

## PLANNING COMMISSION

Wednesday, December 11, 2019 - 6 p.m. - Shirley Huffman Auditorium



**Thank you for taking the time to join us at a Planning Commission meeting!**

We encourage our community's participation. Meeting materials — including agendas and packets — are available at [Hillsboro-Oregon.gov](http://Hillsboro-Oregon.gov). If you have any questions, contact the Planning Department at 503-681-6153.

We are happy to assist you!

Sign-language interpreters and Assisted Listening Devices (ALD) are available at no cost. Please call 503-681-6100 or TTY 503-682-6284 72 hours prior to the meeting.

**I. Call to Order - Roll Call**

President: Charles Fleisher

Vice-President: Holly Neill

Commissioners: Judith Shortt, Kipperlyn Sinclair, Thomas Kim & Jeff Bennett

**II. Presentations**

- A. Recognition of Planning Commissioner Wil Fuentes for his time on the Commission and for Zuhair Gafur for his time on the Planning and Zoning Hearings Board. - *(Staff - Colin Cooper)*

**III. Communications and Non-Agenda Items**

**IV. Approval of Minutes**

- A. Planning Commission Minutes November 13, 2019

**V. Consent Agenda**

**VI. Public Hearings**

- A. Planned Unit Development 008-19: Harvey:  
*The applicant requests a continuance to January 8th due to personal circumstances.*  
Request: Consider an Order recommending City Council approve a consolidated application for a Planned Unit Development and a Minor Land Partition. The applicant is asking for a major adjustment to reduce the lot area and a minor adjustment to the lot width. **Order No. 8312 is available.** *(Staff: Rachel Marble)*
- B. Planned Unit Development 001-19: 24th Avenue Apartments:  
*This item was continued at the November 13th meeting.*  
Request: Consider an Order recommending City Council approve a Planned Unit Development for a 27-unit multi-family apartment development. The applicant is asking for major adjustments to the residential density, building orientation, front yard setbacks, and under grounding of the utilities. **Order No. 8308 is available.** *(Staff: Andrew Crampton)*
- C. Development Review 020-19: Merrill Gardens:  
Request: Consider approving an Order for a new mixed-use building with underground parking, retail on the ground floor, and a 141-unit licensed residential care facility. **Order No. 8311 is available.** *(Staff: Rachel Marble)*
- D. Development Review 071-19: PGE Main Substation  
Request: Consider approving an Order for proposed upgrades to the PGE Main Substation. **Order No. 8309 is available.** *(Staff: Leslie Hamilton)*

- E. Development Review 028-19: Herrold Court  
Request: Consider approving an Order for a 4-plex. The applicant is asking for a major adjustment to the front yard setback standards in the MFR-1 zone. **Order No. 8310 is available.** (Staff: Andrew Crampton)

**VII. Unfinished Business**

**VIII. Planning Commission Communications or Reports**

**IX. New Business**

**X. Staff Reports and Information**

- A. Planning Director's Report - (Staff: Colin Cooper)
- B. Administrative Monthly Report - (Staff: Chris Barry)

**XI. Adjournment**

**XII. Work Session**