



Notice of a Public Hearing – Type IIIA

Conditional Use Review

RPC TIGARD STORAGE

Case ID: CUP2016-00002
VARIANCE (VAR) 2016-00002 and (VAR) 2016-00003

Tigard Community Development Contact Information

Date of Notice: Thursday, August 25, 2016 120 days = December 20, 2016
To: Interested Persons
Staff Contact: Gary Pagenstecher 503-718-2434 Garyp@tigard-or.gov

Development is proposed in your neighborhood that requires a land use review. The Hearings Officer will conduct a public hearing beginning at **7:00 pm on Monday, October 24, 2016** in the **Town Hall of the Tigard Civic Center at 13525 SW Hall Blvd., Tigard, Oregon 97223.**

Anyone wishing to present *written testimony* on this proposed action may do so by sending it in writing to Monica Bilodeau. We need to receive your written comments by 5:00 p.m. on **Thursday, September 08, 2016**, although written comments will be accepted up until the hearing. Please mail or deliver your comments to 13125 SW Hall Blvd., Tigard, Oregon 97223. **Include the Case ID Number: CUP2016-00002.** Please address your comments to the appropriate staff person: Monica Bilodeau. Anyone wishing to present *oral testimony* may do so at the hearing.

Information About the Proposal

Description of the Proposal:

RPC Macro Storage LLC requests a conditional use permit to construct a new four-story 125,000 square foot 878-unit self-storage facility on a 4.46-acre site approximately 500 feet southwest of the intersection of SW Pacific Highway (OR 99W) and SW 68th Parkway. The site's existing improvements include a parking area, landscaping, stormwater infrastructure, and wetland/vegetated corridor enhancement approved in 2013 (SDR2013-00005). In addition, to address various constraints on the site, the applicant requests two variances to the Tigard Triangle Plan District standards for building frontage (18.620.030.A), and maximum building setback (18.620.030.B).

Applicant:	RPC Macro Storage Attn: Alex Seals 2101 Cedar Springs Road, Suite1600 Dallas, TCX 75201	Applicant's Rep: AKS Engineering & Forestry, LLC Contact: Mimi Doukas 12965 SW Herman Road, Suite 100 Tualatin, OR 97062
Owners:	Way W. Lee General Contractor, Inc 5210 SE 26th St. Portland, OR 97202	
Proposal Address:	11123 SW 68th Parkway	
Legal Description:	Washington County Tax Map 1S136DA Tax Lot 02400.	
Zoning:	C-G: General Commercial District	

Approval

Criteria:

Community Development Code Chapters 18.330, 18.360, 18.370, 18.390, 18.520, 18.620, 18.705, 18.745, 18.755, 18.765, 18.780, 18.790, 18.795 and 18.810.

What You Should Know About This Type IIIA Proposal

This proposal requires a quasi-judicial Type III-HO land use review and hearing in front of the Hearings Officer. The goal of this notice is to invite interested parties to participate early in the decision-making process by submitting comments in writing during the open comment period or through oral testimony at the public hearing.

The Community Development Department will be making a recommendation to the Hearings Officer on this proposal; **our staff report and recommendation will be available for review at least seven days before the hearing.**

The final decision will be made by the Hearings Officer after consideration of relevant evidence and public comments received during the open comment period and at the hearing. The decision will be mailed to the applicant and anyone who submitted written comments or is otherwise entitled to a decision notice.

Public Information Requests: A copy of the application, documents and evidence considered will be contained in the public record and available for public review. If you would like to review this material at no cost, please schedule an appointment with Records Management Specialist, 503-718-2483. If you wish to receive copies of the materials, city records will prepare them for you at a reasonable cost.

Public Comment and Hearing Process Information

The public hearing on this matter will be conducted in accordance with the Tigard Development Code, Chapter 18.390 and rules of procedure adopted by the Tigard City Council which are available online or by request at City Hall.

At the hearing, the Hearings Officer will receive a staff report presentation from the city planner, open the public hearing and invite both oral and written testimony. The Hearings Officer may continue the public hearing into an additional meeting in order to obtain more information or may close the public hearing and take action on the application.

If evidence in support of the application is submitted less than seven days prior to the public hearing, any party is entitled to request a continuance of the hearing. If there is no continuance granted at the hearing, any participant in attendance may request that the record remain for at least seven additional days after the hearing.

Appeal Information

Failure to raise any issue regarding this proposal, either in person or in writing prior to the close of the public hearing, or failure to provide testimony or sufficient evidence to allow the Hearings Officer to respond to the issue, precludes an appeal to the Land Use Board of Appeals based on that issue.

Failure of any party to address the relevant approval criteria with sufficient specificity may preclude subsequent appeals to the Land Use Board of Appeals or Circuit Court on that issue. Comments directed at the relevant approval criteria (Tigard Development Code) are what constitute relevant evidence. Details regarding the appeal process and requirements are contained within Tigard Development Code Chapter 18.390. There is a fee charged for appeals.

Notice to Mortgagee, Lienholder, Vendor, or Seller

The Tigard Development Code requires that if you receive this notice it shall be promptly forwarded to the purchaser.

Final Written Comment Deadline is at 5 pm Thursday, September 08, 2016

Assistive Listening Devices and Interpreters: Assistive listening devices are available by request. The city will also endeavor to arrange for a qualified sign language and bilingual interpreters upon request. Please call 503-639-4171, extension 2438 (voice) or 503-684-2772 (TDD – Telecommunications Device for the Deaf). Please make these arrangements *at least one week prior to the public hearing.*

Vicinity Map



VICINITY MAP

(CUP)2016-00002
(VAR)2016-00002
(VAR)2016-00003
RPC Tigard Storage

Subject Site



Approx. Scale 1:2,000 - 1 in = 167 ft

Map printed at 01:34 PM on 24-Aug-16

Information on this map is for general location only and should be verified with the Development Services Division.

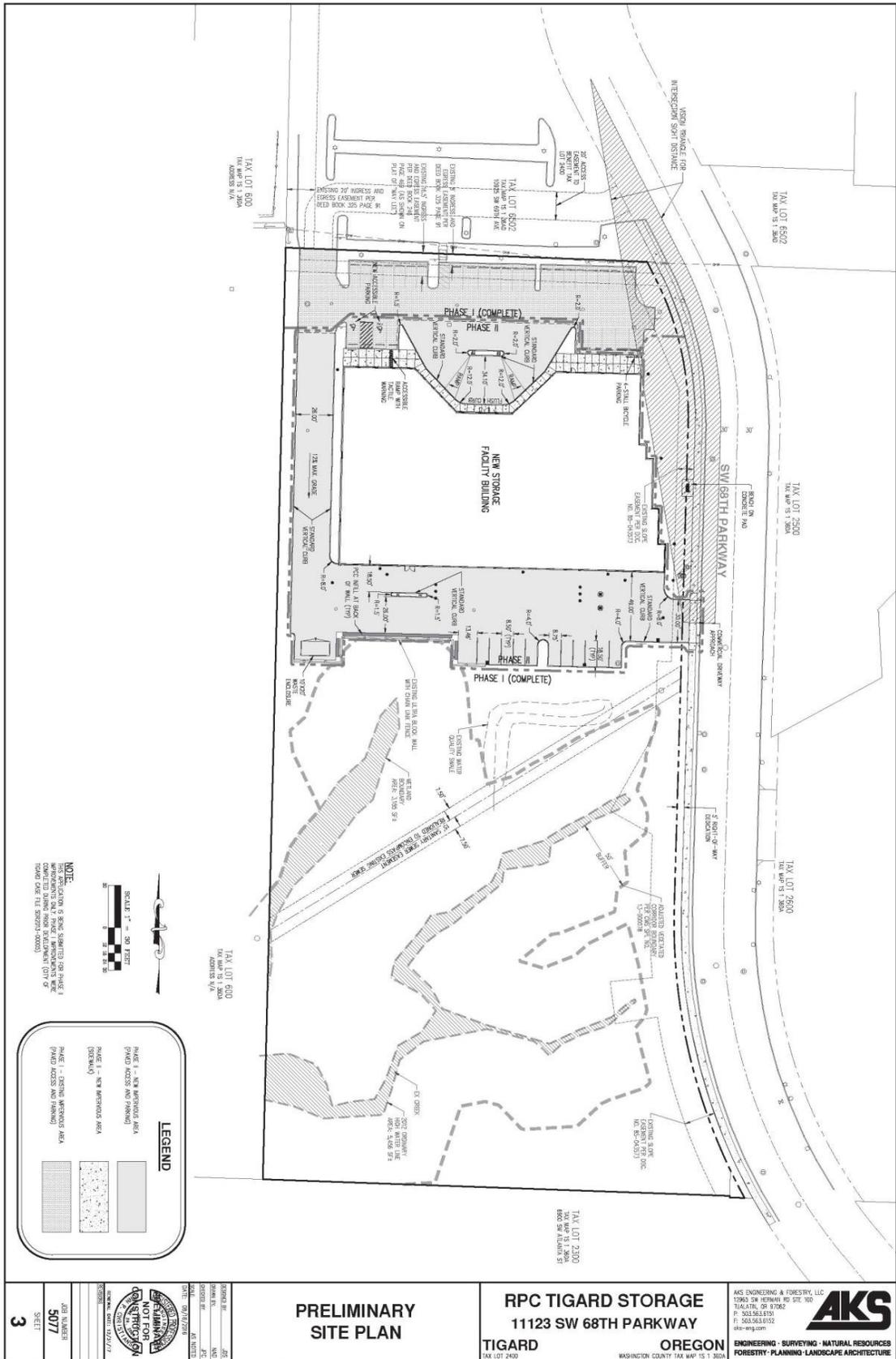
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TIGARD MAPS

City of Tigard
13125 SW Hall Blvd
Tigard, OR 97223
503 639-4171
www.tigard-or.gov



Site Plan



PRELIMINARY SITE PLAN

RPC TIGARD STORAGE
1123 SW 68TH PARKWAY
TIGARD OREGON
WASHINGTON COUNTY TAX MAP 15 1 201A

AKS
 AKS ENGINEERING & FORESTRY, LLC
 17000 SW HERMAN RD. SUITE 100
 TIGARD, OR 97136
 P: 503.565.6153
 F: 503.565.6152
 aks-eng.com

ENGINEERING - SURVEYING - NATURAL RESOURCES
FORESTRY - PLANNING - LANDSCAPE ARCHITECTURE

LEGEND

- PHASE I - NEW WORKSHEET AREA (PAVED ACCESS AND PARKING)
- PHASE I - NEW WORKSHEET AREA (SIDEWALK)
- PHASE I - EXISTING WORKSHEET AREA (PAVED ACCESS AND PARKING)

NOTICE:
 THIS APPLICATION IS BEING SUBMITTED FOR PHASE I DEVELOPMENT ONLY. PHASE II DEVELOPMENT WORK SHALL BE SUBMITTED AT A LATER DATE (11/19/19)

DATE: 08/19/2019
 DRAWN BY: JRM
 CHECKED BY: JRM
 SCALE: 1" = 30 FEET
 SHEET NUMBER: 3077
 SHEET: 3