



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

Date of the public hearing; mark your calendars if you wish to attend.

This is the final date for written comments to be included in the staff report.

Hearing Date: May 30, 2012 Hearing Body: Planning Commission

Project Name: **Lowami Hart Woods Nature Park**

Case file numbers should be referenced in written testimony.

Case File No.: **CU2012-0001, DR2012-0004, TP2012-0001**

Summary of Application:

The applicant, THPRD, requests approval by the Planning Commission to improve Lowami Hart Woods Nature Park. The applicant requests approval of a Conditional Use permit for a new park in the R7 zone and Design Review Three approval for the proposed improvements. Proposed park improvements include construction of three paved trails six feet in width, one soft surface trail, a parking area, picnic and restroom facilities, and other associated improvements. The applicant requests approval of a Tree Plan Two for removal of trees within Significant Natural Resource Areas 47 and 48 and Significant Grove G49. The applicant surveyed the trees within the general area of proposed impact. Of the 1,307 trees that were surveyed 502 have the potential to be impacted by trail construction and site improvements. The applicant proposes to remove 80 trees; and will attempt to retain the remaining 422 trees which may potentially be impacted. The project area will affect a portion of the Federal Emergency Management Agency (FEMA) designated floodplain of South Johnson Creek. Plans are available for review at City Hall.

Project Location:

In the general vicinity of SW Hart Road and SW 152nd Avenue; Tax Lots 100 on Washington County Tax Assessor's Map 1S1-20DB and 9200 on Washington County Tax Assessor's Map 1S1-20DA

Zoning & NAC: **Urban Standard Density (R7) / West Beaverton NAC**

Applicable Development Code Criteria: Section 40.03 *Facilities Review*, Section 40.15.15.3.C *Conditional Use*, Section 40.20.15.3.C *Design Review Three*, and Section 40.90.15.2.C *Tree Plan Two*.

Applicable Comprehensive Plan Policies: Policies "b and g" of Goal 5.8.1, Policy "c" of Goal 6.2.1, Policies "b and c" of 6.2.2, Policy "e" of Goal 6.2.3, Policies "a, f, and h" of Goal 7.3.1, Policies "a and b" of Goal 7.3.2, Policies "a, b, and c" of Goal 7.3.3, Policy "a" of Goal 7.3.4, and Policy "a" of Goal 8.7.1.

Hearing Time and Place: City Council Chambers, First Floor, Beaverton City Hall, 4755 SW Griffith Drive, beginning at 6:30 p.m.

Staff Contact: Jana Fox, Associate Planner, 503.526.3710 / jfox@beavertonoregon.gov

The staff planner can provide you with the best information about a proposal.

A Zoning Map can be found on the city website and zoning standards are in Chapter 20 of the Development Code.

Mailed written comments to the Commission should be sent to the attention of Jana Fox, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **Friday, May 11, 2012**. 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: **May 2, 2012**

Date of the Facilities Review Meeting. The public may attend but may not comment as it is not a public hearing.

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, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 5:00 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

Link to the page that will have the staff report 7 days prior to the public hearing.

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, 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.

The references here correspond to the Development Code and are the criteria which the Decision Making Authority make their decision based on. Comments should address these criteria. The first Number in the sequence identified the Chapter in the Development Code the criteria is located. Approval criteria are almost always located in Chapter 40 but may refer to other sections of the Code.

The references here can be found in the Comprehensive Plan The first number in the sequence refers to the chapter of the Comprehensive Plan that the goal/policy is located in. (For example Goal 5.8.1 is in Chapter 5 of the Comprehensive Plan).