

**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. 2402
PARKING DETERMINATION – SHARED PARKING APPLICATION	)	PD2015-0002 ORDER APPROVING
TO ALLOW FOR SHARED USE OF THE REQUIRED PARKING	)	BEAVERTON CHRISTIAN CHURCH PARKING
SPACES UPON ABUTTING PROPERTY (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 – Shared Parking application to allow for shared use of required parking spaces upon abutting property. The abutting property is currently occupied by a public elementary school. Through separate applications the applicant has requested Conditional Use – Modification of a Decision process (CU2015-0001) to acknowledge the current level and types of conditional uses on site and limitation of those uses related to the amount of parking available to accommodate the current uses and Parking Determination – Use of Excess Parking (PD2015-0001) approval to declare that previously approved off-street parking is in excess of the amount needed to serve existing conditional uses. 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 found that the shared parking request and agreements between the church, school district, and park district were adequate to serve the minimum parking requirements for each use. Yet, the Commission raised concerns regarding future impacts to the surrounding neighborhood and enforcement, if needed, to address overflow of parking off the parking lots and into the surrounding neighborhood. To address this issue, the Commission determined that the proposed conditions of approval for CU2015-0001 and for PD2015-0002 are sufficient. The Commission acknowledged that coordination among all users of the parking is key to the success of the proposal and that future changes in use, parking, or private agreements may require the applicant to modify their conditional use approval in the future.

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 40.55.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT PD2015-0002 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.

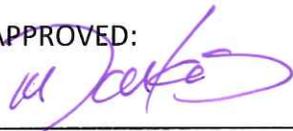
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2402 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on May 18 2015.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
LEIGH M. CRABTREE  
Associate Planner

APPROVED:

  
MIMI DOUKAS  
Chair

  
STEVEN A. SPARKS, AICP  
Planning Division Manager