

NOTICE OF DECISION

February 4, 2016

To Whom It May Concern:

The Beaverton **PLANNING COMMISSION** has recommended **approval** of **CPA2015-0008 – South Cooper Mountain Local Wetland Inventory** at the Commission's January 27, 2016 meeting. The Land Use Order summarizing the Commission's decision can be viewed and downloaded at <http://apps.beavertonoregon.gov/DevelopmentProjects/>.

The **PLANNING COMMISSION'S** recommendation may be appealed within ten (10) calendar days of the date of this notice. The appeal closing date is **4:00 p.m., Monday, February 15, 2016**. Pursuant to Section 50.75, an appeal application shall contain the following minimum information:

1. The case file number designated by the City.
2. The name and signature of each appellant.
3. Reference to the oral or written evidence provided to the decision-making authority by the appellant that is contrary to the decision.
4. If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision-making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
5. The specific approval criteria, condition, or both being appealed, the reasons why the finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to allege the error.
6. The appeal fee, as established by resolution of the City Council.

The appellate decision making authority on appeal of Type 4 decision shall be the City Council. The appeal hearing shall be *de novo*, which means new evidence and argument can be introduced in writing, orally, or both. The hearing of the appeal shall be conducted in the manner specified in Section 50.85 through 50.88 except as otherwise required by statute.

Please note that the failure to comply with the requirements of Sections 50.75.1 and 50.75.2 is jurisdictional and deprives the appellant of an opportunity for the appellate decision making authority to hear an appeal.

The current appeal fee due at time of filing is \$1,472.00.

The complete case file is available for review at the Planning Division, Community Development Department, 4th Floor, The Beaverton Building at 12725 SW Millikan Way. Hours of operation are 7:30 a.m., to 4:00 p.m., Monday through Friday, except for holidays. For more information about the project, please contact **David Levitan** at **503-350-4022**.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven A. Sparks". The signature is fluid and cursive, written over a white background.

Steven A. Sparks, AICP
Planning Division Manager

cc:

Naomi Vogel
Project File

Robert McCracken
Sheila Greelaw-Fink

Gary Cook
Washington County DLUT Planning