



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

Thursday, June 16, 2022 – 1:00 p.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.

Casefile No: [L2100244-SU/SU/D/V/V/AMP/M](#) (click for previous audio link)
Staff: Paul Schaefer, Senior Planner
Applicant: West Union & 185th 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

**This item has
been withdrawn
& canceled.**

Continued next page

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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 185th Avenue.

HO ACTION: *At the request of the applicant the hearing was continued from the 11/18/2021 Hearings Officer until January 20, 2022, at 9:00 a.m. (date/time certain).*

At the request of the applicant the hearing was continued to June 16, 2022, at 9:00 a.m.

~~All evidence from the applicant must be received by 5:00 p.m. on June 2nd, 2022.~~

This item was withdrawn by the applicant. The hearing item is canceled.

1:00 p.m.

1.

Casefile No: L2200066-SU/D/PLA/PLA

Staff: Sandy Freund, AICP, Senior Planner

Applicant: In-N-Out Burger – Cassie Ruiz

Request: Special Use and Development Review for an approximate 3,885 square foot fast food restaurant with drive-thru and outdoor seating; and two Property Line Adjustments.

Application materials may be viewed at:

<https://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/frequentlydiscussedprojects.cfm#L2200066>

CPO: 3

Location: 1S1 14 BC 02000, 02100, 02400 & 02401 – 105350 & 10565 SW Beaverton Hillsdale Highway, Beaverton, OR 97005 – On the north side of SW Beaverton Hillsdale Highway, and the south side of SW Laurel Street, approximately 250 feet east of their intersections with SW 107th Avenue

HO ACTION:

Continued next page

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>

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*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 or Stephen_Shane@co.washington.or.us or Sandy_Freund@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.

What to Expect During the Hearing:

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- You will hear the Hearings Officer and Staff and see them on your screen, but they will not see you.
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- 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.
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WASHINGTON COUNTY

Dept. of Land Use & Transportation
Planning and Development
Current Planning Section
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908

Notice of Virtual Public Hearing via Zoom Webinar (See page 4 for access information)

URBAN **CPO: 3**
COMM. PLAN: Raleigh Hills-Garden Home
EXISTING LAND USE DISTRICT(S):
Community Business District (CBD)
Office Commercial District (OC)
ASSESSOR MAP: TAX LOT NUMBER(S):
1S1 14 BC 02000, 02100, 02400 & 02401
SITE SIZE: 2.24 acres
SITE ADDRESS: 10535 & 10565 SW Beaverton Hillsdale Highway, Beaverton, OR 97005

PROPOSED DEVELOPMENT ACTION: Special Use and Development Review for an approximate 3,885 square foot fast food restaurant with drive-thru and outdoor seating; and two Property Line Adjustments.

Notice is hereby given that the Washington County Hearings Officer will review the request for the above-stated proposed development action at a Virtual hearing on

June 16, 2022 at 1:00 p.m.

To abide by public health recommendations during the coronavirus pandemic, Washington County has changed the meeting to a virtual meeting and is asking residents and interested parties to attend the Hearings Officer meeting virtually.

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

Zoom Webinar link:
<https://us02web.zoom.us/j/88556556632>

To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar.

Please email one of the people below, at least 24 hours prior to the meeting:

Sandy Freund, AICP (Sandy_Freund@co.washington.or.us)
Louisa Bruce (Louisa_Bruce@co.washington.or.us)
Stephen Shane (Stephen_Shane@co.washington.or.us)
or call 503-846-8761.

CASEFILE / PROJECT #: L2200066-SU/D/PLA/PLA

APPLICANT:
In-N-Out Burger
Cassie Ruiz
13502 Hamburger Lane
Baldwin Park, CA 97106

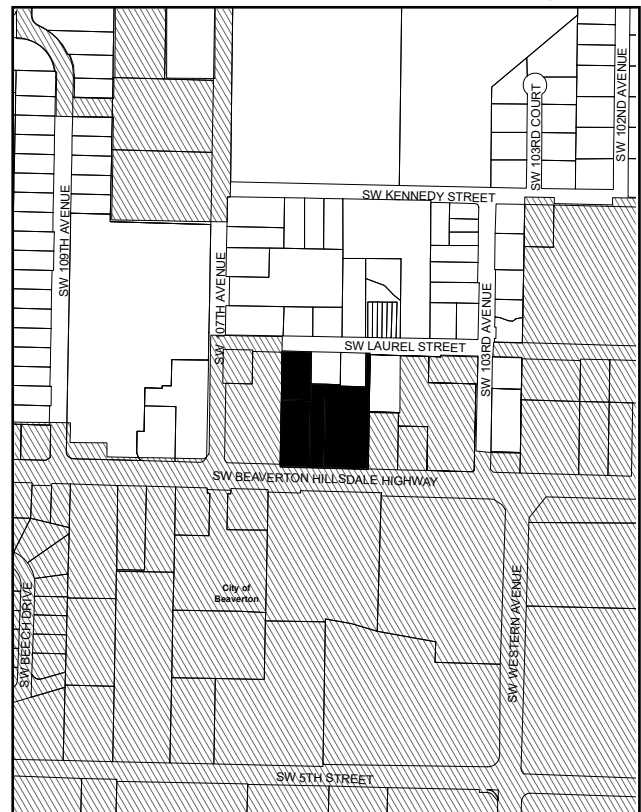
APPLICANT’S REPRESENTATIVE:
None

OWNER of all parcels:
Angel, Lynne Irene Family LP
1815 SW High Street
Portland, OR 97201

LOCATION: On the north side of SW Beaverton Hillsdale Highway, and the south side of SW Laurel Street, approximately 250 feet east of their intersections with SW 107th Avenue.

Application materials may be viewed at:
<https://www.co.washington.or.us/LUT/Divisions/CurrentPlanning/frequentlydiscussedprojects.cfm#L2200066>

AREA MAP WITH SUBJECT PROPERTY ↓



Notice to Mortgagee, Lien Holder, Vendor or Seller:
ORS Chapter 215 requires that if you receive this notice it must promptly be forwarded to the purchaser.

- All interested persons may appear and provide written or oral testimony (written testimony may be submitted prior to the hearing but not after the conclusion of the hearing). Only those making an appearance of record (those presenting oral or written testimony) shall be entitled to appeal. Failure to raise an issue in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the Review Authority (Hearings Officer) an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals (LUBA) based on the issue. Those wishing to make an appearance of record should provide their name, address, email, and phone number upon joining the hearing.
- The public hearing will be conducted in accordance with the following rules of procedure as adopted by the Board of Commissioners. Reasonable time limits may be imposed.

RULES OF PROCEDURE

1. The Hearings Officer will summarize the applicable substantive review criteria.
 2. A summary of the Staff Report is presented.
 3. The applicant's presentation is given. (Please provide 3 copies of all exhibits submitted for the record.)
 4. Testimony of others is given in the order of sign-in. (Please provide 3 copies of all exhibits submitted for the record.)
 5. Applicant's rebuttal testimony is given.
- When the Review Authority reopens a record to admit new evidence or testimony, any person may raise new issues related to the new evidence, testimony or criteria for decision-making, that apply to the matter at issue.
 - If you require further information about the application before making a submission, a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.
 - A copy of the staff report will be available for inspection at no cost at the Department of Land Use and Transportation at least 7 (seven) days prior to the hearing. A copy of the Staff Report will be provided at reasonable cost.

For further information, please contact: Sandy Freund, AICP, Senior Planner at 503-846-3872 at the Department of Land Use and Transportation. (Main phone 503-846-8761)

COMMENTS WILL BE ACCEPTED UNTIL THE CLOSE OF THE RECORD. PLEASE ADDRESS YOUR LETTER TO THE ATTENTION OF THE PLANNER, WITH REFERENCE TO THE CASEFILE NUMBER. PLEASE INCLUDE YOUR FULL MAILING ADDRESS (LEGIBLY PRINTED) TO BE INCLUDED AS A PARTY OF RECORD.

Washington County Current Planning Services Division

Sandy Freund, AICP, Senior Planner, Casefile / Project #: L2200066-SU/D/PLA/PLA

155 N. 1st Avenue, #350-13

Hillsboro, OR 97124

Electronic comments may be submitted prior to the scheduled hearing date by visiting <https://www.co.washington.or.us/devnotice>

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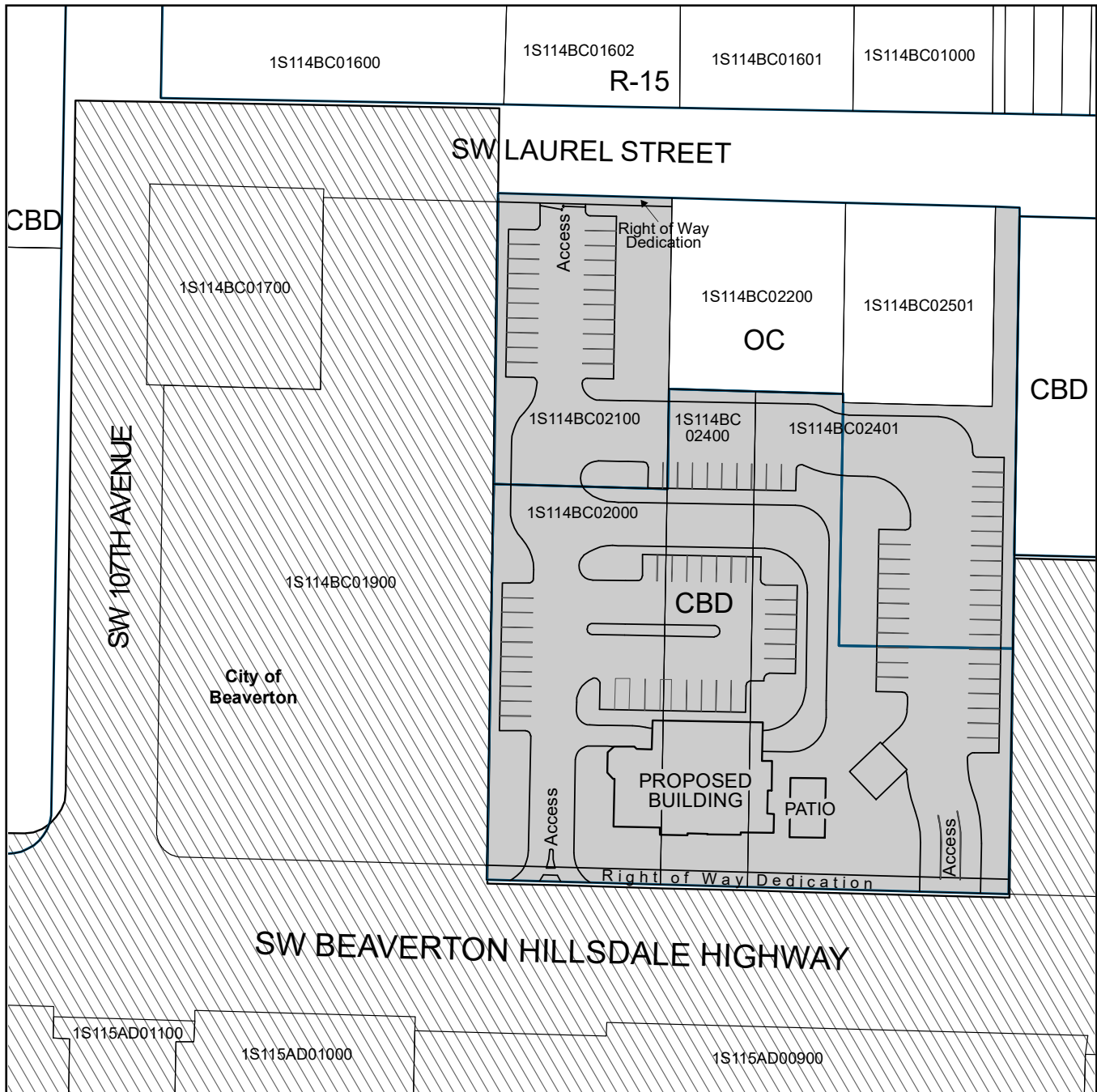
Assistive Listening Devices are available for persons with impaired hearing and can be scheduled for this meeting.

Sign Language and Interpreters

Upon request, the County will also endeavor to arrange for the following services to be provided:

1. Qualified sign language interpreters for persons with speech or hearing impairments; and
2. Qualified bilingual interpreters.

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↑ NORTH

■ AREA OF CONSIDERATION

NOT TO SCALE

SITE & SURROUNDING LAND USE DISTRICTS:

- Community Business District (CBD)
- Office Commercial District (OC)
- R-15 District (Residential 15 units/acre)
- City of Beaverton

REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN

- A. Washington County Comprehensive Plan
- B. Applicable Community Plan (See Front of Notice)
- C. Transportation System Plan
- D. Washington County Community Development Code:
 - ARTICLE I, Introduction & General Provisions
 - ARTICLE II, Procedures
 - ARTICLE III, Land Use Districts
 - ARTICLE IV, Development Standards
 - ARTICLE V, Public Facilities and Services
 - ARTICLE VI, Land Divisions & Lot Line Adjustments
 - ARTICLE VII, Public Transportation Facilities
- E. R & O 86-95 Traffic Safety Improvements
- F. ORD. NO. 738, Road Design and Construction Standards
- G. ORD.691-A, 729, 741, 746, 751, 793-A Transp. Development Tax

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M-Th 8 am - 4 pm; (Closed Friday)

**Notice of WITHDRAWN & CANCELED
Virtual Public Hearing via Zoom**

URBAN CPO: 7
COMM. PLAN: Sunset West
EXISTING LAND USE DISTRICT(S):
Neighborhood Commercial District (NC)
ASSESSOR MAP: TAX LOT NUMBER(S):
1N1 19 BC 00500 & 00600
SITE SIZE: 1.21 acres
SITE ADDRESS: 18300 & 18450 NW West Union Road,
Portland, OR 97229

CASEFILE / PROJECT #: L2100244-SU/SU/D/V/V/AMP/M

APPLICANT:

West Union & 185th Food Mkt
DBA West Union Chevron Extra Mile
Robert Barman
PO Box 2092
Lake Oswego, OR 97035

APPLICANT’S REPRESENTATIVE:

3J Consulting Inc. - Mercedes Serra
9600 SW Nimbus Avenue, Ste 100
Beaverton, OR 97008

OWNER:

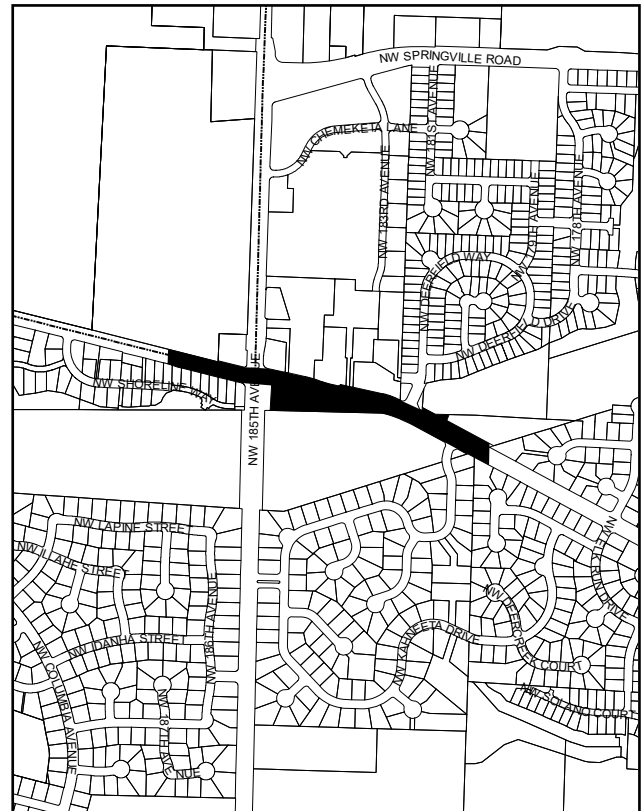
CJRW LLC
Same Address As Applicant

LOCATION: On the southeast corner of the
intersection of NW West Union Rd & NW 185th Ave.

PROPOSED DEVELOPMENT ACTION: 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.

Notice is hereby given that the Washington County Hearings Officer virtual hearing item scheduled for continuance on June 16th, 2022 has been **WITHDRAWN** by the applicant and **CANCELED**.

AREA MAP WITH SUBJECT PROPERTY ↓



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Questions may be directed to Paul Schaefer, Senior Planner at (Paul_Schaefer@co.washington.or.us)