

**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. 2730  
OF A NEW CONDITIONAL USE FOR ROUGE ) CU2019-0006 ORDER APPROVING  
BEAVERTON EXTENDED HOURS OF ) ROUGE BEAVERTON EXTENDED HOURS OF  
OPERATION. ROUGE BEAVERTON LLC, ) OPERATION.  
APPLICANT.

The matter came before the Planning Commission on December 18, 2019, on a request for a New Conditional Use for 24 hour operation of an Eating and Drinking Establishment use in the Community Service (CS) within 500 feet from an existing Residential use in a Residential zone. The subject site is located at 8687 SW Hall Boulevard, specifically identified as Tax Lot 01300 on Washington County Tax Assessor's Map 1S126BC.

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 December 11, 2019, 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 **CU2019-0006** 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 December 11, 2019, subject to the conditions of approval as follows:

1. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site, unless otherwise specified in the conditions attached to the permit. (Planning/LR)
2. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/LR)
3. The extended hours of operation for the Eating and Drinking Establishment use will be from 10:00 pm to 7:00 am, daily, seven days per week. Activities occurring between the hours of 10:00 pm and 7:00 am are limited as follows: (Planning/LR)
  - a. 10:00 pm to 2:00 am: Bar and food service and adult entertainment open to the public. Last call shall occur at 1:30 am to ensure that all customers leave the premises by 2:00 am pursuant to OLCC requirements. The enclosed outdoor space on the south side of the building shall only be used as a customer smoking area. No outdoor food, bar service, or entertainment is permitted.
  - b. 2:00 am to 3:30 am: Staff and entertainers complete tasks related to closing the business for the night, which all occur inside the building with the exception of taking out trash and recycling to the bins located on the west side of the building and employees and entertainers going to their vehicles to leave for the night.
  - c. 3:30 am to 5:00 am: Management personnel occasionally stays late to finish tasks. All other staff and entertainers leave the premises by 3:30 am.
  - d. 5:00 am to 7:00 am: A contracted janitorial service cleans the interior of the facilities.
4. All windows and doors must remain closed between the hours of 10:00

pm and 7:00 am except to allow for normal entering and exiting of the building. (Planning/LR)

5. No outdoor uses are permitted between the hours of 10:00 pm to 7:00 am. (Planning/LR)
6. No outdoor sound amplification of any kind shall occur between the hours of 10:00 pm and 7:00 am. (Planning/LR)
7. No loading activities shall occur between 10:00 pm and 7:00 am. (Planning/LR)

**A. Prior to Building Permit issuance or commencement of the extended hours, whichever is sooner, the applicant shall:**

8. Provide proof of recording of a modified or new easement in order to utilize the existing Type B loading space on the abutting property to the east, tax lot 1S126BC01400, that was approved under application DR2016-0022 and five-sixths of which is located within a mutual parking easement (Recorded November 26, 1976, Book 1127, Page 945) that benefits the subject site. The easement shall be modified to include the entire length of this loading space. (Planning/LR)
9. Provide a plan showing two short-term and two long-term bicycle parking spaces to serve the Eating and Drinking Establishment use. (Planning/LR)
10. Receive Design Review approval for any changes to the exterior of the building or to the site. (Planning/LR)

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

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

Dated this 2<sup>ND</sup> day of JANUARY, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2730, 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 JANUARY 13, 2020.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



\_\_\_\_\_  
LAUREN RUSSELL, AICP  
Associate Planner



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JENNIFER NYE  
Chair



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JANA FOX  
Current Planning Manager