



CITY OF BEAVERTON
 Community Development Department
 Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: December 8, 2021

Hearing Body: Planning Commission

Project Name:	Scholls Heights PUD Phases 1A (East) / 1B (West) Modifications
Case File No.:	CU2021-0012 / DR2021-0083 / LD2021-0010
Summary of Application:	The applicant, Taylor Morrison Homes, requests approval of a Modification of a Decision of a Planned Unit Development (CU2017-0010), a Design Review Two for proposed triplex units, and a Modification of a Decision of a Preliminary Subdivision (LD2017-0009). Staff notes previous modifications to CU2017-0010 were approved under CU2019-0012 and CU2021-0006. Previous modifications to LD2017-0009 were approved under LD2019-0032 and LD2021-0004. The applicant proposes to split the 1A (East) Phase of the project into two separate phases with minor lot dimension modifications and modified housing types, including the addition of duplex and triplex units. The applicant also proposes to split the 1B (West) Phase of the project into two separate phases with minor lot dimension modifications and modified housing types including duplexes. The request also involves a reduction to specific yard setbacks within the 1A (East) and 1B (West) phases. No changes to the location of streets and utility corridors are proposed. A density reduction of 10 units is proposed. Modifications to conditions of approval are related to the applicant's requested phasing and site modifications.
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 40.20.15.2.C <i>Design Review Two</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:**

Steve Regner, Senior Planner
503-319-4427 / sregner@beavertonoregon.gov

Jana Fox, Current Planning Manager
503-523-8530 / jfox@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 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 **November 26, 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 sregner@beavertonoregon.gov and 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, November 17, 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 Steve Regner by calling 711 503-319-4427 or email sregne@beavertonoregon.gov.*

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