



CITY OF BEAVERTON
 Community Development
 Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: December 14, 2016 **Hearing Body:** Planning Commission

Project Name:	Morningstar Senior Living of Beaverton
Case File No.:	CU2016-0007 / DR2016-0071 / LD2016-0010 / TP2016-0008
Summary of Application:	The applicant, Confluent Development, requests approval for a new PUD Conditional Use, and Design Review Three for the development of a 122 bed senior living facility located at 14475 SW Barrows Road with associated site improvements. The applicant proposes a Preliminary Partition to tract out the wetland area to the northwest portion of the site. The applicant proposes to remove Community Trees as well as trees within a Significant National Resource Area in order to accommodate the development.
Project Location:	The site is located at 14475 SW Barrows Road, west of SW Murray Boulevard. Tax Lots 7150, 7200, and 7300, on Washington County Tax Assessor’s Map 2S104BB.
Zoning & NAC:	Town Center-Multiple Use (TC-MU) / Neighbors Southwest NAC
Applicable Development Code Criteria:	Section 40.03 <i>Facilities Review</i> ; Section 40.15.15.4.C <i>Conditional Use-PUD</i> ; Section 40.20.15.3.C <i>Design Review Three</i> ; Section 40.45.15.4.C <i>Preliminary Partition</i> ; Section 40.90.15.2.C <i>Tree Plan Two</i> .
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m.
Staff Contact:	Jana Fox, Associate Planner, 503.526.3710 / jfox@beavertonoregon.gov

Mailed written comments to the Commission should be sent to the attention of Jana Fox, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by Friday, December 2, 2016. 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: November 23, 2016*

* date may be adjusted due to Thanksgiving holiday

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, 4th 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

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.

THIS INFORMATION IS AVAILABLE IN LARGE PRINT OR AUDIO TAPE UPON REQUEST. IN ADDITION, ASSISTED LISTENING DEVICES, SIGN LANGUAGE INTERPRETERS, OR QUALIFIED BILINGUAL INTERPRETERS WILL BE MADE AVAILABLE AT ANY PUBLIC MEETING OR PROGRAM WITH 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.