



**CITY OF BEAVERTON**  
Community Development Department  
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# **PUBLIC HEARING NOTICE**

**Hearing Date:** **October 21, 2020**

**Hearing Body:** **Planning Commission**

*\*\*\*NOTE: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Division is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community.\*\*\**

**Project Name:** **South Cooper Mountain (SCM) Main Street**  
**Case File No.:** **ADJ2020-0002 / ADJ2020-0003 / CU2020-0002 / CU2020-0003 /  
DR2020-0067 / LD2020-0007 / PD2020-0002 / SDM2020-0004 /  
ZMA2020-0005**

**Summary of Application:** The applicant, Wishcamper Development Partners, requests approval for the construction of 84 affordable multifamily housing units, 80 affordable independent multifamily senior living units, and approximately 30,000 square feet of non-residential uses within the South Cooper Mountain (SCM) Community Plan area. The applicant is seeking a reduction to required on-site parking through the submittal of a Major Adjustment – Affordable Housing (ADJ2020-0002) application. The applicant is also requesting an increase to the maximum density through the Minor Adjustment – Affordable Housing (ADJ2020-0003) application. The applicant proposes a phased Planned Unit Development which is a Conditional Use (CU2020-0002) in the proposed Neighborhood Service (NS) zone. Additionally, Residential uses within the proposed NS zone are subject to Conditional Use review (CU2020-0003). The proposed development is subject to Design Review, therefore the applicant has submitted a Design Review Three (DR2020-0067) application. The applicant also requests to establish three (3) lots on the site and therefore has submitted a Preliminary Partition (LD2020-0007) application. The applicant’s proposal also includes a request to be able to share parking located on different lots within the subject site for which the applicant has submitted a Parking Determination (PD2020-0002) application. The applicant also seeks approval to construct a five (5) foot curb-tight sidewalk along a portion of a proposed street, for which a Sidewalk Design Modification (SDM2020-0004) is required. To apply City zoning to the subject site, which currently retains an interim Washington County zone, the applicant has also submitted a request for a Zoning Map Amendment (ZMA2020-0005).

<b>Project Location:</b>	The site is located at 17811 SW Scholls Ferry Road, specifically identified as Tax Lot 500 on Washington County Tax Assessor's Map 2S106B.
<b>Zoning &amp; NAC:</b>	Washington County Interim Zoning (AF-20) / Neighbors Southwest NAC
<b>Applicable Approval Criteria:</b>	Development Code Section 40.03.1 <i>Facilities Review</i> , Section 40.10.15.3.C <i>Minor Adjustment – Affordable Housing</i> , Section 40.10.15.4.C <i>Major Adjustment – Affordable Housing</i> , Section 40.15.15.3 <i>Conditional Use – New Conditional Use</i> , Section 40.15.15.4 <i>Conditional Use – Planned Unit Development</i> , Section 40.20.15.3 <i>Design Review Three</i> , Section 40.45.15.4.C <i>Land Division – Preliminary Partition</i> , Section 40.55.15.2.C <i>Parking Determination – Shared Parking</i> , Section 40.58.15.C <i>Sidewalk Design Modification</i> , Section 40.97.15.1.C <i>Zoning Map Amendment – Quasi-Judicial</i>
<b>Hearing Time and Place:</b>	<b>City Council Chambers, First Floor, Beaverton Building,</b> 12725 SW Millikan Way, October 21, 2020 at <b>6:30 pm.</b> ( <b>Note:</b> Public Hearings are held remotely and can be viewed at the following link: <a href="https://www.beavertonoregon.gov/291/Agendas-Minutes">https://www.beavertonoregon.gov/291/Agendas-Minutes</a> )
<b>Staff Contact (Project Planner):</b>	Elena Sasin, Associate Planner 503-526-2494 / <a href="mailto:esasin@beavertonoregon.gov">esasin@beavertonoregon.gov</a>

During this State of Emergency, staff strongly encourages you to submit any testimony comments or questions via email to the Project Planner. Pursuant to Section 50.88 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the City Recorder no later than 4:30 p.m. on the day of the scheduled hearing. Mailed written comments to the Commission should be sent to the attention of Elena Sasin, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **October 9, 2020**. All written testimony provided prior to the meeting will be provided to Planning Commission prior to their decision. Please reference the Case File Number and Project Name in your written comments. Comments may also be provided via email to [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov).

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/291/Agendas-Minutes>. The City has implemented a phone-based tool for submitting oral testimony at Planning Commission meetings and/or provide an opportunity to testify via webcam at the Beaverton Building during the hearing. The telephone call-in line for public testimony during the public hearing is 503-755-9544. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

**Facilities Review Committee Meeting Day: Wednesday, September 30, 2020**

The Facilities Review Committee is not a decision-making body but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public but is not intended for public testimony.

A copy of all documents and evidence submitted by or on behalf of the appellants, applicant, and applicable review criteria, are available for inspection. Please contact the project planner for more information. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at a reasonable cost. A copy of the staff report may also be viewed online at: [www.beavertonoregon.gov/DevelopmentProjects](http://www.beavertonoregon.gov/DevelopmentProjects)

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision making authority an opportunity to respond to such issue, precludes appeal to the Land Use Board of Appeals on the issue.

**Accessibility information:** *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Elena Sasin by calling 711 503-526-2494 or email [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov).*