

**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 FOR A TEXT)	ORDER NO. 2439
AMENDMENT FOR TEMPORARY LIVING QUARTERS. CITY OF)	TA2015-0004 TEMPORARY LIVING QUARTERS TEXT
BEAVERTON, PLANNING DIVISION, APPLICANT.)	AMENDMENT
)	
)	

The matter came before the Planning Commission on September 30, 2015, on a request to amend the Beaverton Development Code to allow Temporary Living Quarters as a Conditional Use within certain Commercial zones, with modified use restrictions, and within the Employment/Industrial zone with no use restrictions. The Commission raised questions regarding the existing Development Code language and its history, and had concerns related to neighborhood adjacency compatibility. Due to the numerous questions of the Commission, the item was continued to the December 2, 2015 Planning Commission meeting, in order for staff to gather additional information for the Commission.

The matter subsequently came before the Planning Commission on December 2, 2015, at which time staff provided a supplemental memorandum November 25, 2015 to the Commission outlining additional information for the Planning Commission's consideration in reviewing the proposed text amendment. The main point of discussion

at the December 2, 2015 hearing was why there were use restrictions in place for the area's zoned Community Service (CS), a commercial zoning district that already requires the approval of a Conditional Use permit for the development of temporary living quarters, i.e. hotel development. Similar discussion took place in regard to extended stay type temporary living quarters within the Office Industrial (OI) zoning district. Within the OI zoning district, temporary living quarters are restricted (via use restrictions) to a particular product, which today appears to be an outdated model.

After much discussion about future hotel development potential within the City, the potential impacts and mitigation of those impacts through the conditional use permit process, the Commission reached a conclusion that most, if not all potential impacts could be addressed through the conditional use process. Therefore, the Commission amended staff's report by striking all use restrictions (text in exhibit 1.1 striking 4 and sub-section A) for Temporary Living Quarters within the Development Code, and requiring the review of future Temporary Living Quarter uses through the Conditional Use process only.

Pursuant to Ordinance 2050 (Development Code), Section 50.45 the Planning Commission conducted a public hearing and considered testimony on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated September 30, 2015, the Supplemental Memorandum, dated November 25, 2015 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 pursuant to Section 50.50.1 of the Beaverton Development Code the Planning Commission recommends approval of TA2015-0004 (Temporary Living Quarters Text Amendment) to the Beaverton City Council and adoption of the Development Code Text Amendment described herein, based on the facts and findings found in the Staff Report dated September 30, 2015 as amended, and this Land Use Order:

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

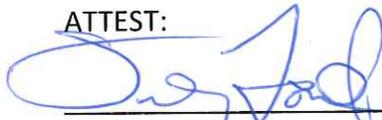
AYES: Winter, Wilson, Maks and Doukas.
NAYS: Overhage.
ABSTAIN: None.
ABSENT: Kroger.

Dated this 30 day of December, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2439, 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 JANUARY 11, 2015.

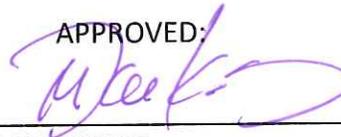
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

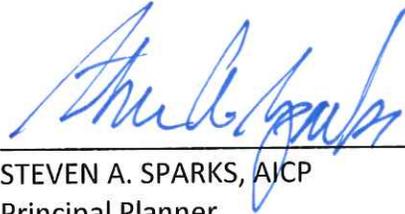


SANDRA FREUND, AICP
Planning Manager

APPROVED:



MIMI DOUKAS
Chair



STEVEN A. SPARKS, AICP
Principal Planner