

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

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2745
OF A NEW CONDITIONAL USE FOR EXTENDED) CU2019-0010 ORDER APPROVING
HOURS (CEDAR HILLS CROSSING) CENTER) A NEW CONDITIONAL USE FOR EXTENDED
DEVELOPMENTS OREG. LLC, APPLICANT.) HOURS OF OPERATION AT CEDAR HILLS
) CROSSING MALL ONE.

The matter came before the Planning Commission on February 12, 2020, on a request for a New Conditional Use in order allow all permanent uses on the parcel, except major and minor automotive uses, to operate from the hours of 4am to 2am, and to continue to allow the tenant spaces identified as “Ross and Winco building spaces” to operate 24 hours a day, 7 days a week. The subject site is located at 3205 SW Cedar Hills Blvd. The property is identified on Washington County Assessor’s Map 1S1 09 as Tax Lot 200.

Pursuant to Ordinance 2050 (Development Code) Sections 50.15.3 and 50.45, the Planning Commission conducted a public hearing; reviewed exhibits; 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 February 5, 2020, the supplemental memo dated February 12, 2020, 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 **CU2019-0010** 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 5, 2020, and the supplemental memo dated February 12, 2020, and the findings contained therein, subject to the conditions of approval as follows:

1. The Conditional Use granted shall run with the land and shall continue to be valid upon a change in ownership of the site or structure unless otherwise specified in conditions attached to the permit.
2. The hours of operations for all permanent uses with the exception of Automotive Services major and minor, shall be limited to the hours of 4am to 2am seven days a week. Retail merchandising and grocery store uses within the Ross and Winco Buildings may operate 24 hours a day, 7 days a week.
3. This Conditional Use permit for extended hours shall not apply to any currently existing or future major or minor automotive uses.

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

AYES: Lawler, Saldanha, Nye, Overhage, Uba, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Brucker.

Dated this 20 day of February, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2745 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on March 2nd, 2020.

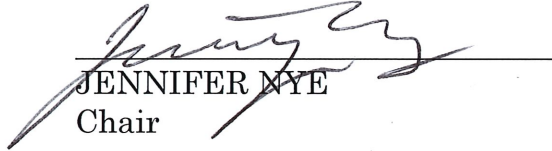
PLANNING COMMISSION FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



BRIANNA ADDOTTA
Assistant Planner



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager