



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: June 24, 2020

Hearing Body: Planning Commission

****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.****

Project Name: **Farmington 9-Unit Apartments**

Case File No.: **DR2020-0052 / ADJ2020-0001 / SDM2020-0002**

Summary of Application: The applicant requests approval of a Type 2 Design Review application for a nine unit apartment building with ground level parking and site improvements. A Type 3 Major Adjustment has been requested to reduce the side setback for the building from 5 feet to 3 feet at the east property line and 3.5 feet at the west property lines in order to accommodate parking, and a Sidewalk Design Modification in order to preserve the pedestrian facilities installed in 2018 by Washington County.

Project Location: The site is located at 13300 SW Farmington Road, specifically identified as Tax Lot 900 on Washington County Tax Assessor's Map 1S116AC.

Zoning & NAC: Residential Urban High Density (R-1) / Central Beaverton NAC

Applicable Approval Criteria: Development Code Section 40.03 Facilities Review, 40.10.15.2.C Major Adjustment (Type 3), 40.20.15.2.C Design Review Two (Type 2) and 40.58.15.C Sidewalk Design Modification (Type 1)

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

Staff Contact: Sierra Peterson, Associate Planner
503-526-2652 / speterson@beavertonoregon.gov

Pursuant to Section 50.88 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the City Recorder no later than 4:30 p.m. on the day of the scheduled hearing. Mailed written comments shall be sent to Sierra Peterson, Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Planning Division at the Beaverton Building, 12725 SW Millikan Way by appointment only, please call ahead.

During this State of Emergency, staff strongly encourages you to submit any testimony, comments or questions in writing to the city, by mail or by email to the project planner. All correspondence submitted before 4:30 pm on **June 12, 2020** (12 days prior to the Planning Commission hearing date) will be included in the staff report provided to Planning Commission in advance of the hearing date. All written testimony provided prior to the meeting will be provided to Planning Commission prior to their decision. The staff report is available on the City's public web site at http://apps2.beavertonoregon.gov/DevelopmentProjects/full_list.aspx.

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>. The City may implement online and/or phone-based tools for submitting oral testimony at Planning Commission meetings and/or provide an opportunity to testify via webcam at the Beaverton Building during the hearing. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

Facilities Review Committee Meeting Date: Wednesday, June 3, 2020

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, please contact the project planner for additional information. 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 online 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, precludes appeal to the Land Use Board of Appeals on the 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 can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Lauren Russell by calling 711 503-526-2652 or email speterson@beavertonoregon.gov.*