



CITY OF BEAVERTON  
Community Development Department  
Planning Division  
12725 SW Millikan Way  
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## NOTICE OF DEVELOPMENT PROPOSAL

<b>Project Name:</b>	<b>South Cooper Mountain High School – Early Grading and Tree Removal</b>
<b>Case Files:</b>	TR2015-0001 and DR2015-0002
<b>Summary of Application:</b>	<p>The applicant seeks Tree Plan 2 and Design Review Compliance Letter (DRCL) approval to allow tree removal and early grading on property where a new high school is proposed to be constructed. The subject property, approximately 49 acres in size, contains a total of 341 trees. For mass grading purposes, all trees are proposed for removal except for one black walnut tree located at the southeast corner of the property and two trees located within a portion of the existing wetlands located in the northwest corner of the property.</p> <p>Of the 338 trees to be removed, 150 are Community Trees (ten inches or more in diameter) as defined by the Development Code and one tree is located within a portion of the wetland area that is proposed for modification under separate land use action. The proposal for tree removal is subject to Tree Plan 2 approval. The proposal to change the existing grade of the property is subject to DRCL approval.</p>
<b>Project Location:</b>	Northwest corner of SW Scholls Ferry Road and SW 175 <sup>th</sup> Avenue. Specifically Tax Lots 205 and 800 on Washington County Tax Assessor's Map 2S1-06.
<b>Zoning &amp; NAC:</b>	Urban High Density (R-1), Neighbors Southwest
<b>Applicable Criteria:</b>	Development Code, Sections: 40.90.15.2.C <i>Tree Plan 2</i> and 40.20.15.1.C <i>Design Review Compliance Letter</i>
<b>Closing Date for Written Comments:</b>	<b>4:00 PM, Wednesday, May 6, 2015</b>
<b>Staff Contact:</b>	Scott Whyte, Senior Planner (503) 526-2652 / <a href="mailto:swhyte@beavertonoregon.gov">swhyte@beavertonoregon.gov</a>

Interested parties can mail written comments to the attention of Scott Whyte, Community Development Department, PO Box 4755, Beaverton, OR 97076. Please refer to the Case File Number and Project Name in your written comments. Written comments can also be submitted in person to the Community Development Department, 4<sup>th</sup> Floor, Beaverton City Hall, 12725 SW Millikan Way. To be considered part of the record and decision, the City must receive written comments no later than May 6, 2015. **A return mailing address (non e-mail) is necessary to receive a Notice of the Decision on the development proposal.** A decision by the Community Development Director, separate from the associated land use applications for development of the high school, shall be made after the closing date for written comments. The Director's decision may be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects/>

A copy of the comments, plans, documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Beaverton Planning Division, 4<sup>th</sup> floor, Beaverton City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:00 p.m., Monday through Friday. Copies of any or all materials will be provided at reasonable cost. Failure to raise an issue 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.