

**BEFORE THE PLANNING
COMMISSION FOR
THE CITY OF BEAVERTON,
OREGON**

After recording return to:
City of Beaverton, City Recorder:
12725 SW Milikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2484
ON A CONDITIONAL USE FOR EXTENDED) CU2015-0013 ORDER APPROVING
HOURS IN THE COMMUNITY SERVICE ZONING) CEDAR HILLS CROSSING II PARTIAL
DISTRICT (CEDAR HILLS CROSSING II PARTIAL) REDEVELOPMENT, NEW CONDITIONAL USE
REDEVELOPMENT). CENTER DEVELOPMENTS)
OREG II, LLC, APPLICANT.

The matter came before the Planning Commission on July 13, 2016, on a request for a New Conditional Use application for extended hours of operation for two eating and drinking establishments and a bowling alley in the Community Service (CS) zoning district. Hours of operation before 7:00 am and/or after 10:00pm within 500 feet of a residential use in a residentially zoned property is a Conational 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 Lots 1200, 1300, 1400, 1401, 1500, 1501, 1502, 1503, 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 public raised concerns regarding the noise from the bowling alley and how it would affect adjacent properties, given the noise generated by the existing bowling alley located on the north portion of the site. The applicant provided an acoustical study by a sound engineer showing that the noise generated by the bowling alley would be consistent with or below the ambient noise level of the area. Unlike the current bowling alley the doors will not need to be propped open as the new structure will be air conditioned and does not have doors facing the neighborhood to the west.

The public raised concerns that the loading and garbage area to the west of Building 1 would be disruptive to adjacent properties, the applicant stated that they were not currently proposing trash compactors but would be happy with a condition to limit hours of operation for a trash compactor to the hours of the zoning district, 7:00 am to 10:00 pm. Additionally, the Commission agreed with staff's recommendation that the hours of operation for Building 1 outdoor seating be limited to the standard hours in the CS zoning district, 7:00 am to 10:00 pm to limit adverse impacts to the neighborhood to the west.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 6, 2016, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2015-0013** 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 6, 2016, 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, a construction permit has been issued and substantial construction pursuant thereto has taken place, or an application for extension has been filed, pursuant to Section 50.93 of the Development Code. In the case of phased development, each phase must be commenced within 2 years of completion of the prior phase, in accordance with Section 50.90.3.B of the Development Code. (Planning/JF & SR)
2. Ensure that the associated Design Review Three application (DR2015-0121) has been approved and is consistent with the submitted plans. (Planning/JF & SR)
3. Hours of operation, including employee work shifts, for the bowling alley located in Building 1 shall be no earlier than 7:00 a.m. and no later than 2:30 a.m. (Planning/JF & SR)
4. Hours of operation, including employee work shifts, for the eating and drinking establishment located in Building 1 shall be 4:00 a.m. to 10:00 p.m. (Planning/JF & SR)
5. Use of the outdoor seating area for the eating and drinking establishment located in Building 1 shall be limited to 7:00 a.m. to 10:00 p.m. (Planning/JF & SR)
6. Hours of operation, including employee work shifts, for the eating and drinking establishment located in Building 15 shall be 7:00 a.m. to 2:30 a.m. (Planning/JF & SR)
7. Hours of operation for trash compaction on the site shall be limited to between the hours of 7:00 am and 10:00 pm. (Planning/JF & SR)

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

AYES: Nye, Kroger, Doukas, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Wilson, Sajadpour.

Dated this 21st day of July, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2484 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 August 1, 2016.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

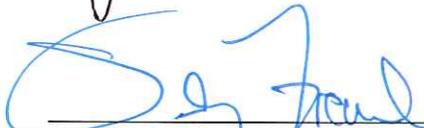
APPROVED:



JANA FOX
Associate Planner



MIMI DOUKAS
Chair



SANDRA FREUND, AICP
Current Planning Manager