



NOTICE OF DECISION

November 24, 2020

To Whom It May Concern:

The Beaverton **PLANNING COMMISSION** issued a decision of **APPROVAL** of **SOUTH COOPER MOUNTAIN MAIN STREET (ADJ2020-0002 / CU2020-0002 / CU2020-0003 / DR2020-0067 / LD2020-0007 / PD2020-0002 / SDM2020-0004** and a recommendation of **APPROVAL** of **ZMA2020-0005 to CITY COUNCIL**) at the Commission's November 18, 2020 meeting. The Land Use Orders summarizing the Commission's decision can be viewed and downloaded at <http://apps2.beavertonoregon.gov/DevelopmentProjects/>. You may contact the staff planner identified below to have a copy of the land use orders mailed to you.

The **PLANNING COMMISSION** decision is final but may be appealed within ten (10) calendar days after the date the signed notice is dated and mailed. The appeal closing date is **4:30 p.m., December 3, 2020**. Pursuant to Section 50.70, an appeal application shall contain the following minimum information:

1. The case file number designated by the City.
2. The name and signature of each appellant.
3. Reference to the oral or written evidence provided to the decision-making authority by the appellant that is contrary to the decision.
4. If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision-making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
5. The specific approval criteria, condition, or both being appealed, the reasons why the finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
6. The appeal fee, as established by resolution of the City Council.

The appellate decision making authority on appeal of Type 4 decisions shall be the City Council. The appeal hearing shall be *de novo*, which means new evidence and argument can be introduced in writing, orally, or both. The hearing of the appeal shall be conducted

in the manner specified in Section 50.85 through 50.88 except as otherwise required by statute.

Please note that failure to comply with the requirements of Sections 50.75.1 and 50.75.2 is jurisdictional and deprives the appellant of an opportunity for the appellate decision making authority to hear an appeal.

The current appeal fee due at time of filing is for an appeal of a Type 1 or 2 decision is \$250. The current appeal fee for a Type 3 or 4 decision is \$2,134. The fee amount depends upon the action being appealed and the number of appeals being filed. Each application being appealed must provide a separate form and fee. One appeal form and fee may only appeal a single specific application (i.e. Design Review or Parking Determination). Each appeal application is subject to its corresponding fee.

The complete case file is available for review at the Planning Division, Community Development Department, 4th Floor, City Hall, 12725 SW Millikan Avenue. Hours of operation are 7:30 a.m. to 4:30 p.m., Monday through Friday, except for holidays. For more information about the project, please contact **Elena Sasin, Associate Planner** at esasin@beavertonoregon.gov or (503) 526-2494.

Sincerely,

Elena Sasin
Associate Planner

cc: Justin Metcalf, Wishcamper Development Partners
Li Alligood, OTAK Inc.
Ed Bartholemy
Neighbors Southwest NAC Chair
Jean Dahlquist, Fair Housing Council of Oregon
Lisa Beaty
Jeannine Rustad, THPRD
Naomi Vogel, Washington County Department of Land Use and Transportation
Project File