



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

Hearing Date: April 8, 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.*

<b>Project Name:</b>	<b>Re-notice of Appeal of the Planning Director's Decision to Approve the Southridge Park Subdivision</b>
<b>Case File No.:</b>	<b>APP2020-0002</b>
<b>Summary of Application:</b>	The following re-notice is being provided to update the Planning Commission hearing date. The new date is April 8, 2020. The Planning Commission will hold a public hearing on the appeal as submitted by appellant, South Beaverton NAC. The appeal is specific to the Planning Director's decision to approve the Minor Adjustment application (ADJ2019-0018) to reduce the size of Lots 6, 7, 8 and 9, in association with the Southridge Park Subdivision.
<b>Project Location:</b>	The site is located at 13335 SW Davies Road, Tax Lot 14600 of Washington County Assessor's Map 1S128AB.
<b>Zoning &amp; NAC:</b>	R5 Residential Urban Standard Density (R5) zoning district and within the South Beaverton Neighborhood Association Committee (NAC).
<b>Applicable Criteria:</b>	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; 40.10.15.1.C Minor Adjustment.
<b>Hearing Time and Place:</b>	<b>City Council Chambers, First Floor, Beaverton Building,</b> 12725 SW Millikan Way, April 8, 2020 at <b>6:30pm.</b>
<b>Staff Contact:</b>	Elena Sasin: <a href="mailto:esasin@beavertonoregon.gov">esasin@beavertonoregon.gov</a> / (503) 526-2494

You may request a copy of the staff memo and all other documents from the project planner, Elena Sasin at [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov). A copy of the staff memo may also be viewed on-line 7 days before the hearing at:

[http://apps2.beavertonoregon.gov/DevelopmentProjects/full\\_list.aspx](http://apps2.beavertonoregon.gov/DevelopmentProjects/full_list.aspx)

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. All correspondence submitted before 4:30 pm on March 27, 2020 will be included in the staff memo

and provided to Planning Commission in advance of the hearing date. Mailed written comments to the Commission should be sent to the attention of Elena Sasin, Planning Division, PO Box 4755, Beaverton, OR 97076. Please reference the Case File Number and Project Name in your written comments.

If you decide to submit written comments or exhibits after March 27, 2020, or at the public hearing, which are more than two (2) letter sized pages no fewer than ten (10) complete copies of the materials being submitted must be provided.

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 may implement online and/or phone-based tools for submitting oral testimony at Planning Commission 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 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 application for ADJ2019-0018. Other applications associated with Southridge Park Subdivision (FS2019-0016, LD2019-0025, SDM2019-0012 and TP2019-0012) were not appealed and are therefore final.

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 decision 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.