



**CITY OF BEAVERTON**  
 Community Development Department  
 Planning Division  
 12725 SW Millikan Way  
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# PUBLIC HEARING NOTICE

**Notice Date: July 20, 2017**

**Hearing Date: August 30, 2017**

**Hearing Body: Planning Commission**

<b>Project Name:</b>	<b>The Ridge at South Cooper Mountain Multi-Family Residential – Phase 2 of the Planned Unit Development (PUD)</b>
<b>Case File No:</b>	DR2017-0075
<b>Project Summary, Location and Applications:</b>	<p>On Wednesday, <b>August 30, 2017</b>, at or shortly after 6:30 p.m., the Beaverton Planning Commission will conduct a public hearing to consider development of phase 2 of the Planned Unit Development (PUD) by West Hills Land Development, LLC. The proposal includes two multi-family residential apartment buildings, each approximately five stories and 65 feet in height. A total of 119 dwelling units is proposed in addition to private open space amenities, a multi-use trail and parking for bikes and vehicles.</p> <p>The project site is generally located on the north side of SW Scholls Ferry Road, situated east of SW Tile Flat Road and west of SW 175<sup>th</sup> Avenue. Properties associated with this proposal are addressed as 18185, 18407 and 18485 SW Scholls Ferry Road. The properties can also be identified as Tax Lots 301, 500 and 600 on Washington County’s Tax Assessors Map 2S1-06.</p> <p>The applicant’s Design Review 3 proposal for multi-family residential buildings is proposed in the area identified as Phase 2 of The Ridge PUD at South Cooper Mountain that received Planning Commission approval on June 28, 2017. Conditions of PUD approval require subsequent review and approval of the building design and other improvements identified as part of the concept plan for Phase 2.</p>
<b>Zoning</b>	<u>Existing Zone:</u> County Agriculture and Forestry – 20 (AF-20) <u>Proposed City Zones (pending adoption):</u> Urban High Density (R-1)
<b>Neighborhood</b>	Neighbors Southwest
<b>Applicable Approval Criteria:</b>	Beaverton Development Code, Chapter 40: Section 40.20.15.3.C for <i>Design Review 3</i> and Section 40.03 for <i>Facilities Review</i> .
<b>Hearing Date:</b>	<b>Wednesday, August 30, 2017</b> , beginning at 6:30 p.m. or shortly after, before the Planning Commission in the Council Chambers of the Beaverton Building (City Hall) at 12725 SW Millikan Way, Beaverton OR 97076

<b>Procedures</b>	The Design Review 3 application is subject to the Type 3 procedure identified in Section 50.45 of the Development Code, which includes a public hearing before the Planning Commission.
<b>Due date for Written Comments:</b>	4:30 p.m. Wednesday, August 9, 2017, if to be included as part of the Staff Report to the Planning Commission
<b>Staff Contact:</b>	Scott Whyte 503-526-2652 / <a href="mailto:swhyte@beavertonoregon.gov">swhyte@beavertonoregon.gov</a>

Mailed written comments should be sent to the attention of Scott Whyte, Senior Planner, City of Beaverton Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Community Development Department, 4<sup>th</sup> Floor, Beaverton City Hall, 12725 SW Millikan Way. To be included as part of the Staff Report, written comments must be received by Wednesday, August 9, 2017. Please refer to the Case File Number and Project Name in your written comments. **A return mailing address (non e-mail) is necessary to receive a Notice of the Decision on the development proposal.**

A Facilities Review Committee meeting with the applicant will be held on August 9, 2017. The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on conformity to the technical criteria identified in Section 40.03 of the Beaverton Development Code (Facilities Review). The Committee's recommendation will be included in the staff report addressed to the Planning Commission. The Facilities Review Committee meeting is open to the public but is not the venue for receiving 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) 4<sup>th</sup> Floor, Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday. 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 reasonable cost. A copy of the staff report may also be viewed on-line at: [www.beavertonoregon.gov/DevelopmentProjects](http://www.beavertonoregon.gov/DevelopmentProjects)

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure identified in Chapter 50, Sections 50.55, 50.57 and 50.58 of the Development Code and shall make a decision on the land use applications 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.

**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 Senior Planner Scott Whyte by calling 711 503 526-2652 or email [swhyte@beavertonoregon.gov](mailto:swhyte@beavertonoregon.gov)