



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

Hearing Date: April 14, 2020 **Hearing Body:** City Council

***Please note the revised public hearing date of April 14, 2020**

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 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.

Project Name:	Appeal of the Director’s Decision to Approve Life Time Fitness Director’s Interpretation
Case File No.:	APP2020-0001
Summary of Application:	The City Council will hold a public hearing on the appeal as submitted by appellant, Beaverton Business Owners, LLC. The appeal is specific to the Planning Commission’s decision to approve casefile DI2019-0003, a Director’s Interpretation approval determining that the Sunset Station & Barnes Road PUD is vested and how that vesting relates to the Life Time Fitness Beaverton project. (Decision date, February 5, 2020).
Project Location:	Generally within the vicinity of SW Barnes Road between Highway 217 and just west of Cedar Hills Boulevard. Map: 1S103AB Tax Lot: 200 Map: 1S103A Tax Lots: 1700, 2200 Map: 1S102B Tax Lot: 500 Map: 1S103AD Tax Lot: 600 Map: 1S102CB Tax Lot: 100 Map: 1S102CA Tax Lots: 500, 600
Zoning & NAC:	Urban High Density (R1), Corridor Commercial (CC), Station Community-Sunset (SC-S) / Central Beaverton NAC
Applicable Criteria:	Appeal of the Planning Director’s decision is reviewed under Sections 50.65 (Appeal of a Type 2 Decision) and 50.85 through 50.88 of the Beaverton Development Code. Director’s Interpretation approval criteria are identified in Section 40.25.15.1.C of the Beaverton Development Code.
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, April 14, 2020, at 6:30pm.
Staff Contact:	Jana Fox (503) 526-3710 / jfox@BeavertonOregon.gov

Mailed written comments to the Council should be sent to the attention of Jana Fox, 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 **Monday, April 6, 2020**. Please reference the Case File Number(s) and Project Name in your written comments. If you decide to submit written comments or exhibits after April 6, 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 appellants, applicant, and applicable review criteria, will be made electronically available for inspection by contacting jfox@beavertonoregon.gov or at the website listed below. A copy of the staff report will be available for inspection online 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 be viewed on-line 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 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 DI2019-0003 Life Time Fitness Director's Interpretation.

Pursuant to Section 50.65.5 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 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 Jana Fox by calling 711 (503)526-3710 or email jfox@beavertonoregon.gov*