

**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. 2526  
OF A NEW CONDITIONAL USE APPLICATION ) CU2016-0012 ORDER APPROVING  
(KAISER PERMANENTE MEDICAL OFFICE). ) KAISER PERMANENTE MEDICAL OFFICE,  
KAISER FOUNDATION HEALTH PLAN OF THE ) NEW CONDITIONAL USE  
NORTHWEST, APPLICANT. )

The matter came before the Planning Commission on February 1, 2017, on a request for a New Conditional Use for the development of a 90,275 square foot medical clinic with associated site improvements. The site is located at 4855 SW Western Avenue and 10370 SW Beaverton Hillsdale Highway, at the southwest corner of SW Beaverton Hillsdale Highway and SW Western Avenue, Tax Lots 300 and 600, on Washington County Tax Assessor's Map 1S115AD.

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, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 25, 2017, Supplemental Memorandum dated February 1, 2017 and the findings

contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2016-0012** 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 January 25, 2017, Supplemental Memorandum dated February 1, 2017 and the findings contained therein, subject to the conditions of approval as follows:

1. In accordance with Section 50.90.1 of the Development Code, Conditional Use approval shall expire 2 years after the date of approval unless, prior to that time, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code. In the case of phased development, each phase must be commenced within 2 years of completion of the prior phase, in accordance with Section 50.90.3.B of the Development Code. (Planning/SR)
2. Ensure that the associated Design Review Three application (DR2016-0123) has been approved and is consistent with the submitted plans. (Planning/SR)

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

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

Dated this 10<sup>TH</sup> day of FEBRUARY, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2526 an appeal must be filed on an Appeal form provided  
ORDER NO. 2526

by the Director at the City of Beaverton Community Development  
Department's office by no later than 4:30 p.m. on  
FEBRUARY 10<sup>TH</sup>, 2017.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
STEVE REGNER  
Associate Planner

  
\_\_\_\_\_  
KIMBERLY OVERHAGE  
Chair

  
\_\_\_\_\_  
SANDRA FREUND, AICP  
Current Planning Manager