

**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. 2719
A PARKING DETERMINATION APPLICATION)	PD2018-0005 ORDER APPROVING KIRKLAND
(KIRKLAND PLACE). TIMBERLAND HOTEL GROUP,)	PLACE, PARKING DETERMINATION
LLC., APPLICANT.)	

The matter came before the Planning Commission on July 10, 2019, on a request for approval of a Parking Determination application to allow the site to share parking amongst the three lots, which are intended for three commercial buildings; one hotel and two mixed commercial buildings, within the Town Center – Mixed Use (TC-MU) zoning district. The subject site is located north of SW Barnes Road, east of NW 118th Avenue, west of NW 117th Loop and south of NW Cedar Falls Drive. The project site is also identified as Tax Lots 6300, 6400 and 6500 on Washington County Assessor’s Map 1N134CD. The subject site is located within the Tuefel Nursery / Timberland Planned Unit Development (CU2004-0015 and CU2004-0016).

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 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 40.55.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **PD2018-0005** 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. General Conditions, the Applicant shall:

1. Ensure the associated land use applications CU2018-0020, DR2018-0157, and LD2018-0038 have been approved. (Planning / ES)

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

2. Ensure the associated land use applications Conditional Use application (CU2018-0020), Design Review Three (DR2018-0157), and Preliminary Partition (LD2018-0038) have been approved and are consistent with the submitted plans. (Planning / ES)
3. Submit a final shared parking agreement to be reviewed and approved by the City Attorney, or designee. (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. 2719 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