

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

**After recording return to:**  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2685  
OF A CONDITIONAL USE FOR PARKING AS A ) CU2018-0023 ORDER APPROVING  
PRINCIPAL USE IN THE SC-S ZONING DISTRICT ) SUNSET SURFACE PARKING, NEW  
(SUNSET SURFACE PARKING) J. PETERKORT ) CONDITIONAL USE.  
COMPANY, APPLICANT. )

The matter came before the Planning Commission on March 13, 2019, on a request for a New Conditional Use application for Parking as the Principal Use in the Station Community-Sunset (SC-S) zoning district. The site is generally located adjacent to the Sunset Transit Center, south of SW Barnes Road, west of the Highway 217 off-ramp, north of Highway 26, and east of the Sunset Station access road. Tax Lots 100 and 200 on Washington County Tax Assessor's Map 1S102CB.

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 discussed their concern that the proposed surface parking lot as a principal use of the site and whether that was consistent with the Comprehensive Plan Policies 3.6.1 (Support pedestrian-oriented mixed use

areas) and 3.6.4 (Station Communities), including policies related to providing vertically mixed uses, limiting auto-oriented uses, and promoting walkable areas. The applicant explained how understanding the total parking demand at the station site was integral to right-sizing the parking for future development phases, including dense mixed use development. The Commission found that with a condition of approval to ensure that the conditional use was intended help facilitate full buildout of the site and not a permanent principal use of the site, that the proposal met the Comprehensive Plan policies. The Commission agreed to the following condition of approval which identified expirations dates for the Conditional Use approval:

1. *CU2018-0023 (Sunset Surface Parking) shall expire:*
  - a. *If CU2013-0003 (Sunset Station & Barnes Road PUD) expires.*
  - b. *5 years after issuance of a certificate of occupancy unless there is an active land use entitlement for a minimum of 80,000 square feet of non-residential floor area or 200 dwelling units on the station site.*
  - c. *10 years after issuance of a certificate of occupancy.*

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated March 6, 2019, supplemental memoranda dated March 12, 2019 and March 13, 2019, supplemental findings provided in this land use order, 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 **CU2018-0023** 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 6, 2019, supplemental memoranda dated March 12, 2019 and March 13, 2019, and this land use order, subject to the conditions of approval as follows:

1. CU2018-0023 (Sunset Surface Parking) shall expire:
  - a. If CU2013-0003 (Sunset Station & Barnes Road PUD) expires.
  - b. 5 years after issuance of a certificate of occupancy unless there is an active land use entitlement for a minimum of 80,000 square feet of non-residential floor area or 200 dwelling units on the station site.
  - c. 10 years after issuance of a certificate of occupancy.

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

2. Ensure that the Design Review Three (DR2018-0167) application has been approved and is consistent with the submitted plans. (Planning/JF)
3. The Conditional Use permit shall run with the land and shall continue to be valid upon a change in ownership of the site, unless the use ceases for a period of one year or greater, at which time the Conditional Use permit shall be considered expired. (Planning/JF)
4. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through establishment of the use within the two (2) year time period. (Planning/JF)

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

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

Dated this 28<sup>th</sup> day of March, 2019.

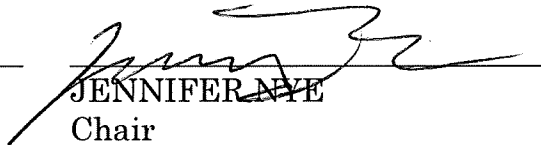
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2685 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on April 8, 2019.

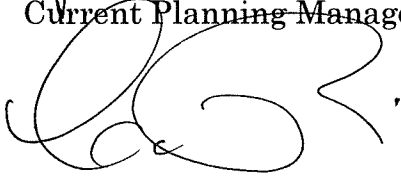
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
JANA FOX  
Current Planning Manager

  
\_\_\_\_\_  
JENNIFER NYE  
Chair

  
\_\_\_\_\_  
CARMIN RUIZ  
Recording Secretary