

**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. 2601
OF A CONDITIONAL USE-PLANNED UNIT) CU2018-0001 ORDER APPROVING
DEVELOPMENT (FOX HOLLOW AT COOPER) FOX HOLLOW AT COOPER MOUNTAIN PUD,
MOUNTAIN PUD) TRI-COUNTY INVESTMENTS) CONDITIONAL USE-PLANNED UNIT
LLC, APPLICANT.) DEVELOPMENT

The matter came before the Planning Commission on May 2, 2018, on a request for a Conditional Use-Planned Unit Development for a 461 unit residential development within the South Cooper Mountain Community Plan area. The site is located west of SW Horse Tale Drive. Address: 18200 and 18218 SW Horse Tale Drive. Tax Lot 1602 on Washington County Tax Assessor's Map 1S131.

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 April 25, 2018, Supplemental Memorandum dated May 2, 2018, and the findings contained

therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2018-0001** 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 April 25, 2018, Supplemental Memorandum dated May 2, 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 LD2018-0006 / TP2018-0001 / ZMA2018-0001 have been approved and are consistent with the submitted plans. (Planning / JF)

B. Prior to Site Development Permit Issuance, the Applicant Shall:

2. Provide a plan showing the development of the required open space, as listed below, for each phase of development. Open space does not have to be located within the phase boundaries but must be physically accessible to residents of the phase. Temporary open space may be utilized until permanent open space is constructed. The open space requirements are approximately 37.26 square feet of active and 149 square feet of total open space per dwelling unit. Should phase boundaries shift the calculation of required open space may be modified based on the square feet per dwelling unit listed above.
 - a. Phase 1: 708 square feet active open space and 2,832 square feet total open space.
 - b. Phase 2: 1,640 square feet active open space and 6,558 square feet total open space.
 - c. Phases 3, 4, and 5: No open space is required to be provided with these phases as no residential development is proposed.
 - d. Phase 6: 6,707 square feet active open space and 26,829 square feet total open space.
 - e. Phase 7: 2,124 square feet active open space and 8,496 square feet total open space.

- f. Phase 8: 969 square feet active open space and 3,875 square feet total open space.
- g. Phase 9: 224 square feet active open space and 894 square feet total open space.
- h. Phase 10: 1,230 square feet active open space and 4,919 square feet total open space.
- i. Phase 11: 298 square feet active open space and 1,192 square feet total open space.
- j. Phase 12: 410 square feet active open space and 1,640 square feet total open space.
- k. Phase 13: 1,192 square feet active open space and 4,770 square feet total open space.
- l. Phase 14: 932 square feet active open space and 3,726 square feet total open space.
- m. Phase 15: 745 square feet active open space and 2,981 square feet total open space.

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

- 3. For lots adjacent to the parent parcel boundaries, show compliance with the parent parcel setbacks of the base zone in the front yard (abutting Barrows Road), rear yards (northern site boundary), and sides (east and west site boundary lines). (Planning / JF)
- 4. For each phase, no greater than 75% of the building permits for lots located within the phase shall be issued until all common open space, including resource areas, active open space, and trails to meet the open space requirements shall be completed, including all common area landscaping. (Planning / JF)
- 5. Provide plans showing how each building permit sought for single family detached residential units meets the architectural standards in Section 60.35.20 of the Development Code. (Planning / JF)
- 6. Provide plans showing that no facades are repeated on adjacent lots in accordance with Section 60.35.20.4.A of the Development Code. (Planning / JF)
- 7. Contact the Fire Marshal's Office for an order form and instructions regarding installation and placement of a Knox Box. (OFC 506.1) Knox boxes will be required at the multifamily buildings. (TVF&R / JF)
- 8. Ensure adequate emergency responder radio coverage. Any building in excess of 50,000 square feet will be required to be tested to identify any deficient radio coverage areas. All areas of the building that are deficient must be provided with an ERRC system in accordance with

OFC Section 510. Testing is typically done at 80% completion of the building. It is recommended to provide appropriate conduits shaft, wiring etc. during construction to accommodate for the system. Additionally, make sure you budget and appropriate time for the installation of this system. Please contact DFM Jeremy Foster at 503.259.1414 for further information including an alternate means of compliance that is available. If the alternate method is preferred, it must be requested from TVF&R prior to issuance of building permit. (TVF&R / JF)

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

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

Dated this 14th day of May, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2601 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 May 21st, 2018.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Planning Manager

APPROVED:



KIMBERLY OVERHAGE
Chair



ANNA SLATINSKY
Principal Planner