



CITY OF BEAVERTON
 Community Development Department
 Planning Division
 12725 SW Millikan Way
 PO Box 4755
 Beaverton, OR 97076
 Tel: 503-526-2420
 Fax: 503-526-2550
www.beavertonoregon.gov

PUBLIC HEARING NOTICE

Hearing Date: June 21, 2023

Hearing Body: Planning Commission

Project Name:	LU32023-00186 Leupold & Stevens, Inc. Annexation
Case File No.:	CPMA32023-00184 / ZMAX32023-00185
Summary of Application:	<p>The City of Beaverton proposes to amend the City Comprehensive Plan Land Use Map and Zoning Map to apply city land use and zoning designations to one parcel at 14500 NW Greenbrier Parkway (Tax Lot 01300 on Washington County Tax Assessor’s Map 1N132DA) and abutting portions of NW Greenbrier Parkway, as shown on the attached vicinity map. The property is currently designated Washington County Industrial.</p> <p>The proposed amendment to the Land Use Map (CPMA32023-00184) would apply the city’s Industrial land use designation. The proposed amendment to the Zoning Map (ZMAX32023-00185) would apply the city’s Industrial zone. A list of uses that may be allowed in the Industrial zone can be found in Section 20.15.20 of the Beaverton Development Code.</p>
Project Location:	The site is at 14500 NW Greenbrier Parkway, specifically identified as Tax Lot 01300 on Washington County Tax Assessor’s Map 1N132DA.
Zoning & NAC:	The property is in the Washington County Industrial land use district and abuts the Five Oaks / Triple Creek NAC
Applicable Approval Criteria:	Beaverton Comprehensive Plan Section 1.5.1.B and Beaverton Development Code Section 40.97.15.4
Hearing Time and Place:	Zoom Webinar beginning at 6:30 p.m. Note: Public Hearings are held remotely and can be viewed at the following link: https://beavertonoregon.gov/913/Agendas-Minutes
Staff Contacts:	Lauren Russell, AICP, Associate Planner 503-278-0318 / lrussell@beavertonoregon.gov
How to Participate:	<p>The City of Beaverton strongly encourages submitting written public testimony via email to the project planner. However, visitor comments and public hearing testimony can be provided in the following ways:</p> <ul style="list-style-type: none"> In writing via email to the project planner lrussell@beavertonoregon.gov or mailboxcddplanning@beavertonoregon.gov.

	<ul style="list-style-type: none"> • In writing via mail to project planner to PO Box 4755, Beaverton, OR 97076 • Join Zoom webinar conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at https://beavertonoregon.gov/913/Agendas-Minutes <p>If you do not have the technology to join the meeting virtually to provide testimony and you wish to do so, please contact planning staff for assistance.</p>
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NOTE: The Community Development Department is currently open to the public on a limited basis, Monday through Thursday from 8:30 a.m. to 4:30 p.m. Please note that the Community Development Department is not open to the public on Fridays at this time. Staff recommends visiting <https://www.beavertonoregon.gov/183/Community-Development> for the most up-to-date information about in-person and virtual services.

Pursuant to Section 50.83 of the Beaverton Development Code, written comments, emails, 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 to the Commission should be sent to the attention of Lauren Russell, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **June 9, 2023**. All written testimony received prior to the meeting will be provided to Planning Commission prior to their decision. Please reference the Case File Number and Project Name in your written comments. Comments may also be provided via email to lrussell@beavertonoregon.gov.

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 on the project specific page on the BEPS Public Portal at the following link <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/1186> and at the Beaverton Planning Division. The Planning Division is on the 4th floor, Beaverton Building, 12725 SW Millikan Way, and is open between the hours of 8:30 a.m. and 4:30 p.m. Monday through Thursday except holidays. A copy of the staff report will be available for inspection at no cost at least seven calendar days before the hearing.

The staff report may also be viewed online at: <https://apps2.beavertonoregon.gov/DevelopmentProjects> and via the Beaverton Electronic Permitting System (BEPS) Public Portal project link <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/1186>. The decision may also be provided by the project Planner upon request. A copy of any or all materials will be provided at a reasonable cost.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/913/Agendas-Minutes>. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

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 711-503-278-0318 or emailing lrussell@beavertonoregon.gov.

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

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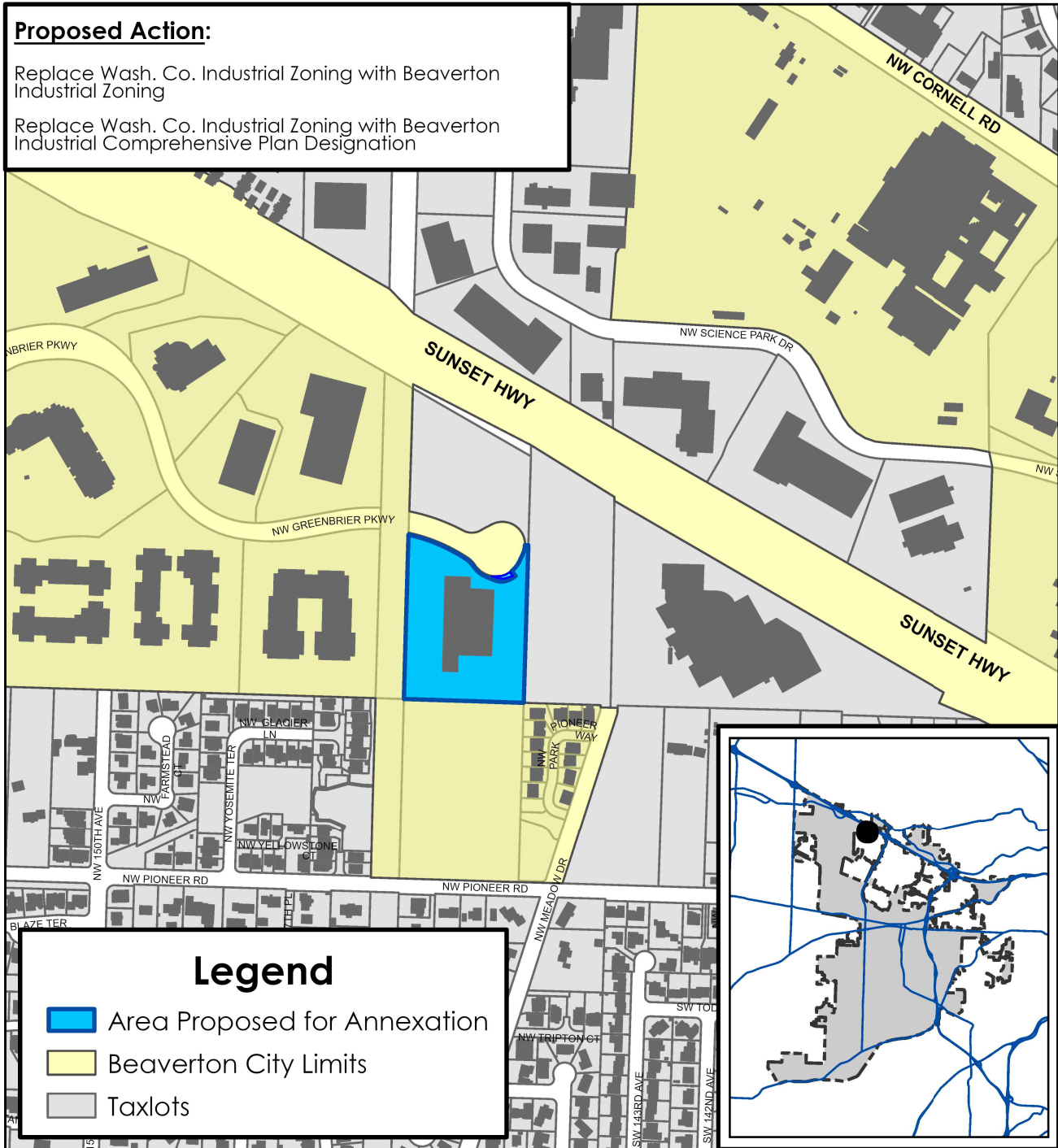


VICINITY MAP

Proposed Action:

Replace Wash. Co. Industrial Zoning with Beaverton Industrial Zoning

Replace Wash. Co. Industrial Zoning with Beaverton Industrial Comprehensive Plan Designation



Legend

- Area Proposed for Annexation
- Beaverton City Limits
- Taxlots

**LU32023-00186 Leupold & Stevens Inc. Annexation
(CPMA32023-00184 / ZMAX32023-00185)**

ANNEXATION-RELATED COMP PLAN AND ZONING MAP AMENDMENTS

05/17/2023



Tax map: 1N132DA
Tax lot: 01300