

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

IN THE MATTER OF ZMA2014-0008, A	)	ORDER NO. 2386
REQUEST TO ADOPT AMENDMENTS TO	)	APPROVING REQUEST
THE CITY OF BEAVERTON ZONING MAP	)	
FOR TWO PARCELS (2S10600200 AND	)	
2S10600800) FROM INTERIM WASHINGTON	)	
COUNTY TO RESIDENTIAL URBAN HIGH	)	
DENSITY (R-1) (SOUTH COOPER MOUNTAIN	)	
HIGH SCHOOL SITE ZONING MAP	)	
AMENDMENT). CITY OF BEAVERTON,	)	
APPLICANT.	)	

The matter came before the Planning Commission on December 3, 2014 and continued to December 10, 2014 on request for a Quasi-Judicial Zoning Map Amendment to the City's Zoning Map to change two parcels (2S10600200 and 2S10600800) from interim Washington County to Residential Urban High Density (R-1). The subject parcels currently carry the Washington County AF-20 Land Use District designation. The City is concurrently proposing implementation of the City of Beaverton's Neighborhood Residential – High Density (NRHD) land use designation within CPA 2014-0012 (South Cooper Mountain Land Use Map Amendment).

The subject site is located at the northwest corner of the intersection of SW Scholls Ferry Road and SW 175<sup>th</sup> Avenue, inclusive of the addresses 17595, 17651, and 17745 SW Scholls Ferry Road. The properties are specifically identified on Washington County Assessor's Map 2S1 0600 as Tax

Lots 200 and 800. Only the portion of Tax Lot 200 west of SW 175<sup>th</sup> Avenue is included in this proposal.

Pursuant to Ordinance 2050, Development Code, effective through Ordinance 4638, Section 50.45, the Planning Commission conducted a public hearing and considered oral and written testimony and exhibits for the proposed amendments to the Beaverton Development Code.

The Planning Commission, after holding the public hearing and considering all oral and written testimony, adopts the findings included in the Staff Report dated November 26, 2014 with respect to the criteria contained in Section 40.97.15.1.C of the Development Code; now, therefore:

**IT IS HEREBY ORDERED** that pursuant to Section 50.45 of the Development Code of the City of Beaverton the Planning Commission **RECOMMENDS APPROVAL** of **ZMA2014-0008** to the City Council based on the facts and findings contained in the Staff Report dated November 26, 2014, as amended.

Motion **CARRIED** by the following vote:

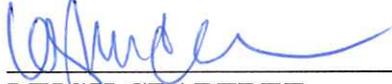
<b>AYES:</b>	Doukas, Kiene, Wilson, Winter, and Overhage.
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	Nye.

Dated this 17<sup>th</sup> day of December, 2014.

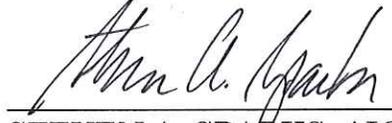
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2386, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:00 p.m. on Monday, December 29, 2014.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

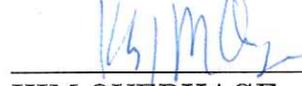


LEIGH CRABTREE  
Associate Planner



STEVEN A. SPARKS, AICP  
Planning Division Manager

APPROVED:



KIM OVERHAGE  
Chair