



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: August 4, 2021

Hearing Body: Planning Commission

Project Name:	Scholls Heights PUD Northeast Phase Modifications
Case File No.:	CU2021-0006 / LD2021-0004
Summary of Application:	The applicant, West Hills Land Development, requests approval of a Modification of a Decision of a Planned Unit Development (CU2017-0010) and a Modification of a Decision of a Preliminary Subdivision (LD2017-0009). Staff notes previous modifications to CU2017-0010 were approved under CU2019-0012. Previous modifications to LD2017-0009 were approved under LD2019-0032. The applicant proposes to split the Northeast Phase of the project into two separate phases with minor lot dimension modifications. The request also involves a reduction to rear yard setbacks for specific lots within and outside of the Northeast Phase. Minor grading changes to roadways and lots. Modifications to conditions of approval related to the applicant's requested phasing and site mods.
Project Location:	The site is located at the northeast corner of the intersection of SW Tile Flat Road and SW Scholls Ferry Road. The Scholls Heights PUD encompasses the following Tax Lots 3200, 3300, 3301, 3400, 3700, 3800, 3900, 4000, 4100, 4200, 4201, 4300, 4400, 4500, 4600, 4700, and 4800 on Washington County Tax Assessor's Map 2S20100.
Zoning & NAC:	Urban High Density (R1), Urban Medium Density (R2), Urban Medium Density (R4), Urban Standard Density (R5), Urban Standard Density (R7)/ Neighbors Southwest NAC
Applicable Approval Criteria:	Development Code Section 40.03.1 <i>Facilities Review</i> , Section 40.15.15.6.C <i>Planned Unit Development</i> , Section 40.45.15.5.C. <i>Preliminary Subdivision</i> , and 50.95 <i>Modification of a Decision</i> .
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 Contact:	Jana Fox, Current Planning Manager 503-523-8530 / jfox@beavertonoregon.gov
How to Participate:	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:

- In writing via email to the project planner jfox@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 Jana Fox, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **July 23, 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 jfox@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, July 14, 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 Jana Fox by calling 711 503-523-8539 or email jfox@beavertonoregon.gov.

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