

**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
PROPOSED QUASI-JUDICIAL ZONING MAP AMENDMENT

) ORDER NO. 2540
) ZMA2017-0002 THE RIDGE PUD AT SOUTH COOPER
) MOUNTAIN
)
)

The matter came before the Beaverton Planning Commission on June 28, 2017, on a request for approval of a proposed amendment to the Beaverton Zoning Map. The proposal removes the current Washington County interim zone of AF-20 that apply to the two 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 replaces the AF-20 zone with City of Beaverton zoning districts that implement respective land use designations of the Land Use Map, Figure III-1 of the Beaverton Comprehensive Plan, that currently apply to these properties. The proposal is associated with a concurrent Comprehensive Plan Map Amendment application, case file CPA2017-002, that adjusts existing land use designations 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, which include LD2017-0002, CU2017-0003, DR2017-0010 and TP2017-0005.

Pursuant to Ordinance 2050 (Development Code), Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopted the Staff Report dated June 21, 2017, as amended, and the findings contained therein, as applicable to the approval criteria contained in Section 40.97.15.1.C. of the Beaverton Development Code, subject to map modifications identified under motion.

Therefore, **IT IS HEREBY ORDERED THAT ZMA2017-0002 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 map boundary changes identified in Exhibit 1.5 of the Staff Report, 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. 2540 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:

APPROVED:



ANNA SLATINSKY
Planning Division Manager



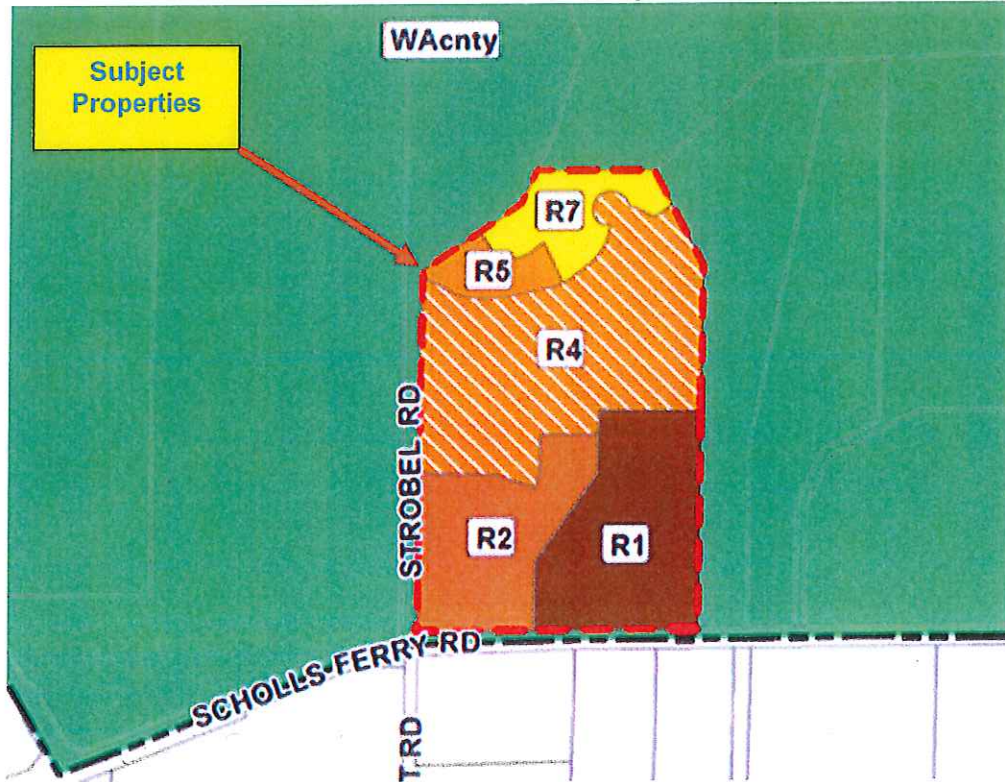
KIM OVERHAGE
Chair



SCOTT WHYTE, AICP
Senior Planner

Illustrations for Order No. 2540

Exhibit 1.5 of the Staff Report dated June 21, 2017



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

