

**NOTICE**

**OF DEVLOPMENT**

**PROPOSAL**

**CITY OF BEAVERTON**

Community Development Department

Planning Division

12725 SW Millikan Way

PO Box 4755

Beaverton, OR 97076

Tel: (503) 526-2420

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**Notice Date: November 29, 2017**

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| **Project Name:** |  | **The Ridge Large Lot Subdivision** |
| **Case File No.:** |  | **LD2017-0023** |
| **Summary of**  **Application:** |  | The applicant, West Hills Land Development, proposes to create a five lot subdivision for the purpose of land acquisition and conveyance. The five lot proposal is expected to create a network of public utility and access easements, consistent with the location of roads and utilities identified as part of The Ridge Planned Unit Development (PUD) approved by the City on July 13, 2017. The five lot subdivision proposal does not involve physical development or construction. The Ridge Large Lot Subdivision proposal is identified as city case file LD2017-0023. Case files associated with The Ridge PUD are: CPA2017-0002, ZMA2017-0002**,** LD2017-0002, CU2017-0003, DR2017-0010 and TP2017-0005.  The Ridge PUD site is comprised of two properties and the flag portion of a third property, all located on the north side of SW Scholls Ferry Road, situated east of SW Tile Flat Road and west of SW 175th Avenue. The properties are addressed as 18185, 18407 and 18485 SW Scholls Ferry Road. The Ridge PUD properties can also be identified as Tax Lots 301, 500 and 600 on Washington County’s Tax Assessors Map 2S1-06. The combined area is approximately 28 acres. |
| **City Zoning** |  | The Ridge PUD site includes: Urban High Density (R-1), Medium Density (R-2 and R-4) and City Urban Standard Density (R-5 and R-7) |
| **Neighborhood**  **Association:** |  | Neighbors Southwest |
| **Applicable**  **Approval**  **Criteria:** |  | City Development Code, Chapter 40, Section 40.45.15.5.C for *Preliminary Subdivision* and Section 40.30 for *Facilities Review*. |
| **Procedure** |  | The land use application identified above is subject to the Type 2 procedure identified in Section 50.40 of the Beaverton Development Code that requires notice but not a public hearing. Interested parties can submit written comments. To be considered, the city must receive these comments no later than the closing date (identified herein) which is approximately 28 calendar days from when the application was deemed complete. A decision shall be made after the comment closing date. |
| **Comment Closing date:** |  | **4:30 p.m., Wednesday, December 20, 2017** |
| **Staff Contact:** |  | Scott Whyte (503) 526-2652 / swhyte@beavertonoregon.gov |

Mailed written comments should be sent to the attention of Scott Whyte, City of Beaverton, Community Development Department, City of Beaverton,12725 SW Millikan Way, Beaverton, OR 97076. Please reference the case file number and project name in your written comments. A return mailing address (non e-mail) is necessary to receive copy of the Notice of the Decision.

A Facilities Review Committee meeting with the applicant will be held on December 20, 2017. The Facilities Review Committee is not a decision-making body, but advises the Community Development Director on conformity to the technical criteria identified in Section 40.03 of the Beaverton Development Code. The Committee’s recommendation is included as part of the Notice of Decision. The Facilities Review Committee meeting is open to the public but is not the venue for public testimony.

A copy of documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Community Development Department (Planning Division) 4th Floor, Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday. A copy of any or all materials will be provided at reasonable cost. A copy of the applicant’s materials and other documents may be viewed electronically at: [www.beavertonoregon.gov/DevelopmentProjects](http://www.beavertonoregon.gov/DevelopmentProjects)

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 with 72 hours advance notice. To request these services, contact Senior Planner Scott Whyte by calling 711 503 526-2652 or email atswhyte@beavertonoregon.gov