



Community Development Department  
Planning Division  
12725 SW Millikan Way /PO Box 4755  
Beaverton, OR 97076  
General Information: (503) 526-2222 V/TDD  
[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

## TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

<b>Project Name:</b>	<b>75<sup>TH</sup> TERRACE SUBDIVISION</b>
<b>Case File No.:</b>	<b>LD2016-0017 TP2016-0010 SDM2016-0008</b>
<b>Summary of Application:</b>	The applicant requests Preliminary Subdivision, Tree Plan Type 2, and Sidewalk Design Modification approval for a proposed nine lot residential subdivision, with removal of trees from Significant Grove NX17, extending 75th Terrace north connecting SW Canyon Lane with SW Copel Street.
<b>Project Location:</b>	7470 & 7466 SW Canyon Lane Tax Lots 4300, 4500, and 4703 of Washington County Assessor's Map 1S112AB
<b>Zoning &amp; NAC:</b>	R7 Residential Urban Standard Density West Slope
<b>Applicable Criteria:</b>	Development Code Sections <i>40.03 Facilities Review,</i> <i>40.45.15.4.C Preliminary Partition,</i> <i>40.90.15.2.C Tree Plan, and</i> <i>40.58.15.C Sidewalk Design Modification</i>
<b>Due Date for Written Comments:</b>	<b>No later than 4:30 PM, Wednesday, November 2, 2016</b>
<b>Facilities Review Com. Mtg. Date:</b>	Wednesday, November 2, 2016  The Facilities Review Committee will forward a recommendation of action on the proposed development to the Director. The Director will issue a written decision approximately fourteen (14) calendar days after the Facilities Review Committee meeting.
<b>Staff Contact:</b>	Steve Regner, Associate Planner (503) 526-2675 <a href="mailto:sregner@BeavertonOregon.gov">sregner@BeavertonOregon.gov</a>

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, 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.

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, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

The Facilities Review Committee is not a decision-making body but advises the Director 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 and findings in the Notice of Decision that is issued following the meeting. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

Copies of the staff report will be made available on the City's website or may be purchased at the Planning Division Counter for a reasonable cost. The Director's decision may be viewed at: <http://apps.beavertonoregon.gov/DevelopmentProjects/>.

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.