



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

Hearing Date: May 5, 2020

Hearing Body: City Council

The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Department is closed to the public until further notice. The City 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.

Appeal of the Planning Commission's Decision to Approve West Sylvan Middle School Field Improvements

Project Name:

APP2020-0003

**Summary of
Application:**

The City Council will hold a public hearing on the appeal as submitted by appellant, West Slope NAC. The appeal is specific to the Planning Commission's decision to approve casefile CU2019-0011, a New Conditional Use for improvements to the athletic fields at West Sylvan Middle School (Land Use Order No. 2750).

Project Location:

The site is located at 8111 SW West Slope Drive, specifically identified as Tax Lot 00100 on Washington County Tax Assessor's Map 1S112BB.

Zoning & NAC:

Residential Urban Standard Density 7,000 (R7) / West Slope NAC

Applicable Criteria:

Appeal of the Planning Commission's decision is reviewed under Development Code Sections 50.70 (Appeal of a Type 3 Decision) and 50.85 through 50.88. New Conditional Use approval criteria are identified in Section 40.15.15.3.C and Facilities Review approval criteria are identified in Section 40.03.1.

**Hearing Time
and Place:**

**City Council Chambers, First Floor, Beaverton Building,
12725 SW Millikan Way, May 5, 2020, at 6:30 pm.**

Staff Contact:

Lauren Russell, AICP, Associate Planner
503-526-3718 / lrussell@beavertonoregon.gov

During this State of Emergency, staff strongly encourages you to submit any testimony, comments or questions in writing to the city, by mail or by email to the project planner. Mailed written comments to the Council should be sent to the attention of Lauren Russell, 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 pm on **Monday, April 27, 2020**. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits after April 27, 2020, they may be provided to the Council in a separate packet at or prior to the hearing.

A copy of all documents and evidence submitted by or on behalf of the appellant, applicant, and applicable review criteria, will be made electronically available for inspection by contacting lrussell@beavertonoregon.gov or at the website listed below. A copy of the staff report will be available for inspection online at least seven 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 be viewed online at www.beavertonoregon.gov/DevelopmentProjects.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/268/Agendas-Minutes>. The City may implement online and/or phone-based tools for submitting oral testimony at City Council meetings. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

The City Council shall conduct a hearing on 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 City Council is the final City decision on the subject application for CU2019-0011 West Sylvan Middle School Field Improvements. The other application associated with West Sylvan Middle School Field Improvements (DR2019-0182) was not appealed and is therefore final.

Pursuant to Section 50.70.4 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 Planning Commission's decision is part of the record. The City Council 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 can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Lauren Russell by calling 711 503-526-3718 or email lrussell@beavertonoregon.gov.*