



COOPER MOUNTAIN COMMUNITY PLAN **PLANNING COMMISSION RECOMMENDATION and** **CITY COUNCIL HEARING NOTICE**

October 29, 2024

To Whom It May Concern:

The Beaverton **PLANNING COMMISSION** issued a recommendation of **APPROVAL** of **CPMA42024-00679 / TA42024-00680 / ZMA42024-00681 (LU42024-00862 COOPER MOUNTAIN COMMUNITY PLAN)** to **CITY COUNCIL** at the Planning Commission's October 16, 2024, meeting.

The Land Use Orders summarizing the Planning Commission's decision are available at: <https://apps2.beavertonoregon.gov/DevelopmentProjects/>. Select "Citywide Projects" to view and download Cooper Mountain Community Plan decisions.

You may contact the staff planner on page 2 for a copy of the land use orders mailed to you.

The Beaverton **CITY COUNCIL** will consider the Planning Commission's recommendation on these Land Use Orders. The Council will conduct a public hearing on December 3, 2024, that provides another opportunity for public testimony. The public hearing will be held according to the Council's rules of procedure and state law. After the Council's public hearing concludes, the Council will render a decision. All members of the public that testify orally or in writing at the Planning Commission or Council public hearings will receive a notice of the Council's decision.

Hearing Date: December 3, 2024

Hearing Body: City Council

Hearing Time: 6:00 p.m.

Hearing Place: This Public Hearing will be hybrid. People can attend in-person at the Beaverton Building, City Council Chambers, First Floor, 12725 SW Millikan Way, Beaverton, OR, 97005.

People can also participate virtually by accessing the meeting link at: <https://beavertonoregon.gov/797/Agendas-Minutes>

Project Name: COOPER MOUNTAIN COMMUNITY PLAN
Comprehensive Plan Amendment
Zoning Map Amendment
Development Code Text Amendment

Case File No.: LU42024-00682
CPMA42024-00679
TA42024-00680
ZMA42024-00681

Summary of Application: The City of Beaverton proposes to amend the Comprehensive Plan (including the Land Use Map), Development Code, and Zoning Map to implement the Cooper Mountain Community Plan and related Oregon Administrative Rules. While most of the proposed changes apply only to the land within the Cooper Mountain Community Plan area, some changes will apply citywide.

Proposed amendments will affect Comprehensive Plan Volume I (Chapter 1 – Procedures, Chapter 3 – Land Use, Chapter 5 – Public Facilities and Services, Chapter 6 – Transportation, Chapter 7 – Natural, Cultural, Historic, Scenic, Energy, and Groundwater Resources, and Chapter 8 – Environmental Quality and Safety), Volume III (Statewide Planning Goal Five Resource Inventory), Volume IV (Transportation System Plan) and Volume V (Cooper Mountain Community Plan).

Proposed amendments will affect Development Code Chapter 10–General Provisions, Chapter 20–Land Uses, Chapter 40–Applications, Chapter 50–Procedures, Chapter 60–Special Requirements, Chapter 70–Downtown Design District, and Chapter 90–Definitions.

Applicable Location: Cooper Mountain Community Plan area; Citywide

Zoning & NAC: All zoning districts, City of Beaverton Neighborhood Association Committees, and Washington County Community Participation Organizations 1, 3, 4B, 4M, 6, 7 and 10

Applicable Criteria: Comprehensive Plan Section 1.5.1 can be accessed at:
<https://www.beavertonoregon.gov/375/Comprehensive-Plan>
Development Code Section 40.85.15.1.C can be accessed at:
<https://beavertonoregon.gov/464/Development-Code>
Development Code Section 40.97.15.2.C can be accessed at:
<https://beavertonoregon.gov/464/Development-Code>

Staff Contact: Rob Zoeller, 503-526-3730, rzoeller@beavertonoregon.gov

How to Participate:

The City of Beaverton strongly encourages submitting written public testimony via email to the project planner. However, public hearing testimony can be provided in four ways:

- In writing via email to rzoeller@beavertonoregon.gov
- In writing via mail to Rob Zoeller at PO Box 4755, Beaverton, OR 97076
- Join Zoom webinar conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at:
<https://www.beavertonoregon.gov/797/Agendas-Minutes>

If you do not have the technology to join the meeting virtually to provide testimony, and you wish to do so, please contact planning staff for assistance.

- In-person during the Cooper Mountain Public Hearing the night of the meeting.

All written public testimony will be accepted until the close of the public hearing. To ensure written comments are read before the public hearing, staff encourages community members to please submit testimony at least 24 hours in advance of the public hearing.

For all written comments submitted to the city, please reference:

- Project Name: COOPER MOUNTAIN COMMUNITY PLAN
- Case File Numbers: LU42024-00682, CPMA42024-00679, TA42024-00680, ZMA42024-00681
- Mailing Address: Please provide your physical mailing address if you would like to receive a copy of the decision. Email addresses do not qualify as mailing addresses.

The complete case file, which includes a copy of all documents and evidence submitted by or on behalf of the applicant, applicable review criteria, and the Planning Commission's recommendation, are available for inspection at the Planning Division, Community Development Department, 4th Floor, City Hall, 12725 SW Millikan Avenue (hours of operation are 8:30 a.m. to 4:30 p.m., Monday through Thursday, except for holidays). Copies of the Planning Commission's recommendation and the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at a reasonable cost. Copies of the Planning Commission's recommendation and the staff report may also be viewed online at:

<https://www.beavertonoregon.gov/Planning-Commission>.

For more information about the case file, please contact the project planner, **Rob Zoeller, Senior Planner** at rzoeller@beavertonoregon.gov or 503-526-3730.

General information, such as project updates, about the Cooper Mountain Community Plan is also available on the Beaverton website at www.BeavertonOregon.gov/CM.

The City Council will conduct hearings in accordance with adopted rules of procedure. 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, precludes appeal to the Land Use Board of Appeals on the issue.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at:

<https://www.beavertonoregon.gov/797/Agendas-Minutes>.

Sincerely,



Rob Zoeller, Senior Planner

cc: Aaron Taylor
Alice Kinzer
Alvin Steele
Austin Pederson
Bob Smith
Bonnie and Kenneth Howe
Casey Sayre
Colleen and Kurt Perkins
David Ohlsen
David Phillips
Eric Hobbble
Eric Squires
Garrett H. Stephenson
Gery Keck
Howard Herman and Jean Shaw
Jane Hicks
Jennifer Sicard

John Griffiths
John Nichols
Keenan Ordan Bakalian
Kim Vandehey
Kyle Hand
Mark Peterson
Matthew Martin
Nicole Paulsen
Ron Anderson
Sig and Sandi Lillevik
Sivan Ben-David
Stephen Roberts
Steve Gunther
Theresa Cherniak
Wendy Kroger
Zack Hillman
Project File

Accessibility. This information can be made available in large print or audio recording upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with three business days advance notice. To request these services, contact Rob Zoeller by calling 503-526-3730 or email rzoeller@beavertonoregon.gov. Use 711 for relay service.

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

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