

**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 FOR A	)	ORDER NO. 2401
PARKING DETERMINATION – USE OF EXCESS PARKING	)	PD2015-0001 ORDER APPROVING
APPLICATION TO DECLARE THAT PREVIOUSLY APPROVED OFF-	)	BEAVERTON CHRISTIAN CHURCH PARKING
STREET PARKING IS IN EXCESS OF THE AMOUNT OF PARKING	)	
NEEDED TO SERVE THE CURRENT LEVEL OF EXISTING	)	
CONDITIONAL USE (BEAVERTON CHRISTIAN CHURCH).	)	
BEAVERTON CHRISTIAN CHURCH, APPLICANT.	)	

The matter came before the Planning Commission on April 29, 2015, on a request for approval of a Parking Determination – Use of Excess Parking application to declare that the previously approved 168-space off-street parking lot north of Allen Boulevard is in excess of the amount needed to serve existing place of worship, child care facility, and educational institution conditional uses located on the site south of Allen Boulevard. Through separate applications the applicant has requested Conditional Use – Modification of a Decision process (CU2015-0001) to acknowledge the current level and type of uses on site and limitation of those uses related to the amount of parking available to accommodate the current uses and Parking Determination – Shared Parking (PD2015-0002) approval to allow for shared use of required parking spaces upon an abutting property currently occupied by a public elementary school. The subject site is located north and south of SW Allen Boulevard, between SW Menlo Drive and SW Wilson Avenue. The properties are addressed as follows: 5895, 5925, and 5955 SW Menlo Drive, 13745 and 13600 SW Allen

Boulevard, and 6300 SW Wilson Avenue. The properties are identified on Washington County Assessor's Map 1S1 16CD as Tax Lots 01000, 01100, 01200, and 01501 and on Washington County Assessor's Map 1S1 21BA Tax Lots 00600 and 01100.

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 raised concerns related to the concurrent review of CU2015-0001 as to the logistics of limiting use of a large facility as related to allowing for a requested reduction in the amount of parking required to serve the uses. To address this issue, the Commission determined that the proposed conditions of approval for CU2015-0001 and for PD2015-0001, as modified, are sufficient.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 22, 2015 and the findings contained therein, as applicable to the approval criteria contained in Section 40.55.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT PD2015-0001 is APPROVED** 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 Staff Report dated April 22, 2015 and this Land Use Order, and subject to the condition of approval, modified, as follows:

1. Final decision shall expire automatically one (1) year from the effective date of decision unless the approval is enacted through establishment of use within the one (1) year time period. (Planning/LC)

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

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

Dated this 7<sup>th</sup> day of May, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2401 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 4:00 p.m. on May 18 2015.

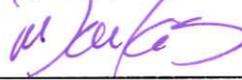
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:



LEIGH M. CRABTREE  
Associate Planner

APPROVED:



MIMI DOUKAS  
Chair



STEVEN A. SPARKS, AICP  
Planning Division Manager