



CITY OF BEAVERTON
Community Development Department
Planning Division
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NOTICE OF PUBLIC HEARING

Hearing Date: March 25, 2020

Hearing Body: Planning Commission

Project Name:	Appeal of the Planning Director's Decision to Approve the Southridge Park Subdivision
Case File No.:	APP2020-0002
Summary of Application:	The Planning Commission will hold a public hearing on the appeal as submitted by appellant, South Beaverton NAC. The appeal is specific to the Planning Director's decision to approve the Minor Adjustment application (ADJ2019-0018) to reduce the size of Lots 6, 7, 8 and 9, in association with the Southridge Park Subdivision.
Project Location:	The site is located at 13335 SW Davies Road, Tax Lot 14600 of Washington County Assessor's Map 1S128AB.
Zoning & NAC:	R5 Residential Urban Standard Density (R5) zoning district and within the South Beaverton Neighborhood Association Committee (NAC).
Applicable Criteria:	Appeal of the Planning Director's decision is reviewed under Sections 50.65 (Appeal of a Type 2 Decision). Approval criteria are found in section; 40.10.15.1.C Minor Adjustment.
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, March 25, 2020 at 6:30pm.
Staff Contact:	Elena Sasin (503) 526-2494 / esasin@beavertonoregon.gov

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, written correspondence is to be received by 4:30 p.m. on **Friday, March 13, 2020**. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits after March 13, 2020, or at the public hearing, which are more than two (2) letter sized pages no fewer than ten (10) complete copies of the materials being submitted must be provided.

A copy of all documents and evidence submitted by or on behalf of the appellants, applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, except holidays. 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 on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct a hearing the appeal 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, may preclude appeal to the Land Use Board of Appeals on that issue. The decision by the Planning Commission is the final City decision on the subject application for ADJ2019-0018. Other applications

associated with Southridge Park Subdivision (FS2019-0016, LD2019-0025, SDM2019-0012 and TP2019-0012) were not appealed and are therefore final.

Pursuant to Section 50.65.4 of the Development Code, the appeal hearing shall be *de novo*, which means any new evidence and arguments can be introduced in writing, orally or both. A *de novo* hearing does not limit participation to those who participated in the initial hearing process. The Director's decision is part of the record. The Planning Commission may affirm that decision, modify it or adopt its own decision based on its findings as to the relevant criteria for decision.

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 will be made available at any public meeting or program with three business days advance notice. To request these services, please call 711 (503)526-2494 or email esasin@BeavertonOregon.gov.