



CITY OF BEAVERTON
 Community Development Department
 Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: July 10, 2024

Hearing Body: Planning Commission

Project Name:	LU32023-00667 Pointer Road Park
Case File No.:	CUN32023-00798 / DR32023-00665 / LLD12023-00799 / PD22023-00800 / TP22024-00065 / VAR32024-00079 / RP12024-00080
Summary of Application:	The applicant, Tualatin Hills Park and Recreation District, requests approval for the development of a new public park and associated site improvements. A New Conditional Use application is included to allow a public park on the subject site which is a Conditional Use in the underlying zoning district (CUN32023-00798). A Design Review Three application requests approval of site improvements and new structures associated with the park including but not limited to play equipment, pedestrian and vehicular circulation areas, landscaping, and lighting (DR32023-00665). A Legal Lot Determination application requests to establish the legal status of the two tax lots that comprise the site (LLD12023-00799), and the Replat One application requests to consolidate the tax lots (RP12024-00080). The proposal also includes a Parking Requirement Determination application to establish a minimum required bicycle parking ratio for the proposed public park (PD22023-00800). A Variance application requests a reduction of the required minimum lighting level for on-site walkways contained in Section 60.55 (Transportation Facilities) (VAR32024-00079). A Tree Plan Two application also requests approval to remove approximately seven Community Trees to accommodate the development of the public park (TP22024-00065).
Project Location:	The site is located at 7360 SW Pointer Road, specifically identified as Tax Lots 3301 and 4001 on Washington County Tax Assessor’s Map 1S101DC.
Zoning & NAC:	Residential Mixed C (RMC) / West Slope NAC
Applicable Approval Criteria:	Beaverton Development Code: Section 40.03.1 <i>Facilities Review</i> , Section 40.15.15.5.C <i>New Conditional Use</i> , Section 40.20.15.3.C <i>Design Review Three</i> , Section 40.45.15.2.C <i>Replat One</i> , Section 40.47.15.1.C <i>Legal Lot Determination</i> , Section 40.55.15.1.C <i>Parking Requirement Determination</i> , Section 40.90.15.2.C <i>Tree Plan Two</i> , and Section 40.95.15.1.C <i>Variance</i> .
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:	Brittany Gada, Associate Planner (971) 724-0517 / bgada@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, Brittany Gada, at bgada@beavertonoregon.gov or mailboxcddplanning@beavertonoregon.gov. • 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 • 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.

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 Brittany Gada, 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, 2024**. 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 bgada@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/1676> and at the Beaverton Planning Division. The Planning Division is located on the 4th floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 8:30a.m. and 4:30p.m. Monday through Thursday 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. 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/1676>. The decision may also be provided by the Project Planner upon request. A copy of any or all materials will be provided at 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.

Facilities Review Committee Meeting Day: June 5, 2024

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 40.03.1 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 there is no opportunity for public testimony.

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 Brittany Gada by calling 711-971-724-0517 or emailing bgada@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

Tài liệu này có sẵn trong các ngôn ngữ khác và các định dạng theo yêu cầu

توفر هذه الوثيقة باللغات وغيرها من الأشكال بناءا على طلبها

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Этот документ доступен на других языках и форматах по запросу

VICINITY MAP



LU32023-00667 Pointer Road Park (CUN32023-00798 / DR32023-00665 / LLD12023-00799 / PD22023-00800 / TP22024-00065 / VAR32024-00079 / RP12024-00080)

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

05/02/2024

Taxlot No:
 1S101DC04001
 1S101DC03301

