

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2805
OF A NEW CONDITIONAL USE FOR CRM CLINIC.) CU2021-0002 ORDER APPROVING CRM CLINIC.
CRM PHYSICIANS LLC, APPLICANT.)
)

The matter came before the Planning Commission on May 19, 2021, on a request for a New Conditional Use for a Medical Clinic. The subject site is located at 6800 SW 105th Avenue, specifically identified as Tax Lot 02300 on Washington County Tax Assessor's Map 1S122AD.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission raised concerns about the lack of safe and efficient pedestrian circulation patterns within the boundaries of the development and connections to the surrounding circulation system and proposed a new condition of approval to provide a pedestrian connection from the main building entrance to the public sidewalk.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated May 12, 2021, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03.1 and 40.15.5.C of the Development Code, with the addition of the new condition of approval related to the pedestrian connection.

Therefore, **IT IS HEREBY ORDERED** that **CU2021-0002** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated May 12, 2021, and this Land Use Order, subject to the conditions of approval as follows:

1. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site, unless otherwise specified in the conditions attached to the permit. (Planning/LR)
2. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/LR)

A. Prior to Building Permit issuance or commencement of the New Conditional Use, whichever is sooner, the applicant shall:

3. Submit plans demonstrating compliance with the City's minimum standards for short-term bicycle parking (BDC 60.30.2.B and EDM Section 340). (Planning /LR)
4. Submit plans demonstrating compliance with the City's minimum standards for long-term bicycle parking (BDC 60.30.2.B and EDM Section 340). (Planning/LR)
5. Provide a hard-surfaced pedestrian connection at least five feet wide connecting the main entrance on the south building elevation to the public sidewalk on SW 105th Avenue. (Planning/LR)

Motion **CARRIED**, by the following vote:

AYES: Winter, Overhage, Lawler, McCann, Nye, Saldanha, Teater.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 27th day of May, 2021.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2805, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on _____ June 7 _____, 2021.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

LAUREN RUSSELL
Associate Planner

Jerry Lawler

TERRY LAWLER
Chair

JANA FOX
Current Planning Manager