

NOTICE SIGN MOCK-UP

PUBLIC MEETING

On A
Preliminary Development Proposal
Affecting

18407 & 18185 SW
SCHOLLS FERRY ROAD

PROPOSED

110-LOT PLANNED DEVELOPMENT

A meeting to discuss the preliminary
development proposal is scheduled for

WED, 1/11 at 6:30 PM
12350 SW 5TH STREET

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION
CONTACT:

Li Allgood 503-415-2384

[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]

DEVELOPER OR AGENT: West Hills Land Development / Otak, Inc.
PROJECT LOCATION: 18407 & 18185 SW Scholls Ferry Road

AFFIDAVIT OF MAILING NOTICE

I, Kayla Gutierrez, being first duly sworn; say that I am (represent) the party intended to submit an application to the City of Beaverton for a proposed Planned Unit Development affecting land located at 18407 & 18185 SW Scholls Ferry Road, and that pursuant to Ordinance 2050, Section 50, and the guidelines set out by the Community Development Director, did on the 22nd day of December, 2016, personally mail notice to affected property owners and NAC's within 500 feet of the proposed development site.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Publics and are available for witnessing.

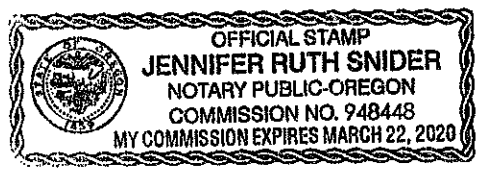
Signature: [Handwritten Signature]

Dated this 22nd day of December, 2016.

Subscribed and sworn to before me this 22nd day of December 2016.

[Handwritten Signature: Jennifer Ruth Snider]
Notary Public for the State of Oregon

My Commission expires: March 22, 2020



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2S1060002300
TAYLOR, CHERRYL L REV LIV TRUST BY
CHERRYL L TAYLOR TR
18250 SW SCHOLLS FERRY RD
BEAVERTON OR 97007

2S1060000403
EDMONDS, SCOTT & NANCY LIV TRUST
PO BOX 1612
LAKE OSWEGO OR 97035

2S1060000302
BARTHOLEMY, EDMUND
18485 SW SCHOLLS FERRY RD
BEAVERTON OR 97007

2S1060002200
FEAMMELLI FAMILY TRUST BY VINCENT
& DIANE FEAMMELLI TRS
5570 SW ELM AVE
BEAVERTON OR 97005

2S2010000100
BIERLY, LEWIS E & BIERLY, JOHN A &
THOMPSON, SUSAN E ET AL
12150 SW KOBBE DR
BEAVERTON OR 97007

2S1060002400
GRABHORN, HOWARD PAUL 2015 TRUST
14930 SW VANDERMOST RD
BEAVERTON OR 97007

2S1060000301
BARTHOLEMY, EDMUND J
18485 SW SCHOLLS FY RD
BEAVERTON OR 97007

2S1060002201
WENTWORTH, ROSS J & LAURA K
18116 SW SCHOLLS FERRY RD
BEAVERTON OR 97007

2S1060000404
EDMONDS, SCOTT & NANCY LIV TRUST
PO BOX 1612
LAKE OSWEGO OR 97035

2S1060002501
TAYLOR, CHERRYL L REVOC LIVING T BY
TAYLOR, CHERRYL L TR
18250 SW SCHOLLS FERRY RD
BEAVERTON OR 97007

2S1060000500
BELLAIRS, BRIAN W & BELLAIRS,
KATHLEEN G
18185 SW SCHOLLS FERRY RD
BEAVERTON OR 97007

2S1060002100
ALLEN SISTERS LLC
363 TURNBERRY AVE
WOODBURN OR 97071

2S1060000400
EDMONDS, SCOTT & NANCY LIV TRUST
PO BOX 1612
LAKE OSWEGO OR 97035

2S2010001501
PITTS, JEREMY D BY BAKER & MCKENZIE
ARK HILLS SENGOKUYAMA MORI TOWER
1-9-10 ROPPONGI, MINATO-KU
TOKYO JA

2S1060000600
LOLICH FAMILY FARM LLC BY LOLICH,
FRANK F JR TR
11338 SW COTTONWOOD LN
TIGARD OR 97223

2S1060000700
BARTHOLEMY, ED
18485 SW SCHOLLS FERRY RD
BEAVERTON OR 97007



808 sw third avenue, suite 300 • portland, oregon 97204
503.287-6825 • fax 503.415-2304
www.otak.com

December 22, 2016

***Re: Proposed Development – Ridge at South Cooper Mountain Planned Development
(Lolich/Bellaire Property)***

Dear Neighbor:

I am writing this letter on behalf of West Hills Land Development, the owner of the properties located at 18407 and 18185 SW Scholls Ferry Road. Both properties are currently located within the Beaverton City Limits and located within the South Cooper Mountain Plan Area. The properties are zoned AF-20, and are in residential/agricultural use. The project site is designated for High Density, Medium Density, and Standard Density development by the South Cooper Mountain Community Plan Land Use Map.

The applicant proposes a Planned Unit Development (PUD) to create 88 detached single-family lots, 29 attached single-family lots, a parcel for future development of 125 units of multifamily residential, and associated public streets and stormwater facilities.

Prior to preparing specific engineering and site plans and making application to the City of Beaverton for the necessary review and approvals, we would like to discuss the proposal in more detail with the members of the Neighborhood Associations and surrounding property owners and residents. Therefore, you are cordially invited to attend a meeting on:

**Wednesday, January 11, 2017 at 6:30 p.m.
Beaverton Community Center, Vose Room
12350 SW 5th Street, Beaverton, OR 97005**

Please note that this will be an informational meeting with the developer and/or representative only and is not intended to take the place of a public hearing before the Planning Commission. You will have an opportunity to present testimony to the Planning Commission when an application is submitted to the City for review.

I look forward to seeing you at the meeting and hearing your thoughts on the proposed project. Please feel free to call me at 503-415-2384 or e-mail me at li.alligood@otak.com if you have questions.

Sincerely,
Otak, Incorporated

A handwritten signature in cursive script, appearing to read "Li Alligood".

Li Alligood, AICP
Senior Planner

Attachments: Site Map

integrated design = smart solutions

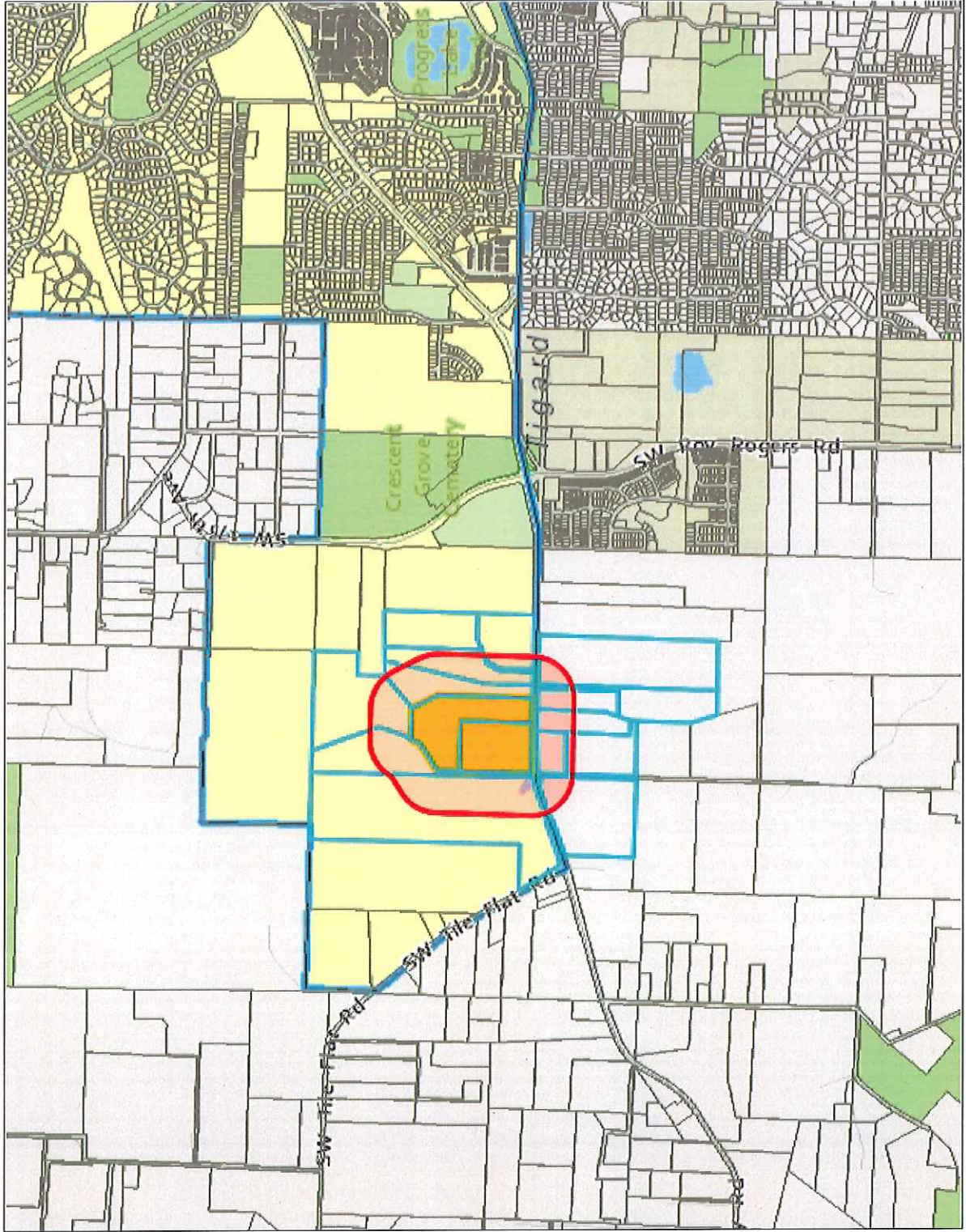


Legend

- Washington County Taxlots
- Park and School Boundaries
- Parks
- School Land

Notes

25106 -500 -600



0.7 Miles

0.33

0

0.7

Report Date: 11/23/2016

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.



Communication Record

Sheet ____ of ____

Notes Issued By _____

Project # _____

Subject/Project **RIDGE AT SCM**

Date/Time **1/25/17 @ 6:30**

Telephone Talked To _____

Of _____

Phone # _____

Fax # _____

Memorandum To _____

From _____

Meeting

Attending Location **BEAVERTON COMMUNITY CTR**

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL</u>
Desi Kurtz	18485 SW Scholls Ferry	desic.bartholemy.biz
Frank L. Lichter		
Nadia Holland		Nadia.Holland@Yates.com

cc: _____

Meeting Minutes



HanmiGlobal Partner
808 SW Third Avenue,
Suite 300
Phone (503) 287-6825
Fax (503) 415-2304

Meeting: Lolich & Bellairs Ridge at South Cooper Mountain Neighborhood Meeting

Project No.: 17849

Meeting Date: January 25, 2017

Meeting Time: 6:30 p.m.

Location: Beaverton Community Center –Sycamore Room
12350 SW 5th Street, Beaverton, OR 97005

Attendees: Frank Lolich Jr.; Desi Kurtz; Nacia Hilland

Minutes By: Li Alligood

Mike Peebles, Otak, called the meeting to order at 6:35pm. He provided an overview of the project location and the proposed development.

Frank Lolich requested that the development be called Lolich Farms Estates or similar, and noted that he would like to see a Blueberry Street in the development to acknowledge the site's past as a blueberry farm.

Nacia Hilland arrived at 6:45pm. Mike provided a brief overview for her benefit.

Mike discussed the sewer and water infrastructure for the site.

Nacia Hilland asked about traffic being generated from the site, and whether there would be more lanes and full turning movements into and out of the site.

Mike said the development would generate traffic, which would be mitigated per the traffic impact analysis. The development will widen Scholls Ferry Road to 5 lanes and construct new streets within the development, which will distribute traffic to several roads.

Li Alligood provided an overview of next steps and an estimated timeline of submittal to the City.

There were no further questions. The meeting was adjourned at 7:00pm.

This information has been recorded in accordance with our applicable standard of professional care. If we do not receive any comments within five days of receipt, we will finalize these minutes as drafted for the project file.