

10:00 a.m. 2. Casefile No: L2200165-D(CI)
Staff: Eileen Cunningham, Associate Planner
Applicant: Washington County LUT-ECS – Renus Kelfkens
Rep.: Jacobs Engineering Group – Michael Hoffman
Request: Development Review of a Capital Improvement Project, a
 roundabout at the intersection of SW Farmington Road & SW
 River Road.

CPO: 10
Location: 1S228CC 00200, 00300, 00400, 00401, 00500, 00600, 00800,
 01000, 01100, 01200, 01300, 01400, 01500; 1S23200 00100;
 1S23300 00400, 00600 – At the intersection of SW Farmington
 Road and SW River Road, east of the Tualatin River.

HO ACTION:

See Instructions on 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>

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 or Stephen_Shane@co.washington.or.us or Paul_Schaefer@co.washington.or.us or 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.

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>**



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
Mon-Thurs 8 am - 4 pm; (Closed Friday)

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):
Office Commercial District (OC)

ASSESSOR MAP: TAX LOT NUMBER(S):
1S1 14 BC 02501

SITE SIZE: 0.24 acres

SITE ADDRESS: 10510 & 10512 SW Laurel Street, Beaverton, OR 97005

CASEFILE / PROJECT #: L2200128-SU/D APPEAL

APPELLANT:
My Little World Preschool and Child Care LLC
Gellelyn Montiel & Yeinis Valderrama
9045 SW Burnham Street
Tigard, OR 97223

APPLICANT:
Carleton Hart Architecture - Corey Morris
830 SW 10th Avenue, #200
Portland, OR 97205

APPLICANT'S REPRESENTATIVE:
Peter Finley Fry
303 NW Uptown Terrace, #113
Portland, OR 97210

OWNER:
Lynne Irene Angel Family LP
550 SW Park Avenue, Ste 250
Portland, OR 97205

LOCATION: On the south side of SW Laurel Street approximately 450 feet east of its intersection with SW 107th Avenue.

PROPOSED DEVELOPMENT ACTION: Appeal of the Director's Denial of Special Use and Development Review for a Commercial Day Care.

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

August 18, 2022 at 9:00 a.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**

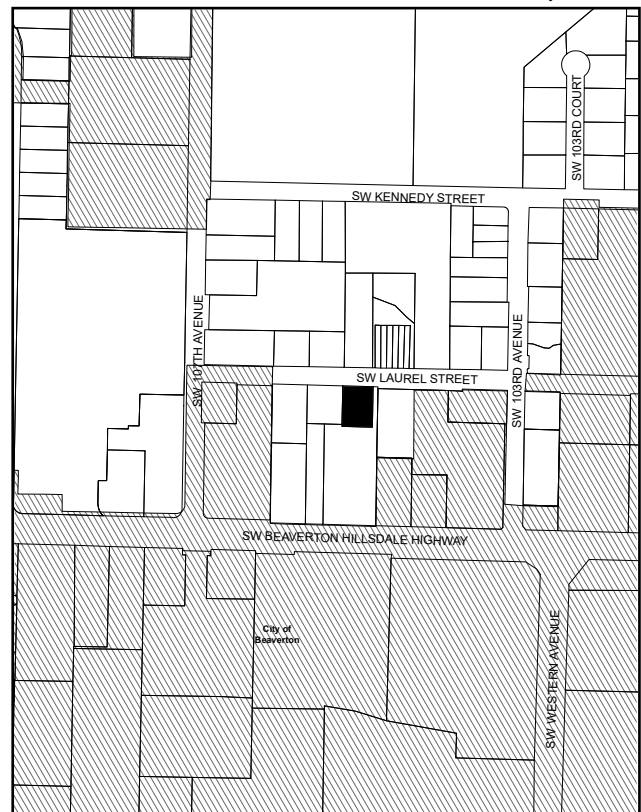
Zoom Webinar link:
<https://us02web.zoom.us/j/88556556632>

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:

Paul Schaefer (Paul_Schaefer@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.

AREA MAP WITH SUBJECT PROPERTY ↓



Notice to Mortgagee, Lien Holder, Vendor or Seller:
ORS Chapter 215 requires 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: Paul Schaefer, Senior Planner at 503-846-3832 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

Paul Schaefer, Senior Planner, Casefile / Project #: L2200128-SU/D APPEAL

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>

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.

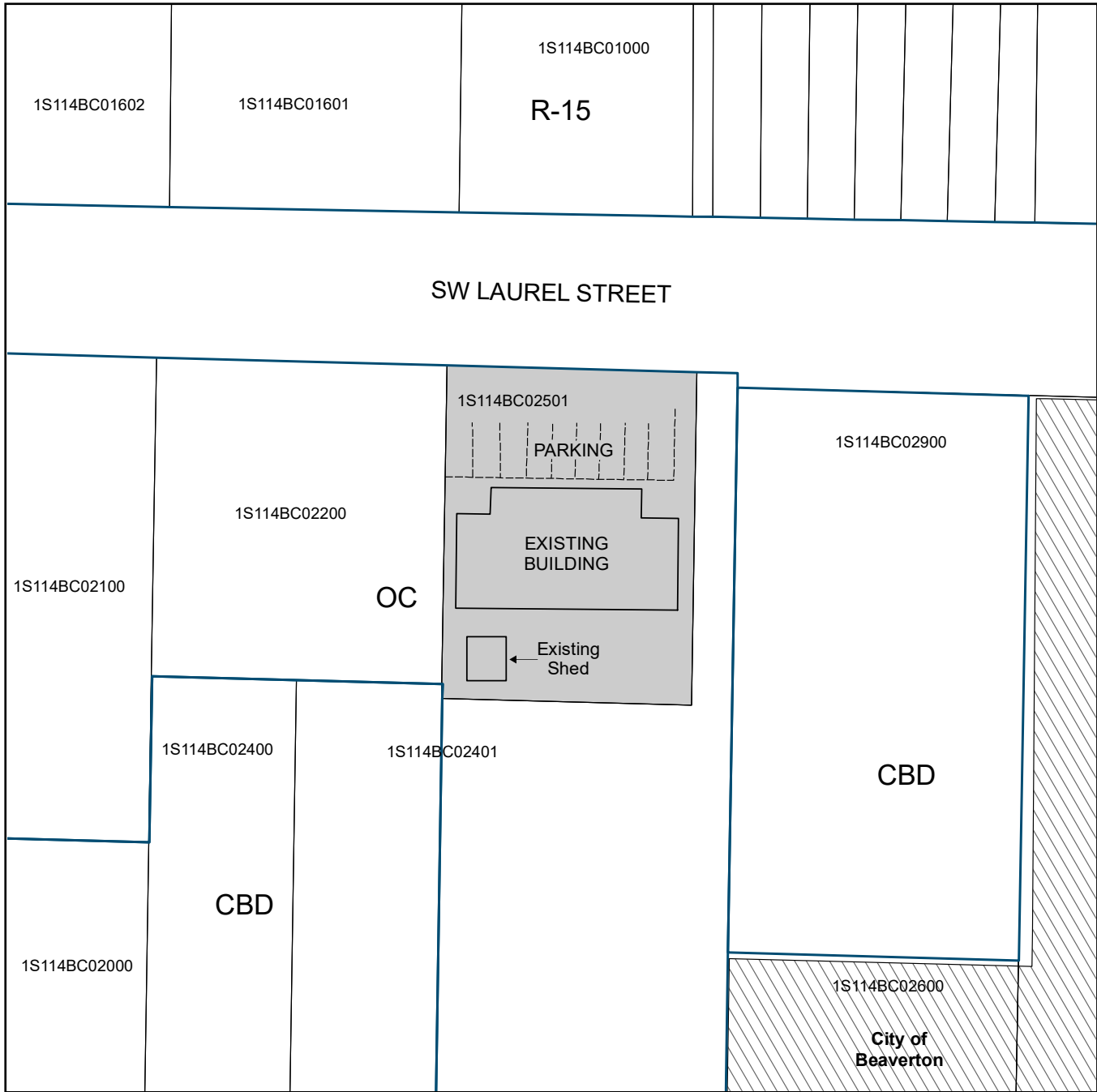
Assistive Listening Devices are available for persons with impaired hearing and can be scheduled for this meeting.

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.

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.



↑ NORTH



AREA OF CONSIDERATION

NOT TO SCALE

SITE & SURROUNDING LAND USE DISTRICTS:

- Office Commercial District (OC)
- Community Business District (CBD)
- 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

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 or Stephen_Shane@co.washington.or.us or Paul_Schaefer@co.washington.or.us (the project planner for 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:

- 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>**



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
Mon-Thurs 8 am - 4 pm; (Closed Friday)

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

RURAL CPO: 10

RURAL/NATURAL RESOURCE PLAN ELEMENT

EXISTING LAND USE DISTRICT(S):

EFU District (Exclusive Farm Use)
R-COM (Rural Commercial)

ASSESSOR MAP: TAX LOT NUMBER(S):

1S2 28 CC 00200, 00300, 00400, 00401, 00500, 00600,
00800, 01000, 01100, 01200, 01300, 01400, 01500
1S2 32 00 00100
1S2 33 00 00400, 00600

PROPOSED DEVELOPMENT ACTION: Development Review of a Capital Improvement Project, a roundabout at the intersection of SW Farmington Road & SW River Road.

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

August 18, 2022 at 10:00 a.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

Eileen Cunningham (Eileen_Cunningham@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 #: L2200165-D(CI)

APPLICANT:

Washington County LUT-ECS
Renus Kelfkens
1400 SW Walnut Street, MS 18
Hillsboro, OR 97123

APPLICANT'S REPRESENTATIVE:

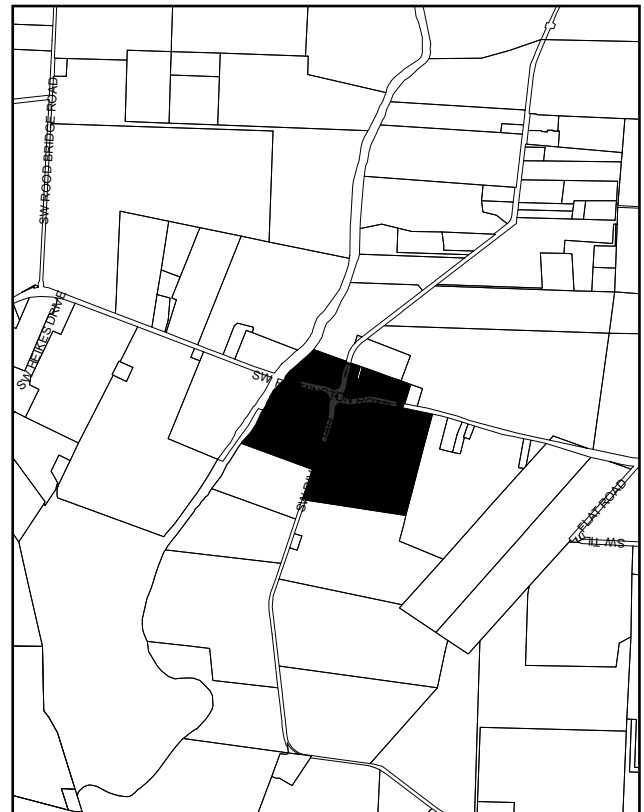
Jacobs Engineering Group
Michael Hoffman
2020 SW 4th Avenue, Ste 300
Portland, OR 97213

OWNERS:

List of affected parcel owners are on file

LOCATION: At the intersection of SW Farmington Road and SW River Road, east of the Tualatin River.

AREA MAP WITH SUBJECT PROPERTY ↓



Notice to Mortgagee, Lien Holder, Vendor or Seller:
ORS Chapter 215 requires 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: Eileen Cunningham, Associate Planner, 503-846-3828 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
Eileen Cunningham, Associate Planner, Casefile / Project #: L2200165-D(CI)
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>

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.

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

Sign Language and Interpreters

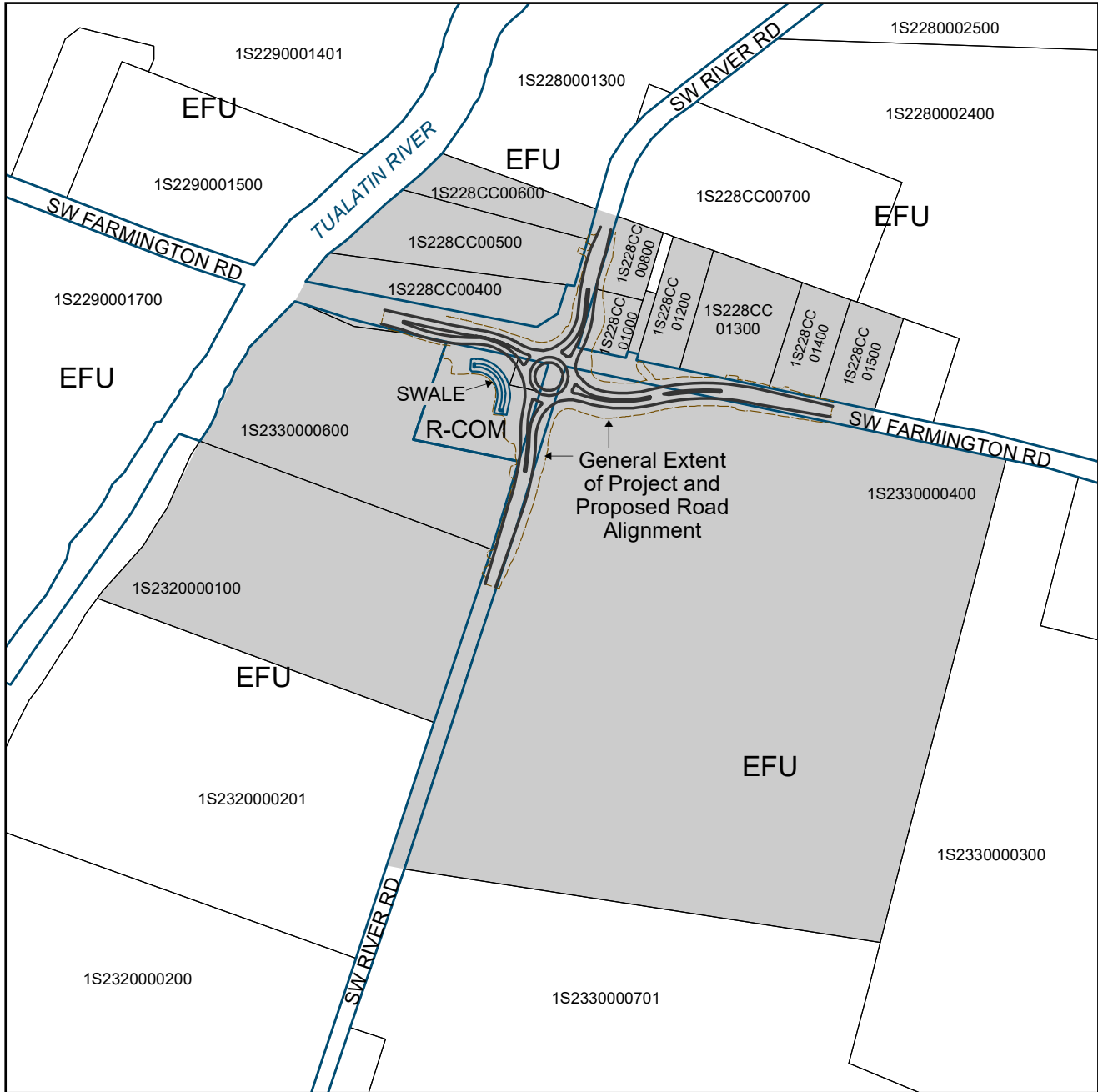
Upon request, the County will also endeavor to arrange for the following services to be provided:

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

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.

ATTACHMENT A VICINITY MAP

TAX MAP/LOT NO. 1S2 28 CC 00200, 00300, 00400, 00401, 00500, 00600, 00800, 01000, 01100, 01200, 01300, 01400, 01500; 1S2 32 00 00100; 1S2 33 00 00400, 00600 CASEFILE / PROJECT #: L2200165-D(CI)



↑ NORTH
NOT TO SCALE

■ AREA OF CONSIDERATION

SITE & SURROUNDING LAND USE DISTRICTS:

EFU District (Exclusive Farm Use)
R-COM (Rural Commercial)

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

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 or Stephen_Shane@co.washington.or.us or Eileen_Cunningham@co.washington.or.us (the project planner for 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:

- 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>**