



CITY OF BEAVERTON
 Community Development Department
 Planning Division
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PUBLIC HEARING NOTICE

Notice Date: May 11, 2017

Hearing Date: June 28, 2017

Hearing Body: Planning Commission

Project Name:	The Ridge PUD at South Cooper Mountain
Case File No's:	CPA2017-0002, ZMA2017-0002, LD2017-0002, CU2017-0003, DR2017-0010, and TP2017-0005
Project Summary, Location and Associated Applications:	<p>On Wednesday, June 28, 2017, at or shortly after 6:30 p.m., the Beaverton Planning Commission will conduct a public hearing to consider a proposed two-phase Planned Unit Development (PUD) by West Hills Land Development, LLC. The first phase would create 111 single-family residential lots that range in size from 1,155 square feet to 6,489 square feet. The first phase would also create one large lot of approximately 182,337 square feet intended for future multi-family residential development. The second phase of the proposed PUD would develop the multi-family residential lot for apartment buildings capable of accommodating up to 200 dwelling units.</p> <p>The project 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 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 and is shown on the attached maps.</p> <p><u>Quasi-Judicial Comprehensive Map Amendment</u> application (case file CPA2017-0002) is requested to adjust boundaries of existing Comprehensive Plan land use designations that apply to the subject properties. The adjustment proposal is intended to align boundaries with proposed streets and property lines identified as part of the development plan. This application is limited to the area contained in Tax Lots 500 and 600 identified above.</p> <p><u>Quasi-Judicial Zoning Map Amendment</u> application (case file ZMA2017-0002) is requested to apply Beaverton residential zones of R-1, R-2, R-4, R-5 and R-7. The subject properties are currently zoned Washington County AF-20. Proposed city zones are intended to implement respective land use designations of the Comprehensive Plan and would also align with proposed streets and property lines identified as part of the development plan. This application is limited to the area contained in Tax Lots 500 and 600 identified above.</p>

	<p><u>Preliminary Subdivision</u> application (LD2017-0002) is requested to create legal lots of record and open space tracts.</p> <p><u>Conditional Use – Planned Unit Development</u> (case file CU2017-0002) would allow modification of base zoning standards of each respective proposed zone, applicable to lots created through the Preliminary Subdivision application.</p> <p><u>Design Review 2</u> (case file DR2017-0010) is requested for attached single-family dwellings identified as part of phase one of the development plan.</p> <p><u>Tree Plan 2</u> (case file TP2017-0005) is requested for removing trees where development is proposed. Some of these trees meet the Development Code definition of Community Tree. Other trees identified for removal are located within a portion of the project site shown to contain a Significant Natural Resource Area (SNRA). Trees subject to removal within the SNRA are in close proximity to proposed transportation and utility improvements.</p> <p>Vehicle access for both phases of development is proposed via a new public street with connection provided to SW Scholls Ferry Road. Separate emergency vehicle access is also proposed to SW Scholls Ferry Road. Water service to the proposed development is identified through one of two possible routes extending from a pipe located within Mountainside High School to the east. One isolated wetland, less than a half-acre in size, is proposed for removal and fill. Future proposed apartment buildings, identified as part of phase two of The Ridge, would be subject to separate notice through a subsequent Design Review application.</p>
Zoning	<p><u>Existing Zone:</u> County Agriculture and Forestry – 20 (AF-20) <u>Proposed City Zones:</u> Urban High Density (R-1), Medium Density (R-2 and R-4) and City Urban Standard Density (R-5 and R-7)</p>
Neighborhood	Neighbors Southwest
Applicable Approval Criteria:	<p>Beaverton Comprehensive Plan, Chapter 1: Section 1.5.1 for <i>Quasi-Judicial Comprehensive Plan Amendment</i>.</p> <p>Beaverton Development Code, Chapter 40: Section 40.97.15.1.C for <i>Quasi-Judicial Zoning Map Amendment</i>, Section 40.15.15.4.C for <i>Conditional Use – Planned Unit Development</i>, Section 40.20.15.2.C for <i>Design Review 2</i>, Section 40.45.15.5.C for <i>Preliminary Subdivision</i>, Section 40.90.15.2.C for <i>Tree Plan 2</i>, and Section 40.03 for <i>Facilities Review</i>.</p>
Hearing Date:	<p>Wednesday, June 28, 2017, 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</p>
Procedures	<p>Land use applications identified above, except for Quasi-Judicial Comprehensive Plan Map Amendments (CPA), are subject to the Type 3 procedure identified in Section 50.45 of the Development Code, which includes a public hearing before the Planning Commission. The CPA application is generally subject to the Type 3 procedure, in addition to other</p>

	procedures identified in Chapter 1, Section 1.4.2 of the Beaverton Comprehensive Plan.
Due date for Written Comments:	4:30 p.m. Wednesday, June 7, 2017
Staff Contact:	Scott Whyte 503-526-2652 / swhyte@beavertonoregon.gov

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, 4th Floor, Beaverton City Hall, 12725 SW Millikan Way. To be included as part of the Staff Report, written comments must be received by Wednesday, June 7, 2017. Please refer to the Case File Numbers 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 June 7, 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) 4th 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

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure identified in Chapter 1, Section 1.6 of the Comprehensive Plan and 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