



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING RENOUNCE

Hearing Date: May 22, 2019 **Hearing Body:** Planning Commission

Project Name: **KEYSTONE PACIFIC**

Case File No.: **ADJ2018-0008 / CU2018-0021 / CU2018-0022 / DR2018-0162 /
SDM2019-0007**

Summary of Application: The application is being re-noticed to include a new Sidewalk Design Modification added to the proposal. The applicant, Keystone Pacific LLC, requests Design Review Three approval for the renovation and expansion of a warehouse and manufacturing building for use as a food production facility. The applicant is also requesting Minor Adjustment approval for a height increase of four feet above the permitted height in the zone, and two New Conditional Use Permits, one for a 5,000 square foot retail store, and one for a demonstration and test kitchen. The Sidewalk Design Modification is requested to construct a portion of the 5th Street sidewalk curb-tight.

Project Location: The site is located at the corner of SW Western Avenue and SW 5th Street. Address: 5051 SW Western Avenue.
Tax Lots 200 and 300 on Washington County Tax Map 1S114CB.

Zoning & NAC: Industrial (IND) / Denney Whitford-Raleigh West NAC

Applicable Approval Criteria: Development Code: Section 40.03 *Facilities Review*; Section 40.10.15.1.C *Minor Adjustment*; Section 40.15.15.3.C *New Conditional Use*; Section 40.20.15.3.C *Design Review Three*; Section 40.58.15.C *Sidewalk Design Modification*

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

Staff Contacts: Steve Regner, Senior 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, May 10, 2019. 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: **The meeting was held on April 17, 2019**

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 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*