



CITY OF BEAVERTON
Community Development Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR 97076
Tel: (503) 526-2420
Fax: (503) 526-3720
www.beavertonoregon.gov

PUBLIC HEARING NOTICE

THIS IS TO NOTIFY YOU THAT THE CITY SHALL CONSIDER A PROPOSED LAND USE REGULATION THAT MAY AFFECT THE PERMISSIBLE USE OF YOUR LAND

NO DETERMINATION HAS BEEN OR IS EXPECTED TO BE MADE AS TO THE EFFECT OF THE PROPOSAL REFERENCED IN THIS NOTICE ON THE USE OF YOUR PROPERTY.

Hearing Date: March 8, 2017 Hearing Body: Planning Commission

Project Name:	DEVELOPMENT CODE IMPROVEMENT PROJECT TEXT AMENDMENT
Case File No.:	TA2016-0008
Summary of Application:	The City proposes a set of Development Code Improvements to promote active, vibrant, walkable districts and remove obstacles to desired development. Proposed changes include items related to; minimum floor area ratios in multiple-use zoning districts, Design Review Build out Concept Plans, design standards related to primary entrances, drive-throughs in RC-TO and RC-OT zones, live/work units in the RC-TO and RC-OT zones, shared parking requirements, and traffic impact analysis requirements. The proposed amendments Chapters 20, 40, 60 and may potentially include changes to other chapters of the Development Code.
Applicable Location:	Citywide. Properties receiving this notice are within the RC-OT and RC-TO zoning districts.
Zoning & NAC:	Citywide
Applicable Criteria:	Development Code Section 40.85.15.1.C
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 12725 SW Millikan Way beginning at 6:30 p.m
Staff Contact:	Jana Fox (503) 526-3710 / jfox@beavertonoregon.gov

Due Date for Written Comments to be Included in Staff Report: Feb. 24, 2017 at 4:30 p.m.

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by February 24, 2017. 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.

Pursuant to Oregon Revised Statutes (ORS) 227.186, the City is required to print the following sentence: “The City has determined that adoption of these ordinances may affect the permissible uses of your property and may reduce the value of your property.” **However, the City has not, nor is expected to, make a determination as to the effect of the proposed Text Amendment application on the value of your property.**

You are receiving this notice to advise you of a proposed ordinance action. Section 50.50.2 of the Beaverton Development Code requires the City to provide written notice of a proposed ordinance action to the applicant, affected Neighborhood Association Committees (NACs), and owners of property within the City for which the proposed ordinance, if adopted, may in the Director’s opinion affect the permissible uses of land. Property owner information is based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation.

Staff reports are available for inspection at no cost a minimum of seven (7) calendar days before the public hearing. A copy of the staff report will be provided at reasonable cost. Inspection or purchase of the staff report occurs at the Planning Division Planning Counter located on the 4th floor of Beaverton City Hall, 12725 SW Millikan Way. Office hours are 7:30 a.m. to 4:30 p.m. Monday through Friday. A copy of the staff report may also be viewed on-line at www.beavertonoregon.gov/departments/CDD/Development/DevelopmentProjects. Additional information on the proposed text amendment may be found at www.beavertonoregon.gov/DCIP

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.