

**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. 2714
OF A DESIGN REVIEW COMPLIANCE LETTER) DR2019-0074 ORDER APPROVING
(DR. MASON BUILDING STOREFRONT) DR. MASON BUILDING STOREFRONT
IMPROVEMENTS) OLD TOWN HOLDINGS LLC,) IMPROVEMENTS, DESIGN REVIEW
APPLICANT.) COMPLIANCE LETTER.

The matter came before the Planning Commission on July 10, 2019, on a request for a Design Review Compliance Letter in order to make façade and site changes to the Dr. Mason Building, a building included on the Beaverton Historic Resource Inventory. The subject site is located at 4590 SW Watson Avenue, Beaverton Oregon, 97005. The property is identified on Washington County Assessor’s Map 1S1 16AD as Tax Lot 500.

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 July 3, 2019, and the findings contained therein, as applicable to the approval criteria contained in Section 40.20.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2019-0074** 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 3, 2019, 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, Design Review approval shall expire after one year from 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 is filed pursuant to Section 50.93, or that authorized development has otherwise commenced in accordance with Section 50.90.3.B.
2. Obtain Historic Review approval to alter the southern elevation of this historic landmark. (Planning / BA)
3. All digging within the root zone of the existing street trees shall be by hand, unless an alternative plan is approved by the City Arborist. (Operations / TC)
4. No cutting of tree roots is permitted, unless approved through a plan by the City Arborist. (Operations / TC)
5. A building permit is required prior to beginning work on the structure. (Building Division / BR)
6. The final construction plans that are submitted for building permits shall substantially conform to Exhibit "C" (project plans), as well as all conditions contained herein. (Planning Division / BA)
7. Prior to any on-site excavation or concrete installation, a 48-hour minimum notice to the One Call Utility Locating Center (Ph. (503) 246-6699) shall be given. The applicant shall resolve any utility conflicts prior to work commencing as proposed. (Site Development Division / JJD)

8. Erosion control best management practices shall be installed and maintained during all soil disturbing activity and periods of exposed ground. (Site Development / JJD)
9. One staple bike rack must be installed on the property or adjacent to the property, within 100 feet of the primary entrance or as approved by the transportation planner. (Planning / BA)

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

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

Dated this 17 day of July, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2715 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 July 29, 2019.

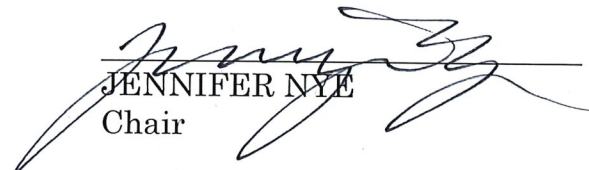
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



BRIANNA ADDOTTA
Assistant Planner



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager