

**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. 2625
OF A CONDITIONAL USE FOR MEDICAL OFFICE) CU2018-0009 ORDER APPROVING
IN THE COMMUNITY SERVICE ZONING) CEDAR HILLS CROSSING LEGACY MEDICAL
DISTRICT (CEDAR HILLS CROSSING LEGACY) CLINIC, NEW CONDITIONAL USE
MEDICAL CLINIC). CENTER DEVELOPMENTS)
OREG II, LLC, APPLICANT.

The matter came before the Planning Commission on July 11, 2018, on a request for a New Conditional Use application for a 13,779 square foot Medical Clinic use in the Community Service (CS) zoning district. Medical Clinics are a conditional use in the CS zoning district. The subject site is north of SW Jenkins Road, west of SW Cedar Hills Boulevard, and south of SW Walker Road. Tax Lot 1501 on Washington County Tax Assessor's Map 1S109AD.

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 July 2, 2018, and the

findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2018-0009** 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 July 2, 2018, 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, the approve use has been established, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code. (Planning/ SR)
2. Prior to final occupancy, the applicant shall ensure all site improvements approved under casefile DR2015-0121 have been completed. (Planning/ SR)
3. The Conditional Use permit shall apply only to the tenant space identified on sheet C2.0 of Exhibit 3.1, and shall continue to be valid upon change of ownership or tenant. (Planning/ SR)

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

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

Dated this 12th day of JULY, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2625 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 MONDAY, JULY 23RD, 2018.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



STEVE REGNER
Associate Planner



KIM OVERHAGE
Chair



JANA FOX
Current Planning Manager