



CITY OF BEAVERTON
Community Development
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: July 11, 2018

Hearing Body: Planning Commission

Project Name: Cedar Hills Crossing Legacy Medical Clinic

Case File No.: CU2018-0009

Summary of Application: The applicant, Center Development Oreg II LLC, requests approval for a new Conditional Use for a 13,779 square foot medical clinic in a Community Service zone. The medical clinic is proposed to be located in a building currently under construction, approved through Design Review Application DR2015-0121. No changes to the exterior of the building or site are proposed with this request.

Project Location: The proposed medical clinic is located at 2725 SW Cedar Hills Boulevard; Tax Lot 01501 on Washington County Tax Assessor's Map 1S109AD.

Zoning & NAC: Community Service (CS)
Central Beaverton

Applicable Development Code Criteria: Section 40.03 *Facilities Review*; Section 40.15.15.3.C *New Conditional Use*.

Hearing Time and Place: City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, July 11, 2018, beginning at 6:30 p.m.

Staff Contact: Steve Regner, Associate Planner, 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, correspondence needs to be received by Friday, June 29, 2018. Please reference the Case File Number and Project Name in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

Facilities Review Committee Meeting Date: June 20, 2018

The Facilities Review Committee is not a decision-making body, but advises the Director and Planning Commission on a project's conformity to the technical criteria specified in Section 40.03 of the Beaverton Development Code. The Director will include the Committee's recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

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 Beaverton Planning Division, 4th 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 reasonable cost. A copy of the staff report may also be viewed on-line at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission 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, may preclude appeal to the Land Use Board of Appeals on that issue.

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 will be made available at any public meeting or program with three business days advance notice. To request these services, please call 711 (503)526-2675 or email sregner@BeavertonOregon.gov.