



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: May 1, 2024

Hearing Body: Planning Commission

Project Name: **LU32024-00140 SW 139th Ave Partition**

Case File Nos.: **LLD12023-00393 / PP22023-00394 / VAR32024-00139**

Summary of Applications: The applicant, Kim-Hein Nguyen, requests approval of a Preliminary Partition to create two new parcels from the existing lot, a Legal Lot Determination to determine the legal status of the subject lot, and a Variance to reduce the minimum side setback of the existing single-detached dwelling to the edge of the proposed shared driveway from five feet to 1'-8".

Project Location: The site is located at 4975 SW 139th Avenue, specifically identified as Tax Lot 03000 on Washington County Tax Assessor's Map 1S116CA.

Zoning & NAC: Residential Mixed C (RMC) / Central Beaverton NAC

Applicable Approval Criteria: Development Code Sections 40.03.1 *Facilities Review Committee*, 40.45.15.4.C *Preliminary Partition*, 40.47.15.1.C *Legal Lot Determination*, and 40.95.15.1.C *Variance*.

Hearing Time & Place: Zoom Webinar, 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: Lauren Russell, AICP, Associate Planner
503-278-0318 / russell@beavertonoregon.gov

How to Participate: 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:

- In writing via email to the project planner at russell@beavertonoregon.gov or mailboxcddplanning@beavertonoregon.gov.
- In writing via mail to project planner at 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 the project planner 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 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 **April 19, 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 russell@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 on the City's website <http://apps.beavertonoregon.gov/DevelopmentProjects>, and on the Beaverton Electronic Permitting System (BEPS) Public Portal <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/2105>.

For more information and to access plans and additional information on the application you can visit the project specific page on the BEPS Public Portal at the following link: <https://prod.buildinginbeaverton.org/record-details/#intdetails/planning/intid/2105>.

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: April 10, 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 Lauren Russell by calling 711 503-278-0318 or email russell@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

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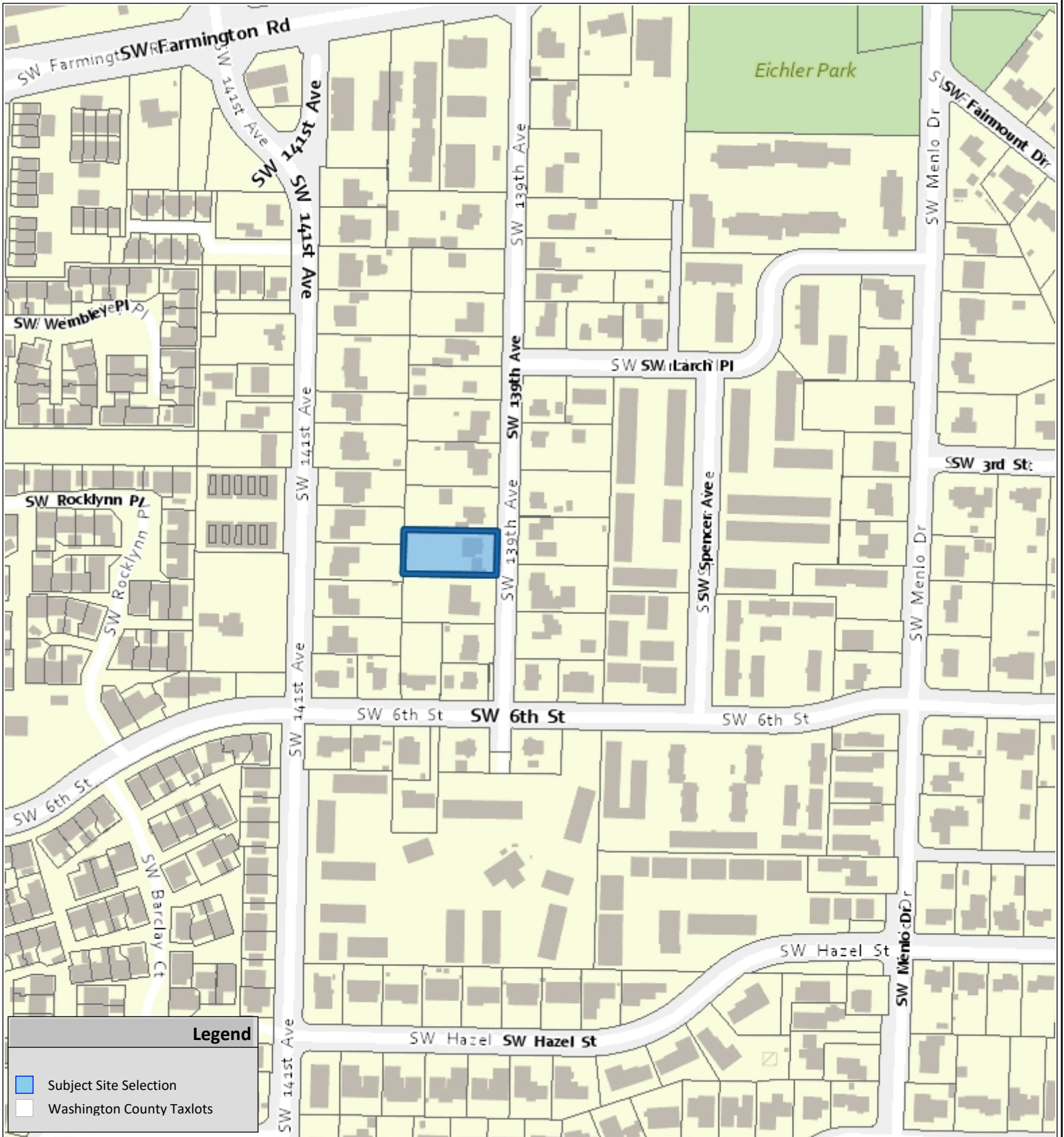
توفر هذه الوثيقة باللغات وغيرها من الأشكال بناءا على طلبها

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VICINITY MAP



Legend

- Subject Site Selection
- Washington County Taxlots



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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.

03/19/2024

Taxlot No:
1S116CA03000

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Application #
See Notice