



CITY OF BEAVERTON
Community Development Department
Planning Division
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NOTICE OF DEVELOPMENT PROPOSAL

Notice Date: **January 3, 2018**

Project Name: **Waterhouse Trail Segment 4**

Case File No's: **DR2017-0140 and TP2017-0017**

Summary of Application: The applicant, Tualatin Hills Park & Recreation District (THRPD), seeks to reconstruct an existing trail, boardwalk, and replace an existing pedestrian bridge. All three are proposed to be widened. Trail construction is subject to Design Review Compliance Letter (DRCL) approval, in addition to a Tree Plan 2 (TP-2) application that proposes removing up to thirty (30) trees for the construction of a shared use trail. Of the 30 trees, nine (9) have been identified as required for removal. The remaining twenty-one (21) trees may be impacted by trail construction, but are intended to be saved. The trees subject to removal are primarily located within the Willow Creek Sensitive Area.

Project Location: The proposed trail segment will connect the gap that extends from Waterhouse Powerline Park northward to NW Bethany Court cul-de-sac, as shown in the attached map. The site is located on portions of property described by the Washington County Tax Assessor as Map 1N131 AD, Tax Lots 102, 2400, 2500, Map 1N132 BC, Tax Lot 5000.

Zoning & Neighborhood: Urban Standard Density Residential R-7 (R-7), Office Industrial (OI), Five Oaks / Triple Creek

Applicable Code Criteria: Development Code Section 40.20.15.1.C *Design Review Compliance Letter*; and Section 40.90.15.2.C *Tree Plan 2*.

Staff Contact: Matt Straite, contract planner (503) 505-2227 / matts@migcom.com

Mailed written comments in response to this development proposal should be sent to the attention of the City of Beaverton Planning Division, P.O. Box 4755, Beaverton, OR 97076. To be made part of the record, written comments are to be received by Wednesday, January 24, 2018, 4:30p.m. Please reference the Case File Number(s) and Project Name in your written comments.

The application is subject to the Type 2 procedure identified in Section 50.40 of the Development Code. No public hearing is scheduled for this Design Review Compliance Letter / Tree Plan 2 proposal. On January 24, 2018, city staff, will meet with the applicant to discuss the proposal. Notice of Decision follows and may be viewed on the Beaverton website at:

<http://apps.beavertonoregon.gov/DevelopmentProjects>

A copy of the pre-application conference notes, plans 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.

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.

Site Plan for Trail

