

Memorandum

Date: July 2, 2014
To: South Cooper Mountain Citizen Advisory Committee and Technical Advisory Committee
From: Joe Dills, Angelo Planning Group
Cc: Val Sutton, City of Beaverton, Theresa Cherniak, Washington County
Re: North Cooper Mountain – Draft Community Plan and Code

North Cooper Mountain is a unique subarea within the larger South Cooper Mountain Planning Area. Added to the Urban Growth Boundary in 2002, the 510-acre area is in unincorporated, urban Washington County. Through the process of planning holistically for the 2300-acre South Cooper Mountain Concept Plan area, North Cooper Mountain's unique needs and relationship to adjacent areas have been integrated with area-wide planning strategies for land use, transportation, natural resources, and infrastructure planning. The Preferred Concept Plan map is attached. Please see www.southcoopermountain.com for additional materials relevant to the South Cooper Mountain planning process.

As part of the implementation actions for the South Cooper Mountain Concept Plan, the following three documents specific to North Cooper Mountain have been prepared and are included in this document:

- Draft amendments to the Aloha Reedville-Cooper Mountain Community Plan, an element of the Washington County Comprehensive Plan. The amendments include commentary regarding further ideas to be considered as the update is finalized in 2015.
- A draft amendment to Washington County Comprehensive Framework Plan 18, adding a proposed Plan designation titled R-1 Cooper Mountain.
- Draft text for a new Land Use District titled R-1 Cooper Mountain District (R-1 CM)

These materials are preliminary. Washington County was consider finalization of the amendments, and adoption, in 2015.