



CITY OF BEAVERTON  
Community Development Department  
Planning Division  
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# PUBLIC HEARING NOTICE

Hearing Date: January 9, 2019      Hearing Body: Planning Commission

<b>Project Name:</b>	<b>Little Flowers Daycare</b>
<b>Case File No.:</b>	<b>CU2018-0013 / DR2018-0081</b>
<b>Summary of Application:</b>	The applicant requests approval of the following land use applications for Little Flowers Daycare. A New Conditional Use application for the daycare use in a residential zone. Design Review application for the construction of a new daycare facility, outdoor play area and parking lot.
<b>Project Location:</b>	The site is located on NW 158th Avenue, between NW Cornell Road and Walker Road. Address: 985 NW 158th Avenue. Tax Lot 100 on Washington County Tax Map 1N132CB.
<b>Zoning &amp; NAC:</b>	R2 / Five Oaks/Triple Creek NAC
<b>Applicable Approval Criteria:</b>	Development Code: Section 40.03 <i>Facilities Review</i> ; Section 40.15.15.3.C <i>New Conditional Use</i> ; and Section 40.20.15.2.C <i>Design Review Two</i> .
<b>Hearing Time and Place:</b>	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m.
<b>Staff Contacts:</b>	Sierra Davis, Associate Planner, 503.526.2652 / sdavis@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Sierra Davis or Sambo Kirkman, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, January 4, 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:**      December 19, 2018

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, 4<sup>th</sup> 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](http://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 Sierra Davis by calling 711 (503)526-2652 or email [sdavis@beavertonoregon.gov](mailto:sdavis@beavertonoregon.gov)*