



CITY OF BEAVERTON  
 Community Development Department  
 Planning Division  
 12725 SW Millikan Way  
 PO Box 4755  
 Beaverton, OR 97076  
 Tel: (503) 526-2420  
 Fax: (503) 526-2550

# PUBLIC HEARING NOTICE

Hearing Date: August 18, 2015

Hearing Body: City Council

<b>Project Name:</b>	<b>South Cooper Mountain High School Appeals</b>
<b>Case File Nos.:</b>	APP2015-0001 and APP2015-0002
<b>Summary of Application:</b>	The City Council will hold a public hearing on the appeals as submitted by two appellants, Ed Bartholemy (APP2015-0001) and Tualatin Riverkeepers (APP2015-0002). Both appeals are specific to the Planning Commission's decision to approve case file CU2015-0003, a Conditional Use application approval for a new high school located within the South Cooper Mountain planning area. The new high school is approximately 320,000 square feet in size, with associated athletic fields, landscaping, parking and vehicle circulation.
<b>Project Location:</b>	Northwest corner of SW Scholls Ferry Road and SW 175 <sup>th</sup> Avenue. Tax Lots 205 and 800 on Washington County Tax Assessor's Map 2S1-06
<b>Zoning &amp; NAC:</b>	Urban High Density Residential (R1) / Neighbors Southwest NAC
<b>Applicable Development Code Criteria:</b>	Appeal of the Planning Commission's decision is reviewed under Section 50.70 and Sections 50.85 through 50.88 of the City Development Code. Conditional Use approval criteria are identified in Section 40.15.15.3.C of the Development Code. Facilities Review approval criteria are identified in Section 40.03.
<b>Hearing Place and Time:</b>	City Council Chambers, First Floor of the Beaverton Building, 12725 SW Millikan Way, Beaverton, beginning at 6:30 PM or thereafter.
<b>Staff Contact:</b>	Scott Whyte, Senior Planner 503.526.2652 / <a href="mailto:swhyte@beavertonoregon.gov">swhyte@beavertonoregon.gov</a>

A copy of the plans, documents and evidence submitted by or on behalf of the appellant, the Planning Commission record, and applicable criteria are available for review at the Community Development Department, located on the 4<sup>th</sup> floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:00 p.m., Monday through Friday, except public holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the appeal 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/departments/CDD/cdd\\_dev\\_projects.html](http://www.beavertonoregon.gov/departments/CDD/cdd_dev_projects.html). **Written testimony is to be received by 4:00p.m. on Friday, July 31, 2015, if to be made part of the materials provided to City Council prior to the hearing date.** All materials submitted after July 31, 2015 must include no fewer than ten (10) complete copies of the materials being submitted.

The City Council shall conduct the hearing 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.

Pursuant to Section 50.70.4 of the Development Code, the appeal hearing shall be *de novo*, which means any new evidence and arguments can be introduced in writing, orally or both. A *de novo* hearing does not

limit participation to those who participated in the initial hearing process. The Planning Commission's minutes and Order are part of the record. The Council may affirm that decision; modify it or adopt its own decision based on its findings as to the relevant criteria for decision.

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 503-526-2222/VOICE/TDD.