

**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. 2688
OF A PRELIMINARY TWO-LOT PARTITION) LD2018-0039 ORDER APPROVING
(SOUTH COOPER MOUNTAIN HEIGHTS MULTI-) SOUTH COOPER MOUNTAIN HEIGHTS MULTI-
FAMILY - SPANOS) A.G. SPANOS COMPANIES,) FAMILY - SPANOS, PRELIMINARY PARTITION.
APPLICANT.)

The matter came before the Planning Commission on April 24, 2019, on a request for a Preliminary Partition approval to create two parcels, one for the 283 proposed units of attached residential housing and one for future residential development. 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 and 40.45.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2018-0039** 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. Prior to approval of the final plat, the applicant shall:**
1. Have commenced construction of the site development improvements to provide minimum critical public services to the lot (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD/NP)
 2. Show granting of any required on-site easements, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD/NP)
 3. Have verified to the satisfaction of the City Engineer that the location and width of all existing and proposed rights of way and easements are adequate; 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/NP)
 4. Show the granting of public easements over the entirety of all trails and pedestrian connections shown on the applicants approved plans. (Planning / JF)
 5. Demonstrate that all lots meet ordinance standards for lot size,

dimension and frontage, as approved. The final plat shall be fully dimensioned and indicate the square footage of each lot. (Planning / JF)

6. Provide a plan for each lot indicating all approved yard setbacks. (Planning / JF)
7. Provide written assurance to the Planning Division that each and every lot is buildable without variance under City Ordinances effective as of the date of preliminary plat approval. Tracts and other parcels not proposed for development shall also be listed with a statement of their purpose. (Planning / JF)
8. 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)
9. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning / JF)
10. 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 2 years after preliminary plat approval, unless a time extension is approved. (Planning / JF)

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

AYES: Lawler, Uba, Nye, Winter.

NAYS: None.

ABSTAIN: None.

ABSENT: Brucker, Matar, Overhage.

Dated this 13th day of May, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2688 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