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MAY 17 2017

City of Beaverton
Planning Services

Beaverton
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CITY OF BEAVERTON

Community Development
Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR. 97076
Tel: (503) 526-2420
Fax: (503) 526-2550
BeavertonOregon.gov

OFFICE USE ONLY

FILE #: CU2017-0009
FILE NAME: Hyland Hills Extended Hours
TYPE: CU-3 RECEIVED BY: JST
FEE PAID: 2939 CHECK/CASH: 575
SUBMITTED: 5/17/17 LWI DESIG: _____
LAND USE DESIG: MS NAC: Highland

CONDITIONAL USE APPLICATION

PLEASE SELECT THE SPECIFIC TYPE OF CONDITIONAL USE FROM THE FOLLOWING LIST:

- ☐ TYPE 2 MINOR MODIFICATION OF A CONDITIONAL USE
☐ TYPE 3 MAJOR MODIFICATION OF A CONDITIONAL USE
☐ TYPE 3 PLANNED UNIT DEVELOPMENT
☒ TYPE 3 NEW CONDITIONAL USE

APPLICANT: ☐ Use mailing address for meeting notification.

☒ Check box if Primary Contact

COMPANY: Hyland Hills Properties LLC Care of Eastern Western Corp.

ADDRESS: P.O. Box 3228

(CITY, STATE, ZIP) Portland OR 97208

PHONE: 503-957-0833 FAX: _____ E-MAIL: Todd@ewcorp.net

SIGNATURE: Todd Hepp CONTACT: Todd Hepp

(Original Signature Required)

APPLICANT'S REPRESENTATIVE:

☐ Check box if Primary Contact

COMPANY: _____

ADDRESS: _____

(CITY, STATE, ZIP) _____

PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____

(Original Signature Required)

PROPERTY OWNER(S): ☐ Attach separate sheet if needed.

☒ Check box if Primary Contact

COMPANY: SAME AS ABOVE

ADDRESS: _____

(CITY, STATE, ZIP) _____

PHONE: _____ FAX: _____ E-MAIL: _____

SIGNATURE: _____ CONTACT: _____

Note: A land use application must be signed by the property owner(s) or by someone authorized by the property owner(s) to act as an agent on their behalf. If someone is signing as the agent of the property owner(s), that person must submit a written statement signed by the property owner(s), authorizing the person to sign the application.

PROPERTY INFORMATION (REQUIRED)

SITE ADDRESS: 14360 SW Allen Blvd.

AREA TO BE DEVELOPED (s.f.): 0

ASSESSOR'S MAP & TAX LOT #

LOT SIZE

ZONING DISTRICT

1S121 BB, 1680 2.92 ac CS

EXISTING USE OF SITE: Gym, Retail Shopping

PROPOSED DEVELOPMENT ACTION: Extended hours - (24)

PRE-APPLICATION DATE: 10-19-16



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CONDITIONAL USE SUBMITTAL CHECKLIST

WRITTEN STATEMENT REQUIREMENTS- REQUIRED FOR ALL CONDITIONAL USE APPLICATIONS

- ☒ **A. APPLICATION FORM.** Provide **one (1) completed** application form with original signature(s).
- ☒ **B. CHECKLIST.** Provide **one (1) completed** copy of this five (5) page checklist.
- ☒ **C. WRITTEN STATEMENT.** Submit **three (3) copies** of a detailed description of the proposed project including, but not limited to, the changes to the site, structure, landscaping, parking, and land use. In the written statement, please:
- ☐ Address all applicable provisions of Chapter 20 (Land Uses)
 - ☐ Address all applicable provisions of Chapter 60 (Special Regulations)
 - ☐ Provide individual findings specifically addressing how and why the proposal satisfies each of the criterion within the appropriate Approval Criteria Section of Chapter 40 of the City's Development Code (ORD 2050), attached.
 - ☒ Provide the hours of operation, total number of employees, and maximum number of employees per shift. If more than one type of operation exists or is proposed for the project site, please specify the information requested above for each use.
- ☒ **D. FEES,** as established by the City Council. Make checks payable to the City of Beaverton.
- ☐ **E. SITE ANALYSIS INFORMATION.**

☐ Proposed parking modification: N/A sq. ft.

Proposed number of parking spaces: N/A

Proposed use: N/A

Parking requirement: N/A

☐ Existing landscaped area: _____ sq. ft.

Percentage of site: _____ %

Proposed landscape modification: N/A sq. ft.

Percentage of site: N/A %

☐ Existing parking area: 69,396 sq. ft.

Existing number of parking spaces: 320

☐ Existing building height: 20' +/- ft.

Proposed building height: N/A ft.

☐ Existing building area: 57,799 sq. ft.

Proposed building modification: N/A sq. ft.

- ☐ **F. CLEAN WATER SERVICES (CWS) DOCUMENTATION.** Pursuant to Section 50.25.1.F of the City's *Development Code* requires that all development proposals provide written documentation from Clean Water Services (formerly Unified Sewerage Agency) stating that water quality will not be adversely affected by the subject proposal. Therefore, the City recommends that you contact CWS in order to obtain the required documentation. For more information, please contact the Environmental Plan Review Project Manager at (503) 681-3653
- ☒ **G. PRE-APPLICATION CONFERENCE NOTES. (REQUIRED FOR TYPE 2, 3, & 4 APPLICATIONS ONLY)**
Provide a copy of the pre-application conference summary as required by the City's *Development Code Section 50.25.1.E*. The Pre-Application Conference must be held within the one (1) year prior to the submission date of the proposed project application.
- ☒ **H. NEIGHBORHOOD REVIEW MEETING. (REQUIRED FOR TYPE 3 APPLICATIONS ONLY)**
Provide the following information as required by the City's *Development Code Section 50.30*. The Neighborhood Review Meeting must be held within the six (6) months prior to the submission date of the proposed project application.
- ☒ 1. A copy of the meeting notice mailed to surrounding property owners and the NAC Representative
 - ☒ 2. A copy of the mailing list used to mail out the meeting notice.
 - ☒ 3. A written statement representative of the on-site posting notice.
 - ☒ 4. Affidavits of mailing and posting
 - ☒ 5. Representative copies of written materials and plans presented at the Neighborhood Review Meeting.
 - ☒ 6. Meeting minutes that include date, time and location, as well as, oral and written comments received
 - ☒ 7. Meeting sign-in sheet that includes names and address of attendees.
 - ☒ 8. Documentation verifying that the meeting minutes and sign-in sheets have been provided to the NAC representative.
- ☐ **I. TRAFFIC GENERATION.** Provide documentation showing any projected or actual increase in vehicle trips per day to and from the site. Either the Institute of Transportation Engineers (ITE) Trip Generation manual or an evaluation by a traffic engineer or civil engineer licensed by the State of Oregon may be used for this determination. ***Note: a traffic study may be required as part of the application submittal when deemed necessary by the Planning Director. The determination is made at the time of a Pre-Application Conference.***
- ☐ **J. OTHER REQUIREMENTS.** Provide documentation showing that the project proposed is permitted by, or satisfies the requirements of, other agencies and/or jurisdictions OR submit a schedule that details the forecasted submission and approval timelines for permits/applications to the respective agencies and/or jurisdictions.
- ☐ **K. PLANNED UNIT DEVELOPMENT DESCRIPTION.**
(REQUIRED FOR PLANNED UNIT DEVELOPMENT APPLICATIONS ONLY)
Submit a detailed description of the proposed planned unit development.
Provide the following information:
- ☐ 1. The intent of the project.
 - ☐ 2. The factors which make the project desirable to the general public and to surrounding areas.
 - ☐ 3. The features and details of the project development.
 - ☐ 4. The schedule of timing and phasing (if applicable) of the development program.
 - ☐ 5. Any other material which the applicant believes to be relative to the use
 - ☐

PLANS & GRAPHIC REQUIREMENTS- REQUIRED FOR ALL CONDITIONAL USE APPLICATIONS

All plans, except architectural elevations, shall be presented at a **minimum of 1" = 20' engineering scale** and on a **maximum sheet size of 24" x 36"**. Architectural elevations may be presented at an architectural scale. **A total of three (3) copies of each plan shall be submitted, unless otherwise noted. All plans shall be folded to fit a legal size file jacket.**

Each of the following plans and drawings shall be submitted on **separate sheets**. If the size of the project requires the use of match line sets, each set of match line sets must include a sheet (at a scale to fit a 24" x 36" sheet) depicting the entire site, including match lines, as a cover sheet.

Include all of the following information:



A. EXISTING CONDITIONS PLAN:

- ☒ 1. North arrow, scale and date of plan.
- ☒ 2. Vicinity map.
- ☒ 3. The entire lot(s), including area and property lines dimensioned.
- ☒ 4. Points of existing access, interior streets, driveways, and parking areas.
- ☒ 5. Location of all existing buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, tot lots, and lighting.
- ☒ 6. Existing right-of-way and improvements.
- ☒ 7. Dimension from centerline to edge of existing right-of-way.
- ☒ 8. Existing topographical information, showing 2 ft. contours.
- ☒ 9. Surrounding development and conditions within 100 ft. of the property such as zoning, land uses, buildings, driveways, and trees.
- ☒ 10. Location of existing public and private utilities, easements, and 100-year floodplain.
- ☒ 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- ☒ 12. Sensitive areas, as defined by Clean Water Services (CWS) standards.
- ☒ 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- ☒ 14. Existing trees 6" in dbh (diameter at breast height) or larger. Indicate genus, species and size. Dbh is measured at 54" above grade.



B. DIMENSIONED SITE PLAN:

- ☐ 1. North arrow, scale and date of plan.
- ☐ 2. The entire lot(s), including area, property lines dimensioned and labeled "front," "side," and "rear."
- ☐ 3. Points of access, interior streets, driveways, and parking areas.
- ☐ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- ☐ 5. Proposed right-of-way, dedications and improvements.
- ☐ 6. Dimension from centerline to edge of proposed right-of-way.
- ☐ 7. Dimensions of all improvements, including setbacks, parking spaces, driveways, and distance between buildings.
- ☐ 8. Location of storm water quality/detention facilities.
- ☐ 9. Boundaries of development phases, if applicable.
- ☐ 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- ☐ 11. Sensitive areas, as defined by CWS standards.
- ☐ 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*



- C. ARCHITECTURAL ELEVATIONS:** Provide drawings that depict the character of the proposed building(s) and structure(s) (these include buildings, retaining walls, refuse storage facilities, play structures, fences and the like). These drawing should include dimensions of the building(s) and structure(s) and indicate the materials, colors, and textures proposed for the structures.

PLANS & GRAPHIC REQUIREMENTS-The following plans, D through H, may be required to be part of the application submittal when deemed necessary by the Planning Director. If a Pre-Application Conference has been completed, the determination is made at that time.

Submit a total of three (3) sets of plans



D. PLANNED UNIT DEVELOPMENT PLAN:

- ☐ 1. North arrow, scale and date of plan.
- ☐ 2. The entire lot(s), including area, property lines dimensioned.
- ☐ 3. Specific location of proposed circulation for pedestrians and vehicles, including points of access, interior streets, driveways, loading areas, transit lines, bicycle facilities and parking areas.
- ☐ 4. Specific location of proposed buildings and other structures, indicating design character and density.
- ☐ 5. Specific location of proposed right-of-way, dedications and improvements.
- ☐ 6. Boundaries of development phases, if applicable.
- ☐ 7. Proposed vegetative character of site including the location of Natural Resource Areas, Significant Trees, and Historic Trees as established by the City of Beaverton's inventories.
- ☐ 8. Location of Sensitive areas, as defined by the Unified Sewerage Agency standards, including streams, riparian areas, and wetlands.
- ☐ 9. Location of rock out-croppings and upland wooded areas.
- ☐ 10. Specific location of proposed storm water quality facilities, detention facilities, or both.
- ☐ 11. Specific location of proposed public uses, including schools, parks, playgrounds, and other public open spaces.
- ☐ 12. Specific location of proposed common open spaces, schematic massing of buffering, screening, and landscape featuring.



E. GRADING PLAN:

- ☐ 1. North arrow, scale and date of plan.
- ☐ 2. The entire lot(s).
- ☐ 3. Points of access, interior streets, driveways, and parking areas.
- ☐ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- ☐ 5. Proposed rights-of-way, dedications and improvements.
- ☐ 6. Dimension from centerline to edge of proposed right-of-way.
- ☐ 7. Existing and proposed topographical information, showing 2 ft. contours and appropriate spot elevations for features such as walls, retaining walls (top and bottom elevations), catch basins, stairs, sidewalks, and parking areas.
- ☐ 8. Location of 100 year flood plain.
- ☐ 9. Location of storm water quality/detention facilities.
- ☐ 10. Boundaries of development phases, if applicable.
- ☐ 11. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- ☐ 12. Sensitive areas, as defined by the CWS standards.
- ☐ 13. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock out-croppings, and streams. *Wetlands must be professionally delineated.*
- ☐ 14. Existing trees 6" dbh or larger. Indicate which trees are proposed to be saved and which are proposed to be removed.



F. LIGHTING PLAN:

- ☐ 1. Location of all existing and proposed exterior lighting, including those mounted on poles, walls, bollards and the ground.
- ☐ 2. Type, style, height, and the number of fixtures per light.
- ☐ 3. Wattage per fixture and lamp type, such as sodium, mercury, and halide.
- ☐ 4. 8 1/2" x 11" manufacturer's illustrations and specifications (cut sheets) of all proposed lighting poles and fixtures.
- ☐ 5. For all exterior lighting, indicate the area and pattern of illumination, via the use of an isogrid or isoline system, depicting the emitted 1/2 foot candlepower measurement.

NA ☐ **G. UTILITY PLAN:**

- ☐ 1. North arrow, scale and date of plan.
- ☐ 2. The entire lot(s).
- ☐ 3. Points of access, interior streets, driveways, and parking areas.
- ☐ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- ☐ 5. Proposed right-of-way, dedications and improvements.
- ☐ 6. Proposed topographical information, showing 2 ft. contours.
- ☐ 7. Location of 100 year flood plain.
- ☐ 8. Location of existing and proposed public and private utilities, easements, surface water drainage patterns, and storm water quality/detention facility.
- ☐ 9. Boundaries of development phases, if applicable.
- ☐ 10. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- ☐ 11. Sensitive areas, as defined by the CWS standards.
- ☐ 12. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*

NA ☒ **H. LANDSCAPE PLAN:**

- ☐ 1. North arrow, scale and date of plan.
- ☐ 2. The entire lot(s).
- ☐ 3. Points of access, interior streets, driveways, and parking areas.
- ☐ 4. Location of buildings and structures, including refuse storage locations, pedestrian/bike paths, swimming pools, tennis courts, and tot lots.
- ☐ 5. Proposed right-of-way, dedications and improvements.
- ☐ 6. Boundaries of development phases, if applicable.
- ☐ 7. Natural Resource Areas, Significant trees, and Historic trees, as established by the City of Beaverton's inventories.
- ☐ 8. Sensitive areas, as defined by the CWS standards.
- ☐ 9. Wetland boundaries, upland wooded area boundaries, riparian area boundaries, rock outcroppings, and streams. *Wetlands must be professionally delineated.*
- ☐ 10. Existing trees 6" dbh or larger proposed to be saved. Include genus, species, and size.
- ☐ 11. The location and design of proposed landscaped areas, indicating all plant materials, including genus, species, common name, plant sizes, and spacing.
- ☐ 12. List of plant materials, including genus, species, common name, size, quantity, spacing and method of planting.
- ☐ 13. Other pertinent landscape features, including walls, retaining walls, berms, fences, and fountains.
- ☐ 14. Proposed location of light poles, bollards and other exterior illumination.
- ☐ 15. A note on the plan indicating that an irrigation system will be installed to maintain the landscape materials.

Note: Complete sets of plans reduced to 8 1/2"x11" (11"x17" are not acceptable) will be required at the time the application is deemed complete.

I have provided all the items required by this five (5) page submittal checklist. I understand that any missing information, omissions or both may result in the application being deemed incomplete, which may lengthen the time required to process the application.

Print Name

Signature

Telephone Number

Date



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NEW CONDITIONAL APPROVAL CRITERIA

PURSUANT TO SECTION 50.25.1.B OF THE DEVELOPMENT CODE, A WRITTEN STATEMENT ADDRESSING THE APPROVAL CRITERIA FOR AN APPLICATION MUST BE SUBMITTED IN ORDER FOR AN APPLICATION TO BE DEEMED COMPLETE. STATEMENTS SUCH AS "NOT APPLICABLE" OR "THE PROPOSAL WILL COMPLY WITH APPLICABLE DEVELOPMENT REGULATIONS" ARE NOT SATISFACTORY. THE WRITTEN STATEMENT MUST ADDRESS EACH CRITERION AND MUST SPECIFY IN DETAIL HOW EACH WILL BE COMPLIED WITH.

An applicant for a Conditional Use shall address compliance with all of the following Approval Criteria as specified in 40.15.15.3.C.1-6 of the Development Code:

- ☒ 1. The proposal satisfies the threshold requirements for a Conditional Use application.
- ☒ 2. All City application fees related to the application under consideration by the decision making authority have been submitted.
- ☒ 3. The proposal will comply with the applicable policies of the Comprehensive Plan.
- ☒ 4. The size, dimensions, configuration, and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.
- ☒ 5. The location, size, and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on livability and appropriate use and development of properties in the surrounding area of the subject site.
- ☒ 6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

Hyland Hills Shopping Center – Workout Anytime

14360 SW Allen Blvd. Beaverton Oregon 97005

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Planning Services

May 15, 2017

Conditional Use Narrative

SUMMARY

The Hyland Hills Shopping Center is located in a commercial node surrounding SW Murray and Allen Boulevards in SW Beaverton. Hyland Hills is a grocery anchored shopping center and has undergone recent landscaping exterior building improvements and also a remodel of the 5,400 SF pad building that sits directly adjacent to SW Allen Blvd.

Workout Anytime moved into the in-line retail portion of the site and opened for business in 2015. Workout Anytime is a membership based fitness center that is open to members 24 hours a day, 7 days a week.

This project is seeking approval through a Type III Conditional Use Review to extend its operational hours from 10pm-7am.

Zoning: Community Service (CS)

Use: Service Business – Fitness Center

Lot Size: 5.34 Acres

Tenant Area: 6,942 SF

Hours of Operation Requested: Open 24 hours Daily -- Conditional Use approval is required to operate between 10:00 pm and 7:00 am.

Outdoor Patio: NO

Outdoor Sound System: NO

Within 500 feet of a residential use on residentially zoned land: Yes

Total Number of Employees: 8

Employees on site between 10pm and 7am: None

Clients on site between 10pm and 7am: 35 members on average each night

Proposal

Workout Anytime proposes 24 hours of operation seven days a week. In the CS zone, properties within 500 feet of a residentially zoned property which contains a residential use must have a Conditional Use approval to operate between 10:00 pm and 7:00 am.

Workout Anytime Security Measures -

- Clients have 24 hour access via their own keycard, issued when they become members. The keycards are linked to their accounts so Workout Anytime knows who is on site at any time.
- Security cameras with live feed are installed throughout the gym, and are linked to the management's personal cell phone through an app that allows them to know to review the space at any moment.
- Emergency buttons are located in each restroom and in the main area of the facility. These are hardwired to police and fire services and when pressed dispatch will be communicating with them immediately.
- Personal cell phone numbers of the owners and managers are available 24/7 and are listed on the front desk.
- Music is played throughout the facility 24/7 on a speaker system. The system cannot be adjusted by clients and is located in a locked office and is only controlled by staff, including music volume level.
- South doors facing residential area are for emergency use only at all times. All members enter and leave through the North doors.

Hyland Hills Shopping Center – Workout Anytime

Conditional Use Narrative – To Extend Operating Hours through 10pm-7am

In addition, most recently the property owner has made the following improvements:

- Added signs throughout the South parking area adjacent to the residential properties that require “No Parking 10pm-7am All Days”

The adjacent property line is more than 70’ away from the rear wall of the fitness center. In addition the adjacent homes are visually buffered from this tenant by landscaping, a raised berm and a fence.

Workout Anytime has been in its current location since 2015, and the City of Beaverton has not received a single complaint nor has the Property Owner or Management Company.

Section 50.30 Neighborhood Review Meeting

We have held a neighborhood review meeting with the Highland Neighborhood Advisory Committee, please find attached required documentation.

Chapter 20 Land Uses

Development Standards for CS Zone:

- A. Minimum Parcel Area = 7,000 SF – **Actual 2.92 Acres**
- B. Minimum Land Area Residential – **N/A**
- C. Minimum Lot Dimensions = 70’ x 100’ – **Actual approx. 305’ x 627’**
- D. Minimum Yard Setbacks
 - a. Front = 20’ – **Actual 20’-2”**
 - b. Side = 10’ (interior) 20’ (corner) – **Actual 12’-6” – 137’-6”**
 - c. Rear = 20’ – **Actual 72’-2”**
- E. Minimum Open Air Display Setbacks – **N/A**
- F. Building Height = 60’ – **Actual approx. 25’**

Chapter 40

New Conditional Use Type 3 - Approval Criteria

1. The proposal satisfies the threshold requirements for the Conditional Use Application.
As established at the pre-application conference on February 24, 2016, this threshold has been met.
2. All City application fees related to the application under consideration by the decision making authority have been submitted.
CU submittal fee for \$2,939 will be submitted with this application.
3. The proposal will comply with the applicable policies of the Comprehensive Plan.
See narrative below addressing Chapter 8 –Environmental Quality and Safety Element of the Comprehensive Plan.
4. The size, dimensions, configuration and topography of the site and natural and man-made features on the site can reasonably accommodate the proposal.
The existing retail shopping center building will act as a buffer to the residential uses to the South of the subject site. The property owner added signage to the South parking lot to eliminate use of this parking area after 10pm. In addition the South door will remain locked from the outside during business hours. Patrons will need to park and enter from the North side of the building.
5. The location, size and functional characteristics of the proposal are such that it can be made reasonably compatible with and have a minimal impact on the livability and appropriate use and development of properties in the surrounding area of the subject site.
The following measures are being taken to ensure Workout Anytime remains compatible with the adjacent residential properties:
 - ***No windows are located in the rear (South) wall of the space.***
 - ***The tenant's staff does not open the rear (South) doors after 10pm***
 - ***All trash and recycling is removed before 10pm every night.***
 - ***South doors facing residential area are for emergency use only at all times. All members enter and leave through the North doors.***
 - ***The adjacent property line is more than 70’ away from the rear wall.***

Hyland Hills Shopping Center – Workout Anytime

Conditional Use Narrative – To Extend Operating Hours through 10pm-7am

- *The adjacent homes are visually buffered from this tenant by landscaping, a raised berm and a fence.*
- *This tenant does not have any outdoor patio areas or sounds systems.*
- *Clients have 24 hour access via their own keycard, issued when they become members. The keycards are linked to their accounts so Workout Anytime knows who is on site at any time.*
- *Security cameras with live feed are installed throughout the gym, and are linked to the management's personal cell phone through an app that allows them to know to review the space at any moment.*
- *Emergency buttons are located in each restroom and in the main area of the facility. These are hardwired to police and fire services and when pressed dispatch will be communicating with them immediately.*
- *Personal cell phone numbers of the owners and managers are available 24/7 and are listed on the front desk.*
- *Music is played throughout the facility 24/7 on a speaker system. The system cannot be adjusted by clients and is located in a locked office and is only controlled by staff, including music volume level.*

6. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in the proper sequence.

This criteria has been met.

Comprehensive Plan - Chapter 8 Environmental Quality and Safety Element

8.4 a) Noise impacts shall be considered during development review processes.

Action 1: Adopt and implement appropriate design standards for development permits for all commercial, industrial, high density, mixed use and transportation projects, and others as appropriate. Development applications should be required to demonstrate compliance with applicable noise level standards. Means of meeting the design standards might include, but are not limited to:

- Use of year-round landscape elements that absorb parking lot and street noise.
- Use of underground parking.
- Use of extra-thick windows.
- Facades constructed of materials that help to absorb sounds.
- Pervious surface landscape and parking lot materials that absorb sounds.
- Use of building materials that aid in the reduction of sound traveling through common floors and walls.
- Dampers on heating and cooling equipment.

The following measures are being taken to ensure Workout Anytime remains in compliance with this section of the Comprehensive Plan:

- *No windows are located in the rear (South) wall of the space.*
- *The tenant's staff does not open the rear (South) doors after 10pm*
- *All trash and recycling is removed before 10pm every night.*
- *South doors facing residential area are for emergency use only at all times. All members enter and leave through the North doors.*
- *The adjacent property line is more than 70' away from the rear wall of the restaurant/bar.*
- *The adjacent homes are visually buffered from this tenant by landscaping, a raised berm and a fence.*
- *This tenant does not have any outdoor patio areas or sounds systems.*
- *Clients have 24 hour access via their own keycard, issued when they become members. The keycards are linked to their accounts so Workout Anytime knows who is on site at any time.*
- *Security cameras with live feed are installed throughout the gym, and are linked to the management's personal cell phone through an app that allows them to know to review the space at any moment.*
- *Emergency buttons are located in each restroom and in the main area of the facility. These are hardwired to police and fire services and when pressed dispatch will be communicating with them immediately.*

Hyland Hills Shopping Center – Workout Anytime

Conditional Use Narrative – To Extend Operating Hours through 10pm-7am

- *Personal cell phone numbers of the owners and managers are available 24/7 and are listed on the front desk.*
- *Music is played throughout the facility 24/7 on a speaker system. The system cannot be adjusted by clients and is located in a locked office and is only controlled by staff, including music volume level.*

Chapter 60 Design Review Principles Standards and Guidelines

No site or building improvements are proposed with this Conditional Use Application and therefore this criteria does not apply.

Please find attached the following documents to support this narrative:

1. *Pre-Application conference notes, dated February 26, 2016, City of Beaverton*
2. *NAC Meeting Notice mailed to surrounding property owners, dated Month, Day 2016*
3. *Copy of Mailing list used for Neighborhood meeting notice*
4. *Written Statement representative of the on-site meeting notice*
5. *Affidavits of mailing and posting*
6. *Copies of written material and plans presented to the Neighborhood review meeting.*
7. *Meeting minutes from the Neighborhood review meeting*
8. *Meeting sign-in sheet including names and address of attendees*
9. *Documentation verifying that the meeting minutes and sign-in sheets have been provided to Michael Dillon, Highland NAC contact.*
10. *Hyland Hills Shopping Center Site Plan, A0 , 11x17, dated 9/5/2016*



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City of Beaverton
Planning Services

October 25, 2016

Melynda Retallack
Melynda Retallack Architect
2207 SE 51st Avenue
Portland, OR 97215

Todd Hepp
Hyland Hills Properties LLC
P.O. Box 3228
Portland, OR 97208

Subject: Pre-Application Summary Notes for Workout Anytime - Extended Hours

Dear Ms. Retallack and Mr. Hepp,

Thank you for attending the Pre-Application Conference held on October 19, 2016. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App but have provided written comments hereto. Please feel free to contact anyone who provided comments. Contact names, telephone numbers and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Scott Whyte".

Scott Whyte, AICP
Senior Planner,
City of Beaverton
(503) 526-2652

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for
Workout Anytime Extended Hours of Operation
PA 2016-0056, October 19, 2016

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: www.beavertonoregon.gov. Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

PRE-APPLICATION CONFERENCE DATE: October 19, 2016

PROJECT INFORMATION:

Project Name: Workout Anytime Extended Hours of Operation

Project Description: Extend hours of operation past 10pm through Conditional Use approval.

Property/Deed Owners: Hyland Hills Properties, LLC, PO Box 3228, Portland, OR 97208

Site Address: 14360 SW Allen Boulevard

Tax Map and Lots: 1S121BB, Tax Lot 1680

Zoning: Community Service (CS)

Comp Plan Designation: Main Street

Site Size: Approximately 2.92 acres

APPLICANT INFORMATION:

Applicant's Name: Workout Anytime
(no rep identified)

Applicant's Rep: Melynda Retallack Architect

Address: 2207 SE 51st Ave
Portland, OR 97215

Phone / E-mail: (503) 701-5277 melretallack@gmail.com

PREVIOUS LAND USE HISTORY:

No relevant land use history for subject property. Neighboring Safeway grocery store (located on adjacent parcel) received Conditional Use approval (casefile 5-85 Keils Food) for 24-hour operation. Also, recent Conditional Use approval for AG Sports Bar this year.

SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed "complete" that is not accompanied with a continuance to provide staff the necessary time to review the new material.

APPLICATION FEES:

Based on the plans and materials provided, the identified application fees (**land use only**) are as follows:

Conditional Use – New*	\$2,939.00
------------------------	------------

* See Key Issues/Considerations herein for description of applications and associated process. Application fees are subject to change on July 1, 2017.

SECTION 50.15. CLASSIFICATION OF APPLICATIONS:

Applications are subject to the procedure (Type) specified by the City Development Code. Conditional Use application is subject to the **Type 3 process** which requires a notice (20-day minimum) and a public hearing.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting is required.

Neighborhood Advisory Committee: (NAC): **Highland**

Contact Person: Lindsey Lewman -- lindseyres@gmail.com (new Chair) -- Contact Miles Glowacki (City) for schedule at 503 526-3706

CHAPTER 20 (LAND USES):

Zoning: Subject property is zoned **Community Service (CS)** where *Eating and Drinking Establishments* are permitted outright. However, hours of operation between the time period of 10pm and 7am requires Conditional Use approval (see Section 20.10.20. - #27 of the Development Code).

Comments: See "Key Issues/Considerations" herein for additional notes on the Conditional Use application.

CHAPTER 30 (NON-CONFORMING USES):

Proposal subject to compliance to this chapter? ☐ Yes ☒ No

CHAPTER 40 (PERMITS & APPLICATIONS):

Facilities Review Committee review required? ☒ Yes ☐ No

Please Note: Applicant's written response to Section 40.03 (Facilities Review) is necessary. However, with limited scope (hours of operation) some criteria may be not applicable. If response to criterion is "Not Applicable", please provide a statement (or reference) that explains why the criterion is not applicable.

Applicable Application Type(s):

<u>Application Description</u>	<u>Code Reference</u>	<u>Application Type</u>
Conditional Use - New (Threshold #1)	40.15.15.3	<input type="checkbox"/> Type 1 <input type="checkbox"/> Type 2 <input checked="" type="checkbox"/> Type 3 <input type="checkbox"/> Type 4

Comments: In order for your application to be deemed complete, a written statement is necessary, supported by substantial evidence for all applicable approval criteria. Your application narrative will need to explain how and why the proposed application will meet the approval criteria for the land use applications identified above. Approval criteria and development regulations in effect at the time an application is received will control. Approval criteria and development regulations are subject to change.

CHAPTER 60 (SPECIAL REGULATIONS):

The following special requirements when checked are applicable to your development. Please review special requirements in the preparation of written and plan information for a formal application:

- | | |
|--|---|
| <input type="checkbox"/> Section 60.05 (Design Review Principles Standards and Guidelines) | <input type="checkbox"/> Section 60.07 (Drive-Up Window Facilities) |
| <input type="checkbox"/> Section 60.10 (Floodplain Regulations) | <input type="checkbox"/> Section 60.15 (Land Division Standards) |
| <input type="checkbox"/> Section 60.20 (Mobile & Manufactured Home Regulations) | <input type="checkbox"/> Section 60.25 (Off-Street Loading) |
| <input type="checkbox"/> Section 60.30 (Off-Street Parking) | <input type="checkbox"/> Section 60.33 (Park and Recreation Facilities) |
| <input type="checkbox"/> Section 60.35 (Planned Unit Development) | <input type="checkbox"/> Section 60.40 (Sign Regulations) |
| <input type="checkbox"/> Section 60.45 (Solar Access Protection) | <input type="checkbox"/> Section 60.50 (Special Use Regulations) |
| <input type="checkbox"/> Section 60.55 (Transportation Facilities) | <input type="checkbox"/> Section 60.60 (Trees and Vegetation) |
| <input type="checkbox"/> Section 60.65 (Utility Undergrounding) | <input type="checkbox"/> Section 60.67 (Significant Natural Resources) |
| <input type="checkbox"/> Section 60.70 (Wireless Communication) | |

Comments: If no site or building improvements are proposed with the application for Conditional Use, no provision of Chapter 60 is applicable. However, if the applicant identifies certain changes to the site (e.g. a landscape modification) certain design standards contained in Section 60.05 of the Development Code (under Chapter 60) are applicable. See additional notes in "Key Issues/Considerations" herein.

COMPREHENSIVE PLAN COMPLIANCE: Comprehensive Plan policy response is required for as part of the application for Conditional Use.

For Conditional Use proposals limited to extending the hours of operation past 10pm, staff recommends a written narrative response to one policy (specifically in response to the approval criteria for Conditional Use referring to applicable Plan policies). See Policy "a" under 8.4. of Chapter 8 (Environmental Quality & Safety Element).

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

Recommended
contact for
further
information
if checked

☐

Clean Water Services

☐ (CWS not sent copy of Pre-Application materials)

The Clean Water Services (CWS) is the agency that regulates sanitary sewer, storm and surface water management within Washington County and the City of Beaverton. CWS Design and Construction Standards, adopted by Resolution & Order (R&O) 04-09, effective March 1, 2004, establish technical requirements for the design and construction of sanitary and surface water management systems built as part of residential or commercial development. **No CWS letter is necessary in this case (if limited to hours of operation request).** For more information contact: Laurie Harris (503) 681-3639.

☐

Jeremy Foster, Tualatin Valley Fire & Rescue
503 259-1414 / jeremy.foster@tvfr.com

☒ Plan reviewed. No comments.

☐

Brad Roast, Building, City of Beaverton
(503) 526-2524 / broast@beavertonoregon.gov

☒ Plan reviewed. No comments.

☐

Steve Brennen, Operations, City of Beaverton
(503) 526-2200 / sbrennen@beavertonoregon.gov

☒ Plans reviewed. No comments.

☐

Sergey Dezhnyuk, Site Development, City of Beaverton
(503) 526-2492 / sdezhnyuk@beavertonoregon.gov

☒ Plan reviewed. No comments.

☐

Ken Rencher, Transportation, City of Beaverton
(503) 536-2427 / krencher@beavertonoregon.gov

☒ Plans reviewed. No comments.

☐

Seth Brumley, Oregon Department of Transportation, Region 1
(503) 731-8234 Seth.A.Brumey@odot.state.or.us

☐ Plan sent. No comments to date / no comments expected.

☐

Naomi Vogel, Washington County Land Use and Transportation
(503) 846-7639 Naomi_Vogel@co.washington.or.us

☐ Plan sent. No comments to date / no comments expected.

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Application.** Conditional Use application is required. Research of past land use records found no Conditional Use approval for extended hours at this business location. As previously stated, in 1985, the city approved the Conditional Use associated with the grocery store in the same commercial center. Earlier this year, the city also approved the Conditional Use associated with AG Sports Bar.
2. **Comprehensive Plan Policy response – for Conditional Use application.** As explained above, approval criteria for Conditional Use require compliance with “applicable” policies of the Comprehensive Plan. In this case, staff recommends review of one policy that will likely be determined applicable. Therefore, applicant’s written response to this policy is highly recommended. Specifically, the policy pertains to noise impacts (**Policy “a” of 8.4.1 (Noise, Chapter 8) – identifying the potential impacts & mitigation.** In short, Policy “a” of 8.4.1 states that noise impacts shall be considered during the development review process. The same policy identifies possible mitigation measures. As discussed at the Pre-App acoustical analysis is not required (no Development Code requirement). However, if the applicant refers to existing ambient noise levels, the source (method how derived) should be explained.
3. **Conditional Use approval criteria response is to focus on #5.** Conditional Use approval criteria also refer to appropriate use of properties in the surrounding area, and how the conditional use proposal can be made “*reasonably compatible with and have a minimal impact on livability..*” In response to Criterion No. 5, staff recommends identifying impacts of the use (noise, other?) and proposed methods to mitigate. Proposed hours of operation (x hr. to y hr. / days) will be made clear as part of hearing notification. The number of employees and average customer base (#s per week from 10pm to 7am) would be helpful.
4. **Neighborhood Meeting.** Type 3 process requires a Neighborhood Meeting. The meeting is to occur before submitting the land use applications identified above. See Neighborhood contact information herein. Questions about the Neighborhood Meeting process should be directed to the planning staff. Packet provided at the Pre-App meeting. The Conditional Use submittal package to the city is to include the letter sent to neighbors, mailing list (copy of labels), mailing/posting affidavits and minutes from the meeting.
5. **Site plan (to scale) showing where business tenant space is located and other existing conditions.** A site plan that shows where the tenant space/business is located relative to other businesses within the center would be very helpful. This plan should also illustrate where existing parking spaces on-site are located. Any improvements to the center (including possible signage related to parking) should be shown to this plan. Also, the distance from the business space to existing residential properties (south) should be identified to plan.



PRE APPLICATION CONFERENCE ATTENDANCE

PRE APP NO: PA2016-0056

DATE: 10/19/2016

PRE APP NAME: Workout Anytime 24 hour request

<u>NAME</u>	<u>Representative</u> <u>ADDRESS</u>	<u>PHONE</u>
<u>Scott Whyte</u>	<u>City of Beaverton - Planning</u>	<u>(503) 526-2652</u>
<u>Miles Gikowacki</u>	<u>City of Beaverton - Neighborhood</u>	<u>503-546-3706</u>
<u>MELYNDA RETAUACK</u>	<u>ARCHITECT</u>	<u>503-701-5277</u>
<u>TODD HEPP</u>	<u>Property Manager</u>	<u>503-957-0833</u>



October 25, 2016

RE: Proposed Conditional Use at
Workout Anytime Hyland Hills
14360 SW Allen Blvd.
Beaverton, OR 97005

Dear NAC Representative / Resident:

I am writing this letter on behalf of Eastern Western Corp., who is asking for extended hours of operation past 10pm through Conditional Use approval for Workout Anytime Hyland Hills, a tenant at Hyland Hills Shopping Center 14360 SW Allen Blvd.

We would like to discuss the proposal in more detail with the members of the Neighborhood Association and surrounding property owners and residents. Therefore, you are cordially invited to attend a meeting on:

December 8th

**At the Beaverton Activity Center
12500 SW Allen Blvd.
Beaverton, OR 97005**

Starting at 7pm

Please note that this will be an informational meeting with the architect and property manager representative only and is not intended to take the place of a public hearing before the Planning Commission. You will have an opportunity to present testimony to the Planning Commission when an application is submitted to the City for review.

I look forward to seeing you at the meeting and hearing your thoughts on the proposed project.

Sincerely,
Todd Hepp

A handwritten signature in blue ink, appearing to read 'Todd Hepp', is written over a horizontal line.

Property Manager



(For office use only)

NAC(s):

Highland

(WITHIN 500 FEET OF SITE)

REQUEST FOR NEIGHBORHOOD MEETING LABELS

DATE: 10-19-16

NAME: TODD HEPP

ADDRESS: 833 SW 11th Ave

PHONE: 503 957-0833

SITE ADDRESS: 14360 SW Allen Blvd.

MAP 181-21BB

TAX LOT (S) 16800

MAP _____

TAX LOT (S) _____

MAP _____

TAX LOT (S) _____

LABELS AND AREA MAP(S) WILL BE PROVIDED. THE MINIMUM FEE FOR THIS REQUEST IS \$50. REQUESTS THAT TAKE MORE THAN A HALF-HOUR TO COMPLETE WILL BE CHARGED \$50 FOR EACH ADDITIONAL HALF-HOUR OR ANY PART THEREOF. THE FEE WILL BE COLLECTED UPON DELIVERY OF THE LABELS AND AREA MAP(S).

(please allow 1 calendar week processing time)

(For office use only)

Date label request received by Planning Counter: 10-19-16 - son

Date label request received by Support Staff: 10-19-16

Date applicant called: _____

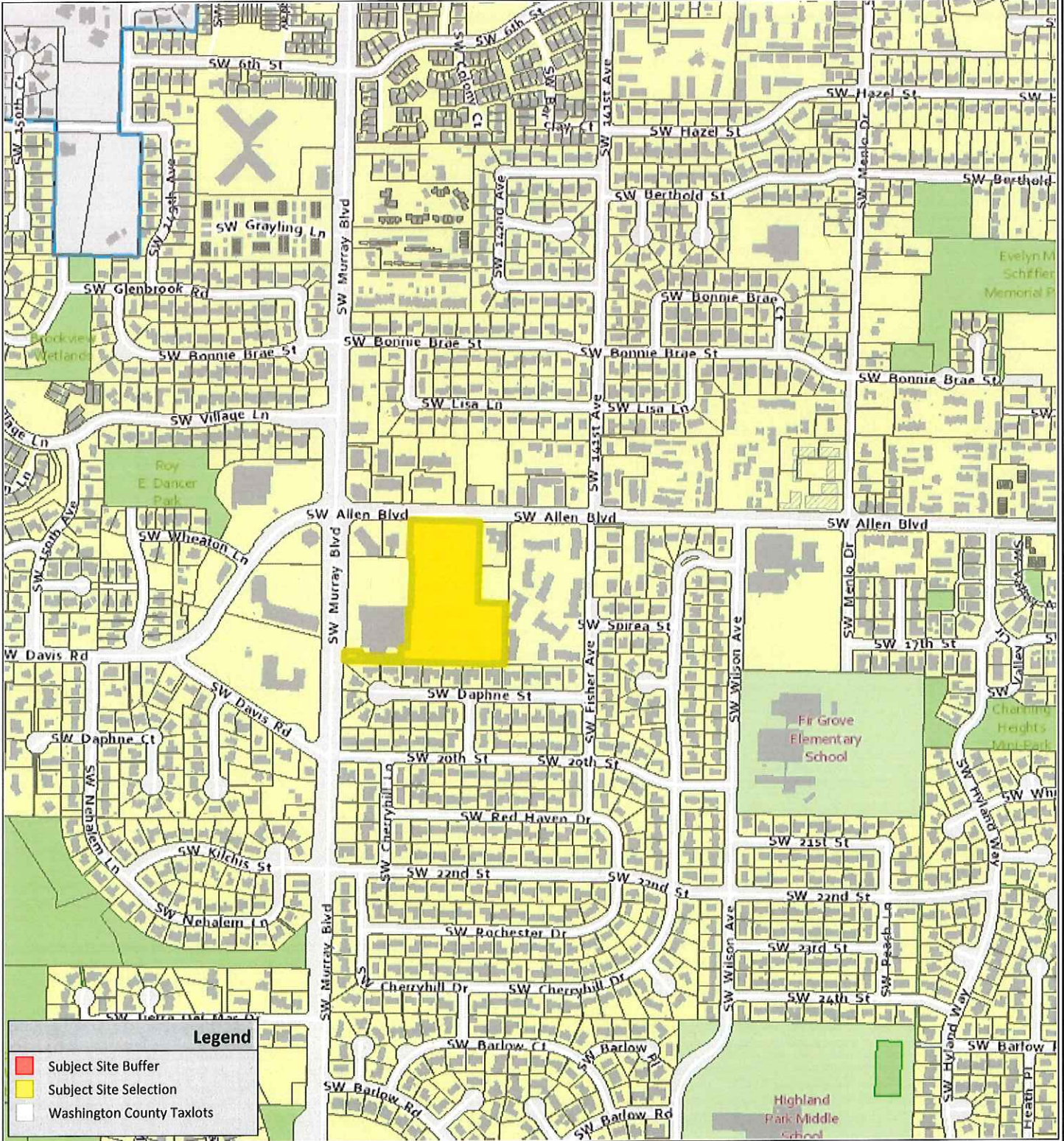
Label/Map preparation time: _____ cost: _____

Applicant paid: Date: _____ Amount: _____ Receipt number: _____

*41 copy to Highland NAC - Michael Dillon
mailed 10/25/16*

VICINITY MAP

EXHIBIT A



14360 SW ALLEN BLVD

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.

10/19/2016

Taxlot No:
1S121BB16800

Application #
See Notice

PROJECT NAME: Hyland Hills Workout Anytime CU

POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

I, Todd Hepp, being first duly sworn; say that I am (represent) the party Conditional submitting an application to the City of Beaverton for a proposed Use Permit affecting land 14360 SW Allen Blvd., Beaverton, OR located at 14360 SW Allen Blvd., Beaverton, OR, and that pursuant to Ordinance 2050, Section 50.3., did on the 17th day of November, 2016, personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

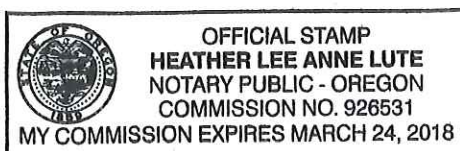
Sign and Date in the presence of a Notary Public. Certain City staff are Notary Public's and are available for witnessing.

Signature: [Signature]
Dated this 17th day of November, 2016.

Subscribed and sworn to before me this 17th day of NOVEMBER, 2016.

[Signature]
Notary Public for the State of Oregon

My Commission expires: MARCH 24, 2018



TURN PAGE OVER FOR POSTING INSTRUCTIONS

Highland Neighborhood Association Committee (NAC) Meeting

March 9th 7pm

Highland Park Middle School library

Board members: Lindsey Lewman, chair, Jeff Menzel, treasurer, Aaron Frumkin, Juanita Coparanis, Reggie Frumkin

Attendees: Steven Hall, Faith Winters, John Dugger, Quinn Simpson, Alina Micka, Paul Micka

Presenters: Lori Leach of Tualatin Hills Park and Recreation District (THPRD), Officer Mandi Defrain of the Beaverton Police Department (BPD), Todd Hepp of EasternWestern Corporation (EW)

Meeting commenced at 7pm

Chair approved R. Frumkin as interim recorder

Presentations:

TV F&R: Absent

Lori Leach, THPRD:

Aquatics

*Women-only swimming (and kids under 5) on Sundays at various swim centers

*"Free first Fridays"

Design & Development

*SW Community Park: 600+ name suggestions that are being considered, closed through fall 2017

*Westside trail segment Rock Creek-Kaiser Rd, connecting to Hansen Ridge: being worked on this spring/summer

*Metro trail grant approved 3.7mil to construct 1.5 mi portion in downtown Beaverton

*Structures on properties being demolished: Winkelman Park, Lilly K Johnson natural area

*Howard M Terpenning pool will be shut down in fall to save money, perform maintenance

*Master signage plan to replace all signs in district, process moving along

*Fifth Street park had fence replacement

*Elsie Stuhr garden arbor

*Greenway Park playground to be replaced April to July 2017

Natural resources:

*Increased number of volunteers

*THPRD received budget award for transparency and public communication

General:

*Spring registration started March 4th, summer registration starts April 22nd

*Starting June 4th no credit cards accepted over phone: just call the facility if need assistance paying

Juanita and Reggie expressed interest in salvaging old "Hyland Forest Park" sign.

Officer Mandi Defrain, BPD:

*Car seat clinic (installation by certified technicians), March 18th 9-noon at Kuni Auto Center and April 1st, same hours but at BPD building

-Important to check that seat isn't compromised

*Shredding event postponed to summer

- *Crime stats: not much crime - increase of burglaries from January to February.
 - Uptick citywide in burglaries from vehicles - people on foot taking advantage of unlocked car doors
- *BPD trying to balance how much information is being released, specifically in mapping exact locations of crimes
- *Make sure front of house is well-lit
 - Suggestion was made of city improving street lighting in darker areas
- *Be familiar with your neighbors for extra safety
- *Question was asked, who can be contacted on property unsightliness/what can the NAC do to address unsightliness?
 - Code enforcement, but only have limited resources to deal with immediate hazards to health and safety. Instead, have polite conversation with neighbor; if escalation occurs, call and make complaint.
- *Suggestion was made of requesting more code enforcement resources from the city.
 - Neighbors aren't always interested in being neighborly and compliant, but dispute resolution can be an option if both parties are agreeable.
- *Issue was mentioned of cars, particularly business vehicles, parked longer than code allows on the street.
 - BPD and code enforcement have different resources for dealing with issues - more of code enforcement, but owner can be issued citations.
- *Must balance rights of the person causing the issue, officials are inclined to give them more time to resolve issue on own. City code for parked vehicles was read aloud.
- *Issue was brought up of ambiguity and noncompliance with drivers regarding "school zone when children are present" along Allen Blvd.
 - Use best judgement, considering school hours.
 - Possible option: having a defined time to slow down.

Todd Hepp, EW, representing owners of Hyland Hills Shopping Center:

- *Workout Anytime: to maintain 24-hour-openess, need conditional use permit
- *Potential issues of late night business traffic: transients, poor lighting
- *Lindsey offered support of more 24-hour businesses in neighborhood
- *No objection from anyone in attendance to Workout Anytime being permitted to operate 24 hours a day
- *Alina mentioned a parking shortage
 - Customers not allowed to park after dark behind center, but employees must park there now
- *Reggie mentioned concerns of smokers impacting business patrons
 - Alternatives have been explored but potential pushback from tenants
 - Can't have smoking area behind shopping center due to houses
 - Ash trays are best solution for now, discouraging littering
- *Mr. Hepp distributed maps of shopping center

Nothing Bundt Cakes: absent

Ideation

Memorial Day flag(s) on Hart traffic circle:

- *Either large United States flag or several small flags - Lindsey to follow up next month on costs
- *John suggested a permanent flag pole for multiple occasions - must check with city for specifications
- *Paul mentioned concern of visibility issue of a flagpole; would not seem to be an issue
- *Juanita mentioned need to illuminate flag if it's left up at night

Spring walking tour: architecture/history

- *Reggie described tentative 3.5 mile route
- *Lindsey suggested reaching out to historical property owners - Reggie will follow up
- *John said that the neighborhood Rummer subdivision is pronounced "Tally-ES-en"
- *Lindsey proposed date/time and members agreed: *June 3rd, 9-11am*
- *Rose Festival Half-Marathon is Sunday May 28th
- *Reach out to Restore Oregon - Quinn and Reggie to follow up
- *John had attended an Oak Hills Rummer tour, a possible idea for Taliesen subdivision in future
- *Future walk dedicated solely to dogs

Working with realtors to welcome neighbors:

- *Realtors giving new homeowners welcome cards, neighborhood business gift cards or coupons, information on NAC and past/upcoming events, neighborhood map, cheap magnets with NAC information and city resources
 - Jeff offered to compile map
 - Lindsey recommended everyone contribute their specific knowledge about the neighborhood

Providing yard services to those in need:

- *NAC needs to first understand what the need is, then advertise
- *Volunteers would show up on a day and be assigned to a house.
- *Neighbors who need help must be nominated
- *Potential issue if neighbors don't want the help - would need permission first.
- *NAC must define what they are willing to do, like pruning, lawn mowing, edging, etc.
- *Aaron suggested if people are unable to maintain yard, NAC should encourage low-maintenance alternatives that environmentally beneficial, such as moss.
- *"Spring forward: clean up"... "Fall back: clean up"
- *Reggie suggested if the event is in fall, incorporating this with a general neighborhood cleanup event with tools from the Neighborhood office like at the Central Beaverton NAC's "Rock the Block" in February 2017.

Treasurer's report

- *Ended February at \$3525.04
- *US Bank charged NAC \$10 for "analysis service", but re-credited \$5. Jeff will look into it.
- *It was suggested that the NAC acquire a debit card.
- *Discussion opened for eventually switching account to a community bank, to be discussed more at a future meeting
- *Recent deposit of \$545 from city from volunteer fund
 - Reggie mentioned that the neighborhood office changed the way they reimburse NACs for general volunteer hours at city events
- *Current balance, minus the disputed \$5: \$4065.04

Meeting adjourned at 8:38pm

PRELIMINARY
 NOT FOR
 CONSTRUCTION

HYLAND HILLS
 14280-14370 SW
 ALLEN BLVD.
 BEAVERTON, OR
 97005

AG SPORTS BAR CU

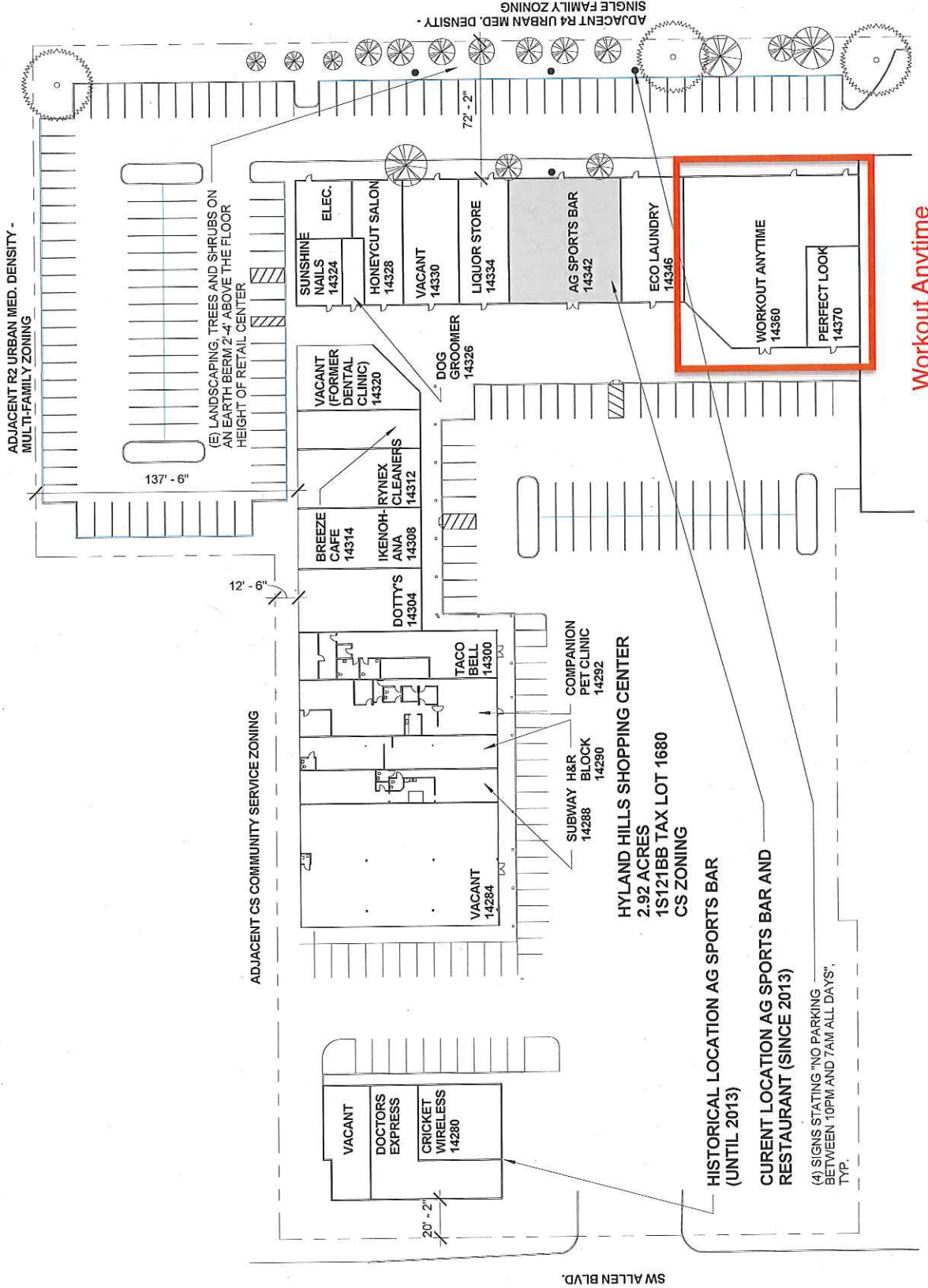
02/28/2016

Revisions	
Number	Date

SITE PLAN

A0

CONDITIONAL USE



1 HYLAND HILLS SITE PLAN

1" = 50'-0"

SIGN IN SHEET

NAME	ADDRESS	EMAIL
LUDBEY LEWMAN	7190 SW 142nd Ave	on file
Felt menzel	13650 SW 21 st	hijacknol@comcast.net
STEVEN HALL	6555 SW DALE AVE	steverj hall 3696@gmail.com
FATH WINTERS	7215 SW HALL BLVD	fath@fathwinters.com
ARON FRANKLIN	13435 SW 22nd ST	aron_franklin@yahoo.com
Reggie Franklin	"	digillie@yahoo.com
John Dugger	13105 SW Heather Ct	johninpdx79@gmail.com
QUINN SIMPSON	"	QSIMPSON1@GMAIL.COM
TODD HEPP	833 SW 11 th Ave	Todd@EWcorp.net
Eastern Western Corp	Portland, OR 97205	Heach@thprd.org
Lori Leach	THPRD	
Alma Micka	7620 S.W. 141st	pmicka5@comcast.net
Paul Micka	7620 S.W. 141st	
Juanita Coparanis	13620 SW Hargis Rd	John and Juanita@Comcast.net
MANDI DEFRAN	BPD	MD2FRAN@BIAUSWORLDWIDE.COM

NOTICE SIGN MOCK-UP

PUBLIC MEETING

On A
Preliminary Development Proposal
Affecting

14360 SW Allen Blvd.

PROPOSED

Conditional Use Change

A meeting to discuss the preliminary
development proposal is scheduled for

Dec. 8th @ 7pm 12500 SW Allen Blvd

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION
CONTACT:

Todd Hepp 503 406-1969
503-952-0833

[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]

DEVELOPER OR AGENT:

Eastern Western Corp.

PROJECT LOCATION:

14360 SW Allen Blvd.**AFFIDAVIT OF MAILING NOTICE**

I, Todd Hepp, being first duly sworn; say that I am
 (represent) the party intended to submit an application to the City of Beaverton
 for a proposed Conditional Use Change affecting land located at
14360 SW Allen Blvd., and that pursuant to Ordinance 2050,
 Section 50, and the guidelines set out by the Community Development Director,
 did on the 28th day of October, I, personally
 mail notice to affected property owners and NAC's within 500 feet of the proposed
 development site.

**Sign and Date in the presence of a Notary Public. Certain City staff are
 Notary Publics and are available for witnessing.**

Signature:

Todd Hepp

Dated this

28 day of October, 2016.

Subscribed and sworn to before me this 28th day of OCTOBER, 2016.

Heather Lute

Notary Public for the State of Oregon

My Commission expires: MARCH 24, 2018

h:\forms (new folder)\neighborhood meeting\update 2007\hnd #8 affmail update.doc

PROJECT NAME: Hyland Hills Workout Anytime CU

POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

I, Todd Hepp, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed Conditional USE Permit affecting land located at 14360 SW Allen Blvd, and that pursuant to Ordinance 2050, Section 50.3., did on the 9 day of March, 2017, personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Public's and are available for witnessing.

Signature: [Signature]

Dated this 16 day of May, 2017.

Subscribed and sworn to before me this 16 day of MAY, 2017.

[Signature]

Notary Public for the State of Oregon

My Commission expires: MARCH 24, 2018



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