



PUBLIC HEARING NOTICE TYPE 3 NOTICE OF DEVELOPMENT PROPOSAL

Hearing Date: **November 29, 2017** Hearing Body: **Planning Commission**

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| Project Name: | SOUTH COOPER MOUNTAIN HEIGHTS MULTI-FAMILY |
| Case File No.: | DR2017-0094 |
| Summary of Application: | The applicant, West Hills Development, requests approval by the Planning Commission to consider development of Phase 5 of the South Cooper Mountain Heights Planned Unit Development (PUD) by West Hills Land Development, LLC. The proposal includes seven (7) multi-family residential apartment buildings, each approximately five stories and up to 60 feet in height. A total of 340 dwelling units is proposed in addition to private open space amenities, a multi-use trail and parking for vehicles and bicycles. |
| Project Location: | The subject property is ±10.9 acres and located on the north side of SW Scholls Ferry Road, east of SW 175 th Avenue, and west of Loon Drive. Tax Lot 200 of Washington County Tax Assessor's Map 2S1-06AC. |
| Zoning & NAC: | Urban High Density (R1). |
| Neighborhood | Neighbors Southwest Neighborhood Advisory Committee (NAC) |
| Applicable Criteria: | Beaverton Development Code: Chapter 40: <ul style="list-style-type: none"> • Section 40.03 <i>Facilities Review</i> • Section 40.20.15.3.C. <i>Design Review 3</i> |
| Due Date for Written Comments to be included in staff report: | No later than 4:30 PM, Friday, November 17, 2017 |
| Hearing Time and Place: | City Council Chambers, First Floor, Beaverton Building 12725 SW Millikan Way November 29, 2017 |
| Staff Contact: | Sandra Freund, AICP, Planning Supervisor/ Development Process Coordinator (503) 526-3718 sfreund@BeavertonOregon.gov |

Mailed written comments to the Commission should be sent to the attention of **Sandra Freund**, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **Friday, November 17, 2017**. Please reference the Case File Number(s) and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: November 8, 2017

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.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the 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 4:00 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 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, may preclude appeal to the Land Use Board of Appeals on that issue.

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 Sandra Freund, AICP, Planning Supervisor by calling 711 (503) 526-3718 or by email sfreund@beavertonoregon.gov.