



MEMORANDUM

TO: Planning Commission
FROM: Sandra L. Freund, AICP, Planning Manager
DATE: January 20, 2016
SUBJECT: South Cooper Mountain Heights PUD (CU2015-0006, DR2015-0071, LD2015-0013, TP2015-0008, ZMA2015-0006)

Staff is providing this memorandum to correct errors and provide additional explanation on a few items, listed below.

- **Conditions of Approval (Exhibit 1.3):**

- Staff has had to renumber the Conditions of Approval due to repeated numbering.
- Staff needed to add Design Review Conditions related to land use application DR2015-0071, which were not included in initial staff report. Those are conditions #2-7, on pages COA-1 & COA-2.
- Staff has added in Washington County (transportation) conditions where necessary, and not originally provided by City of Beaverton staff.
- In response to the applicant's request, staff have reconfigured the Conditions of Approval to clarify the requirements related to the potential phasing of the development and the two existing properties (Taxlots 2S1060000200 and 2S1060000103).

- **Corrections within Report:**

- Pages SR-10 and CU-22 correction made: Replace "Copper" with "Cooper"
- On page FR-15 staff has replaced in the first box of the Density Calculations:
 - "The applicant proposes 721 units which is less than the minimum density."

With

"The applicant proposes 721 units which is more than the minimum density and less than the maximum density."

Attachments:

Exhibit 3.2 (Letter from Tualatin River Keepers, received today at 2:55 p.m.)
Exhibit 3.3 (Email from Jack Orchard (for BSD), received today at 4:32 p.m.)
Exhibit 1.3 Revised Conditions of Approval