BEFORE THE PLANNING COMMISSION FOR THE CITY OF BEAVERTON, OREGON

IN THE MATTER OF A REQUEST FOR APPROVAL)
OF A NEW CONDITIONAL USE, TUALATIN HILLS)
PARK AND RECREATION DISTRICT, APPLICANT.)

ORDER NO. 3003 CUN32023-00798 ORDER APPROVING LU32023-00667 POINTER ROAD PARK, NEW CONDITIONAL USE.

The matter came before the Planning Commission at a hearing on July 10, 2024, which was continued to August 7, 2024, on a request for a New Conditional Use approval to allow a public park on the subject site which is a Conditional Use in the underlying zoning district. The site is located at 7360 SW Pointer Road, specifically identified as Tax Lots 3301 and 4001 on Washington County Tax Assessor's Map 1S101DC.

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, 2024, the Supplemental Memoranda dated July 10, 2024, and August 1, 2024, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.5 of the Development Code.

Therefore, IT IS HEREBY ORDERED that CUN32023-00798 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, 2024, the

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Supplemental Memoranda dated July 10, 2024, and August 1, 2024, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

- 1. Ensure that the Design Review Three (DR32023-00665) application has been approved and is consistent with the submitted plans. (Planning / BG)
- 2. Ensure that the Parking Determination (PD22023-00800) application has been approved and is consistent with the submitted plans. (Planning / BG)
- 3. Ensure that the Legal Lot Determination (LLD12023-00799) application has been approved and is consistent with the submitted plans. (Planning / BG)
- 4. Ensure that the Replat One (RP12024-00080) application has been approved and is consistent with the submitted plans. (Planning / BG)
- 5. Ensure that the Variance (VAR32024-00079) application has been approved and is consistent with the submitted plans. (Planning / BG)
- 6. Ensure that the Tree Plan Two (TP22024-00065) application has been approved and is consistent with the submitted plans. (Planning / BG)

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

AYES: Lawler, Adams, Glenewinkel, McCann, Nye.

NAYS: Winter.
ABSTAIN: None.
ABSENT: Ellis.

Dated this 13 day of August, 2024.

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	PLANNING COMMISSION FOR BEAVERTON, OREGON
ATTEST:	APPROVED:
BRITTANY GADA	CHELSEA MCCANN
Associate Planner	Chair
ANNA SLATINSKY	
Planning Division Manager	

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