICANT.)

The matter came before the Planning Commission on February 7, 2018, on a request for a Preliminary Subdivision to create 7 large lot parcels to assist in the phasing of the project. 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 40.45.15.5.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2017-0027** 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:

Prior to Final Land Division, the Applicant Shall:

1. Ensure the associated land use application CPA2017-0007, ZMA2017-0007, CU2017-0011, and LD2017-0021 have been approved and are consistent with the submitted plans. (Planning / JF)
2. 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 / JF)
3. 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 / JF)
4. 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 / JF)
5. Submit plans that show dedication of right-of-way dedication along SW Scholls Ferry Road to accommodate the following modified 5-Lane Arterial Street cross-section: existing rural drainage and shoulder on the south side, 2 12-foot east-bound travel lanes, a 14-foot left-turn lane, a 12-foot north-bound travel lane, a 7-foot buffered bike lane, a 7.5-foot planter strip measured from the face of the curb, and a 14-foot multi-use path. (Transportation / KR & Wash Co/NV)
6. 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).

7. Provide access and utility easements to the City over the entirety of Barrows Road, Strobel Road and Street B. (Planning / JF)
8. All lots shall be developed together as a single PUD, either through the concurrently reviewed PUD or should this PUD not be enacted through a new PUD review. A covenant stating such shall be recorded against each lot prior to or concurrently with the plat. The City Attorney shall approve the final language. (Planning Division / JF)
9. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. (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. 2586 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