



CITY OF BEAVERTON
 Community Development Department
 Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: July 10, 2019

Hearing Body: Planning Commission

Project Name:	Kirkland Place
Case File No.:	CU2018-0020 / DR2018-0157 / LD2018-0038 / PD2018-0005 / TP2018-0011
Summary of Application:	The applicant, Kirkland Development, proposes to construct a hotel, two retail buildings with associated parking and site improvements on an approximately 2.89 acre site consisting of three lots. The subject site is part of the Timberland Planned Unit Development originally approved in 2004 and is located north of SW Barnes Road, east of NW 118 th Avenue, south of NE Cedar Falls Drive and west of NW 117 th Loop. The applicant requests approval of a New Conditional Use permit (CU2018-0020) for the Temporary Living Quarters use in the Town Center – Multiple Use zoning district, a Design Review Three (DR2018-0157) application for the review of the proposed buildings, a Preliminary Partition to modify the boundaries of three existing lots and create an open space tract, a Parking Determination – Shared Parking (PD2018-0005) application to allow the proposed uses to share parking, and a Tree Plan Two (TP2018-0011) application, to remove selected trees.
Project Location:	The site consists of four tax lots, identified as Tax Lots: 6300, 6400, and 6500 on Washington County Assessor’s Map 1N134CD. No assigned address.
Zoning & NAC:	Town Center – Multiple Use (TC-MU) / Central Beaverton NAC
Applicable Approval Criteria:	Development Code: Section 40.03 <i>Facilities Review</i> ; Section 40.15.15.3.C <i>New Conditional Use</i> ; Section 40.20.15.3.C <i>Design Review Three</i> ; Section 40.45.15.4.C <i>Preliminary Partition</i> ; Section 40.55.15.2.C <i>Shared Parking</i> ; and Section 40.90.15.2.C <i>Tree Plan Two</i> .
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at <u>6:30 p.m, July 10, 2019</u>
Staff Contacts:	Elena Sasin, Associate Planner, 503.526.2494 / esasin@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Elena Sasin, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **June 28, 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: June 19, 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 Elena Sasin by calling 711 (503)526-2494 or email esasin@beavertonoregon.gov*