

**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 OF A DESIGN)	ORDER NO. 2564
REVIEW TWO APPLICATION FOR A NEW COMMERCIAL)	DR2017-0066 ORDER APPROVING
BUILDING IN THE CS ZONING DISTRICT (CEDAR HILLS)	CEDAR HILLS CROSSING PHASES 2 AND 3 BUILDING 19
CROSSING PHASES 2 AND 3 BUILDING 19 MODIFICATIONS).)	MODIFICATIONS
CENTER DEVELOPMENTS, APPLICANTS.)	

The matter came before the Planning Commission on October 4, 2017, on a request for approval of a Design Review Two for the construction of one new 6,000 square feet commercial building. The site is South of SW Jenkins Road, West of SW Cedar Hills Boulevard. Tax Lot 200, on Washington County Tax Assessor’s Map 1S109.

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 September 27, 2017 and Supplemental Memoranda dated October 4, 2017 as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT DR2017-0066 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on

the matter and based on the facts, findings, and conclusions found in the Staff Report dated September 27, 2017 and Supplemental Memoranda dated October 4, and this Land Use Order, and subject to the conditions of approval as follows:

- A. Prior to approval of site development permit plan revision, the applicant shall:**
1. Submit plans demonstrating that disabled parking stalls are be provided in accordance with ORS 447.233. (Building/BR)
 2. Submit plans demonstrating that an accessible route is provided for persons with disabilities throughout the site. (Section 1104, OSSC) (Building/BR)
 3. Submit plans demonstrating that an accessible route is provided for persons with disabilities from the building to a public way. (Section 1104, OSSC) (Building/BR)
- B. Prior to building permit issuance for building 19, the applicant shall:**
4. Prior to building permit issuance for building 19, the applicant shall submit revised site development permit plans to the previous site development permit, SD2016-0019, and obtain approvals of the plan revisions from the Site Development Division. (Site Development Div./JJD)
 5. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div./JJD)
 6. Submit plans demonstrating that all mechanical units are screened by parapet walls or otherwise not visible from the right of way, consistent with Section 60.05.15.5.
- C. Prior to occupancy permit issuance for building 19, the applicant shall:**
7. Provide proof of mural approval by the Beaverton Arts Commission for the proposed mural on the east elevation of Building 19. If approval is not provided for murals on the spaces identified on plan sheet DR02, an area of differentiated materials, which are not brick, must be provided. (Planning / SR)
 8. Provide proof or recording of the mural easement, as required by the Arts Commission, and completion of the mural. (Planning / SR)

9. Ensure all site improvements, including grading and landscaping are completed in accordance with plans, except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / SR)
10. Ensure all construction is completed in accordance with the Materials and Finishes form and Materials Board, except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / SR)
11. Ensure construction of all buildings, walls, fences and other structures are completed in accordance with the elevations and plans, except as modified by the decision making authority in conditions of approval. (On file at City Hall). (Planning / SR)
12. Ensure all landscaping approved by the decision making authority is installed. (Planning / SR)
13. Ensure all landscape areas are served by an underground landscape irrigation system. For approved xeriscape (drought-tolerant) landscape designs and for the installation of native or riparian plantings, underground irrigation is not required provided that temporary above-ground irrigation is provided for the establishment period. (Planning / SR)
14. Ensure that the planting of all approved trees, except for street trees or vegetation approved in the public right-of-way, has occurred. Trees shall have a minimum caliper of 1-1/2 inches. Each tree is to be adequately staked. (Planning / SR)
15. Ensure all exterior lighting fixtures are installed and operational. Illumination from light fixtures, except for street lights, shall be limited to no greater than 0.5 foot-candle at the property line as measured in the vertical and horizontal plane. Public view of exterior light sources such as lamps and bulbs, is not permitted from streets and abutting properties at the property line. (Planning / SR)

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

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

Dated this 20th day of OCTOBER, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2654 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 OCTOBER 30TH 2017.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



STEVE REGNER
Associate Planner

APPROVED:



KIM OVERHAGE
Chair



TRAVIS GODDARD
Planning Manager