



CITY OF BEAVERTON
 Community Development Department
 Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: **JUNE 23, 2021**

Hearing Body: **PLANNING COMMISSION**

Project Name:	SCM Blackbird Farms
Case File No.:	CPA2020-0008 / CU2020-0008 / CU2020-0009 / DR2020-0136 / DR2020-0137 / DR2020-0138 / DR2021-0044 / LD2020-0014 / LD2020-0015 / PD2020-0007 / TP2020-0009 / TP2020-0010 / ZMA2020-0008
Summary of Application:	<p>The applicant, Wishcamper Development Partners, requests approval for the phased development of a Planned Unit Development in the South Cooper Mountain (SCM) Community Plan Area. The proposal includes a Comprehensive Plan Amendment (CPA2020-0008) to change the land use designation on a portion of the site (proposed Lot 6) from Neighborhood Residential – High Density (NR-HD) to Community Commercial (CC). Zoning Map Amendment (ZMA2020-0008) approval is requested to apply the City of Beaverton’s Urban High-Density Residential District R1 zone to proposed lots 1-5 and the Corridor Commercial CC zone to proposed lot 6.</p> <p>The proposal also includes a request for the approval of a six-phase Planned Unit Development (CU2020-0008). The applicant requests approval for a Preliminary Subdivision (LD2020-0014) application to create a six-lot subdivision. Design Review Three (DR2020-0136) approval is requested for the development of one of the phases on the site (proposed Lot 1) which includes three residential buildings having a total of 145 multifamily units and associated site improvements. The applicant proposes development that will impact the roots of six trees within the natural resource area on site for which approval of a Tree Plan One (TP2020-0009) is needed. The applicant also requests approval of a Tree Plan Two (TP2020-00010) application for the removal of 40 trees from the development area, including seven trees located within the natural resource area.</p> <p>The proposal also includes a request to modify previous decisions associated with the South Cooper Mountain (SCM) Main Street site. Specifically, a Modification of Decision of a Design Review Three (DR2020-0138) is requested to revise conditions of approval for the previously approved SCM Main Street site (abutting the SCM Blackbird Farms site to the east) to allow for the modification of Street A which is located between the two properties. The applicant is also requesting approval of a Modification of Decision of a previously approved Preliminary Partition (LD2020-0015) to modify conditions of approval of the SCM Main Street Land Division (previously approved LD2020-0007)</p>

	<p>to convert private Street A to a public street, revise the southern termination of Street A from an emergency access to a cul-de-sac, and replace the southern emergency access connection with a pedestrian connection and a public stormwater facility. The applicant has also submitted a Design Review Compliance Letter (DR2021-0044) requesting approval to modify the approved site grading on The Ridge Multi-family property (west of SCM Blackbird Farms site) for the construction of proposed public Street C.</p> <p>The proposal also includes a request for a Conditional Use (CU2020-0009) approval for a park within the site. A Design Review Three (DR2020-0137) is requested for a park and a request for approval of a Parking Determination (PD2020-0007) application to determine a rate of zero required parking spaces for the proposed park.</p>
<p>Project Location:</p>	<p>The site is located at 18043 SW Scholls Ferry Road, also identified as Tax Lots 200, 203 and 204 on Washington County Tax Assessor's Map 2S106B. The proposal includes changes to The Ridge Multifamily property, identified as Tax Lot 1100 of Washington County's Tax Assessor's Map 2S106B. Modifications to SCM Main Street, affecting the property located at 17811 SW Scholls Ferry Road, and identified as Tax Lot 500 of Washington County's Tax Assessor's Map 2S106, are also proposed.</p>
<p>Current Zoning & NAC:</p>	<p>The subject site currently retains Washington County Interim zoning until a city zoning designation is applied through the land use process. The Ridge Multifamily is zoned R1 (Urban High Density) and the SCM Main Street site is zoned NS (Neighborhood Service). All lots are within the boundaries of the Neighbors Southwest NAC.</p>
<p>Applicable Approval Criteria:</p>	<p>Comprehensive Plan: Section 1.5.1.A and within the following sections of the Beaverton Development Code: Section 40.03.1 Facilities Review, Section 40.15.15.3 Conditional Use – New Conditional Use, Section 40.15.15.4 Conditional Use – Planned Unit Development, Section 40.20.15.3 Design Review Three, Section 40.20.15.1C Design Review Compliance Letter, Section 40.45.15.4.C Land Division – Preliminary Partition, Section 40.45.5.C Preliminary Subdivision, Section 40.55.15.1.C Parking Determination, Section 40.90.15.1C Tree Plan One, Section 40.90.15.2.C Tree Plan Two, Section 40.97.15.1.C Zoning Map Amendment – Quasi-Judicial, and Section 50.95 Modification of a Decision. The proposal must also show compliance with the South Cooper Mountain Community Plan.</p>
<p>Hearing Time and Place:</p>	<p>6:30 p.m. June 23, 2021, City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way. Note: Public Hearings are held remotely and can be viewed at the following link: https://www.beavertonoregon.gov/291/Agendas-Minutes.</p>
<p>Staff Contact:</p>	<p>Elena Sasin, Associate Planner / 503.278.1482, esasin@beavertonoregon.gov.</p>

<p>How to Participate:</p>	<p>Given the current COVID-19 crisis the City of Beaverton strongly encourages submitting written public testimony via email to the project planner. However, visitor comments and public hearing testimony can be provided in the following ways:</p> <ul style="list-style-type: none"> • In writing via email to the project planner esasin@beavertonoregon.gov or mailboxceddplanning@beavertonoregon.gov. • In writing via mail to project planner to PO Box 4755, Beaverton, OR 97076 • Over the phone during the live Planning Commission meeting by calling 503-755-9544. • In person on a video link. The Planning Commission Meeting can be viewed from the Beaverton Building Council Chambers, and in-person public hearing testimony may be provided on a computer set up in the Beaverton Building.
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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.

Pursuant to Section 50.83 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 **June 11, 2021**. 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.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection. Please contact the project planner for more information or to view documents electronically. 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 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>. 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 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.

Facilities Review Committee Meeting Day: Wednesday, June 2, 2021

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.

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 711 503-278-1482 or email esasin@beavertonoregon.gov.*

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