The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 03/31/2016. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office. This amendment was submitted without a signed ordinance.

Notice of the proposed amendment was submitted to DLCD 37 days prior to the first evidentiary hearing.

**Appeal Procedures**

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**DLCD Contact**

If you have questions about this notice, please contact DLCD’s Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us
NOTICE OF ADOPTED CHANGE
TO A COMPREHENSIVE PLAN OR
LAND USE REGULATION

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation no more than 20 days after the adoption. (See OAR 660-018-0040). The rules require that the notice include a completed copy of this form. This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review. Use Form 4 for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use Form 5 for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use Form 6 with submittal of an adopted periodic review task.

Jurisdiction: City of Beaverton
Local file no.: ZMA2015-0006
Date of adoption: 03/23/2016 Date sent: 03/31/2016
Was Notice of a Proposed Change (Form 1) submitted to DLCD? Yes: Date (use the date of last revision if a revised Form 1 was submitted): 11/18/2015
No
Is the adopted change different from what was described in the Notice of Proposed Change? Yes No
If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Sandra Freund, AICP, Planning Manager
Phone: 503-526-3718 E-mail: sfreund@beavertonoregon.gov
Street address: 12725 SW Millikan Way, PO Box 4755 City: Beaverton Zip: 97076

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:
Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:
N/A

For a change to a comprehensive plan map:
Identify the former and new map designations and the area affected:
Change from to acres. A goal exception was required for this change.
Change from to acres. A goal exception was required for this change.
Change from to acres. A goal exception was required for this change.
Change from to acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address): Tax Lots 103 and 200, 2S1W 6
The subject property is entirely within an urban growth boundary
The subject property is partially within an urban growth boundary

http://www.oregon.gov/LCD/Pages/forms.aspx -1- Form updated November 1, 2013
If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres: Non-resource – Acres:
Forest – Acres: Marginal Lands – Acres:
Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: Other – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres: Non-resource – Acres:
Forest – Acres: Marginal Lands – Acres:
Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: Other – Acres:

For a change to the text of an ordinance or code:
Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:
Identify the former and new base zone designations and the area affected:

<table>
<thead>
<tr>
<th>Change from</th>
<th>to</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>AF-20</td>
<td>R1, R2, R4, R5, R7</td>
<td>125</td>
</tr>
<tr>
<td>Change from</td>
<td>to</td>
<td>Acres</td>
</tr>
<tr>
<td>Change from</td>
<td>to</td>
<td>Acres</td>
</tr>
<tr>
<td>Change from</td>
<td>to</td>
<td>Acres</td>
</tr>
</tbody>
</table>

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: Acres added: Acres removed:

Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: Metro, Washington County, City of Tigard.

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.
BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON

After recording return to:
City of Beaverton, City Recorder:
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A ZONING
MAP AMENDMENT APPLICATION TO REZONE THE SUBJECT
PARCELS FROM WASHINGTON COUNTY AF-20 TO CITY OF
BEAVERTON R1, R2, R4, R5 AND R7, IN CONJUNCTION WITH A
NEW PLANNED UNIT DEVELOPMENT (SOUTH COOPER
MOUNTAIN HEIGHTS & PUD). WEST HILLS DEVELOPMENT,
APPLICANT.

ORDER NO. 2457
ZMA2015-0006 ORDER APPROVING
SOUTH COOPER MOUNTAIN HEIGHTS & PUD

The matter came before the Planning Commission on January 20, 2016 and
February 3, 2016, on a request for approval to the City Council, of a Quasi-Judicial Zoning
Map Amendment in order to implement the City of Beaverton’s residential zoning
districts of R1, R2, R4, R5, and R7 to the two subject parcels, consistent with the South
Cooper Mountain Community Plan (SCMCP), and thereby removing the Washington
County AF-20 zoning, as part of a new Planned Unit Development (PUD), on 109 acres
with associated streets and open spaces. The subject site is bounded by SW Scholls Ferry
Road, SW 175th Avenue, and SW Loon Drive, and is specifically identified as Tax Lots 200
and 103 on Washington County Tax Assessor’s Map 2S106.

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, approves to the City Council the Staff Report dated January 20, 2016 as amended, January 27, 2016 and February 3, 2016, and as applicable to the approval criteria contained in Sections 40.97.15.1.C, of the Development Code. 

Therefore, IT IS HEREBY ORDERED THAT ZMA2015-0006 is APPROVED to the CITY COUNCIL based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated January 20, 2016 as amended, January 27, 2016 and February 3, 2016, and this Land Use Order.

Motion CARRIED, by the following vote:

AYES: Wilson, Winter, Kroger, Doukas , Overhage, and Sajadpour.
NAYS: None
ABSTAIN: None.
ABSENT: None.

Dated this 11th day of February, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2457 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton’s Community Development Department’s office by no later than 4:00 p.m. on February 22, 2016.
ATTEST:

SANDRA L. FREUND, AICP
Planning Manager

STEVEN A. SPARKS, AICP
Principal Planner

PLANNING COMMISSION
FOR BEAVERTON, OREGON

APPROVED:

MIMI DOUKAS
Chair
BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON

After recording return to:
City of Beaverton, City Recorder:
P.O. Box 4755
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FOR BEAVERTON, OREGON

APPROVED:

MIMI DOUKAS
Chair