



CITY OF BEAVERTON
Community Development Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR 97076
Tel: (503) 526-2420
Fax: (503) 526-3720
www.beavertonoregon.gov

NOTICE OF PUBLIC HEARING

Hearing Date: September 7, 2021 Hearing Body: City Council

Project Name:

Appeal of the Planning Commission’s Decisions to Approve Herzog Meier Expansion (DR2020-0079 and SDM2020-0007)

Case File No.:

APP2021-0002 / APP2021-0003

Summary of Application:

The City Council will hold a public hearing on the appeals as filed by the appellants, Herzog Properties LLC and AXIS Design Group. The appeals are specific to the Planning Commission’s decision to approve casefile DR2020-0079, a Design Review Three application to partially demolish 5,703 square feet of the existing automotive service building, construct a new 24,900 square foot, one-story, automotive service building containing service bays and manual carwash with rooftop storage for inventory vehicles, and reconfigure the on-site vehicle circulation and parking areas (Land Use Order No. 2824); and casefile SDM2020-0007, a Sidewalk Design Modification application to modify the sidewalk and planter strip widths for a portion of the sidewalk (Land Use Order No. 2827).

Project Location:

The site is located at 4180 SW 141st Avenue, specifically identified as Tax Lot 03300 on Washington County Tax Assessor’s Map 1S116BB.

Zoning & NAC:

General Commercial (GC) / Central Beaverton NAC

Applicable Criteria:

Appeal of the Planning Commission’s decisions is reviewed under Development Code Sections 50.70 *Appeal of a Type 3 Decision* and 50.85 through 50.88. Design Review Three approval criteria are identified in Sections 40.03.1 and 40.20.15.3.C and Sidewalk Design Modification approval criteria are identified in Section 40.58.15.1.C.

Hearing Time and Place:

City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, **September 7, 2021**, at **6:30 PM**
Note: Public Hearings are being held remotely. See information below.

Staff Contact:

Lauren Russell, Associate Planner
russell@beavertonoregon.gov / 503-526-3718

How to Participate

Given the current COVID-19 crisis the City of Beaverton strongly encourages submitting written public testimony via email to the project planner. However, visitor comments and public hearing testimony can be provided in the following ways:

- In writing via email to the project planner
russell@beavertonoregon.gov

- *In writing via mail to project planner to PO Box 4755, Beaverton, OR 97076*
- *In person on a video link. The City Council Meeting can be viewed and participated in via video meeting. Information on joining the meeting is located at the following website.*
<https://www.beavertonoregon.gov/268/Agendas-Minutes>

NOTE: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Division is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency, and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community.

Pursuant to Section 50.88 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing in order to be submitted by staff at the hearing must be received by the City Recorder or project planner no later than 4:30 p.m. on the day of the scheduled hearing. To be made a part of the written staff report, correspondence needs to be received by **August 20, 2021**. All written testimony provided prior to the meeting will be provided to City Council prior to their decision. Please reference the Case File Number and Project Name in your written comments. Comments are encouraged be provided comment via email to lrussell@beavertonoregon.gov.

A copy of all documents and evidence submitted by or on behalf of the applicant and/or appellant and applicable review criteria, are available for inspection. Please contact the project planner for more information or to view documents electronically. 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 online at: www.beavertonoregon.gov/DevelopmentProjects

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/291/Agendas-Minutes>. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

The City Council shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development 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, precludes appeal to the Land Use Board of Appeals on the issue. The decision by the City Council is the final City decision on the subject application for DI2020-0002 Holman's Director's Interpretation.

Pursuant to Section 50.70.5 of the Development Code, the appeal hearing shall be *de novo*, which means any new evidence and arguments can be introduced in writing, orally, or both. A *de novo* hearing does not limit participation to those who participated in the initial public testimony process. The Planning Commission's decisions are part of the record. The City Council may affirm those decision, modify them, or adopt its own decisions based on its findings as to the relevant criteria for decision.

Accessibility information: *This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Lauren Russell by calling 711-503-526-3718 or email lrussell@beavertonoregon.gov.*

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

Tài liệu này có sẵn trong các ngôn ngữ khác và các định dạng theo yêu cầu

توفر هذه الوثيقة باللغات وغيرها من الأشكال بناءا على طلبها

이 문서는 요청에 따라 다른 언어와 형식으로 사용할 수 있습니다

このドキュメント(文書)は、ご希望に応じて、他の言語と形式にてご利用頂けます

Этот документ доступен на других языках и форматах по запросу