

**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. 2748
OF A MODIFICATION OF A PRELIMINARY) LD2019-0032 ORDER APPROVING
SUBDIVISION FOR SCHOLLS HEIGHTS PUD) SCHOLLS HEIGHTS PUD PHASING
PHASING MODIFICATIONS. WEST HILLS LAND) MODIFICATIONS.
DEVELOPMENT, APPLICANT.

The matter came before the Planning Commission on February 26, 2020, on a request to modify one condition of approval of LD2019-0032 related to modifying the boundary between the Central and Northeast phases which would result in 26 lots being moved from the Central to Northeast phase. No modifications to the final subdivision layout. The subject site is located generally at the northeast corner of the intersection of SW Scholls Ferry Road and SW Tile Flat Road. The proposed phase modifications occur near the eastern PUD boundary and affect only one tax lot Map: 2S20100 Tax Lot: 03800. The Scholls Heights PUD involves the following: Map: 2S20100 Tax Lots: 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4201, 4300, and 4400.

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 February 19, 2020, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.45.15.5.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2019-0032** 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 February 19, 2020, subject to the conditions of approval as follows:

1. All conditions in LD2017-0009 remain in full effect. (Planning / JF)

A. Prior to Site Development Permit Issuance the Applicant Shall:

2. Ensure the associated land use application CU2019-0012 has been approved and is consistent with the submitted plans. (Planning / JF)

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

AYES: Lawler, Saldanha, Nye, Overhage, Uba.

NAYS: None.

ABSTAIN: None.

ABSENT: Brucker, Winter.


Dated this 3rd day of March, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2748, 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 March 13, 2020.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



CASSERA PHIPPS
Senior Planner



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager