

# CITY OF BEAVERTON

## PLANNING COMMISSION

### FINAL AGENDA

THE BEAVERTON BUILDING  
COUNCIL CHAMBERS  
12725 SW MILLIKAN WAY  
BEAVERTON, OR 97076

NOVEMBER 5, 2014

6:30 P.M.

CALL TO ORDER

ROLL CALL

VISITORS

STAFF COMMUNICATIONS

OLD BUSINESS

**NEW BUSINESS:**

**PUBLIC HEARINGS:**

1. **SOUTH COOPER MOUNTAIN COMMUNITY PLAN – CPA2014-0011, CPA2014-0012, TA2014-0002.**

The City of Beaverton proposes adoption of the South Cooper Mountain Community Plan for the South Cooper Mountain Annexation Area through amendments to the Comprehensive Plan for the City of Beaverton and the Development Code of the City of Beaverton. The specific amendments include: Comprehensive Plan Land Use Map Amendment (CPA 2014-0012) - The proposal includes replace existing rural Washington County land use districts with City of Beaverton urban land use designations. Proposed land use densities will range from 6 units per acre to 43 units per acre with the higher densities closer to SW Scholls Ferry Road. Comprehensive Plan Text Amendment (CPA2014-0011) - The proposal includes adding the Community Plan to the Comprehensive Plan and modifying the Comprehensive Plan respective of policies needed to knit the Community Plan into existing portions of the Comprehensive Plan. Amendments may effect Volume I, Chapters: 3 Land Use, 4 Housing, 5 Public Facilities and Services, 6 Transportation, 7 Natural, Cultural, Historic, Scenic, Energy and Groundwater, Resources, and 8 Environmental Quality and Safety; Volume II Background and Supporting Documents; Volume III Statewide Planning Goal 5 Resource Inventory Documents; Volume IV Transportation System Plan; and Volume V Community Plans. Development Code Text Amendments (TA2014-0002) - The proposal includes modifying the Development Code respective of regulations to implement the Community Plan through development review. Amendments may effect Chapters: 20 Land Use; 40 Applications; 60 Special Requirements; 90 Definitions - The proposed community plan has been prepared pursuant to the urbanization requirements of Metro Code.

APPROVAL OF MINUTES

MISCELLANEOUS BUSINESS

Agenda items will not necessarily be heard in the order presented above.

Information regarding the above agenda items, including staff reports, is available on the City Web site at [http://apps.beavertonoregon.gov/DevelopmentProjects/full\\_list.aspx](http://apps.beavertonoregon.gov/DevelopmentProjects/full_list.aspx). Please note that information on long-range projects and city-wide proposals is listed at the bottom of the web page, or can be accessed using the link to "City-wide Projects."

### PLANNING COMMISSION LOOKAHEAD

DATE	PROJECT NAME AND NUMBERS (S)
NOVEMBER 12, 2014	OI-NC EMPLOYMENT ZONE CPA2014-0013, CPA2014-0014, TA2014-0003, ZMA2014-0007  CREEKSIDE DISTRICT MASTER PLAN AND IMPLEMENTATION
NOVEMBER 19, 2014	
NOVEMBER 26, 2014	<b>NO MEETING</b>
DECEMBER 3, 2014	SOUTH COOPER MOUNTAIN (TENTATIVE) TA2014-0002, CPA2014-0011, CPA2014-0012 (Continued from November 3, 2014)  SOUTH COOPER MOUNTAIN ZMA ZMA2014-0008

Content updated 10/29/2014

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 503-526-2493 OR 503-526-2222/VOICE/TDD.