



MEMORANDUM

Community Development Department

To: Planning Commission
From: Rob Zoeller, Planning Division
Memo Date: April 12, 2023
Work Session: May 3, 2023
Subject: Cooper Mountain Community Plan: Goals and Policies
Attachment A: Cooper Mountain Community Plan
Attachment B: Friends of the Cooper Mountain Nature Park Policy Comments

PURPOSE

At the Planning Commission meeting on May 3, staff will provide an overview of draft goals and policies that, when completed and approved by City Council, will be added to the City's Comprehensive Plan. The goals and policies are found within the attached draft of the Cooper Mountain Community Plan (Attachment A).

Staff is interested in comments and questions pertaining to the full document but is especially interested in thoughts on the draft policies (pages 39-55). The policies are important because the city's development rules and many Comprehensive Plan amendments must be consistent with the goals and policies in the Community Plan and Comprehensive Plan.

PROJECT OVERVIEW

The Cooper Mountain Community Plan will determine how to provide new homes, roads, parks, and welcoming neighborhoods to the 1,200-acre Cooper Mountain area. The Cooper Mountain area is anticipated to bring roughly 5,000 housing units to the city over time, including a mix of single-detached, middle housing, and multi-dwelling homes (such as apartments). Annexation and development are not expected to occur until after the planning process is complete.

COOPER MOUNTAIN COMMUNITY PLAN

The Cooper Mountain Community Plan is a way to identify and address unique needs with Comprehensive Plan policies specific to Cooper Mountain. Cooper Mountain has its own distinct set of qualities to be preserved, problems to address and opportunities to explore.

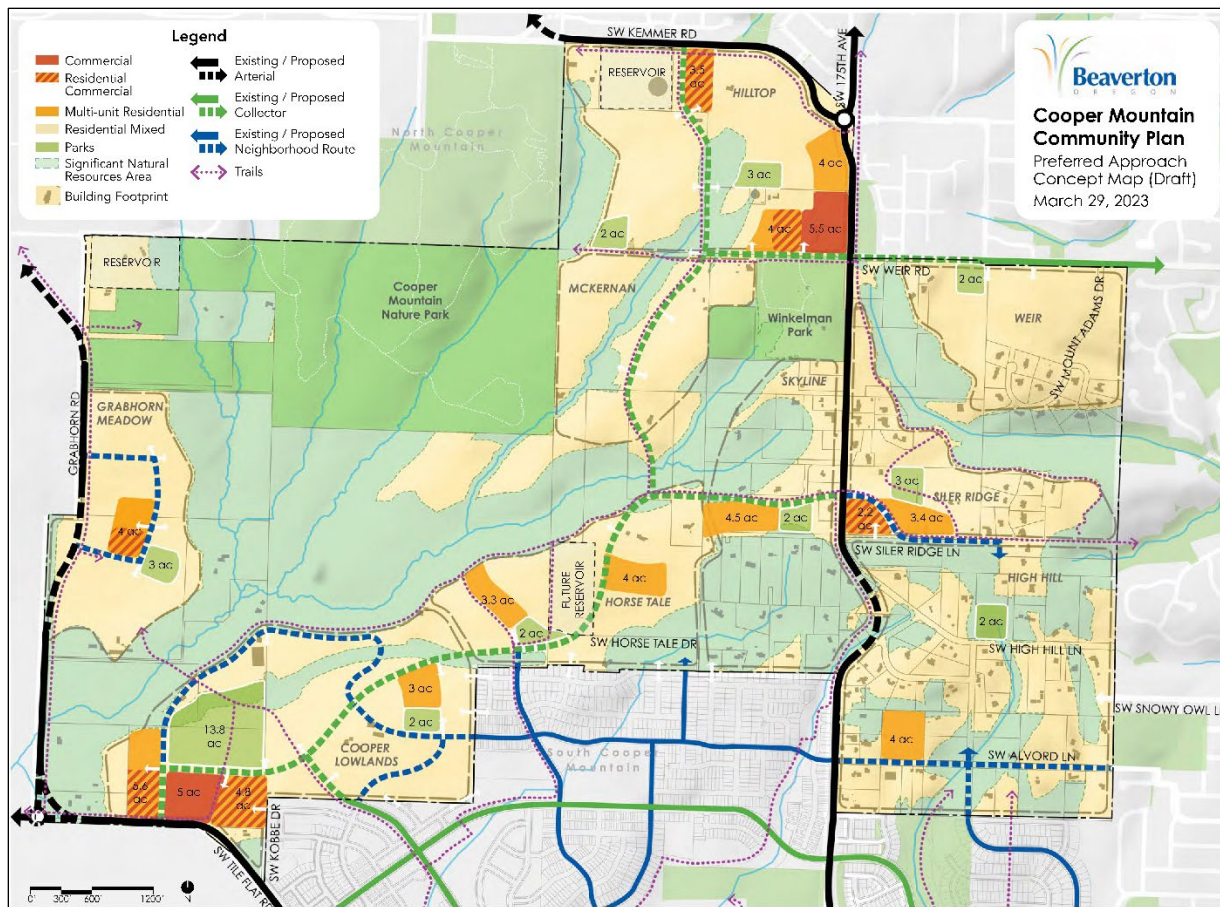
The Cooper Mountain Community Plan includes goals and policies that put in writing the vision and desired outcomes for Cooper Mountain. Desired outcomes include things like creating new equitable neighborhoods, protecting natural resources, and connecting people to nature and parks

in Cooper Mountain. The desired outcomes are based on the Cooper Mountain Community Plan Concept Map developed last year (Figure 1).

The goals and policies in the Community Plan are implemented through a variety of city documents, including the Beaverton Code, Development Code, and other implementation plans, some of which can be found here: <https://beavertonoregon.gov/939/City-Codes-Plans>

The goals and policies are also important because the city’s development rules must be consistent with the goals and policies in the Community Plan. Development rules determine for each property things like what uses are allowed; how many homes can be built; building size and bulk; and how many trees must be planted.

Figure 1. Cooper Mountain Community Plan Concept Map (Draft)



Note 1: This map is based on the October 2022 Preferred Approach Concept Map reviewed by the City Council but has been simplified for legibility.

Note 2: All land under the Significant Natural Resource Overlay is Residential Mixed. The overlay indicates development will be more limited than in areas outside the overlay.

The goals and policies for the Cooper Mountain Community Plan build on the preferred approach (discussed at the Aug. 10, 2022, Planning Commission work session), alternatives evaluation (discussed at the Feb. 23, 2022, Planning Commission work session), public engagement efforts, and guidance from City Council.

The intent of the May 3 work session is to discuss the goals and policies related to:

- Land Use
- Housing
- Natural Resources
- Resilience
- Public Facilities and Infrastructure
- Transportation
- Commercial Areas

The draft Land Use policies will provide locational criteria for where Cooper Mountain Land Use designations will be applied, which determines which implementing zoning districts could be applied to lots in Cooper Mountain.

Under the city's existing rules, a Cooper Mountain property owner could request a Comprehensive Plan Amendment (CPA) to change the land use designation as it applies to a specific property or a small number of individual properties or a Zoning Map Amendment (ZMA) to change the zoning district as it applies to a specific property or a small number of individual properties.

In either case, the Planning Commission would review the land use application and base approval on whether the CPA or ZMA corresponds with the Land Use policies in the Cooper Mountain Community Plan and other applicable policies.

NEXT STEPS

Staff will provide an overview of the draft goals and policies scheduled for a July 18 City Council work session. After receiving Council direction, staff will update the draft goals and policies, which will inform staff work on draft Development Code language.

Staff plans on returning to Planning Commission this summer and fall to discuss code progress and request feedback at multiple work sessions. In early 2024, staff anticipates initiating adoption hearings for Comprehensive Plan updates and Development Code updates that would implement the Cooper Mountain Community Plan.

DISCUSSION

At the conclusion of the staff presentation, the Planning Commission will have an opportunity to ask questions of staff and share comments about the draft goals and policies. Below are questions for consideration by the Commission:

- Do you have any comments or questions generally about the goals and policies?
- Are there any other changes you would suggest?