

**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

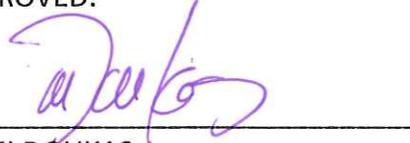
ATTEST:



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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