

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

IN THE MATTER OF CPA2014-0011, A	)	ORDER NO. 2383
REQUEST TO ADOPT AMENDMENTS TO THE	)	APPROVING REQUEST
COMPREHENSIVE PLAN FOR THE CITY OF	)	
BEAVERTON FOR PURPOSE OF ADOPTING	)	
THE SOUTH COOPER MOUNTAIN	)	
COMMUNITY PLAN FOR THE SOUTH	)	
COOPER MOUNTAIN ANNEXATION AREA	)	
THROUGH (SOUTH COOPER MOUNTAIN	)	
COMMUNITY PLAN). CITY OF	)	
BEAVERTON, APPLICANT.	)	

The matter came before the Planning Commission November 5, 2014, and continued to December 3, and 10, 2014 on a request for adoption of the South Cooper Mountain Community Plan for the South Cooper Mountain Annex Area through amendments to the Comprehensive Plan for the City of Beaverton. Development of the proposed community plan is the result of urbanization requirements as administered by Metro.

The proposed changes to the Comprehensive Plan include: modifications to the text within Volume I, Chapters 3 (Land Use Element), 6 (Transportation Element), 7 (Natural, Cultural, Historic, Scenic, Energy, and Groundwater Resources Element); adoption of the South Cooper Mountain Local Wetland Inventory Map (subject to DSL approval) and the South Cooper Mountain Habitat Benefit Area Map (aka Natural Resources Map) within Volume III; modifications within Volume IV Transportation System Plan (see Vol. I, Ch.

6); addition of the South Cooper Mountain Community Plan to Volume V Community Plans.

The South Cooper Mountain Annexation Area is comprised of twenty-one (21) properties, totaling approximately 543 acres, and is generally located north of SW Scholls Ferry Road, west of SW Loon Drive, east of SW Tile Flat Road, and south of SW Cooper Mountain Lane/SW Horse Tale Drive.

The properties are identified on Washington County Assessor's Map 1S131 as Tax Lots 01600, 01602, 01605; Washington County Assessor's Map 2S106 as Tax Lots 00103, 00200, 00301, 00302, 00400, 00402, 00403, 00404, 00500, 00600, 00700, 00800; and Washington County Assessor's Map 2S201 as Tax Lots 00100, 00101, 00200, 00201, 00400, and 00500.

Pursuant to Ordinance 4187, Comprehensive Plan, Section 1.6.1, the Planning Commission conducted a public hearing and considered oral and written testimony and exhibits for the proposed amendments to the Comprehensive Plan for the City of Beaverton.

Members of the community voiced concern with the Community Plan transportation system and zoning implementation. The Planning Commission focused its deliberation on zoning implementation of the Main Street Land Use Designation and alternative connections in the eastern side of the planning area for the proposed East-West Collector.

After considering testimony and reviewing the market analysis prepared for the South Cooper Mountain Plan, the Commissioners concur that

the Main Street Land Use designation is properly located and sized for the complete development of the South Cooper Mountain planning area. The Commission finds that while the demand for commercial land may not be at its highest in the next few years, the capacity for commercial uses must exist at the implementation of the community plan. The Commission finds that the implementing Neighborhood Service (NS) zoning district provides a high level of flexibility for development in the long term by allowing a wide range of uses. Specifically, the Commission finds that up to fifty percent of the NS zoning district may be developed with residential uses and that commercial and other uses may develop within the balance of the site. Therefore, the Commission declines to make any changes to the Main Street area proposed in the South Cooper Mountain Community Plan.

The Commission also received extensive testimony from property owners in the vicinity of the proposed East-West Collector opposing the connection of the proposed road at Loon Drive. The Commission considered an alternatives analysis for the proposed East-West road. The Commission concluded that the proposed location of the connection of the East-West road at Loon Drive is the best alternative for the Collector Road connection.

In considering another alternative that received some public support, the Commission specifically finds that 1) a new signalized intersection on Scholls Ferry Road, between Loon Drive/Barrows Road and SW 175th Avenue/Roy Rogers Road, would be unlikely to receive approval from Washington County,

which controls access to Scholls Ferry Road, because county access management standards generally limit new access to arterials to collectors and other arterials; 2) a significant local wetland will be adversely impacted to gain access to Scholls Ferry Road; and 3) should the East-West road connection be made at Scholls Ferry Road, the alignment could result in a significant amount of cut-through traffic on Oystercatcher Lane (a Local Street) accessing Loon Drive.

The Commission finds that safety concerns associated with the proximity of the Scholls Heights Elementary School have no reasonable basis. The school does not directly access the section of Loon Drive proposed for reclassification to a Collector, and any significant traffic impacts on the school can be addressed by careful design of the connection.

The Planning Commission, after holding the public hearing and considering all oral and written testimony, adopts the findings included in the staff reports dated October 29, 2014 and November 26, 2014, the staff memoranda dated November 5, 2014 and December 2, 3, 9, and 10, 2014, and the supplemental findings contained herein with respect to the criteria contained in Section 1.5.1 of the Comprehensive Plan; now, therefore:

**IT IS HEREBY ORDERED** that, pursuant to Section 1.5.1 of the Comprehensive Plan for the City of Beaverton, the Planning Commission **RECOMMENDS APPROVAL** of CPA2014-0011 to the City Council based on the facts and findings contained in the staff reports dated October 29, 2014

and November 26, 2014, as amended, staff memoranda dated November 5, 2014 and December 2, 3, 9, and 10, 2014, and the supplemental findings contained herein, subject to the following modifications and additions:

- Revise proposed Comprehensive Plan Transportation System Plan Figure 6.4a to remove the depiction of roads outside the South Cooper Mountain Community Plan area, with the exception of the new portion of 175th Avenue shown as "Proposed Arterial" and the existing portion of Alvord Lane outside of the existing Urban Growth Boundary (UGB) shown as "Neighborhood Route."
- Revise proposed Transportation System Plan Figure 6.4a to add a definition for 'Conceptual Road,' as follows: "Conceptual Roads are those new roads shown located outside the current Urban Growth Boundary (UGB). Conceptual Roads demonstrate how roads within city limits may be extended or connected in the long-term future. Alignments and functional classifications of Conceptual Roads are preliminary, tentative, and may ultimately be under the jurisdiction of another body."
- Revise proposed Transportation System Plan Figure 6.4a to show the realignment portion of 175th Avenue as "Proposed Arterial" rather than "Conceptual Arterial".

Motion **CARRIED** by the following vote:

**AYES:** Doukas, Kiene, Wilson, Winter, and Overhage.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** 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. 2383, 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

APPROVED:

  
\_\_\_\_\_  
KIM OVERHAGE  
Chair

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Planning Division Manager