

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF) ORDER NO. 2853
A MAJOR MODIFICATION OF A CONDITIONAL USE) CU2021-0009 ORDER APPROVING CARR SUBARU
FOR CARR SUBARU SALES AND SERVICE) SALES AND SERVICE ADDITIONS, MAJOR
ADDITIONS. CARR SUBARU, APPLICANT.) MODIFICATION OF A CONDITIONAL USE.

The matter came before the Planning Commission on November 17, 2021, on a request for a Major Modification of a Conditional Use to increase the gross floor area of an existing conditionally permitted Major Automotive Service use. The subject site is located at 11635 SW Canyon Road, specifically identified as Tax Lots 00301, 00500, and 00600 on Washington County Tax Assessor's Map 1S110CD.

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, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 10, 2021, and Staff Memorandum dated November 17, 2021, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03.1 and 40.15.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2021-0009** 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 November 10, 2021, Staff Memorandum dated November 17, 2021, and this Land Use Order, subject to the conditions of approval as follows:

A. General Conditions:

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

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)
3. The applicant shall ensure that the New Conditional Use (CU2021-0010), Design Review Three (DR2021-0055), and Sidewalk Design Modification (SDM2021-0001) applications have been approved and are consistent with the submitted plans. (Planning/LR)

B. Prior to issuance of the site development grading permit, the applicant shall:

4. Submit plans demonstrating that there is a 6.5-foot-wide raised curb tight sidewalk along the private drive from the public portion of SW 115th Avenue north to the sales building. (Planning/LR)

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

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

Dated this 29th day of November, 2021.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2853, 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 December 9, 2021.

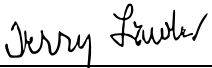
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

Lauren Russell Digitally signed by Lauren
Russell
Date: 2021.11.29 10:07:24 -08'00'

LAUREN RUSSELL
Associate Planner

APPROVED:



TERRY LAWLER
Chair

JANA FOX
Current Planning Manager