



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

NOTICE OF PUBLIC HEARING: TRANSPORTATION SYSTEM DEVELOPMENT CHARGE (SDC)

Hearing Date: **June 2, 2015**

Time: **6:30 p.m.**

Hearing Body: **City Council**

Project Name: **South Cooper Mountain Transportation System Development Charge**

Summary of Request: The City of Beaverton hereby issues public notice, pursuant to ORS 223.304, of its intent to adopt an ordinance to establish System Development Charges for transportation. The charges are proposed to only apply to development within the South Cooper Mountain Annexation Area to help fund needed transportation infrastructure to support development in the South Cooper Mountain Annexation Area. The System Development Charges are proposed to supplement other existing funding sources, including the Washington County Transportation Development Tax, the Washington County Major Streets Transportation Improvement Program, and developer funded improvements. The proposed amendment has been prepared pursuant to state law and the City of Beaverton Municipal Code.

Area of Applicability: The South Cooper Mountain Annexation Area is generally located along the north side of SW Scholls Ferry Road, west of SW Loon Drive, east of SW Tile Flat Road, and south of SW Cooper Mountain Lane/SW Horse Tale Drive. The properties are identified on Washington County Assessor's Map 1S1 31 as Tax Lots 01600, 01602, 01605; Washington County Assessor's Map 2S1 06 as Tax Lots 00103, 00200, 00301, 00302, 00400, 00402, 00403, 00404, 00500, 00600, 00700, 00800; and Washington County Assessor's Map 2S2 01 as Tax Lots 00100, 00101, 00200, 00201, 00400, and 00500.

Land Use: City of Beaverton Comprehensive Plan land use designations: Standard Density Residential, Medium Density Residential, High Density Residential, and Main Street.

NAC: Neighbors Southwest Neighborhood Association Committee

Criteria: Oregon Revised Statutes, Section 223.304

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

Staff Contact: Luke Pelz (503) 526-2466, lpelz@BeavertonOregon.gov

Materials for review:

At least sixty (60) calendar days prior to the hearing, a copy of the technical report that addresses the methodology and calculation of the proposed charges, and applicable state law will be 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.

The draft South Cooper Mountain Community Plan and other documents, materials, and information related to development of the draft South Cooper Mountain Community Plan are available for review online, <http://www.beavertonoregon.gov/index.aspx?NID=1300>.

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 Community Development 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.

Submission of Testimony:

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.

Please reference the 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, May 18, 2015.
- 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.

Contest of Methodology:

Legal action intended to contest the methodology used for calculating a system development charge may not be filed after 60 days following adoption or modification of the system development charge ordinance or resolution by the local government. A person shall request judicial review of the methodology used for calculating a system development charge only as provided in ORS 34.010 to 34.100.

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.