



NOTICE OF DECISION

July 3, 2017

To Whom It May Concern:

The Beaverton **PLANNING COMMISSION** has issued a decision of **APPROVAL** for **CPA2017-0002, ZMA2017-0002, CU2017-0003, TP2017-0005, LD2017-0002** and **DR2017-0010 (The Ridge PUD at South Cooper Mountain)** at the Commission's June 28, 2017, meeting. The Land Use Order summarizing the Commission's decision can be viewed and downloaded at:

<http://apps.beavertonoregon.gov/DevelopmentProjects/>.

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., July 13, 2017**. Pursuant to Section 50.70 of the Development Code, and Section 1.7.3 of the Comprehensive Plan, 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.

OR, if appeal is specific to the Comprehensive Plan Map Amendment: specific issues / reasons why the appellant contends that the Planning Commission's findings and/or recommendation is incorrect or not in conformance with applicable criteria.

6. The appeal fee, as established by resolution of the City Council.

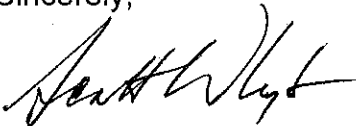
The appellate decision making authority on appeal of Type 3 decisions shall be the City Council. The appeal hearing shall be *de novo*, which means new evidence and argument can be introduced in writing, orally, or both. The hearing of the appeal shall be conducted in the manner specified in Section 50.85 through 50.88 of Development Code except as otherwise required by statute and required by the Comprehensive Plan (if applicable).

Please note that failure to comply with the requirements of Sections 50.70.1 and 50.70.2 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 **\$1,472.00** (per land use application subject to appeal). The fee amount depends upon the action being appealed and the number of appeals being filed. Pursuant to Section 50.70.5.E of the Beaverton Development Code, if the appeal is requested to be on the record, a fee to cover the cost of preparing a transcript of the decision-making authority proceedings is required. The appellant shall remit a fee to cover the cost of the transcript of the decision-making authority's proceedings within five (5) days after the Director estimates the cost of the transcript. Within ten (10) days of the notice of completion of the transcript, the appellant shall remit the balance due on the cost of the transcript. If the estimate exceeds the cost, the balance shall be refunded.

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 **Scott Whyte, Senior Planner** at (503) **526-2652**

Sincerely,



Scott Whyte, AICP
Senior Planner

cc: Michael Robinson, Perkins Coie
Scott Edmonds
Li Alligood, Steve Dixon, Otak
Dan Grimberg, West Hills Development
Brad Roast, City of Beaverton
Lolich Family Farms, Frank Lolich
Carl Mead, Beaverton School District
Jim Duggan, City of Beaverton
Ken Rencher, City of Beaverton
Jeannine Rustad, Gary Keck, THPRD
Washington County DLUT
Project File