

**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. 2787  
OF A PRELIMINARY PARTITION, SOUTH ) LD2020-0007 ORDER APPROVING  
COOPER MOUNTAIN MAIN STREET PUD, ) SOUTH COOPER MOUNTAIN MAIN STREET PUD,  
WISHCAMPER DEVELOPMENT PARTNERS, ) PRELIMINARY PARTITION  
APPLICANT. )

The matter came before the Planning Commission October 21, 2020 and November 18, 2020 on a request for a Preliminary Partition to create 3 lots and a tract. 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 40.45.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2020-0007** 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. Prior to recording of the final plat:**

1. Dedicate public access easements to the City for Main Street, Street A, and Street B as shown on submitted site plans. (BDC 60.55.10 and BDC 60.55.25; and EDM 210.30) (Transportation / KM)
2. The following shall be recorded with Washington County Survey Division (503.846.8732) (Wash.Co./NV):
  - i. The applicant shall dedicate additional right-of-way to meet 78 feet from the centerline of SW Scholls Ferry Road.
  - ii. Dedication of additional right-of-way for traffic signal and associated equipment, including adequate corner radius at the intersection of SW Scholls Ferry Road/SW Mountainside Way.
  - iii. The applicant shall dedicate an 8-foot PUE along the site's frontage of SW Scholls Ferry Road.

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. / SAS)
4. Show granting of any required on-site easements on the plat, 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. / SAS)
5. Submit plans showing provision of a non-access reservation along the site's frontage of SW Scholls Ferry Road, except at the public street connections approved in conjunction with this land use application. (Transportation / WashCo/NV)
6. Provide access and utility easements to the City over the entirety of Street A, Street B, and the Main Street. (Planning / ES)
7. 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 / ES)
8. 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 / ES)
9. 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 / ES)
10. Submit plans demonstrating the required right of way dedication to extend SW Mountainside Way to meet the City's minimum standards for a 3-lane Collector Street and to accommodate intersection improvements at SW Scholls Ferry Road as required by Washington County. Specifically, the applicant shall dedicate 25 to 36 feet from centerline along the site's frontage to SW Mountainside Way, as shown on the preliminary plat (see

applicant's plan C1.20). (BDC 60.55.10; and EDM Standard Drawing 200-2) (Transportation / KM)

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. 2787 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:

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ELENA SASIN  
Associate Planner

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JENNIFER NYE  
Chair

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JANA FOX  
Planning Manager