



CITY OF BEAVERTON  
Community Development Department  
Planning Division  
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# NOTICE OF PUBLIC HEARING

Hearing Date: January 27, 2016 Hearing Body: Planning Commission

|                                |  |
|--------------------------------|--|
| <b>Project Name:</b>           | <b>Appeal of Sunset Station &amp; Barnes Road PUD<br/>First Time Extension</b>   |
| <b>Case File Nos.:</b>         | <b>APP2015-0003 (an appeal of EXT2015-0004)</b>  |
| <b>Summary of Application:</b> | An appeal of the following described application has been submitted. The applicant is seeking a first time extension for a previously approved Conditional Use-PUD application (file # CU2013-0003) that authorized an approximately 80 acre PUD, including residential and commercial uses. No physical development was approved with the PUD. No changes to the originally approved proposal are included with this time extension application. If approved, this time extension request will extend the expiration date of the prior approvals to November 5, 2017. |
| <b>Project Location:</b>       | Generally North and South of Barnes Road from West of Cedar Hills Boulevard to Highway 217.<br>Washington County Tax Assessors Map 1S103AB Tax Lot 1200, Map 1S103A0 Tax Lots, 1700 and 2200, Map 1S102B0 Tax Lot 500, Map 1S102CB Tax Lot 100, Map 1S102CA Tax Lots 500 & 600, and Map 1S103AD Tax Lot 600.   |
| <b>Zoning &amp; NAC:</b>       | Urban High Density (R1), Corridor Commercial (CC), and Station Community-Sunset (SC-S) / Central Beaverton NAC   |
| <b>Applicable Criteria:</b>    | Development Code Section 50.93 (Extension of a Decision) Note that the Design Review approval criteria are not applicable to this time extension application.  |
| <b>Hearing Time and Place:</b> | <b>City Council Chambers, First Floor, Beaverton Building,<br/>12725 SW Millikan Way, January 27, 2016, beginning at 6:30pm</b>  |
| <b>Staff Contact:</b>          | Jana Fox (503) 526-3710 / jfox@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, January 15, 2016**. Please reference the Case File Number(s) 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.

A copy of all 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 4:00 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 a 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. The decision by the Planning Commission is the final City decision on the subject application for EXT2015-0004 Sunset Station & Barnes Road PUD Time Extension.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.