

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2900
OF A NEW CONDITIONAL USE, LENNAR) CU2022-0005 ORDER APPROVING
NORTHWEST, LLC, APPLICANT.) SOUTH COOPER MOUNTAIN HEIGHTS PARK,
) NEW CONDITIONAL USE.

The matter came before the Planning Commission on August 24, 2022, on a request for a New Conditional Use approval for a new public park in the Residential Urban Standard Density District (R5). The site is located at the southwest corner of SW Barrows Road and SW Bittern Terrace, specifically identified as a 2.63-acre portion of Tax Lot 103 on Washington County Tax Assessor’s Map 2S10600.

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 August 17, 2022, and the Supplemental Memorandum dated August 24, 2022, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.5 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2022-0005** 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 August 17, 2022, and

the Supplemental Memorandum dated August 24, 2022, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure that the Design Review Three (DR2022-0047) and Parking Determination (PD2022-0002) applications have been approved and are consistent with the submitted plans.
(Planning / BG)
2. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site, unless otherwise specified in conditions attached to the permit.
(Planning/BG)

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

AYES: McCann, Saldanha, Winter, Glenewinkel, Teater, Lawler, Nye.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 30 day of August, 2022.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2900 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 September 9, 2022.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

BRITTANY GADA
Associate Planner

JENNIFER NYE
Chair

JANA FOX
Current Planning Manager