



CITY OF BEAVERTON
Community Development Department
Planning Division
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NOTICE OF PUBLIC HEARING

Hearing Date: December 21, 2016 Hearing Body: Planning Commission

Project Name:	Appeal of the Planning Director's Decision to Approve the SW 75th Terrace Subdivision
Case File No.:	APP2016-0004
Summary of Application:	The Planning Commission will hold a public hearing on the appeal as submitted by appellant, Jeanne F. Loftis. The appeal is specific to the Planning Director's decision to approve three case files associated with the nine lot subdivision proposal. These case files are: 1) LD2016-0017, an application to subdivide the existing lots, 2) TP2016-0010, to remove significant grove trees from the subject lots, and 3) SDM2016-0008, a request to deviate from the city's sidewalk standards. The existing subject site is approximately 2.56 acres, developed with two existing single family home.
Project Location:	7470 & 7466 SW Canyon Lane Washington County Tax Assessors Map 1S112AB Tax Lots 4300, 4500, and 4703.
Zoning & NAC:	Residential Urban Standard Density (R7) / West Slope NAC
Applicable Criteria:	Appeal of the Planning Director's decision is reviewed under Sections 50.65 (Appeal of a Type 2 Decision) and 50.80 through 50.83 of the Beaverton Development Code. Preliminary Subdivision approval criteria are identified in Section 40.45.15.5.C of the Beaverton Development Code. Tree Plan 2 approval criteria are identified in Section 40.90.15.2.C of the Beaverton Development Code. Sidewalk Design Modification approval criteria are identified in Section 40.58.15.C in the Beaverton Development Code. Facilities Review approval criteria are identified in Section 40.03.
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, December 21, 2016, at 6:30pm.
Staff Contact:	Steve Regner (503) 526-2675 / sregner@BeavertonOregon.gov

Mailed written comments to the Commission should be sent to the attention of Steve Regner, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, written correspondence is to be received by 4:30 p.m. on **Tuesday, December 13, 2016**. Please reference the Case File Number(s) and Project Name in your written comments. If you decide to submit written comments or exhibits after December 13, or at the public hearing, no fewer than ten (10) complete copies of the materials will be necessary.

A copy of all documents and evidence submitted by or on behalf of the appellants, applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at a reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct a hearing the appeal 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. The decision by the Planning Commission is the final City decision on the subject applications for LD2016-0017, TP2016-0010 and SDM2016-0008 SW 75th Terrace Subdivision

Pursuant to Section 50.65.4 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 Director's decision is part of the record. The Planning Commission 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 526-2222/VOICE/TDD.