



TYPE 4 NOTICE OF HEARING TO AMEND THE COMPREHENSIVE PLAN AND THE DEVELOPMENT CODE

Hearing Date: **November 5, 2014** Time: **6:30 p.m.** Hearing Body: **Planning Commission**

Project Name:	South Cooper Mountain Community Plan
Case File No.:	CPA2014-0011, CPA2014-00012, TA2014-0002
Summary of Application:	<p>The City of Beaverton proposes adoption of the South Cooper Mountain Community Plan for the South Cooper Mountain Annexation Area through amendments to the <i>Comprehensive Plan for the City of Beaverton</i> and the <i>Development Code of the City of Beaverton</i>. The specific amendments include:</p> <p><u>Comprehensive Plan Land Use Map Amendment (CPA 2014-0012)</u> 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.</p> <p><u>Comprehensive Plan Text Amendment (CPA2014-0011)</u> 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 <i>Land Use</i>, 4 <i>Housing</i>, 5 <i>Public Facilities and Services</i>, 6 <i>Transportation</i>, 7 <i>Natural, Cultural, Historic, Scenic, Energy and Groundwater, Resources</i>, and 8 <i>Environmental Quality and Safety</i>; Volume II <i>Background and Supporting Documents</i>; Volume III <i>Statewide Planning Goal 5 Resource Inventory Documents</i>; Volume IV <i>Transportation System Plan</i>; and Volume V <i>Community Plans</i>.</p> <p><u>Development Code Text Amendments (TA2014-0002)</u> The proposal includes modifying the Development Code respective of regulations to implement the Community Plan through development review. Amendments may effect Chapters: 20 <i>Land Use</i>; 40 <i>Applications</i>; 60 <i>Special Requirements</i>; 90 <i>Definitions</i></p> <p>The proposed community plan has been prepared pursuant to the urbanization requirements of Metro Code.</p>
Project Location:	<p>The South Cooper Mountain Annexation Area is generally located along the north side 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.</p> <p>The properties are identified on Washington County Assessor's Map 1S1 31 as Tax Lots 01600, 01602, 01605; Washington County Assessor's Map 2S1 06 as Tax Lots 00103, 00200, 00301, 00302, 00400, 00402, 00403, 00404, 00500, 00600, 00700, 00800; and Washington County Assessor's Map 2S2 01 as Tax Lots 00100, 00101, 00200, 00201, 00400, and 00500.</p>
Land Use & NAC:	Existing Washington County Rural land use designations Neighbors Southwest Neighborhood Association Committee
Applicable Criteria	Comprehensive Plan Section 1.5.1 <i>Criteria for Legislative and Quasi-judicial Comprehensive Plan Amendments</i> , and
Sections:	Development Code Section 40.85.15.1.C <i>Text Amendment</i>
Hearing Place:	City Council Chambers, First Floor, The Beaverton Building, 12725 SW Millikan Way
Staff Contact:	Leigh Crabtree (503) 526-2458, lcrabtree@BeavertonOregon.gov

Materials for review:

A copy of the application, the draft South Cooper Mountain Community Plan, and applicable review criteria are available for inspection at no cost at the Planning Counter, 4th floor, The Beaverton Building, 12725 SW Millikan Way, from 7:30 a.m. to 4:30 p.m. Monday through Friday, except holidays. A copy of any or all materials will be provided at reasonable cost.

The draft South Cooper Mountain Community Plan and other documents, materials, and information related to development of the draft South Cooper Mountain Community Plan are available for review online, <http://www.beavertonoregon.gov/index.aspx?NID=1300>.

Staff report:

Staff reports are published a minimum of seven (7) calendar days before the date of the initial public hearing. A copy of the staff report will be available for inspection at the Planning Counter at no cost at least seven (7) calendar days before the hearing, and will be provided at a reasonable cost. Staff reports may also be viewed on-line at www.beavertonoregon.gov.

Conduct of Hearing:

Pursuant to Section 1.6 of the Comprehensive Plan and Sections 50.55, 50.57, and 50.58 of the Development Code, the Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the proposals after the hearing closes.

Submission of Testimony:

Pursuant to Section 50.58 of the Beaverton Development Code, any person may submit exhibits or written comments prior to the hearing. All submittals which are more than two (2) letter sized pages must include no fewer than ten (10) complete copies of the materials being submitted.

Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

Please reference the Case File Number and Project Name in your written comments.

Submission deadlines:

- To be addressed in the staff report, written comments or exhibits on the proposal shall be submitted no later than 4:30 p.m. on Friday, October 24, 2014.
- To be submitted by staff at the hearing, written comments or exhibits on the proposal must be received by the Director no later than 4:30 p.m. on the day of the scheduled hearing.
- To be submitted at the hearing, written comments or exhibits must be filed with the recording secretary and offered to the decision making authority as part of the record.

Delivery Methods:

- Mail to the Planning Division, Community Development Department, City of Beaverton, PO Box 4755, Beaverton, OR 97076-4755.
OR
- Hand-delivered to the Planning Division, 4th floor, The Beaverton Building, 12725 SW Millikan Way, from 7:30 a.m. to 4:30 p.m. Monday through Friday, except holidays.

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 WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.