

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2881
OF A HISTORIC REVIEW-ALTERATION OF A) HR2021-0002 KIELS GROCERY BUILDING
LANDMARK APPROVAL FOR KIELS GROCERY)
BUILDING FOR OLD TOWN HOLDINGS, LLC,
APPLICANT.

The matter came before the Planning Commission on March 16, 2022, on a request for Historic Review-Alteration to a Landmark approval, specifically new glazing, new roof-top screening, and a new awning. The site is located at 12400 SW Broadway Street, also identified as Tax Lot 4700 on Washington County Tax Map 1S115BB.

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 March 9, 2022, and the findings contained therein, as applicable to the approval criteria contained in Section 40.35.15.1 (Historic Review) of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **HR2021-0002** 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 March 9, 2022, and this land use order, subject to the conditions of approval as follows:

General Conditions, the applicant shall:

1. Ensure the associated land use application DDR2021-0001 has been approved. (Planning/BC)
2. In accordance with Section 50.90.1 of the Development Code, Alteration of a Landmark shall expire after two years from the date of approval unless prior to that time a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B (Planning/BC)
3. If façade materials require replacement or repair during the construction phase, the applicant shall use materials identified on the Beaverton Historic Resource Inventory to ensure the original character of the building is maintained. (Planning/BC)

Prior to building permit issuance, the applicant shall:

4. Provide an erosion control plan showing best management practices needed per Clean Water Services Standard Drawing #945. Make provisions for installation of all mandated erosion control measures prior to site disturbance of 500 square feet or more. These shall be maintained and replaced as necessary during the duration of the project to prevent sediment laden run-off from leaving the site. (Site Development Div. / KJ)
5. Provide plans showing that the canopy overhanging the frontage sidewalk in the public right of way shall be a non-structural attachment or in other words not integral (removable without damage) to the building structure. If a revocable right of way encroachment permit is desired by the owner or required by a financial institution or insurance company for the canopy, the City Attorney will need to be consulted to prepare a specific document for this situation. (Site Development Div. / KJ)
6. The applicant shall provide an updated floor plan showing the location of the long-term bicycle parking. (Planning/BC)

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

AYES: McCann, Lawler, Glenewinkel, Nye, Saldanha,
Teater, Winter.

NAYS: None.

ABSTAIN: None.

ABSENT: None.

Dated this **23** day of **March**, 2022.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2881 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 **April 4**, 2022.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

BRETT CANNON
Associate Planner

JENNIFER NYE
Chair

ANNA SLATINSKY
Planning Division Manager