



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: April 10, 2019

Hearing Body: Planning Commission

<b>Project Name:</b>	<b>Appeal of the Planning Director's Decision to Approve the Willamette Water Supply Program</b>
<b>Case File No.:</b>	<b>APP2019-0001</b>
<b>Summary of Application:</b>	<p>The Planning Commission will hold a public hearing on the appeal as submitted by appellant, Ed Bartholemey. The appeal is specific to the Planning Director's decision to approve casefile DR2018-0134, a Design Review Two approval for the installation of a segment of a regional waterline, ultimately connecting Hillsboro and the Tualatin Valley Water District to the Willamette River near Wilsonville. The waterline segment corridor is approximately 5,480 feet in length and of variable widths, and is located primarily within undeveloped land or within the right of way of SW Scholls Ferry Road and SW Tile Flat Road.</p>
<b>Project Location:</b>	<p>Pipeline segment under City of Beaverton review runs along SW Scholls Ferry Road between SW 175th Avenue and SW Tile Flat Road, and SW Tile Flat Road between SW Scholls Ferry Road and SW Kobbe Drive.</p> <p>Tax Lots 101, 200, 203, 204, 300, 400, and 500, 1000, 1100, and 1300 of Washington County Assessor's Map 2S106B; and Tax Lots 400, 500, 4100, 4200, 4300, and 4400 of Washington County Assessor's Map 2S2010 and Right of Way</p>
<b>Zoning &amp; NAC:</b>	<p>R1 District (R1 Residential Urban High Density District) R2 District (R2 Residential Urban Medium Density District) R4 District (R4 Residential Urban Medium Density District) Washington County Interim Zone – AF-20 (Agriculture &amp; Forest District) / Neighbors Southwest NAC</p>
<b>Applicable Criteria:</b>	<p>Appeal of the Planning Director's decision is reviewed under Sections 50.65 (Appeal of a Type 2 Decision) and 50.80 through 50.83 of the Beaverton Development Code. Design Review Two approval criteria are identified in Section 40.20.15.2.C of the Beaverton Development Code. Facilities Review approval criteria are identified in Section 40.03.</p>
<b>Hearing Time and Place:</b>	<b>City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, April 10, 2019, at 6:30pm.</b>
<b>Staff Contact:</b>	Steve Regner (503) 526-2675 / sregner@BeavertonOregon.gov

Mailed written comments to the Commission should be sent to the attention of Steve Regner, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, written correspondence is to be received by 4:30 p.m. on **Tuesday, April 2, 2019**. Please reference the Case File Number(s) and Project Name in your written comments. If you decide to submit written comments or exhibits after April 2, or at the public hearing, no fewer than ten (10) complete copies of the materials will be necessary.

A copy of all documents and evidence submitted by or on behalf of the appellants, applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4<sup>th</sup> floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m. Monday through Friday, except holidays. 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 on-line at: [www.beavertonoregon.gov/DevelopmentProjects](http://www.beavertonoregon.gov/DevelopmentProjects)

The Planning Commission shall conduct a hearing the appeal 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, may preclude appeal to the Land Use Board of Appeals on that issue. The decision by the Planning Commission is the final City decision on the subject applications for DR2018-0134 Willamette Water Supply Program.

Pursuant to Section 50.65.4 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 hearing process. The Director's decision is part of the record. The Planning Commission may affirm that decision, modify it or adopt its own decision 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 Steve Regner by calling 711 (503)526-2675 or email [sregner@beavertonoregon.gov](mailto:sregner@beavertonoregon.gov)*