



CITY OF BEAVERTON  
Planning Division  
Community Development Department  
Tel: 503-526-2420  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

## PUBLIC HEARING NOTICE

**Hearing Date:** October 16, 2024  
**Hearing Body:** Planning Commission  
**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, as described below.

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>

**Hearing Time and Place:** 6:30 p.m. October 16, 2024. Public Hearings are being held remotely and can be viewed at the following link:  
<https://www.beavertonoregon.gov/913/Agendas-Minutes>

**Staff Contact:** Rob Zoeller, [rzoeller@beavertonoregon.gov](mailto:rzoeller@beavertonoregon.gov)

**How to Participate:**

In writing via email to [rzoeller@beavertonoregon.gov](mailto: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/913/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.

If you wish to provide comments on the proposed amendments, you are encouraged to send them via email to [rzoeller@beavertonoregon.gov](mailto:rzoeller@beavertonoregon.gov). To be included in the published staff report, correspondence needs to be received by **12:00 p.m. October 2, 2024**. Staff encourages people to provide testimony in advance to allow staff and the Planning Commission time to review the testimony. Staff recommends at the latest by 4:30 p.m. on the day of the hearing, although testimony will be accepted until the public hearing is closed. **More information about how to participate is provided later in this document.**

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 Planning Commission shall conduct a hearing in accordance with adopted rules of procedure, and, after the hearing closes, shall make a recommendation on the application to be forwarded to the City Council. 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.

The October 16 Planning Commission hearing is a first step. City Council is the final decision-maker for this proposal. A public hearing at City Council is scheduled for December 3, 2024. If adopted, the code changes will become effective January 2, 2025.

**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](mailto:rzoeller@beavertonoregon.gov). Use 711 for relay service.

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## How to get more information

Full details on proposed Beaverton Comprehensive Plan, Development Code and Zoning Map changes proposed in LU42024-00682, CPMA42024-00679, TA42024-00680 and ZMA42024-00681 can be found on the Beaverton website at <https://www.beavertonoregon.gov/cm>.

They can also be accessed at the Beaverton Planning Division, 4th Floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 8:30 a.m. and 4:30 p.m. Monday through Thursday except holidays. For additional information, you may also contact Rob Zoeller at 503-526-3730 or [rzoeller@beavertonoregon.gov](mailto:rzoeller@beavertonoregon.gov).

A copy of the staff report will be available for inspection at no cost at least seven calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed online at: <https://apps2.beavertonoregon.gov/DevelopmentProjects/>

## The purpose of this notice

You are receiving this notice to advise you of a proposed ordinance action. Comprehensive Plan Section 1.4.1 and Development Code Section 50.50.3 require the city to provide written notice of a proposed ordinance action to the affected owners of property within the city for which the proposed ordinance, if adopted, may affect the permissible uses of land. Property owner information is based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation.

# Cooper Mountain Community Plan Amendments

## Comprehensive Plan changes (CPMA42024-00679)

The Comprehensive Plan includes goals and policies that provide the future vision and development direction for the city. The Comprehensive Plan includes five volumes. Volumes I through IV generally apply citywide. Volume V is reserved for Community Plans, which provide a unique set of goals and policies for a specific area.

Proposed amendments to Volume V include the addition of the Cooper Mountain Community Plan, which establishes a long-term vision for Cooper Mountain’s growth and development to support welcoming, walkable neighborhoods that honor the unique landscape and ensure a legacy of natural resource protection and connection.

The Cooper Mountain Community Plan will meet significant housing needs for the city and region. In 2018, Beaverton applied for an expansion of the Metro region’s urban growth boundary to meet these housing needs. The Metro regional government approved the expansion in 2018, and the Cooper Mountain Community Plan was developed to meet regional and state requirements for planning new urban areas.

Proposed amendments to Volumes I through IV are included to implement Cooper Mountain Community Plan goals and policies as well as citywide goals and policies. Zoning map changes (ZMA42024-00681) and Development Code changes (TA42024-00680) are included to implement the Cooper Mountain Community Plan and the Comprehensive Plan.

CPMA42024-00679 proposes the following amendments:

- Volume V – Add the Cooper Mountain Community Plan, which includes goals and policies for equity; housing; natural resources; community resilience; public facilities and infrastructure; transportation; commercial areas; and funding strategies.
- Volume I – Add a new land use map in Chapter 3 to include Cooper Mountain designations. The Beaverton Comprehensive Plan Land Use Map determines what city land use policies apply to different locations in the city and which zoning districts can be applied within those Comprehensive Plan designations.

Land Use Designation	Implementing Zoning Districts
Cooper Mountain Commercial	CM-CS – Cooper Mountain - Community Service
Cooper Mountain Mixed Use Corridor	CM-HDR – Cooper Mountain - High Density Residential CM-MR – Cooper Mountain - Multi-dwelling Residential CM-RM – Cooper Mountain - Residential Mixed
Cooper Mountain Residential	CM-RM – Cooper Mountain - Residential Mixed

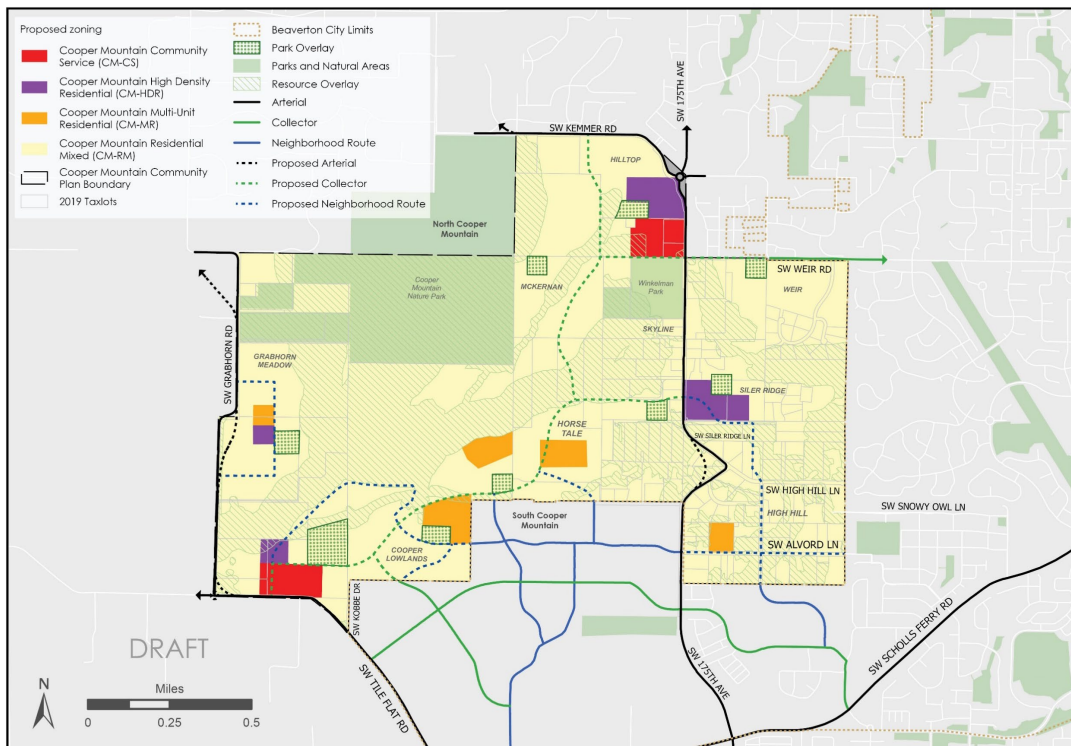
The land use map is available at: <https://beavertonoregon.gov/cm>

Other changes: Update noticing requirements in Chapter 1. Add new or updated utility plans to Chapter 5. Add new transportation policies and a new functional classification map for Cooper Mountain to Chapter 6. Add new policies that protect natural resources and wildlife habitat in Chapter 7. Add a Cooper Mountain Landslide Hazard Risk Map to Chapter 8 and update landslide policies.

- Volume III (Statewide Planning Goal Five Resource Inventory) – Add the Statewide Planning Goal Five Resource Inventory for Cooper Mountain.
- Volume IV (Transportation System Plan) – Update Chapters 2 and 4 to match Volume I Chapter 6 updates. Add Appendix O to include a list of future Cooper Mountain projects that would be added to the city’s Transportation System Plan.

## Zoning map changes (ZMA42024-00681)

Land use designations in the Comprehensive Plan correspond with implementing zoning districts that provide rules for neighborhood development. Zoning is the practice of establishing the appropriate mix of uses in different areas and setting site and building design expectations. Each zone may have different allowed land uses as well as minimum or maximum building height, setbacks, density, and other rules. The draft zoning map for Cooper Mountain identifies geographic locations where different development rules apply. Development rules are described later in TA42024-00680.



The proposed zoning districts are:

- **Cooper Mountain – Community Service (CM-CS).** Requires a minimum amount of commercial uses to provide access to goods and services within Cooper Mountain while allowing residential development, generally multi-dwellings and middle housing.
- **Cooper Mountain – High Density Residential (CM-HDR).** Primarily a residential district with a focus on multi-dwellings and middle housing. Commercial uses are also among the uses allowed.
- **Cooper Mountain – Multi-dwelling Residential (CM-MR).** Intended to result in mostly residential developments with a focus on multi-dwellings and middle housing.
- **Cooper Mountain – Residential Mixed (CM-RM).** Allows a mix of detached and attached housing types at the lowest number of units per acre of Cooper Mountain's residential zones. Allows small-scale commercial uses in some locations.

Overlay zones indicate areas where special rules apply. The proposed overlays applied are:

- **Resource Overlay.** The Resource Overlay shows where additional environmental rules apply, in part to meet state and regional requirements.
- **Cooper Mountain Parks Overlay.** The Cooper Mountain Parks Overlay identifies locations for parks and open space within Cooper Mountain.

## **Development Code changes (TA42024-00680)**

The Comprehensive Plan goals and policies are the basis for the standards and guidelines of the Development Code. TA42024-00680 proposes the following amendments applicable to properties in Cooper Mountain:

### **Chapter 10 – General Provisions**

- 10.25 Classification of Zoning Districts. Add Cooper Mountain zoning districts to the list of citywide zoning classifications.
- 10.32 Overlays. Add Cooper Mountain Parks Overlay and Resource Overlay.

### **Chapter 20 – Land Uses**

- 20.22 Cooper Mountain Zoning Districts
  - Add a new section that includes site development standards and land uses for the CM-CS, CM-HDR, CM-MR, and CM-RM zones.
    - In the CM-RM zone, five-plexes and six-plexes are allowed in addition to other middle housing types.
    - In all zones, maximum building heights are proposed to be higher than in other comparable Beaverton districts to allow additional flexibility given steep slopes and sites with significant natural resource areas.

- In all zones, maximum floor area ratio (FAR), which limits the amount of interior building square footage allowed based on the size of the site, is used rather than maximum units per acre.
- Add a section that requires a minimum amount of commercial square footage on properties in the CM-CS zone.
- Add a section that requires a variety of housing types and integration of those housing types in larger new developments to promote inclusive neighborhoods in the CM-RM zone.
- Add a section that allows small-scale commercial uses near parks, CM-MR zones, and streets with the Neighborhood Route classification.
- Add a section that describes where additional environmental regulations apply within the Resource Overlay (Section 60.37).
- Add a section that describes requirements for the Cooper Mountain Parks Overlay, which identifies locations for parks and open space within Cooper Mountain and includes a discretionary option for alternative parks locations.
- 20.25.05 Residential Density. For sites within the CM-RM zoning district, clarify how minimum and maximum residential density is calculated and how minimum and maximum residential density averaging is allowed.
- 20.25.10 Floor Area Ratio. For sites in CM-CS, CM-HDR, and CM-MR with constrained lands, the code allows a higher FAR on the buildable portion of a lot. For multi-phase developments, the code provides a process that allows applicants to demonstrate how the project can meet minimum FAR at ultimate build out.

#### **Chapter 40 – Applications**

- Add new applications (Resource Overlay and Tree Applications – Cooper Mountain) to support Chapter 20 and 60 updates.
- Update applications – Planned Unit Development (PUD), Design Review, Single-Detached and Middle Housing Design Review, Home Occupations, Land Divisions, and Sidewalk Design Modifications – to address new code sections that cover discretionary paths for Cooper developments; multi-phase developments; small-scale commercial uses and design requirements; design requirements for five-plexes and six-plexes; and land divisions.

#### **Chapter 50 – Procedures**

- 50.90. Add decision expiration time periods for new Cooper Mountain applications.
- 50.93. Clarify that Resource Overlay Boundary Correction applications do not expire.

#### **Chapter 60 – Special Requirements**

- 60.05.15 Building Design and Orientation Standards. Add requirements for building location and orientation along streets in Commercial and Multiple Use zones. Add

requirements for ground-floor elevations on commercial and multiple-use buildings. Guidelines in Section 60.05.35 advance similar desired outcomes.

- 60.05.20 Circulation and Parking Design Standards. Add requirements for connections to the public street system; pedestrian circulation; off-street parking frontages; and sidewalks along streets and primary building elevations in Commercial and Multiple Use zones. Guidelines in Section 60.05.40 advance similar desired outcomes.
- 60.05.25 Landscape, Open Space, and Natural Areas Design Standards. Add minimum landscaping requirements for various uses and building types. Add open space and landscape buffer requirements for developments subject to Design Review. Guidelines in Section 60.05.45 advance similar desired outcomes.
- Table 60.05-1 Technical Lighting Standards. Add rules for lighting of trails in Cooper Mountain and for lighting within a Natural Area or within 25 feet of the Resource Overlay or Cooper Mountain Nature Park.
- 60.05.60 Design Standards and Guidelines for Single-Detached Dwellings and Middle Housing. Updates requirements to include rules for small-scale commercial uses; tree planting and irrigation; open space; landscape buffers next to the Cooper Mountain Nature Park, and grading at property lines.
- 60.05.65 Design Standards and Guidelines for Five- and Six-Unit Multi-Dwelling Structures in the Cooper Mountain Residential Mixed (CM-RM) Zoning District. Add a new section for development of five-plexes and six-plexes based on the existing design standards and guidelines for single-detached homes and middle housing.
- 60.15.08 Cooper Mountain Landslide Hazard Risk. Add a new section with standards applicable to land division proposals in Cooper Mountain that include land identified as a Landslide Hazard.
- 60.30 Off-Street Parking. Add maximum parking requirements for motor vehicles related to small-scale commercial uses in the CM-RM zone.
- 60.36 Planned Unit Development – Cooper Mountain. Add a new section that provides provisions for PUD applications in the Cooper Mountain Community Plan area.
- 60.37 Resource Overlay. Add a new section intended to be substantially compliant with the Metro Title 13 Model Code, which provides the framework for regulating natural resources in the urban growth boundary.
- 60.50.25 Uses Requiring Special Regulation. Add a new section that establishes requirements for Neighborhood Parks and Community Parks based on THPRD's 2019 Parks Functional Plan and for Visitable Dwellings.
- 60.55.35 Access Standards. Add private alley standards and vehicular access standards for Neighborhood Routes west of SW 175th Avenue.
- 60.61 Trees and Vegetation – Cooper Mountain. Add regulations for trees within the Cooper Mountain Community Plan area during and after the initial site development.



## **Chapter 90 – Definitions**

- Add new definitions that support code changes related to natural resources, trees and land divisions, among others. Refine some definitions for clarity.

TA42024-00680 also includes minor modifications in Chapters 10, 20, 40, 50 and 60 that add references to new Cooper Mountain zoning districts, building types, and small-scale commercial uses and also reflect changes in wording for clarity or consistency.

## **Other Citywide Amendments**

### **Development Code changes (TA42024-00680)**

Development Code changes are included to implement the Cooper Mountain Community Plan. In some cases, other code sections were updated to facilitate this work, and these changes have implications for code that applies to other parts of the city. TA42024-00680 proposes to make changes to the following code sections that apply to properties citywide:

#### **Chapter 10 – General Provisions**

- 10.32 Overlays. Create a new section that moves overlays from the zoning districts table to a separate overlay table.

#### **Chapter 40 – Applications**

- 40.45 Land Division and Reconfiguration. Add a mechanism that allows property owners to divide and sell lots through a Large Lot Land Division. If middle housing is proposed, a Land Division Housing Plan will be required to ensure future development will meet relevant code requirements. Adds an application for a Land Division Housing Plan Amendment to change the housing that will be developed on a site to meet code requirements. Changes also made to Sections 40.20, 40.21 and 40.23 to ensure compliance with Section 40.45 updates.
- 40.93 Tualatin Hills Park and Recreation District (THPRD) Annexation Waiver. Delete the section that allows waivers for required annexations to THPRD to ensure the park district can provide park and recreation services for annexed properties.

#### **Chapter 50 – Procedures**

- 50.90 Expiration of a Decision. Add Design Review Three to the 5-year expiration list for phased developments. Update expiration of PUDs to 5 years regardless of phasing. Add Land Division Housing Plan Amendment to 2-year expiration list. Remove the THPRD Annexation Waiver because it is proposed for deletion.

#### **Chapter 60 – Special Requirements**

- 60.05.15 Building Design and Orientation Standards. Add additional detail and options to meet standards for roof forms, primary building entrances and window coverage.
- 60.05.20 Circulation and Parking Design Standards. Add screening standards for ground-floor parking. Update frontage requirements for development in commercial

and multiple use districts for consistency with Oregon Administrative Rule 660-012-0330(4)(a). Guidelines in Section 60.05.40 advance similar desired outcomes.

- 60.05.25 Landscape, Open Space, and Natural Areas Design Standards. Update minimum open space landscape requirements for developments. Add general landscaping requirements that require plant diversity and irrigation. Rename Table 60.05-2 for landscape buffer requirements and relocate it to Section 60.05.25.14.H.1. Guidelines in Section 60.05.45 advance similar desired outcomes.
- 60.05.30 Lighting Design Standards. Update standards to reduce light and glare within and adjacent to Natural Areas. Guidelines in Section 60.05.50 advance similar desired outcomes.
- Table 60.05-1. Technical Lighting Standards. Relocate this table to Section 60.05.30. Add exemption from lighting requirements for public parks based on hours of operation and proposed park uses. Add special design standards for development within and adjacent to Natural Areas. Add lighting rules for private alleys.
- 60.30 Off-Street Parking. Add parking ratio for minimum required bicycle parking spaces in public parks.
- 60.55.35 Access Standards. Add new section that describes requirements for private alleys in developments.

## Chapter 90 – Definitions

- Add new definitions that support code changes to land divisions, natural resources and trails. Refine definitions for building height, entrances, public parks and dog runs.

TA42024-00680 also includes minor modifications in Chapters 10, 20, 40, 50, 60, 70, and 90 that reflect changes in wording in the Development Code, update references, delete old references, and add language that some code updates may be done online.

### **This document is available in other languages and formats upon request**

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

本文档是可用在其他语言和格式

Tài liệu này có sẵn trong các ngôn ngữ khác và các định dạng theo yêu cầu

توفر هذه الوثيقة باللغات وغيرها من الأشكال بناء على طلبها

이 문서는 요청에 따라 다른 언어와 형식으로 사용할 수 있습니다

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