



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

Hearing Date: August 19, 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:	Appeal of the Time Extension of Verizon Facility at 7400 SW Scholls Ferry Road
Case File No.:	APP2020-0004
Summary of Application:	The Planning Commission will hold a public hearing on the appeal as submitted by appellants, Jeffery and Kelly Diephuis. The appeal is specific to the Planning Director’s decision to approve the Time Extension application (EXT2020-0002) extending the expiration date for a Variance application (VAR2017-0005) approved in March 2018. The Variance is to the setback requirement for a new Wireless Facility monopole on the subject site. The approval expires in two years unless a Time Extension is approved.
Project Location:	The site is located at 7400 SW Scholls Ferry Road, Tax Lot 3700 of Washington County Assessor’s Map 1S123DB.
Zoning & NAC:	Residential- Standard Density (R-7) and Denney Whitford/Raleigh West).
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 50.93 <i>Extension of Decision</i> .
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, August 19, 2020 at 6:30pm.
Staff Contact:	Sambo Kirkman, Senior Planner (503) 526-2557 skirkman@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 Commission should be sent to the attention of Sambo Kirkman, Planning Division, PO Box 4755, Beaverton, OR 97076 or at skirkman@beavertonoregon.gov. To be made a part of the staff report, written correspondence is to be received on **Friday, August 7, 2020**. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits after August 7, 2020, please coordinate with the project planner to have your testimony delivered to the Commission.

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 additional support. 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 applications for EXT2020-0002 Time Extension of Verizon Facility at 7400 SW Scholls Ferry.

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. 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 will implement phone-based tools (call 503-755-9544) for submitting oral testimony at Planning Commission meetings and/or provide an opportunity to testify via webcam at the Beaverton Building during the hearing. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support

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)526-2557 or email skirkman@BeavertonOregon.gov.