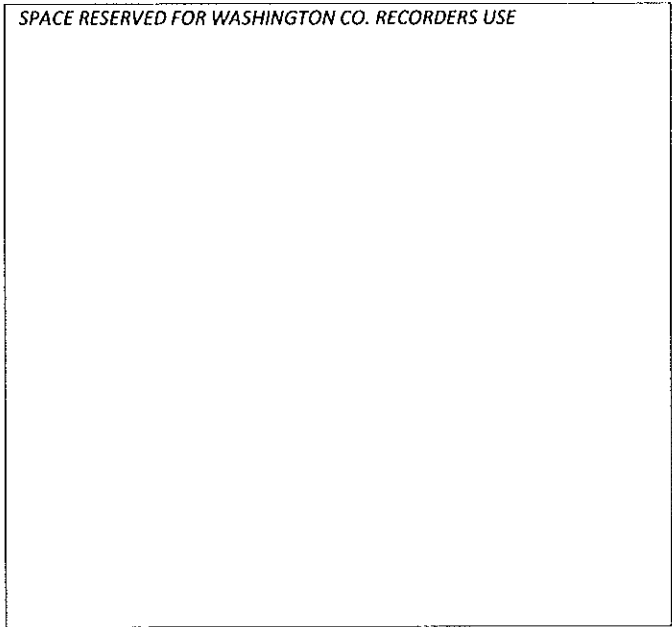


**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

**After recording return to:**  
City of Beaverton, City Recorder:  
P.O. Box 4755  
Beaverton, OR 97076



IN THE MATTER OF A REQUEST FOR APPROVAL REQUEST FOR )	
APPROVAL OF A NEW CONDITIONAL USE APPLICATION (BANK )	ORDER NO. 2589
OF AMERICA ATM EXTENDED HOURS OF OPERATION). )	CU2017-0015 CONDITIONAL USE
GENSLER ARCHITECTURE, APPLICANT )	
)	

The matter came before the Planning Commission on February 28, 2018, on a request for approval of a Conditional Use for Extended Hours of Operation for Bank of America, for extended hours of operation associated with an automated teller machine (ATM) use. In the Community Service commercial zone, uses operating between the hours of 10:00 p.m. and 7:00 a.m., are subject to Conditional Use approval when located within 500 feet of an existing residential use. The applicant proposes to operate 24 hours a day for seven days a week. The subject property is within the Community Service (CS) zoning district. Any Uses located within 500 feet of residentially zoned property wishing to operate outside of the standard hours of 7:00 a.m. to 10:00 p.m. require a Conditional Use permit approval by the Planning Commission. The subject site is located at 8605 SW Beaverton-Hillsdale Hwy, and is more specifically identified as Tax Lot 00400 on Washington County Tax Assessor's Map 1S114AD.

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.

After receiving public testimony, the Planning Commission added several conditions of approval to reduce potential noise and traffic impacts resulting from the extended hours of operation request.

*Conclusion.* The Planning Commission found that the proposal met all of the approval criteria and agreed with the conditions of approval within the staff report, as amended, and that the request was reasonably compatible with the surrounding neighborhood.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated February 21, 2018, as amended, and the findings contained therein, as applicable to the approval criteria contained in Section 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT CU2017-0015 is APPROVED** 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 February 21, 2018, as amended, subject to the conditions of approval, and this Land Use Order as follows:

1. Pursuant to code Section 60.05.20.C and D the proposed chain link to the north of the project site shall be replaced with a solid hedge wall with a minimum of ninety-five (95) percent opacity within two (2) years and at least six (6) feet tall at planting.
2. The walk up ATM location shall be located on the south east corner of the building, fronting Beaverton-Hillsdale Highway.

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

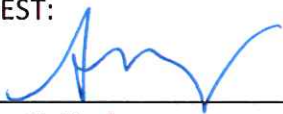
**AYES:** Nye, Lawler, Matar, Overhage, Uba, Winter.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** North.

Dated this 26<sup>th</sup> day of March, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order Nos. 2589 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 April 5 2018.

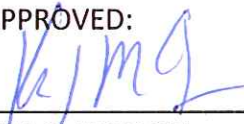
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:



Anna Slatinsky  
Planning Division Manager

APPROVED:



KIM OVERHAGE  
Chair



Matthew Straite  
Principal with MIG