

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

After recording return to:
City of Beaverton, City Recorder:
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF)	ORDER NO. 2716
A NEW CONDITIONAL USE APPLICATION (KIRKLAND)	CU2018-0020 ORDER APPROVING KIKRLAND
PLACE).TIMBERLAND HOTEL GROUP, LLC.,)	PLACE, NEW CONDITIONAL USE.
APPLICANT.)	

The matter came before the Planning Commission on July 10, 2019 on a request for approval of a New Conditional Use application for the construction of an 89-room hotel in the Town Center – Multiple Use (TC-MU) zoning district. The hotel is one of three buildings on the subject site, which consist of three lots. The subject site is located south of NW Cedar Falls Drive and east of NW 118th Avenue. The project site is also identified as Tax Lot 6300 on Washington County Assessor’s Map 1N134CD. The subject lot and the two other associated lots are located within the Tuefel Nursery / Timberland Planned Unit Development (. The primary site is located within the Sunset Station and Barnes Road Planned Unit Development (CU2004-0015 and CU2004-0016).

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 3, 2019, Supplemental Memorandum dated July 3, 2019, Supplemental Memorandum dated July 10, 2019, and Supplemental Memorandum #2 dated July 10, 2019 and the findings

contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.3.C of the Development Code.

Therefore, IT IS HEREBY ORDERED that CU2018-0020 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 July 3, 2019, Supplemental Memorandum dated July 3, 2019, Supplemental Memorandum dated July 10, 2019, and Supplemental Memorandum #2 dated July 10, 2019, subject to the conditions of approval as follows:

Therefore, **IT IS HEREBY ORDERED** that **CU2018-0020** is **APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated July 3, 2019, Supplemental Memorandum dated July 3, 2019, Supplemental Memorandum dated July 10, 2019, and Supplemental Memorandum #2 dated July 10, 2019, and this Land Use Order, subject to the conditions of approval as follows:

A. Prior to any site work commencing and issuance of the site development permit, the applicant shall:

1. Ensure that the Design Review Three (DR2018-0157) application has been approved and is consistent with the submitted plans or as approved by the decision-making authority. (Planning / ES)

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

AYES:	Lawler, Winter, Brucker, Matar, Nye, Uba.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	Overhage.

Dated this 17th day of July, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2716 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 July 29, 2019.

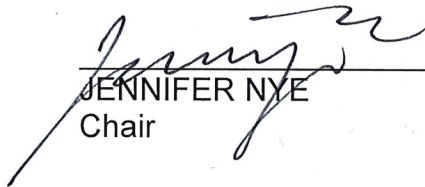
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



ELENA SASIN
Associate Planner



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager