



Community Development Department | Planning Division  
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[www.BeavertonOregon.gov](http://www.BeavertonOregon.gov)

## **NOTICE OF DECISION**

November 16, 2021

To Whom It May Concern:

The Beaverton **PLANNING COMMISSION** issued a recommendation of **APPROVAL** of **TA2021-0005 (OPEN AIR BEAVERTON TEXT AMENDMENT)** to **CITY COUNCIL** at the Commission's November 3, 2021, meeting. The Land Use Order summarizing the Commission's decision is attached to this notice and can also be viewed and downloaded from the following webpage: <http://apps2.beavertonoregon.gov/DevelopmentProjects/>.

The complete case file is available for review. For more information, please contact the Project Planners Elena Sasin at 503-526-2494 or [esasin@beavertonoregon.gov](mailto:esasin@beavertonoregon.gov) or Lina Smith at 503-526-2652 or [smith@beavertonoregon.gov](mailto:smith@beavertonoregon.gov).

Sincerely,

A handwritten signature in blue ink, appearing to be "ES", written in a cursive style.

Elena Sasin  
Associate Planner

A handwritten signature in black ink, appearing to be "Lina Smith", written in a cursive style.

Lina Smith  
Associate Planner

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

IN THE MATTER OF TA2021-0005 A	)	ORDER NO. 2850
REQUEST TO AMEND THE BEAVERTON	)	TA2021-0005 ORDER RECOMMENDING
DEVELOPMENT CODE TO ADD A	)	APPROVAL OF OPEN AIR BEAVERTON TEXT
DEFINITION OF THE OPEN AIR	)	AMENDMENT.
BEAVERTON PROGRAM AND EXEMPT THE	)	
PROGRAM FROM CERTAIN LAND USE	)	
APPLICATIONS AND DEVELOPMENT	)	
STANDARDS (OPEN AIR BEAVERTON TEXT	)	
AMENDMENT). CITY OF BEAVERTON,	)	
APPLICANT.	)	

The matter of TA2021-0005 (Open Air Beaverton Text Amendment) was initiated by the City of Beaverton through the submittal of a Text Amendment application from the Community Development Department.

Pursuant to the amendment procedures as described in Section 50.50 of the Beaverton Development Code, the Planning Commission conducted a public hearing on November 3, 2021, and considered oral and written testimony and exhibits for the proposed amendment.

TA2021-0005 (Open Air Beaverton Text Amendment) proposes to add a definition of the Open Air Beaverton program in Chapter 90 of the Development Code; exempt the program from certain zoning requirements in Sections 20.10.30, 20.10.35, and 20.10.40; exempt the program from Design Review in Section 40.20 and from Downtown Design Review in Section 40.23; codify Open Air Beaverton parking standards in Section 60.30 Off-Street

Parking; and exempt signs approved pursuant to the program from sign permits in Section 60.40.

The Commission requested that staff consider expanding the definition of Open Air Beaverton in the Development Code to include sidewalks and on-street parking areas, in order to be consistent with Beaverton City Code Chapter 7.06. The Commission also identified a typographical error on page 10 of the staff report dated October 27, 2021. The identified error was in the findings to Chapter 9 Economy Element, specifically Goal 9.1.1 The finding erroneously stated, “The scale of expansion is limited to two parking spaces of up to one parking space...” Staff confirmed that the word “of” should be replaced with “or”, therefore the corrected finding should read, “The scale of expansion is limited to two parking spaces or up to one parking space...”

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated October 27, 2021, and the findings contained therein, as applicable to the approval criteria contained in Section 40.85.15.1.C of the Development Code.

**IT IS HEREBY ORDERED** that pursuant to Section 50.50.1 of the Beaverton Development Code the Planning Commission recommends approval of TA2021-0005 (Open Air Beaverton Text Amendment) to the Beaverton City Council and adoption of the Text Amendment described herein, based on the facts and findings in the Staff Report dated October 27, 2021.

Motion **CARRIED** by the following vote:

**AYES:** Winter, McCann, Lawler, Overhage, Saldanha, and Teater.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Nye.

Dated this 16 day of November, 2021.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

\_\_\_\_\_  
ELENA SASIN  
Associate Planner

*Jerry Lawler*  
\_\_\_\_\_  
TERRY LAWLER  
Chair

\_\_\_\_\_  
LINA SMITH  
Associate Planner

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ANNA SLATINSKY  
Planning Division Manager