

**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. 2689  
OF A MODIFICATION OF A DECISION (SOUTH ) LD2018-0040 ORDER APPROVING  
COOPER MOUNTAIN HEIGHTS MULTI-FAMILY - ) SOUTH COOPER MOUNTAIN HEIGHTS MULTI-  
SPANOS) A.G. SPANOS COMPANIES, APPLICANT.) FAMILY - SPANOS, MODIFICATION OF A  
DECISION.

The matter came before the Planning Commission on April 24, 2019, on a request for a Modification of a Decision application to modify a condition of approval associated with the South Cooper Mountain Heights PUD Modification (LD2017-0006). The site is part of the South Cooper Mountain Heights PUD. The site is located on the north side of SW Scholls Ferry Road, east of SW 175th Avenue, specifically identified as Tax Lot 200 of Washington County Assessor Tax Map 2S106AC.

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 April 17, 2019, and

the findings contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.45.15.4.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2018-0040** 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 17, 2019, and this land use order, subject to the conditions of approval as follows:

**A. General Conditions:**

1. All conditions of approval from South Cooper Mountain Heights PUD Mods (LD2017-0006) remain in full effect, except for condition of approval 150 which has been replaced with COA 2 below. (Planning / JF)
2. The applicant shall submit plans that demonstrate that Street K can be extended in a logical, efficient, and well-connected manner into the multi-family section of the development.”

**B. Prior to Site Development Permit Issuance, the applicant shall:**

3. Ensure the associated land use application DR2018-0165 has been approved and is consistent with the submitted plans. (Planning/JF)
4. Provide plans showing a minimum 10 foot wide pedestrian connection with a minimum landscape are of 6 feet on either side between SW 172<sup>nd</sup> Terrace and SW 175<sup>th</sup> Avenue.

**C. Prior to or concurrently with recording of the Final Plat, the applicant shall:**

5. Record a public access easement over the pedestrian connection described in condition B.4 above. (Planning/JF)

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

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

Dated this 13<sup>th</sup> day of May, 2019.

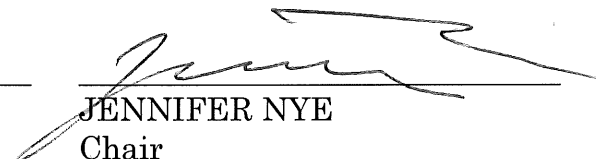
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2689 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on May 23, 2019.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
JANA FOX  
Current Planning Manager

  
\_\_\_\_\_  
JENNIFER NYE  
Chair

  
\_\_\_\_\_  
SAMBO KIRKMAN  
Senior Planner