



CITY OF BEAVERTON  
Community Development Department  
Planning Division  
12725 SW Millikan Way  
PO Box 4755  
Beaverton, OR 97076  
Tel: (503) 526-2420  
Fax: (503) 526-2550  
www.beavertonoregon.gov

# RE-NOTICE OF PUBLIC HEARING

Hearing Date: **September 13, 2023**

Hearing Body: **Planning Commission**

**Project Name:** **Raleigh Hills Elementary School**

**Case File Nos.:** **ADJ2022-0005 / CU2022-0012 / CU2023-0005 / DR2022-0155 / LD2022-0020 / LLD2022-0008 / SDM2023-0001 / TP2022-0016**

**Summary of Applications:**

The applicant, Beaverton School District, requests approval of a Design Review Three and a New Conditional Use for an Educational Institution in the Residential Mixed C (RMC) zone. The applicant proposes to demolish the existing Raleigh Hills Elementary School building and replace it with a new 97,000-square-foot school building. The applicant requests approval of a Major Adjustment to exceed the maximum 35-foot building height in the RMC zone by 13.25 feet. The applicant requests a Replat One to create a plat for the subject lot because it is not part of a previously recorded plat and a Legal Lot Determination to determine the subject lot is a legal lot. The applicant requests approval of a Sidewalk Design Modification to reduce the standard planter strip width on SW Scholls Ferry Road. The applicant requests approval of a Tree Plan Two to remove 35 Community Trees.

In April 1989, the Washington County Hearings Officer approved a Special Use Approval request for Raleigh Hills Elementary School (Washington County Case File No. 88-634-SU/M). This approval was issued prior to the subject site being annexed into the City of Beaverton. The applicant requests approval for a New Conditional Use to modify the 1989 decision and remove a condition of approval from Case File No. 88-634-SU/M.

**Project Location:** The site is located at 5225 SW Scholls Ferry Road, specifically identified as Tax Lot 00400 on Washington County Tax Assessor's Map 1S113CA.

**Zoning & NAC:** Residential Mixed C (RMC) / Denny Whitford / Raleigh West NAC

**Applicable Approval Criteria:** Development Code Sections 40.03.1 *Facilities Review Committee*, 40.10.15.2.C *Major Adjustment*, 40.15.15.5.C *New Conditional Use*, 40.20.15.3.C *Design Review Three*, 40.45.15.2.C *Replat One*, 40.47.15.1.C *Legal Lot Determination*, 40.58.15.C *Sidewalk Design Modification*, 40.90.15.2.C *Tree Plan Two*, and 50.95.7 *Modification of a Decision*.

**Hearing Time & 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:** Lina Smith, Associate Planner  
971-313-4244 / lsmith@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 lsmith@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 Lina Smith, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **September 1, 2023**. 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 lsmith@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.

**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 Lina Smith at 711-971-313-4244 or [lsmith@beavertonoregon.gov](mailto:lsmith@beavertonoregon.gov).*

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