



CITY OF BEAVERTON
 Community Development Department
 Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: January 29, 2019

Hearing Body: Planning Commission

Project Name:	Sorrento 3-Lot Partition
Case File No.:	ADJ2019-0013 / ADJ2019-0014 / LD2019-0016 / SDM2019-0010 / TP2019-0009
Summary of Application:	The applicant, Firwood Design Group, requests approval of the following land use applications to create three lots from an existing lot with a detached dwelling unit: Minor Adjustment approval to reduce the minimum width of proposed Lots 2 and 3; Major Adjustment approval to reduce the minimum width of proposed Lot 1; a Preliminary Partition to create three lots; Sidewalk Design Modification approval to maintain the existing sidewalk corridor; and Tree Plan Two approval to remove 19 Community Trees. The existing house is proposed to remain and a shared driveway will provide access to the three lots.
Project Location:	The site is located at 8020 SW Sorrento Road, specifically identified as Tax Lot 00101 on Washington County Tax Assessor's Map 1S128AA.
Zoning & NAC:	Residential Urban Standard Density 7,000 (R7) / Greenway NAC
Applicable Approval Criteria:	Development Code Section 40.03.1 <i>Facilities Review</i> , Section 40.10.15.1.C <i>Minor Adjustment</i> , Section 40.10.15.2.C <i>Major Adjustment</i> , Section 40.45.15.4.C <i>Preliminary Partition</i> , Section 40.58.15.C <i>Sidewalk Design Modification</i> , and Section 40.90.15.2.C <i>Tree Plan Two</i>
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m.
Staff Contact:	Lauren Russell, AICP, Associate Planner 503-526-3718 / lrussell@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Lauren Russell, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **January 17, 2019**. 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: Wednesday, January 8, 2020

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 online 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, precludes appeal to the Land Use Board of Appeals on the issue.

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 Lauren Russell by calling 711 503-526-3718 or email lrussell@beavertonoregon.gov.*