



Community Development Department
Current Planning Division
12725 SW Millikan Way / PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

TYPE 3 NOTICE OF HEARING ON A ZONING MAP AMENDMENT

Hearing Date: **December 3, 2014** Time: **6:30 p.m.** Hearing Body: **Planning Commission**

Project Name: **South Cooper Mountain High School Site**

Case File No.: **ZMA2014-0008**

Summary of Application: The City of Beaverton proposes implementation of the City of Beaverton R1 zoning district on parcels annexed into the City of Beaverton. The subject parcels currently carry the Washington County AF-20 Land Use District.

The City is concurrently proposing adoption of the South Cooper Mountain Community Plan, which proposes implementation of the City of Beaverton High Density Residential Development land use designation for the subject site (CPA2014-0012 South Cooper Mountain Comprehensive Plan Map Amendment).

Project Location: The subject site is located at the northwest corner of the intersection of SW Scholls Ferry Road and SW 175th Avenue, inclusive of the addresses 17595, 17651, and 17745 SW Scholls Ferry Road.

The properties are identified on Washington County Assessor's Map 2S1 06 as Tax Lots 00200 and 00800. Only the portion of Tax Lot 00200 that is west of SW 175th Avenue is included in this proposal.

Land Use & NAC: Existing Washington County AF-20 Land Use District and Rural uses.
Neighbors Southwest Neighborhood Association Committee

Applicable Criteria Sections: Development Code Section
~~40.97.15.4.C Discretionary Annexation Related Zoning Map Amendment~~
40.97.15.1.C *Quasi-Judicial Zoning Map Amendment* (corrected November 12)

Hearing Place: City Council Chambers, First Floor, The Beaverton Building, 12725 SW Millikan Way

Staff Contact: Leigh Crabtree (503) 526-2458, lcrabtree@BeavertonOregon.gov

Materials for review:

A copy of the application and applicable review criteria are available for inspection at no cost at the Planning Counter, 4th floor, The Beaverton Building, 12725 SW Millikan Way, from 7:30 a.m. to 4:00 p.m. Monday through Friday, except holidays. A copy of any or all materials will be provided at reasonable cost.

Staff report:

Staff reports are published a minimum of seven (7) calendar days before the date of the initial public hearing. A copy of the staff report will be available for inspection at the Planning Counter at no cost at least seven (7) calendar days before the hearing, and will be provided at a reasonable cost. Staff reports may also be viewed on-line at www.beavertonoregon.gov.

Conduct of Hearing:

Pursuant to Sections 50.55, 50.57, and 50.58 of the Development Code, the Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the proposals after the hearing closes.

Submission of Testimony:

Pursuant to Section 50.58 of the Beaverton Development Code, any person may submit exhibits or written comments prior to the hearing. All submittals which are more than two (2) letter sized pages must include no fewer than ten (10) complete copies of the materials being submitted.

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.

Please reference the Case File Number and Project Name in your written comments.

Submission deadlines:

- To be addressed in the staff report, written comments or exhibits on the proposal shall be submitted no later than 4:00 p.m. on Friday, November 21, 2014.
- To be submitted by staff at the hearing, written comments or exhibits on the proposal must be received by the Director no later than 4:00 p.m. on the day of the scheduled hearing.
- To be submitted at the hearing, written comments or exhibits must be filed with the recording secretary and offered to the decision making authority as part of the record.

Delivery Methods:

- Mail to the Planning Division, Community Development Department, City of Beaverton, PO Box 4755, Beaverton, OR 97076-4755.
OR
- Hand-delivered to the Planning Division, 4th floor, The Beaverton Building, 12725 SW Millikan Way, from 7:30 a.m. to 4:00 p.m. Monday through Friday, except holidays.

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.