

**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. 2607  
OF A PRELIMINARY SUBDIVISION - ) LD2018-0015 ORDER APPROVING  
MODIFICATION OF A DECISION (SCHOLLS ) SCHOLLS VALLEY HEIGHTS AT SOUTH COOPER  
VALLEY HEIGHTS AT SOUTH COOPER ) MOUNTAIN PUD MODIFICATIONS, PRELIMINARY  
MOUNTAIN PUD MODIFICATIONS) ED AND ) SUBDIVISION MODIFICATION  
KATHY BARTHOLEMY, APPLICANT.

The matter came before the Planning Commission on May 30, 2018, on a request to modify a previously approved Preliminary Subdivision (LD2017-0021) to add an additional 12 phases of development to a total of 14 phases. No change to the final subdivision design. 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, 40.45.15.5.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2018-0015** 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. Ensure the associated land use applications CPA2018-0004 / ZMA2018-0003 / CU2018-0006 have been approved and are consistent with the submitted plans. (Planning / JF)
2. All conditions in LD2017-0021 remain in full effect, except for condition of approval 46 of LD2017-0021 which is to be replaced with COA 3 below. (Planning / JF)

**B. Prior to Recording of a Plat for Any/All Phases, the Applicant Shall:**

3. Dedicate a utility and access easement to the city over all proposed streets, except for the portion of 'Street C' between Street B and the western property line. (Planning / JF)

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

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

Dated this 1<sup>st</sup> day of June, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2607 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