

**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 A TEXT) ORDER NO. 2780
AMENDMENT TO ADOPT ACTIVE GROUND-FLOOR USES) TA2020-0004 DOWNTOWN DESIGN PROJECT
WITHIN THE DOWNTOWN DESIGN DISTRICT. CITY OF)
BEAVERTON, APPLICANT.)
)

The matter came before the Planning Commission on September 23, 2020, on a request to amend the Beaverton Development Code to adopt Active Ground-floor Use regulations within the Downtown Design District. Amendments are proposed to Chapter 70 of the Development Code .

A staff memo dated October 2, 2020, prompted the Planning Commission to deliberate if lawfully established existing Vehicle Sales, Major Automotive Services, and Minor Automotive Services should be exempt from the Active Ground Floor Use rules, to reflect the findings made at the previous hearing for text amendment TA2020-0002. The Planning Commission was mixed in their findings, with the majority finding that this was a special consideration and existing Vehicle Sales, Major Automotive Services, and Minor Automotive Services should be exempt. Planning Commission urges City Council to consider this issue with greater scrutiny to determine if this is the appropriate policy to implement the Urban Design Framework.

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 September 16, 2020, and the Staff Memorandums dated September 21, 2020, September 23, 2020, two memos dated October 2, 2020, and October 7, 2020, and the findings contained therein, as applicable to the approval criteria contained in Section 40.85.1.C of the Beaverton Development Code.

Therefore, **IT IS HEREBY ORDERED THAT TA2020-0004** is recommended for **APPROVAL** to City Council 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 September 16, 2020, and the Staff Memorandums dated September 21, 2020, September 23, 2020, two memos dated October 2, 2020, and October 7, 2020, and this Land Use Order.

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

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

Dated this 15th day of October, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2780, an appeal must be filed on an Appeal form provided by the Director at

the City of Beaverton's Community Development Department's office by no later than 4:30 p.m. on October 26, 2020.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



Steve Regner
Senior Planner

APPROVED:



Jennifer Nye
Chair

Digitally signed by Jennifer
Nye
Date: 2020.10.13
10:08:13-07'00'

Anna Slatinsky

Digitally signed by Anna Slatinsky
DN: C=US,
E=aslatinsky@beavertonoregon.gov,
O=City of Beaverton, OU=CDD Planning
Division, CN=Anna Slatinsky
Date: 2020.10.13 15:45:31-07'00'

ANNA SLATINSKY
Planning Division Manager