



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

Hearing Date: September 15, 2021

Hearing Body: Planning Commission

Project Name: **SCM Main Street Mods**

Case File No.: **CU2021-0013 / DR2021-0075 / DR2021-0086 / PD2021-0003**

Summary of Application: This re-notice is being provided to clarify that a previously mailed notice with a hearing date of October 21, 2020 for South Cooper Mountain (SCM) Main Street (ADJ2020-0002 / CU2020-0002 / CU2020-0003 / DR2020-0067 / LD2020-0007 / PD2020-0002 / SDM2020-0004 / ZMA2020-0005) was an incorrect notice and was mailed in error. Please disregard the previously mailed notice. The following notice is being provided for a new proposal. The applicant, Wishcamper Development Partners, requests Major Modification of a Conditional Use (CU2021-0013) approval to convert approximately 4,055 square feet of commercial space to residential support uses. The applicant also requests Major Modification of a Decision of a Design Review 3 (DR2021-0075) for façade changes that address Design Review Guidelines. The applicant also proposes minor façade changes and requests Design Review Compliance Letter (DR2021-0086) approval for those changes. With the proposed conversion of floor area from commercial to residential, a previously approved Parking Determination - Shared Parking Agreement is no longer necessary, therefore the applicant requests approval of a Modification of a Decision – Parking Determination – Shared Parking Agreement (PD2021-0003) to modify conditions of approval regarding the shared parking agreement.

Project Location: The site is located at 17811 SW Scholls Ferry Road, also identified as Tax Lot 500 of Washington County Assessor’s Map 2S106B.

Zoning & NAC: Neighborhood Service (NS) / Neighbors Southwest Neighborhood Association Committee.

Applicable Approval Criteria: Beaverton Development Code: Section 40.03.1 *Facilities Review*, Section 40.15.15.4.C *Major Modification of a Conditional Use*, Section 40.20.15.3.C *Design Review Three*, Section 40.20.15.1.C *Design Review Compliance Letter*, Section 40.55.15.2.C *Parking Determination*, and Section 50.95 *Modification of a Decision*.

Hearing Time and Place: City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m.

Note: Public Hearings are held remotely and can be viewed at the following link: <https://www.beavertonoregon.gov/291/Agendas-Minutes>.

Staff Elena Sasin, Associate Planner
Contact: 503-278-1482 / esasin@beavertonoregon.gov

Given the current COVID-19 crisis the City of Beaverton strongly encourages submitting written public testimony via email to the project planners. However, visitor comments and public hearing testimony can be provided in the following ways:

How to Participate:

- In writing via email to the project planner esasin@beavertonoregon.gov or mailboxcddplanning@beavertonoregon.gov.
- *In writing via mail to project planner to PO Box 4755, Beaverton, OR 97076*
- *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.
- *Join Zoom webinar conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at <https://www.beavertonoregon.gov/291/Agendas-Minutes>.*

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 **September 3, 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, August 25, 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.*

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

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