



**WASHINGTON COUNTY**  
**VIRTUAL PUBLIC HEARINGS BEFORE THE HEARINGS OFFICER (Joe Turner)**

**Thursday, November 18, 2021 – 9:00 a.m.**

**Virtual Meeting:** <https://us02web.zoom.us/j/88556556632>

By Telephone: **1 669 900 6833**; Webinar ID: **885 5655 6632**  
*SEE INSTRUCTIONS FOR ATTENDING THIS MEETING (last page)*

**ALL PUBLIC HEARINGS ARE RECORDED**

*If you need a sign or spoken language interpreter, please call 503-846-8761 (or 7-1-1 for Telecommunications Relay Service) at least 48 hours prior to this hearing.*

**A G E N D A**

- I. CALL TO ORDER
- II. PUBLIC HEARINGS OPENED:
  - A. Explanation of Hearing Procedure  
*Please note: The hearings officer will hold the record open for at least one week after the online hearing to accept written testimony, in the event anyone is unable to log on to attend the online hearing. Please contact the relevant staff person to check on the status of the proceeding.*
  - B. Public Hearings Items

**Land Use Applications**

9:00 a.m.      1.      Casefile No: [L2100223-MOD/D](#)  
Staff: Paul Schaefer, Senior Planner  
Applicant: Hillsboro School District 1J  
Rep.: AKS Engineering and Forestry – Mimi Doukas  
Request: Review for Modification of Conditions (E.11 & E.12) of Casefile 90-595-D/SU/AV and Development Review for reconfiguration of parking & loading at L.C. Tobias Elementary School (no new buildings or additions are proposed at this time).  
  
CPO: 6  
Location: 1S2 02 AD 01200 & 01300 – 1065 SW 206<sup>th</sup> Avenue, Beaverton, OR, 97003 – At the northern terminus of SW 209<sup>th</sup> Avenue approximately 200 feet north of its intersection with SW

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Longacre Street, and on the west side of SW 206<sup>th</sup> Avenue at its intersection with SW Tobias Way.

HO ACTION: ***The Hearing was closed. The record was closed. The Hearings Officer has verbally approved the application and indicated he will issue his final decision within 2 weeks (approximately December 2, 2021).***

10:00 a.m.

2.

Casefile No: [L2100238-D\(INS\)/SU](#)

Staff: Stephen Shane, Principal Planner

Applicant: Hope Chinese Charter School – Michael Bevis

Rep.: Same as applicant

Request: Review for expansion of the Hope Chinese Charter School by placement of a double classroom portable structure.

CPO: 3

Location: 1S1 11 CC 03800 – 3500 SW 104<sup>th</sup> Avenue, Beaverton, OR 97005 – At the northerly terminus of SW 104<sup>th</sup> Avenue approximately 550 feet north of SW Canyon Road.

HO ACTION: ***The Hearing was closed. The record is held open for eight days until 4:00 p.m. November 26, 2021 for submission of additional evidence from all interested parties. The record is then held open for an additional seven days until 4:00 p.m. December 3, 2021 for rebuttals (no new evidence) by all parties. The record is then held open for an additional seven days until 4:00 p.m. December 10, 2021 for final argument by the applicant. The Hearings Officer's written decision is expected by December 23, 2021.***

10:30 a.m.

3.

Casefile No: [L2100244-SU/SU/D/V/V/AMP/M](#)

Staff: Paul Schaefer, Senior Planner

Applicant: West Union & 185<sup>th</sup> Food Mkt/DBA West Union Chevron Extra Mile – Robert Barman

Rep.: 3J Consulting Inc. – Mercedes Serra

Request: Special Use and Development Review approval for a two story 4,983 square foot commercial development, "Chevron Market," (convenience market/gas station) served by 5 fueling islands (10 pumps), an Access Management Plan for access to NW West Union Road, Variances to reduce: 1) the front yard setback (from NW 185th Avenue) from 20 feet to 2 feet, and 2) the street side yard setback (from NW West Union Road) from 20 feet to 10 feet for the main structure and from 20 feet to 15 feet for the canopy, and a Half-Street Exception for improvements to NW West Union Road.

CPO: 7

Location: 1N1 19 BC 00500 & 00600 – 18300 & 18450 NW West Union Road, Portland, OR 97229 – On the southeast corner of the intersection of NW West Union Road and NW 185<sup>th</sup> Avenue.

HO ACTION: ***At the request of the applicant the hearing was continued until January 20, 2021 at 9:00 a.m.***

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**12:30 p.m. Lunch Break**

1:00 p.m. 4. Casefile No: [L2100243-S/M](#)  
Staff: Eileen Cunningham, Associate Planner  
Applicant: CTH Investments, LLC – Matt Wellner  
Rep.: Pioneer Design Group, Inc. – Wayne Hayson  
Request: Preliminary review for a 48-Lot Subdivision "Bernhardt Farms," and Miscellaneous review for compliance with the Type III Principles of Section 431-5.3 (Building Facades).  
CPO: 6  
Location: 1S2 24 CA 18000, 18100 & 18300 – 7390 & 7430 SW Miller Hill Road, Beaverton, OR 97007 – On the east side of SW Miller Hill Road approximately 500 feet north of its intersection with SW Wagner Lane.  
HO ACTION: ***The Hearing was closed. The record is held open for eight days until 4:00 p.m. November 26, 2021 for final argument by the applicant. The Hearings Officer's written decision is expected by December 10, 2021.***

2:00 p.m. 5. Casefile No: [L2100084-P/M APPEAL](#)  
Staff: Stephen Shane, Principal Planner  
Appellant: Matt & Regina Hensley  
Applicant: Tech Engineering – John DeJong  
Rep.: Same as applicant  
Request: Appeal of the Director's approval for preliminary review of a 2-parcel partition and denial of an exception to the construction of half-street improvements along the site's street frontages.  
CPO: 4M  
Location: 1S125DB00400 – 8208 SW Taylors Ferry Road, Portland, OR 97223 – On the southwest corner of the intersection of SW Taylors Ferry Road and SW 82nd Avenue.  
HO ACTION: ***At the request of the applicant the hearing was continued from October 21, 2021.***  
***The Hearing was closed. The record is held open for eight days until 4:00 p.m. November 26, 2021 for submission of additional evidence from all interested parties. The record is then held open for an additional seven days until 4:00 p.m. December 3, 2021 for rebuttals (no new evidence) by all parties. The record is then held open for an additional seven days until 4:00 p.m. December 10, 2021 for final argument by the applicant. The Hearings Officer's written decision is expected by December 27, 2021.***

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## Instructions for the Virtual Hearings Officer

To join online or by phone via Zoom, please go to the link below to join the webinar:

<https://us02web.zoom.us/j/88556556632>

By Telephone: 1 669 900 6833; Webinar ID: 885 5655 6632

If joining via phone, the following commands can be entered:

\*6 - Toggle mute/unmute

\*9 - Raise hand

If you encounter technical difficulties during the meeting, please refer to [Zoom Support](https://support.zoom.us/hc/en-us) at <https://support.zoom.us/hc/en-us>

To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar. Please notify via email [Louisa\\_Bruce@co.washington.or.us](mailto:Louisa_Bruce@co.washington.or.us) or [Stephen\\_Shane@co.washington.or.us](mailto:Stephen_Shane@co.washington.or.us) or [Paul\\_Schaefer@co.washington.or.us](mailto:Paul_Schaefer@co.washington.or.us) or [Eileen\\_Cunningham@co.washington.or.us](mailto:Eileen_Cunningham@co.washington.or.us) (the listed staff project planner assigned to the file), at least 24 hours prior to the meeting with the following information:

- First and Last Name
- Email Address
- Phone Number
- Full Mailing Address
- How would you like to provide testimony? (Specify an option below)
  - By phone. If by phone, specify the number will you call from.
  - Online, via Zoom.
- Hearings Officer Meeting Date and the Hearing Item you are interested in.
- At which point in the meeting would you like to speak? (Specify an option below)
  - Testimony in favor of the application.
  - Testimony in opposition of the application.
- Are you providing testimony as an Individual or Group? If you are a group, please provide your group's name and the number of people with comments.

**After submission of your email, you will receive a confirmation receipt.**

Or, at least 24 hours prior to the meeting, you may phone county staff at 503-846-8761, to register to provide testimony via telephone or Zoom Webinar.

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### **What to Expect During the Hearing:**

- In the event a hearing item runs long, the next item on the agenda will begin upon completion of the current item.
- You will hear the Hearings Officer and Staff and see them on your screen, but they will not see you.
- Your microphone will remain muted until the designated times for public comment and/or testimony. Your video camera will not be activated at any time.
- When it is your time to provide testimony, your name will be called, and your microphone will be unmuted by the meeting facilitator.
- State your name when you begin speaking.
- For optimal audio, please speak slowly and clearly into your microphone/phone.
- Once you have provided your comment, your microphone will be muted.
- **If you encounter technical difficulties during the meeting, please refer to [Zoom Support](https://support.zoom.us/hc/en-us) at <https://support.zoom.us/hc/en-us>**