



AMENDED: Hearing date change

Notice of a Public Hearing – Type IIIB Planned Development Review SOUTH RIVER TERRACE

Case ID: PDR2018-00003
SUBDIVISION REVIEW (SUB) 2018-00005
SENSITIVE LANDS REVIEW (SLR) 2018-00003
ADJUSTMENT (ADJ) 2018-00012 thru 13
TEMPORARY USE PERMITS (TUP) 2018-00006 thru 00013
MISCELLANEOUS (MIS) 2018-00004

Tigard Community Development Contact Information

Date of Notice: Thursday, June 28, 2018 120 days = September 28, 2018
 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 Planning Commission will conduct a public hearing beginning at **7:00 pm on Monday, August 06, 2018** in the **Town Hall of the Tigard Civic Center at 13125 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 **Monday, July 16, 2018**, 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: PDR2018-00003.** Please address your comments to the appropriate staff person: Gary Pagenstecher or Monica Bilodeau. Anyone wishing to present *oral testimony* may do so at the hearing.

Information About the Proposal

Description of the Proposal:

The Applicant requests approval of a 335-unit single-family residential planned development/subdivision on a site 79.82 acres in size. The request includes both Concept Plan Review and Detailed Development Plan Review of the Planned Development. This application includes a request for a Sensitive Lands Permit, Subdivision Preliminary Plat, Public Facilities Exception, Early Grading Authorization, and Type II Adjustments (1. To allow parking lots within 40 feet of the River Terrace Boulevard ROW; 2. To allow one access directly onto River Terrace Boulevard). The subject site is located in the southeast corner of SW Roy Rogers Road and SW Bull Mountain Road, within the River Terrace Community Plan area. The site includes two zones: R-7 and R-12. The proposed development includes 219 detached single-family homes and 116 multi-family units, open space tracts for protection of an on-site wetlands and drainage ways, and smaller open space tracts with pedestrian connections. The proposal also includes a neighborhood park in the center of the site. The development is unique to River Terrace as it proposes an active-adult (55-and-up) community that provides single-story homes and amenities such as bocce ball courts, pickle ball courts, lap pool, and clubhouse with exercise. The proposed development includes a network of local residential streets, private alleys and private streets, a section of proposed collector street is River Terrace Boulevard and associated trail through the center of the site.

Applicant/
Owner: Polygon Northwest Company
c/o Jason Baker
703 Broadway Street Suite 510
Vancouver, WA 98660

Applicant's
Representative: Pacific Community Design, Inc.
c/o Stacy Connery
12564 SW Main Street
Tigard, OR 97223

Proposal Address: Southeast corner of SW Roy Rogers Road and
SW Bull Mountain Road

Legal Description: Washington County Tax Map 2S1070001200, 1400, 1900, 2000, 1300, 1302, 1303, and
1305.

Zoning: R-12: Medium-Density Residential District
R-7: Medium -Density Residential District

Approval Criteria: Community Development Code Chapters 18.110, 18.440, 18.510, 18.520, 18.640, 18.710,
18.770, 18.830, 18.910, 18.920, 18.930.

What You Should Know About This Type IIIB Proposal

This proposal requires a quasi-judicial Type III-PC land use review and hearing at the Planning Commission. 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 Planning Commission 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 Planning Commission after consideration of relevant evidence and public comments received during the open comment period and at the hearing. The Commission's 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 the 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 Planning Commission will receive a staff report presentation from the city planner, open the public hearing and invite both oral and written testimony. The Planning Commission 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 Planning Commission 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 18.710. There is a fee charged for appeals.

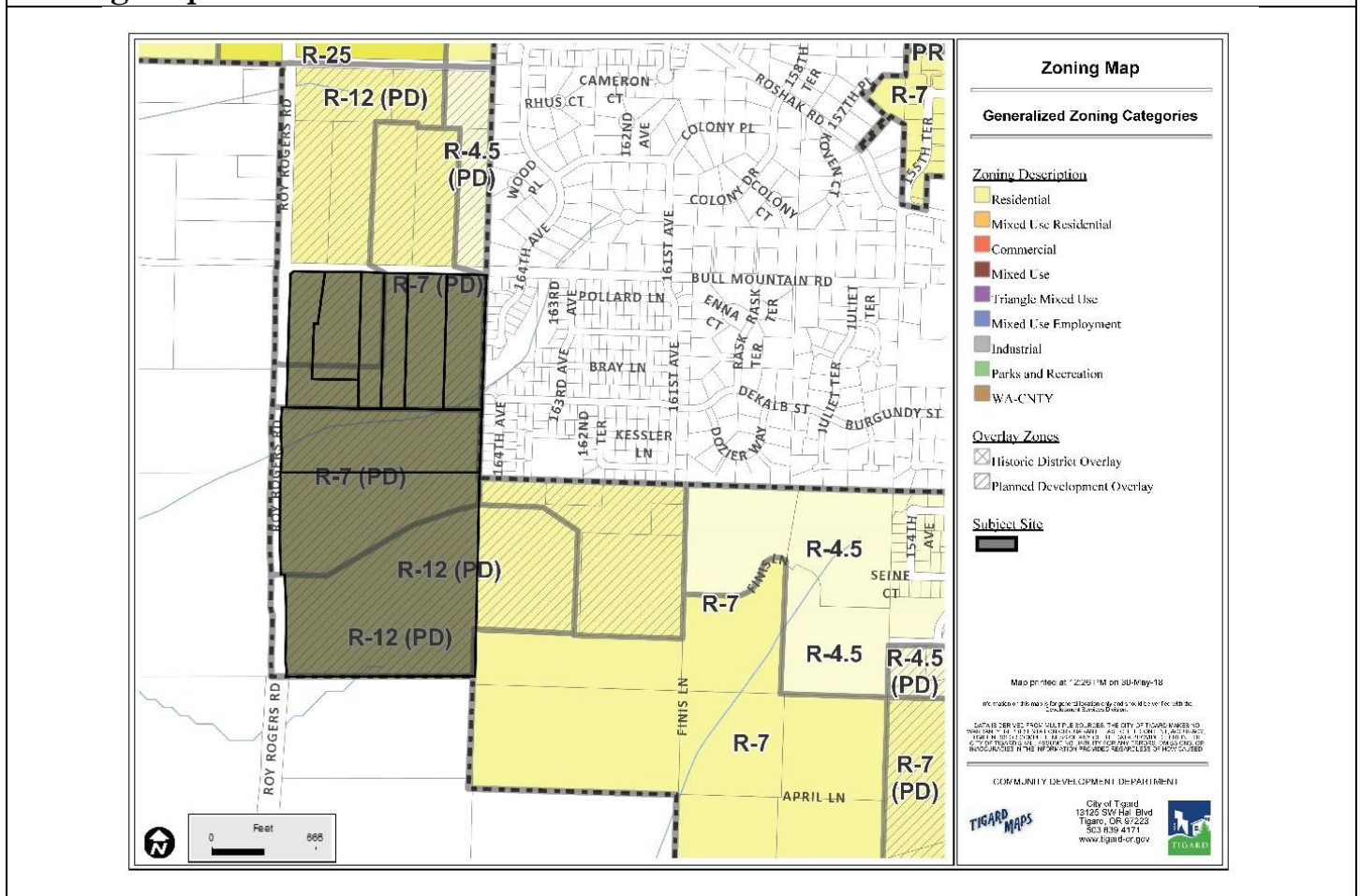
Notice to Mortgagee, Lienholder, Vendor, or Seller

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 Monday, July 16, 2018

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*.

Zoning Map



Site Map



5.3

Pacific Community Design
 (503) 941-9484 | (503) 941-9488
 PROJECT NO.: 13125
 TYPE: PLANNING
 REVIEWED BY: KCS

SOUTH RIVER TERRACE
 SITE MAP

POLYSCAN INC COMPANY
 1711 DALLAS ST
 TIGARD, OR 97223
 www.polyscan.com
 DATE: 11/20/2014
 REVISIONS
 NO. DATE DESCRIPTION

