

**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. 2784  
OF A CONDITIONAL USE-PLANNED UNIT ) CU2020-0002 ORDER APPROVING  
DEVELOPMENT, SOUTH COOPER MOUNTAIN ) SOUTH COOPER MOUNTAIN MAIN STREET,  
MAIN STREET PUD, WISHCAMPER ) CONDITIONAL USE-PLANNED UNIT  
DEVELOPMENT PARTNERS, APPLICANT. ) DEVELOPMENT

The matter came before the Planning Commission on October 21, 2020 and November 18, 2020, on a request for a Conditional Use-Planned Unit Development for a mixed-use development, including 84 affordable multifamily housing units, 80 affordable independent multifamily senior living units, and approximately 30,000 square feet of non-residential floor area. The site is located west of SW Mountainside Way and north of SW Scholls Ferry Road. Address: 17811 SW Scholls Ferry Road. Tax Lot 500 on Washington County Tax Assessor’s Map 2S106B.

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 October 14, 2020,

Supplemental Memorandum dated October 20, 2020, Supplemental Memoranda dated October 21, 2020 and Supplemental Memorandum dated November 18, 2020, 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 **CU2020-0002** 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 October 14, 2020, Supplemental Memorandum dated October 20, 2020, Supplemental Memoranda dated October 21, 2020 and Supplemental Memorandum dated November 18, 2020 and the findings contained therein, subject to the conditions of approval as follows:

**A. General Conditions:**

1. Ensure that the Major Adjustment – Affordable Housing (ADJ2020-0002), New Conditional Use (CU2020-0003), Design Review Three (DR2020-0067), Parking Determination – Shared Parking (PD2020-0002), and Zoning Map Amendment (ZMA2020-0005) applications have been approved and are consistent with the submitted plans, or as modified by the decision-making authority. (Planning/ES)

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

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

Dated this 24 day of November, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2784 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 December 04, 2020.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

\_\_\_\_\_  
ELENA SASIN  
Associate Planner

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JENNIFER NYE  
Chair

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JANA FOX  
Planning Manager