



**CITY OF BEAVERTON**  
 Community Development Department  
 Planning Division  
 12725 SW Millikan Way  
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# PUBLIC HEARING NOTICE

**Notice Date: December 17, 2015**

**Hearing Date: February 3, 2016**

**Hearing Body: Planning Commission**

<b>Project Name:</b>	<b>Russell Property Subdivision</b>
<b>Case File No's:</b>	<b>LD2015-0021 and TP2015-0013</b>
<b>Summary of Applications:</b>	<p>On <b>February, 3, 2016</b>, at or shortly after 6:30 p.m., the City of Beaverton Planning Commission will conduct a public hearing to consider a proposal by West Hills Land Development Company to create a 125-lot subdivision intended for single family dwellings. The subdivision is proposed on the Russell property located at 15740 SW Deercrest Lane and 11680 SW Eider Avenue. The property is generally located north of SW Scholls Ferry Road, west of SW 155<sup>th</sup> Terrace and south of SW Snowy Owl Lane. The property can also be identified as Tax lots 8900, 9000, 9100 and on Washington County's Tax Assessors Map 1S1-32CD and Tax Lot 11900 on Map 1S1-32CC.</p> <p>Specifically, the applicant is seeking Preliminary Subdivision approval (city case file LD2015-0021) and Tree Plan 2 approval (case file TP2015-0013). To accommodate the subdivision, the applicant proposes to demolish existing dwellings and remove several trees. Trees planted for commercial timber harvest have been approved by the city through a separate administrative decision. The applicant's Tree Plan 2 proposal would remove additional trees from the Russell property to accommodate the proposed subdivision. The proposed subdivision does not include home designs. Access is proposed from SW 155<sup>th</sup> Terrace and includes the street connections and continuations of SW Eider Avenue, SW Finch Street, SW Turnstone Avenue, SW 156<sup>th</sup> Terrace and SW 158<sup>th</sup> Terrace.</p>
<b>Zoning &amp; NAC:</b>	Residential Urban Standard Density (R5) / Neighbors Southwest NAC
<b>Applicable Approval Criteria:</b>	City Development Code, Chapter 40, Section 40.45.15.5.C for <i>Preliminary Subdivision</i> , Section 40.90.15.2.C for <i>Tree Plan Two</i> , and Section 40.30 for <i>Facilities Review</i> .
<b>Hearing Date:</b>	<b>Wednesday, February 3, 2016</b> beginning at 6:30 p.m. or shortly after, before the Planning Commission in the Council Chambers of the Beaverton Building at 12725 SW Millikan Way, Beaverton OR 97076

<b>Procedures</b>	The land use applications identified above are subject to the Type 2 procedure identified in Section 50.40 of the Development Code. However, in this case, the applicant has requested the Type 3 procedure thereby allowing broader notice and opportunity for the proposal to be heard by the Planning Commission. The Type 3 procedure is identified in Section 50.45 of the Development Code and includes a public hearing.
<b>Due date for Written Comments:</b>	4:30 p.m., Wednesday, January 13, 2016
<b>Staff Contact:</b>	Scott Whyte (503) 526-2652 / <a href="mailto:swhyte@beavertonoregon.gov">swhyte@beavertonoregon.gov</a>

Mailed written comments should be sent to the attention of Scott Whyte, City of Beaverton Planning Division, P.O. Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Community Development Department, 4<sup>th</sup> Floor, Beaverton City Hall, 12725 SW Millikan Way. To be included as part of the Staff Report, written comments must be received by Wednesday, January 13, 2016. Please reference the Case File Numbers and Project Name in your written comments. **A return mailing address (non e-mail) is necessary to receive a Notice of the Decision on the development proposal.**

A Facilities Review Committee meeting with the applicant will be held on January 13, 2016. The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on conformity to the technical criteria identified in Section 40.03 of the Beaverton Development Code. The Committee's recommendation will be included in the staff report addressed to the Planning Commission. The Facilities Review Committee meeting is open to the public but is not the venue for public testimony.

A copy of documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Community Development Department (Planning Division) 4<sup>th</sup> Floor, Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. to 4:30 p.m., Monday through Friday. 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](http://www.beavertonoregon.gov/DevelopmentProjects)

The Planning Commission shall conduct the hearing in accordance with adopted rules of procedure identified in Sections 50.55., 50.57. and 50.58. of the Development Code and shall make a decision on the land use applications 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.