



Community Development Department
Planning Division
12725 SW Millikan Way /PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	CEDAR MILL CREEK SANITARY AND STORMWATER MODS
Case File No.:	TP2020-0007/DR2020-0102
Summary of Application:	The applicant, Clean Water Services, request Tree Plan Two and Design Review Two approval to remove and impact up to 285 trees within a Significant Natural Resource Area (SNRA) for the construction of an approximately 4,900-foot sewer trunk and appurtenances. The removal and impacts of the trees will be less than fifty percent of the SNRA. The project scope includes habitat enhancement to the Cedar Mill Creek including replanting of all removed trees, revegetation of native species and excavation of side channels. The Tree Plan Two and Design Review Two approvals are required for work within a SNRA and modification in excess of fifteen percent of landscaping on a site.
Project Location:	The project site is located Washington County Assessor's Tax Map and Lots 1S108BA-100, -200, -300, 1S1080000504, -290, -2500, 1S108BB00900, 1S108AB00-100, -200.
Zoning & NAC:	The site is zoned Residential-Urban High Density (R1) and Industrial (IND). The project site is located within the Five Oaks/Triple Creek Neighborhood Association Committee area
Applicable Criteria:	Development Code Sections: Section 40.03 Facilities Review, Section 40.20.15.2.C Design Review Two and 40.90.15.2.C Tree Plan Two
Due Date for Written Comments:	No later than 5:00 PM, December 2, 2020
Staff Contact:	Brett Cannon, Assistant Planner (503) 350-4038 bcannon@BeavertonOregon.gov

NOTE: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Division is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community.

During this State of Emergency, staff strongly encourages you to submit any testimony comments or questions via email to the project planner. Written comments on the above development proposal may also be mailed to the Current Planning Division, at PO Box 4755, Beaverton, OR 97076. Written comments, either emailed or mailed, on the above development proposal shall be received no later than 5:00 p.m. on December 2, 2020. Please reference the Case File Number and Project Name in your written comments and include your mailing address if you wish to receive a copy of the decision. 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.

The Director is the decision-making authority for the above application and shall issue a written decision on the above development proposal on or around December 16, 2020, pursuant to Section 50.40.10. Copies of the decision will be made available on the City's website <http://apps.beavertonoregon.gov/DevelopmentProjects> or may be provided by the project Planner upon request.

Facilities Review Committee Meeting Date: Wednesday, December 2, 2020

The Facilities Review Committee is not a decision making body but advises the Director 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 recommendations in the written decision. The Facilities Review Committee meeting is open to the public but is not intended for public testimony.

Copies of the staff report will be made available on the City's website or may be purchased at the Planning Division Counter for a reasonable cost. The Director's decision may be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects/>.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Brett Cannon by calling 711(503) 350-4038 or email bcannon@beavertonoregon.gov.*