



PUBLIC HEARING NOTICE TYPE 3 NOTICE OF DEVELOPMENT PROPOSAL

Hearing Date: **September 28, 2016** Hearing Body: **Planning Commission**

Project Name:	TVF&R STATION 65 REZONING – LINDQUIST DEVELOPMENT, INC.
Case File No.:	ZMA2016-0001
Summary of Application:	The applicant, Lindquist Development Company, Inc., requests approval of a Zoning Map Amendment. The applicant proposes to change the zoning of a decommissioned Tualatin Valley Fire & Rescue (TVF&R) station (#65) from Urban Medium Density (R2) to Community Service (CS) in order to better align the zoning of the subject property to the surrounding adjacent properties to the east, south and west. The subject property is approximately 0.56 acres.
Project Location:	The subject property is located at 8661 SW Canyon Drive, on the northeast corner of SW Canyon Lane and SW Canyon Drive, just west of SW Canyon Road.
Zoning & NAC:	Urban Medium Density (R2). Tax Lot 1700 of Washington County Tax Assessor's Map 1S111AD. West Slope Neighborhood Association Committee
Applicable Criteria:	Comprehensive Plan Policies 3.4.2, 3.10.1 and 3.14 and Development Code Section 40.97.05.1.C <i>Zoning Map Amendment</i> .
Due Date for Written Comments to be included in staff report:	No later than 4:00 PM, Friday, September 16, 2016
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building 12725 SW Millikan Way September 28, 2016
Staff Contact:	Sandra Freund, AICP, Current Planning Manager (503) 526-3718 sfreund@BeavertonOregon.gov

Mailed written comments to the Commission should be sent to the attention of **Sandra Freund, AICP**, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **Friday, September 16, 2016**. Please reference the Case File Number(s) 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.

A copy of all application materials 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 a reasonable cost. A copy of the staff report may also be viewed on-line 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 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.