



Community and Economic Development Department
Current Planning Division
4755 SW Griffith Drive /PO Box 4755
Beaverton, OR 97076
General Information: (503) 526-2222 V/TDD
www.BeavertonOregon.gov

TYPE 2 NOTICE OF DEVELOPMENT PROPOSAL

Project Name:	Menlo Lane 7-Lot Subdivision
Case File No.:	LD2013-0013 and TP2013-0011
Summary of Application:	The applicant requests approval of a Land Division application for a seven lot subdivision in the R7 zoning district. The applicant also requests approval of a Tree Plan Two application for removal of Community Trees.
Project Location:	5570 and 5590 SW Menlo Drive Tax Lots 01900 and 02000 on Washington County Assessor's Map 1S1 16DC
Zoning & NAC:	R7 Urban Standard Density Residential (7,000 square feet per dwelling unit) Central Beaverton NAC
Applicable Development Code Criteria Sections:	40.03 Facilities Review 40.45.15.5.C Land Division Preliminary Subdivision 40.90.15.2.C Tree Plan Two
Due Date for Written Comments:	5:00 PM, Wednesday, May 21, 2014
Facilities Review Com. Mtg. Date:	Wednesday, May 21, 2014
	The Facilities Review Committee will forward a recommendation on the proposal to the Director. The Director will issue a written decision after the close of the comment period approximately 14 calendar days after the Facilities Review Committee meeting.
Staff Contact:	Leigh Crabtree, (503) 526-2458, lcrabtree@BeavertonOregon.gov

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 Planning Counter, 2nd floor, Beaverton City Hall, 4755 SW Griffith Drive, from 7:30 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 p.m., Monday through Friday. A copy of any or all materials will be provided at reasonable cost.

The Facilities Review Committee will meet with the applicant on May 21, 2014 to discuss technical issues associated with the application. 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 Development Code of the City of Beaverton. The Director will include the Committee's recommendation in the staff report. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

Written comments on the proposal shall be submitted no later than 5:00 p.m. on Wednesday, May 21, 2014 in order for the comments to be addressed in the staff report. Written comments submitted by mail shall be sent to the Planning Division, Community Development Department, City of Beaverton, PO Box 4755, Beaverton, OR 97005. Written comments submitted in person shall be delivered to the Planning Division, 2nd Floor, Beaverton City Hall, 4755 SW Griffith Drive, between the hours of 7:30 a.m. to 12:00 p.m. and 1:00 p.m. to 5:00 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.

The Director is the decision-making authority for the applications and shall issue a written decision on the above development proposal after the close of the comment period approximately 14 days after the Facilities Review Committee meeting, on or around Wednesday, June 4, 2014, pursuant to Section 50.40.10.

Copies of the decision will be made available for inspection at the Planning Counter at no cost or may be purchased at the Planning Division Counter for a reasonable cost. Staff reports may also be viewed on-line at www.beavertonoregon.gov.

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.

