

**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. 2729
AMENDMENT TO ALLOW VEHICLE CAMPING AT ELIGIBLE)	TA2019-0002 VEHICLE CAMPING TEXT AMENDMENT
SITES CITYWIDE. CITY OF BEAVERTON, APPLICANT.)	
)	
)	

The matter came before the Planning Commission on October 16, 2019, on a request to amend the Beaverton Development Code to identify Vehicle Camping as a permitted land use in all residential, commercial, industrial and multiple use zoning districts. The amendment establishes special regulations for the use, including minimum setback standards, found in Chapter 60 of the Development Code. A definition of Vehicle Camping was added to Chapter 90 of the Development Code that states the use must be part of a program established by Council and administered by the Mayor.

Concerns raised by Commissioners and through public testimony during the first evidentiary hearing on October 16, 2019 were primarily related to impacts of the use, including noise and odors, on abutting residential properties. Staff requested that the matter be continued to a public hearing on November 13, 2019. Due to lack of quorum on November 13, 2019, the matter was moved to November 20, 2019.

The Staff Memorandum dated November 6, 2019, provides changes to the original proposal that respond to concerns raised by Commissioners and during public testimony. The revised text establishes a minimum setback of 20 feet from the property line where storage and sanitary facilities associated with Vehicle Camping about a residential use. In addition, the revised text states that Vehicle Camping is only allowed on “commercial parking lots,” thereby prohibiting the use on residential properties.

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 October 9, 2019 and the Staff Memorandum dated November 6, 2019, and the findings contained therein, as applicable to the approval criteria contained in Section 40.85.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT TA2019-0002** 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 October 9, 2019 and the Staff Memorandum dated November 6, 2019, and this Land Use Order.

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

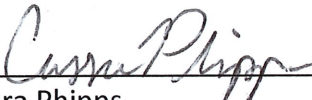
AYES:	Lawler, Uba, Brucker, Overhage, Winter.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	Nye, Matar.

Dated this 27th day of November, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2729, 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 December 9, 2019.


PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



Cassera Phipps
Senior Planner

APPROVED:



Terry Lawler
Vice Chair



ANNA SLATINSKY
Planning Division Manager