



CITY OF BEAVERTON
 Community Development Department
 Planning Division
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NOTICE OF PUBLIC HEARING

Notice Date: October 26, 2017

Hearing Date: **December 6, 2017** Time: **6:30 p.m.** Hearing Body: **Planning Commission**

Name of Proposal:	Verizon Wireless Facility at 7400 SW Scholls Ferry Road
Case File(s):	WF2017-0011, ADJ2017-0004, VAR2017-0005, DR2017-0124
Summary of Application:	On December 6, 2017, the City Planning Commission will conduct a public hearing to consider the proposal by Verizon Wireless to construct a new 100-foot monopole with antennas at the top and all associated ground equipment within a secure landscaped and fenced area (WF2017-0011). The applicant is also requesting Major Adjustment (ADJ2017-0004) approval to increase the height from the standard height of eighty (80) feet and a Variance (VAR2017-0005) to reduce the setback to 46 feet and 25 inches from the southern property line. Additionally, an existing shed on the site is proposed to be relocated to accommodate the new wireless facility, therefore, a Design Review Compliance Letter (DR2017-0124) is required. The maximum standard height for wireless communication facilities in the R7 zone is eighty (80) feet and the standard setback for wireless facilities is the height of the tower plus five (5) feet. No tree removal is proposed in conjunction with the modifications described above. The subject property is zoned Urban Standard Density (R7) where new wireless communication facilities are subject to Wireless Facility Three (WF3) approval.
Location of Proposal:	The subject property is located at 7400 SW Scholls Ferry Road. The approximately 2.16 acre site can also be identified as tax lot 3700 of Washington County Assessor's Map 1S123BD.
Zoning / NAC:	R7- Urban Standard Density / Denney Whitford - Raleigh West Neighborhood Association Committee
Applicable Approval Criteria :	Development Code Sections: Wireless Facility Three 40.96.15.3.C, Major Adjustment 40.10.15.2.C, Variance 40.95.15.1.C., Design Review Compliance Letter 40.20.15.1.C.
Hearing Time and Place:	Wednesday, December 6, 2017 beginning at 6:30 p.m. in the City Council Chambers, First Floor, Beaverton Building / City Hall, 12725 SW Millikan Way Beaverton, OR
Staff Contact:	Elena Sasin (503)526-2494 or esasin@beavertonoregon.gov

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Planning Division, 4th Floor, the Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

Public written comments on the proposal shall be submitted no later than 4:30 p.m. on Wednesday, November 15, 2017 if to be addressed in the staff report. Mailed written comments shall be sent to the Current Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Planning Division, 4th Floor, the Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

Please reference the Case File Number and Project Name in your written comments.

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.

Staff reports are published a minimum of seven (7) calendar days before the date of the initial public hearing. A copy of the staff report will be available for inspection at the Planning Counter within the Community Development Department, at no cost, at least seven (7) calendar days before the hearing, and may be purchased at the Planning Division Counter for a reasonable cost. Staff reports may also be viewed on-line at www.beavertonoregon.gov or <http://apps.beavertonoregon.gov/DevelopmentProjects/>.

Pursuant to Section 50.58 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the Director no later than 4:30 p.m. on Wednesday, December 6, 2017. All submittals that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

The Planning Commission is the decision-making authority for the applications and shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development applications after the hearing closes.

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.