

**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. 2863
OF A MODIFICATION OF A DECISION –) LD2021-0010 ORDER APPROVING
PRELIMINARY SUBDIVISION SCHOLLS) SCHOLLS HEIGHTS PUD PHASES 1A (EAST) / 1B
HEIGHTS PUD PHASES 1A (EAST) / 1B (WEST)) (WEST) MODIFICATION, MODIFICATION OF A
MODIFICATIONS, TAYLOR MORRISON,) DECISION – PRELIMINARY SUBDIVISION.
APPLICANT.

The matter came before the Planning Commission on January 5, 2022, on a request for Modification of a Decision – Preliminary Subdivision approval for modifying a previously approved Preliminary Subdivision. 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 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 **LD2021-0010** 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, subject to the condition of approval as follows:

A. General Conditions:

1. All conditions in LD2017-0002, LD2019-0032, and LD2021-0004 remain in full effect. (Planning / JF)

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

2. Ensure the associated land use application CU2021-00012 has been approved and is consistent with the submitted plans. (Planning / JF)
3. Provide plans showing the portion of SW Barrows Road located within the West (1B) phase boundary to be constructed (from SW Tile Flat Road through the intersection with SW Buckthorn Drive), including the intersection with SW Tile Flat Road and improvements to SW Tile Flat Road north of the outparcels, with the first sub-phase of the West (1B) Phase to be developed. (Planning / JF)
4. Provide plans showing the connection of Street K to SW Tile Flat Road and extending through SW Buckthorn Drive with either phase West (1B-1) or East (1A-2), whichever is developed first. (Planning / JF)
5. Submit the required revised plans, stormwater memos, and other items needed for a complete site development plan revision per the applicable review checklist. (Site Development Div. / SAS)
6. Submit utility phasing plans showing that each proposed phase has storm sewer, sanitary sewer, potable water, and non-potable water service that is independent from other phases. Water pressure zones and service feasibility will need to be shown for each proposed phase of development. (Site Development Div. / SAS)

7. Submit a storm water memo showing that the proposed storm water management facilities still meet City and CWS requirements after phasing and lot modifications. The storm water management requirements for each phase shall be met independently of other phases. (Site Development Div. / SAS)
8. Submit to the City a revised Stormwater Management Worksheet for the proposed project's net new impervious area proposed for any common areas and private streets prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total for the common areas and private streets. . In addition, specific types of impervious area totals, in square feet, shall be given for parking areas and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surface, the new impervious surface area created, and total final impervious surface area on the entire site and individual lots/tracts. (Site Development Div. / SAS)
9. Submit permit approval from Tualatin Valley Fire and Rescue showing that they have reviewed and approve of the modified phasing. TVF&R emergency access requirements must be met with each phase of development. (Site Development Div. / SAS)
10. Phase 1A modification will affect issued site development SD2018-0019 and 1200C permit. A new submittal for Phase 1A-2 and plan revisions for Phase 1A-1 will be required. Any associated application and permit issuance fees will be transferred to the new permit applications. Any new fees assessed will be per adopted fee schedule at time of application, including the technology fee. Re-submittal/modifications of the site plans and ESC plans will need to be sent to Clean Water Services for amendments to the stormwater connection and 1200C permit. (Site Development Div. / SAS)
11. Phase 1B modification will affect pending site development application SD2019-0002 and issued 1200C permit. A new submittal for Phase 1B-2 and plan revisions for Phase 1B-1 will be required. Any associated application fees will be transferred to the new permit applications. Any new fees assessed will be per adopted fee schedule at time of application, including the technology fee. Re-submittal of the site plans and ESC plans will need to be sent to Clean Water Services for amendments to the stormwater connection and 1200C permit. (Site Development Div. / SAS)

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

AYES: McCann, Lawler, Glenewinkel, Nye, Saldanha, 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. 2863 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