

**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. 2572  
OF A PRELIMINARY SUBDIVISION (SCHOLLS ) LD2017-0017 ORDER APPROVING  
HEIGHTS AT SOUTH COOPER MOUNTAIN PUD) ) SCHOLLS HEIGHTS AT SOUTH COOPER  
WEST HILLS, APPLICANT. ) MOUNTAIN PUD, PRELIMINARY SUBDIVISION  
)

The matter came before the Planning Commission on November 15, 2017, on a request for a Preliminary Subdivision to create 13 large lot parcels to assist in the phasing of the project. 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 40.45.15.5.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2017-0017** 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:

**Prior to Final Land Division, the Applicant Shall:**

1. 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 / JF)
2. 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 / JF)
3. 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 / JF)
4. Submit plans that show 48 feet of right-of-way dedication along SW Schools Ferry Road to accommodate the following modified 5-Lane Arterial Street cross-section: existing rural drainage and shoulder on the south side, 2 12-foot east-bound travel lanes, a 14-foot left-turn lane, a 12-foot north-bound travel lane, a 7-foot buffered bike lane, a 7.5-foot planter strip measured from the face of the curb, and a 14-foot multi-use path. (Transportation / KR & Wash Co/NV)
5. Submit plans that show 30 feet of right-of-way dedication along SW Tile Flat Road to accommodate the following modified 3-Lane Arterial Street cross-section: existing rural drainage and shoulder on the west side, a 12-foot south-bound travel lane, a 14-foot left-turn lane, 2 12-foot west-bound travel lanes, a 7-foot buffered bike lane, a 7.5-foot planter strip measured from the face of the curb, and a 14-foot multi-use path. (Transportation / KR & Wash Co/NV)

6. Submit plans showing dedication of additional right-of-way for the traffic signal and equipment, including adequate corner radius, at the intersection of SW Scholls Ferry Road/SW Strobel Road required for the ultimate design subject to approval by the County Engineer. (Transportation / WashCo/NV)
7. Submit plans showing provision of a non-access reservation along the site's frontage of SW Scholls Ferry Road and SW Tile Flat Road, except at the public street connections approved in conjunction with this land use application. (Transportation / WashCo/NV)
8. Submit plan showing dedication of permanent sight visibility easements on the subject property to ensure visibility at all intersections with County-maintained roads, if required per the preliminary Sight Distance Certification. (Transportation / WashCo/NV)
9. Submit plans showing dedication of additional right-of-way required to construct the traffic mitigation measures identified in the Traffic Study dated May 23, 2017 (Kittleson & Associates – page 26 & 27), including a north-bound right-turn lane on SW Tile Flat Road at the intersection with proposed Street K and traffic signal modifications at the intersection of SW Tile Flat Road/SW Scholls Ferry Road. (Transportation / WashCo/NV)
10. Provide access and utility easements to the City over the entirety of Street 6 (Barrows), Street 8 (Mountainside), Street A, Street P, Street S, and Strobel Road.
11. Provide access and utility easements to the City over Street BB from Street A to Street E, Street C between Street S and Street V, Street V from Street C to Street Y.
12. Ensure the associated land use application CPA2017-0006 and ZMA2017-0005 have been approved and are consistent with the submitted plans. (Planning / JF)
13. Submit plans showing dedication of additional ROW at Arterial intersections as needed for installation of signal equipment in its ultimate location. (Planning Division / JF)
14. All lots shall be developed together as a single PUD, either through the concurrently reviewed PUD or should that PUD not be enacted through a new PUD review. (Planning Division / JF)
15. Should the City move forward with the creation of an LID, sign a waiver of remonstrance to the formation of a local improvement district to provide water service to properties in the South Cooper Mountain Community Plan Area. (Planning / JF)

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

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

Dated this 21<sup>ST</sup> day of November, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2572 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:

APPROVED:

  
\_\_\_\_\_  
JANA FOX  
Associate Planner

  
\_\_\_\_\_  
KIMBERLY OVERHAGE  
Chair

  
\_\_\_\_\_  
ANNA SLATINSKY  
Planning Manager