



CITY OF BEAVERTON  
Community Development Department  
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# PUBLIC HEARING NOTICE

Hearing Date: October 24, 2018      Hearing Body: Planning Commission

**Project Name:**      **The Vineyard at Cooper Mountain PUD**

**Case File No.:**      **ZMA2018-0005 / CU2018-0014 / LD2018-0025 / LD2018-0026 /  
PLA2018-0002 / SDM2018-0004 / TP2018-0007**

**Summary of Application:**      The applicant, Metropolitan Land Group, requests approval of the following land use applications for the Vineyard at Cooper Mountain PUD development. A Zoning Map Amendment to apply city zoning to the subject site in accordance with the Land Use designations and the South Cooper Mountain Community Plan. A Conditional Use-Planned Unit Development for an approximately 297 unit residential development within the South Cooper Mountain Community Plan area. Two Preliminary Subdivision applications, the first, a large lot subdivision to create 5 parcels to assist in the phasing of the project, and the second for phased development of 297 lots intended by the full development under the PUD. A Property Line Adjustment to adjust the boundary between two existing parcels to create a boundary between two development phases. A Sidewalk Design Modification to eliminate planter strips on select street segments. A Tree Plan Two application for the removal of trees to accommodate development.

**Project Location:**      The site is located west of 175<sup>th</sup> Avenue, at Horse Tale Drive, a private drive. Addresses: 17520 SW Horse Tale Drive.  
Tax Lots 1600, 1605 and a portion of 1900 on Washington County Tax Assessor's Map 1S13100.

**Zoning & NAC:**      Washington County Interim / Neighbors Southwest NAC

**Applicable Approval Criteria:**      Development Code: Section 40.03 *Facilities Review*; Section 40.15.15.4.C *Conditional Use-PUD*, Section 40.45.15.1.C *Property Line Adjustment*, Section 40.45.15.5.C *Preliminary Subdivision*, Section 40.58.15.C *Sidewalk Design Modification*, Section 40.90.15.2.C *Tree Plan Two*, and Section 40.97.15.1.C *Quasi-Judicial Zoning Map Amendment*.

**Hearing Time and Place:**      City Council Chambers, First Floor, Beaverton Building,  
12725 SW Millikan Way, beginning at 6:30 p.m.

**Staff Contacts:**      Elena Sasin, Associate Planner, 503.526.2494 /  
[esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov)

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 Friday, October 12, 2018. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

**Facilities Review Committee Meeting Date:**                    September 26, 2018

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.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4<sup>th</sup> floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, except holidays. 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 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, 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 Elena Sasin by calling 711 (503)526-2494 or email [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov)*