

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

IN THE MATTER OF CPA2015-0001 AND ZMA2015-0001)	
REQUESTS TO AMEND THE COMPREHENSIVE PLAN LAND USE)	ORDER NO. 2393
MAP AND THE ZONING MAP APPLICABLE TO THE PARCELS)	APPROVING REQUESTS
LOCATED ADJACENT TO THE LIGHT RAIL LINE, SOUTH OF SW)	
TERMAN ROAD, EAST OF SW MURRAY BOULEVARD AND)	
WEST OF SW HOCKEN AVENUE (MILLIKAN / HOCKEN LAND)	
USE AND ZONING MAP AMENDMENTS.)	

The matter came before the Planning Commission on April 1, 2015, on requests for amendments to the City’s Comprehensive Plan Land Use Map and Zoning Map to apply City land use and zoning designations for four (4) parcels annexed in March 2005. The properties retain the Interim Washington County Industrial designation. The subject parcels are within a station community, as identified on the County’s “Station Community Boundaries” map under *Policy 40, Regional Planning Implementation* of the County’s Comprehensive Framework Plan for the Urban Area.

The proposal implements the City’s Station Community (SC) land use designation and the City’s Station Community – Employment (SC-E) zoning district for the four (4) subject parcels. The SC-E zoning district has two sub areas; this proposal recommends SC-E zoning district Sub Area 1. The proposal implements Beaverton’s most similar land use designation to the County’s *Policy 40* and implements Beaverton’s most closely matched zoning district to the existing uses of the parcels under the SC land use designation. The subject parcels are located adjacent to the light rail line, south of SW Terman Road, east of SW Murray Boulevard and west of SW Hocken Avenue. The

subject parcels total approximately 28 acres in size are identified as Tax Lots 100 and 200 on Washington County Tax Assessor's Map 1S109-CD; Tax Lot 700 on Washington County Tax Assessor's Map 1S109-DC; and Tax Lot 100 on Washington County Tax Assessor's Map 1S109-CB.

Pursuant to Ordinance 4187 (Comprehensive Plan), and Ordinance 2050 (Development Code), the Planning Commission conducted a public hearing and considered testimony and exhibits.

The Planning Commission adopts the Staff Report dated March 25, 2015, as to the applicable criteria contained in Section 1.5.1 of the Comprehensive Plan and Section 40.97.15.4.C of the Development Code and findings thereon; now, therefore:

IT IS HEREBY ORDERED that **CPA2015-0001** is **APPROVED** based on the facts and findings of the Planning Commission on April 1, 2015.

Motion **CARRIED** by the following vote:

AYES:	Wilson, Nye, Kiene, Kroger, Overhage, Winter and Doukas.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	None.

IT IS HEREBY ORDERED that **ZMA2015-0001** is **APPROVED** based on the facts and findings of the Planning Commission on April 1, 2015.

Motion **CARRIED** by the following vote:

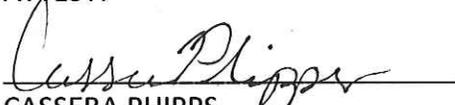
AYES:	Wilson, Nye, Kiene, Kroger, Overhage, Winter and Doukas.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	None.

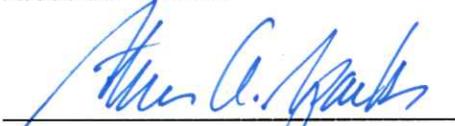
Dated this 9th day of April, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2393, 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, April 20, 2015.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


CASSERA PHIPPS
Associate Planner


STEVEN A. SPARKS, AICP
Planning Division Manager

APPROVED:


MIMI DOUKAS
Chair

For