

**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)	ORDER NO. 2539
PROPOSED QUASI-JUDICIAL COMPREHENSIVE PLAN MAP)	CPA2017-0002 THE RIDGE PUD AT SOUTH COOPER
AMENDMENT TO FIGURE III-1, THE COMPREHENSIVE PLAN)	MOUNTAIN
LAND USE MAP.)	
)	

The matter came before the Beaverton Planning Commission on June 28, 2017, on a request for approval of a proposed amendment to the Land Use Map of the Beaverton Comprehensive Plan, Figure III-1. The proposal is specific to properties identified as Tax Lots 500 and 600 on Washington County Tax Assessor’s Map 2S1-06, addressed as 18185 SW Scholls Ferry Road and 18407 SW Scholls Ferry Road, respectively. The proposal is to adjust existing boundaries of current Comprehensive Plan land use designations applied to the subject properties for alignment with proposed streets and property lines identified as part of The Ridge Planned Unit Development at South Cooper Mountain and the land use case files associated with this development proposal.

Pursuant to Chapter 1, Section 1.6 of the Beaverton Comprehensive Plan, the Planning Commission conducted a public hearing and considered all testimony and exhibits on the subject proposal to adjust existing land use boundaries.

The Commission, after holding the public hearing and considering all oral and written testimony, deliberated on the proposed Land Use Map Amendment and then adopted the Staff Report dated June 21, 2017, as amended, and the findings contained therein, as applicable to the approval criteria contained in Chapter 1, Section 1.5.1.A-D of the Comprehensive Plan, subject to map modifications identified under motion.

Therefore, **IT IS HEREBY ORDERED THAT CPA2017-0002 is APPROVED AND RECOMMENDED FOR ADOPTION OF AN ORDINANCE BY CITY COUNCIL** based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated June 21, 2017, as amended, consistent with the map boundary changes identified in Exhibit 1.3 of the Staff Report dated June 21, 2017, with map changes specific to the north portion of the site that remove the cul-de-sac in favor of changes consistent with applicant's alternative plan for additional tree preservation, also illustrated to this Order.

Motion **CARRIED**, by the following vote:


AYES:	Lawler, Overhage, Winter, Matar and Nye.
NAYS:	None.
ABSTAIN:	North.
ABSENT:	None.

Dated this 3 day of July, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2539 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 July 13 2017.


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



ANNA SLATINSKY
Planning Division Manager

APPROVED:



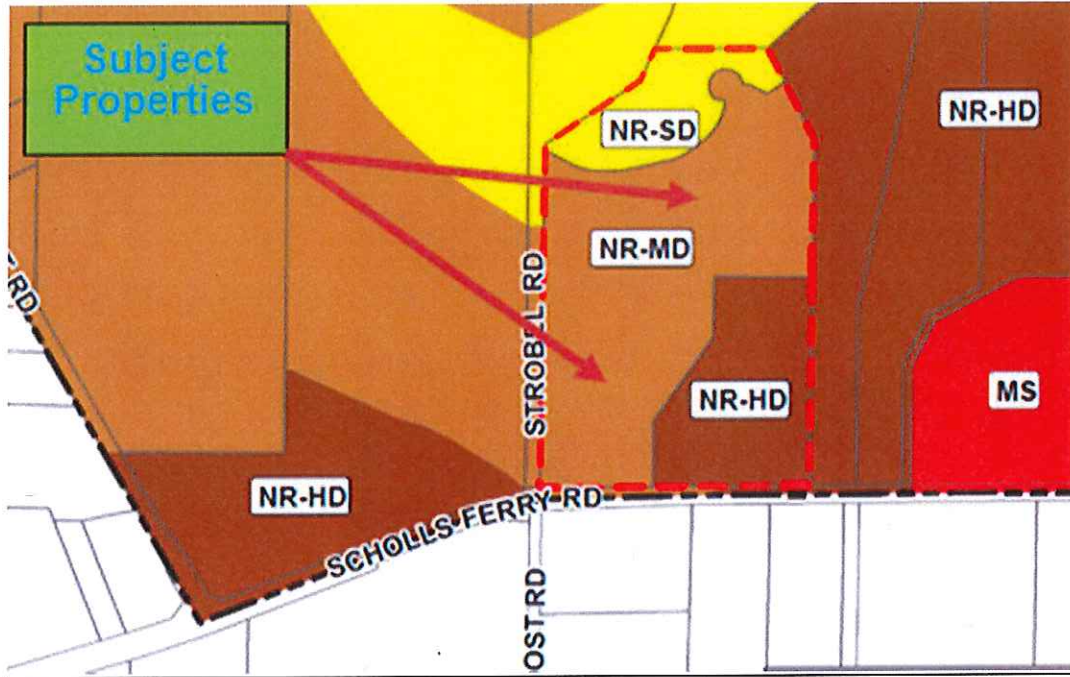
KIM OVERHAGE
Chair



SCOTT WHYTE, AICP
Senior Planner

Illustrations for Order No. 2539

Exhibit 1.3 of the Staff Report dated June 21, 2017



Boundary Modification - North portion of subject properties absent cul-de-sac

