



# Oregon

Kate Brown, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: 503-373-0050

Fax: 503-378-5518

[www.oregon.gov/LCD](http://www.oregon.gov/LCD)



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: April 06, 2016  
Jurisdiction: City of Beaverton  
Local file no.: ZMA 2015-0006  
DLCD file no.: 010-15

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](mailto:plan.amendments@state.or.us)



## NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 010-15 {24098}

Received: 3/31/2016

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](mailto: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

**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:

Change from AF-20	to R1, R2, R4, R5, R7	Acres: 125
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

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

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

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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 )	ORDER NO. 2457
MAP AMENDMENT APPLICATION TO REZONE THE SUBJECT )	ZMA2015-0006 ORDER APPROVING
PARCELS FROM WASHINGTON COUNTY AF-20 TO CITY OF )	SOUTH COOPER MOUNTAIN HEIGHTS & PUD
BEAVERTON R1, R2, R4, R5 AND R7, IN CONJUNCTION WITH A )	
NEW PLANNED UNIT DEVELOPMENT (SOUTH COOPER )	
MOUNTAIN HEIGHTS & PUD). WEST HILLS DEVELOPMENT,	
APPLICANT.	

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 175<sup>th</sup> 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:


<b>AYES:</b>	Wilson, Winter, Kroger, Doukas , Overhage, and Sajadpour.
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	None.

Dated this 11 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.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

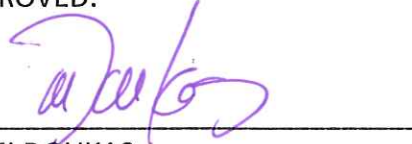
ATTEST:



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SANDRA L. FREUND, AICP  
Planning Manager

APPROVED:



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MIMI DOUKAS  
Chair



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STEVEN A. SPARKS, AICP  
Principal Planner

DATE	BY	REVISIONS
09/12	YAC	INITIAL DRA
08/12	YAC	INITIAL DRA

LAND USE DESIGNATIONS AND ZONING  
**SOUTH COOPER MOUNTAIN HEIGHTS**  
 BEAVERTON, OREGON

oiaak  
 Multi-Copy Permit  
 85 SW 3rd Ave., Ste. 330  
 Beaverton, OR 97004  
 Phone: (503) 441-2284  
 Fax: (503) 441-2284  
 www.oiaak.com  
 1999-01-19 09:59:50  
 Project Name: Planning No.  
**P6.0**  
 Sheet No. 28 of 28

LAND USE RESUBMITTAL - 10/7/2015

**LEGEND**

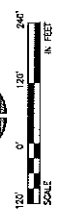
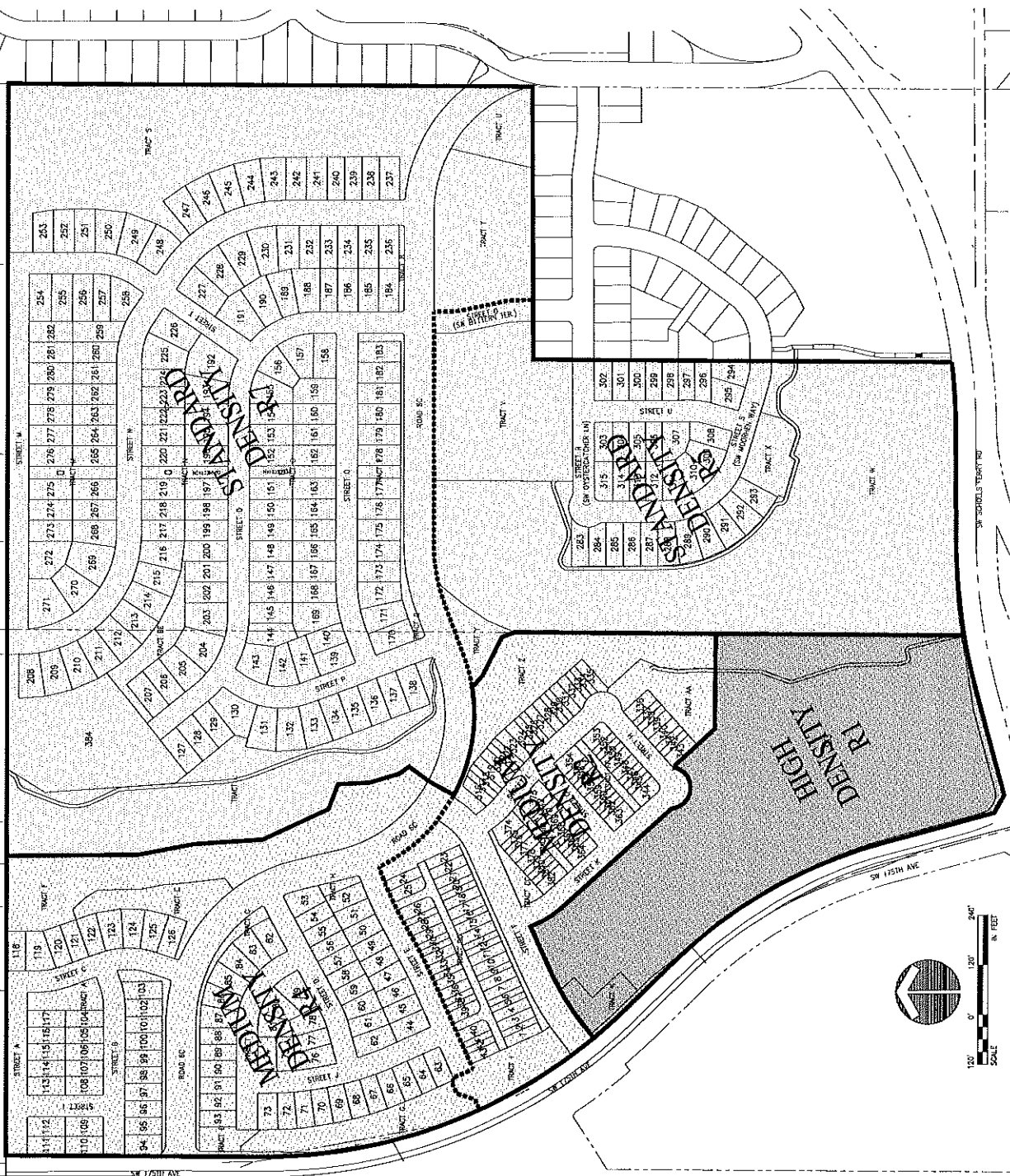
LAND USE DESIGNATION BOUNDARY

ZONE BOUNDARY

STANDARD DENSITY (ZONES R1/R2)

MEDIUM DENSITY (ZONES R4/R2)

HIGH DENSITY (ZONE R1)



DATE: 10/7/2015 10:06:00  
 PROJECT: SOUTH COOPER MOUNTAIN HEIGHTS  
 SHEET: 28 OF 28

PLANNING NO. P6.0

**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

**After recording return to:**  
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Motion **CARRIED**, by the following vote:


<b>AYES:</b>	Wilson, Winter, Kroger, Doukas , Overhage, and Sajadpour.
<b>NAYS:</b>	None
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	None.

Dated this 17 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.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

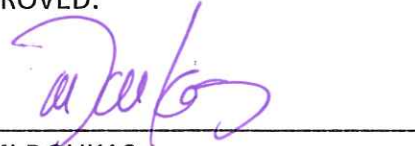
ATTEST:



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SANDRA L. FREUND, AICP  
Planning Manager

APPROVED:



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MIMI DOUKAS  
Chair



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Principal Planner