



CITY OF BEAVERTON  
Community Development Department  
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# PUBLIC HEARING NOTICE

Hearing Date: June 26, 2024

Hearing Body: Planning Commission

**Project Name:** LU32023-00902 Willow Creek Boardwalk

**Case File No.:** DR32023-00898 / VAR32024-00323 / TP22023-00901

**Summary of Application:** The applicant, Tualatin Hills Park & Recreation District, requests Design Review Three approval to address Design Guidelines related to lighting of on-site walkways to accommodate replacement of a raised boardwalk pathway between Waterhouse Trail and NW Waterhouse Avenue. The proposal includes minor realignment of the boardwalk to ensure compliance with the Americans with Disabilities Act Accessibility Guidelines (AADAAG). The applicant also requests Variance approval for a deviation from the lighting standards for on-site walkways identified in Section 60.55.25.10.B.7 of the Development Code. Finally, the applicant requests Tree Plan Two approval to remove 31 trees within a Significant Natural Resource Area.

**Project Location:** The site is located south of NW Cornell Road, west of NW 158th Avenue, and north of NW Silverado Drive, specifically identified as Tax Lot 03001 on Washington County Tax Assessor's Map 1N132BC.

**Zoning & NAC:** Residential Mixed B (RMB) / Five Oaks / Triple Creek NAC

**Applicable Approval Criteria:** Development Code Section 40.03.1 *Facilities Review*, Section 40.20.15.3.C *Design Review Three*, Section 40.90.15.2.C *Tree Plan Two* and Section 40.95.15.1.C *Variance*

**Hearing Time and Place:** City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m.  
**Note: Public Hearings are held remotely and can be viewed at the following link:** <https://www.beavertonoregon.gov/913/Agendas-Minutes>.

**Staff Contact:** Brett Cannon, Associate Planner  
503-350-4038 / bcannon@beavertonoregon.gov

**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:

- How to Participate:**
- In writing via email to the project planner [bcannon@beavertonoregon.gov](mailto:bcannon@beavertonoregon.gov) or [mailboxcddplanning@beavertonoregon.gov](mailto: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://www.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 currently open to the public on Fridays. 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 50.58 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 Director 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 Brett Cannon, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **June 17, 2024**. All written testimony provided 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 [bcannon@beavertonoregon.gov](mailto:bcannon@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 at the Beaverton Planning Division, 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. 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](http://www.beavertonoregon.gov/DevelopmentProjects).

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: May 29, 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 is not intended 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 Brett Cannon by calling 711 503-350-4038 or email [bcannon@beavertonoregon.gov](mailto:bcannon@beavertonoregon.gov).*

**This document is available in other languages and formats upon request**

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