

**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. 2570
OF A DESIGN REVIEW TWO (SCHOLLS HEIGHTS) DR2017-0052 ORDER APPROVING
AT SOUTH COOPER MOUNTAIN PUD) WEST) SCHOLLS HEIGHTS AT SOUTH COOPER
HILLS, APPLICANT.) MOUNTAIN PUD, DESIGN REVIEW TWO
)

The matter came before the Planning Commission on November 15, 2017, on a request for a Design Review Two application for 205 single-family attached dwellings. The site is located at the northeast corner of the intersection of SW Scholls Ferry Road and SW Tile Flat Road. Addresses: 19293 SW Tile Flat Rd., 12150 SW Kobbe Dr., and 18865 SW Scholls Ferry Rd. Tax Lots 100, 101, 200, and 201 on Washington County Tax Assessor's Map 2S201.

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 November 8, 2017,

and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2017-0052** 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 November 8, 2017, and the findings contained therein, subject to the conditions of approval as follows:

1. Ensure the associated land use applications CPA2017-0006 / CU2017-0010 / LD2017-0009 / LD2017-0017 / SDM2017-0007 / TP2017-0008 / ZMA2017-0005 have been approved and are consistent with the submitted plans. (Planning / JF)
- A. Prior to Occupancy of any Building Permit, the Applicant Shall:**
 2. Ensure all site improvements, including grading and landscaping are completed in accordance with plans marked "Exhibit A", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF)
 3. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, both marked "Exhibit B", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF)
 4. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans marked "Exhibit C", except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning/JF)
 5. Ensure all landscaping approved by the decision making authority is installed. (Planning/JF)
 6. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning/JF)

7. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Each tree is to be adequately staked. (Planning/JF)
8. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning/JF)

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

AYES: Nye, Matar, Lawler, Overhage, Uba Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: North.

Dated this 21st day of November, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2570 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 Monday, December 4, 2017.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



JANA FOX
Associate Planner

APPROVED:



KIMBERLY OVERHAGE
Chair



ANNA SLATINSKY
Planning Manager