



CITY OF BEAVERTON
Community Development
Planning Division
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PUBLIC HEARING NOTICE

Hearing Date: November 18, 2015 Hearing Body: Planning Commission

Project Name: **Fred Meyer Fuel Facility & Commercial Building**

Case File No.: **CU2015-0007 / DR2015-0042 / LD2015-0007 / LD2015-0015 / LO2015-0003 / PD2015-0004**

Summary of Application:

The applicants, Fred Meyer Stores and Edge Development have submitted a Design Review Three application for the construction of a new fueling facility, new ±13,000 square foot building, along with implementation of the Click-list drive-up grocery program and all associated necessary site improvements. Concurrent with the Design Review application is an application that proposes a Replat Two to adjust the property lines between lots, as well as a Preliminary Fee Ownership Partition to separate the ownership of the new commercial building and fuel station while keeping landscaping and parking in common ownership between the lots. The applicants propose a Loading Determination in order to provide a loading space in a regular parking space for the loading needs of the commercial building. Conditional Use approval is also being requested for a drive-thru facility for the proposed Click-list grocery pick up service. Additionally a Shared Parking Determination is proposed for parking spaces between the Fred Meyer Store and Fuel sites.

Project Location:

The subject site is located at the southwest corner of SW Canyon Road and the Highway 217 access road.
Tax Lots 500 and 1100 on Washington County Tax Assessor's Map 1S115AB.

Zoning & NAC:

RC-E / Beaverton Central NAC

Applicable Development Code Criteria:

Section 40.03 *Facilities Review*, Section 40.15.15.3.C *New Conditional Use*, Section 40.20.15.3.C *Design Review Three*, Section 40.45.15.3.C *Replat Two*, Section 40.45.15.6.C *Preliminary Fee Ownership Partition*, Section 40.50.15.1.C *Loading Determination*, and Section 40.55.15.2.C *Parking Determination*.

Hearing Time and Place:

City Council Chambers, First Floor, Beaverton Building,
12725 SW Millikan Way, **November 18, 2015**, 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, November 6, 2015**. Please reference the Case File Number(s) 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: October 28, 2015

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 4:00 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 a 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.