



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:	HARTWOOD HYLANDS LOT 118
Case File No.:	TP2020-0006/SDM2020-0006
Summary of Application:	The applicant, Makana Homes and Consulting, request Tree Plan Two and Sidewalk Design Modification approval to remove fourteen (14) Community Trees and construct a new sidewalk with a four (4)-foot wide planter area and five (5)-foot wide sidewalk. The Tree Plan Two and Sidewalk Design Modification applications are a required land use action prior to constructing a proposed single-family residence on the vacant lot.
Project Location:	The site is located at 6996 SW Tierra Del Mar Drive, Tax Lot 10100 of Washington County Assessor's Map 1S120AD
Zoning & NAC:	Residential-Urban Standard Density (R7) and West Beaverton
Applicable Criteria:	Development Code Sections: <i>40.58.15.C Sidewalk Design Modification and 40.90.15.2.C Tree Plan Two</i>
Due Date for Written Comments:	No later than 5:00 PM, Wednesday October 14, 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 Wednesday, October 14, 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 October 28, 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.

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.*