

**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 AN APPEAL)	ORDER NO. 2449
OF A TIME EXTENSION FOR A PREVIOUSLY APPROVED LAND)	APP2015-0003 ORDER DENYING
USE APPLICATION (APPEAL OF SUNSET STATION & BARNES)	APPEAL OF SUNSET STATION & BARNES ROAD PUD FIRST
ROAD PUD FIRST TIME EXTENSION). J. PETERKORT &)	TIME EXTENSION
COMPANY, APPLICANTS. JAKE MINTZ, APPELLANT.)	

The matter came before the Planning Commission on January 27, 2016, on an Appeal of a Director’s Decision to approve a Time Extension (EXT2015-0004) request for Sunset Station & Barnes Road PUD (CU2013-0003) to extend the expiration date of the prior approval to November 5, 2017. The subject site is generally North and South of Barnes Road from West of Cedar Hills Boulevard to Highway 217. Washington County Tax Assessors Map 1S103AB Tax Lot 1200, Map 1S103A0 Tax Lots, 1700 and 2200, Map 1S102B0 Tax Lot 500, Map 1S102CB Tax Lot 100, Map 1S102CA Tax Lots 500 & 600, and Map 1S103AD Tax Lot 600.

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 Director’s Decision dated December 11, 2015 and Staff

Memoranda dated January 20, 2016 and January 26, 2016, as applicable to the approval criteria contained in Section 50.93 of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT APP2015-0003 is DENIED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Director's Decision dated December 11, 2015 and Staff Memoranda dated January 20, 2016 and January 26, 2016, and this Land Use Order.

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

AYES:	Wilson, Kroger, Winter, Nye, Overhage, and Sajadpour.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	Doukas.

Dated this _____ day of _____, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2449 an appeal of this decision should be made to the State of Oregon Land Use Board of Appeals (LUBA) as provided in ORS 197.805 through ORS 197.860. A notice of intent to appeal shall be filed not later than 21 calendar days after notice of decision is mailed or otherwise submitted to parties entitled to notice under ORS 197.615. Mailing of notice on _____, 2016, results in an appeal deadline of _____, 2016.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



JANA FOX
Associate Planner



LINDA WILSON
Chair



STEVEN SPARKS, AICP
Principal Planner