

**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. 2602  
OF A PRELIMINARY SUBDIVISION (FOX ) LD2018-0005 ORDER APPROVING  
HOLLOW AT COOPER MOUNTAIN PUD) TRI- ) FOX HOLLOW AT COOPER MOUNTAIN PUD,  
COUNTY INVESTMENTS LLC, APPLICANT. ) PRELIMINARY SUBDIVISION  
)

The matter came before the Planning Commission on May 2, 2018, on a request for a Preliminary Subdivision to create 15 large lot parcels to assist in the phasing of the project. 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 40.45.15.5.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2018-0005** 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:

**Prior to Final Land Division, the Applicant Shall:**

1. 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)
2. 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 24 months after preliminary plat approval, unless a time extension is approved. (Planning / JF)
3. 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).
4. Provide access and utility easements to the City over the entirety of all public streets. (Planning / JF)
5. Ensure the associated land use application ZMA2018-0001 has been approved and are consistent with the submitted plans. (Planning / JF)
6. Submit any required off-site easements, executed and ready for recording, to the City after approval by the City Engineer for legal description of the area encumbered and City Attorney as to form. (Site Development / JJD)
7. 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)

8. 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. Should an LID be formed the proportional share of improvement costs will be determined at the time of formation of the LID and proportioned accordingly. (Planning / JF)

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

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

Dated this 11<sup>th</sup> day of May, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2602 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 21<sup>st</sup>, 2018.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:



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JANA FOX  
Planning Manager

APPROVED:



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KIMBERLY OVERHAGE  
Chair



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ANNA SLATINSKY  
Principal Planner