



CITY OF BEAVERTON
Community Development
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: May 3, 2017

Hearing Body: Planning Commission

Project Name: **Iron Gate Self Storage**

Case File No.: **CU2017-0004 / DR2017-0012**

Summary of Application: The applicant requests Conditional Use approval for Self-Storage use of a property located in an Industrial zoning district. The applicant also requests Design Review Two approval for a proposed remodel of an existing 39,000 square foot building approximately 36 feet in height at the tallest point. The proposal also includes the construction of two new secondary buildings approximately 5,400 square feet and 4,000 square feet in size, and up to approximately 17 feet in height at their tallest point and all associated site improvements. Plans for all applications are available for review at City Hall.

Project Location: The subject site is located at 5355 SW 107th Avenue at the northern terminus of SW 107th Avenue north of the intersection of SW 107th with Allen Boulevard.
The property is identified on Washington County Assessor's Map 1S1 15DA as Tax Lot 01000

Zoning & NAC: Industrial (IND) / Denney Whitford/Raleigh West NAC

Applicable Development Code Criteria: Section 40.03 *Facilities Review*; Section 40.15.15.3.C *Conditional Use-New*; Section 40.20.15.2.C *Design Review Two*.

Hearing Time and Place: City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m.

Staff Contact: Jana Fox, Associate Planner, 503.526.3710 / jfox@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Jana Fox, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, April 21, 2017. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: April 19, 2017

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the 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 reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings 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.

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.