

**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. 2861
OF A MODIFICATION OF A DECISION –) CU2021-0012 ORDER APPROVING
PLANNED UNIT DEVELOPMENT SCHOLLS) SCHOLLS HEIGHTS PUD PHASES 1A (EAST) / 1B
HEIGHTS PUD PHASES 1A (EAST) / 1B (WEST)) (WEST) MODIFICATION, MODIFICATION OF A
MODIFICATIONS, TAYLOR MORRISON,) DECISION – PLANNED UNIT DEVELOPMENT.
APPLICANT.

The matter came before the Planning Commission on January 5, 2022, on a request for Modification of a Decision - Planned Unit Development approval for modifying unit count in the PUD and adjusting setbacks and lot dimension of certain lots of a previously approved Planned Unit Development. The site is located at the northeast corner of SW Scholls Ferry Road and SW Tile Flat Road, Tax Lots 3200, 3300, 3301, 3400, 3700, 3800, 3900, 4000, 4100, 4200, 4201, 4300, 4400, 4500, 4600, 4700, and 4800 on Washington County Tax Assessor’s Map 2S20100.

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 December 29, 2021, and the supplemental memorandum dated January 5, 2022 and the findings

contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.15.15.6.C and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2021-0010** 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 December 29, 2021, and the supplemental memorandum dated January 5, 2022, subject to the condition of approval as follows:

A. General Conditions:

1. All conditions in CU2017-0010, CU2019-0012, and CU2021-0006 remain in full effect, except condition of approval number five (5) of decision CU2017-0010, condition of approval number three (3) of decision CU2019-0012, and condition of approval number three (3) of decision CU2020-0006, which are superseded by condition of approval (3) below. (Planning / JF)

B. Prior to Issuance of Site Development Permits, the applicant shall:

2. Ensure the associated land use application LD2021-0010 has been approved and is consistent with the submitted plans. (Planning / JF)
3. Provide a plan showing the development of the required open space, as listed below, for each phase of development. Open space constructed in excess of that required in previous phases may be used to meet the open space requirements for subsequent phases. The open space requirements are approximately to 173 square feet of active and 691 square feet of total open space per dwelling unit. (Planning / JF)
 - a. East-1 (1A-1): 0.56 acres active open space and 2.24 acres total open space.
 - b. East-2 (1A-2): 0.22 acres active open space and 0.87 acres total open space.

- c. West-1 (1B-1): 0.27 acres of active open space and 1.09 acres of total open space.
- d. West-2 (1B-2): 0.27 acres of active open space and 1.09 acres of total open space.
- e. Northwest: 0.39 acres of active open space and 1.57 acres of total open space.
- f. Central: 0.32 acres of active open space and 1.27 acres of total open space.
- g. Northeast-South: 0.12 acres of active open space and 0.50 acres of total open space.
- h. Northeast-North: 0.39 acres of active open space and 1.55 acres of total open space.
- i. North: 0.11 acres of active open space and 0.45 acres of total open space.
- j. South: 0.85 acres of active open space and 3.42 acres of total open space.

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

AYES: McCann, Saldanha, Glenewinkel, Lawler, Nye, Teater, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 10th day of January, 2022.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2861 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 January 20th, 2022.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

STEVE REGNER
Senior Planner

JENNIFER NYE
Chair

ANNA SLATINKSY
Planning Division Manager