

**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 LOADING)	ORDER NO. 2443
DETERMINATION APPLICATION (HOTEL & RESTAURANT AT )	LO2015-0004 ORDER APPROVING
11325 SW CANYON ROAD). HAWKINS COMPANY, )	HOTEL & RESTAURANT AT 11325 SW CANYON ROAD
APPLICANTS. )	)
)	)

The matter came before the Planning Commission on December 16, 2015 and January 20, 2016, on a request for approval of a Loading Determination application to eliminate the loading berth requirements for the Hotel. The subject site is located at the northwest corner of SW Canyon Road and SW 114<sup>th</sup> Avenue, and addressed as 11325 SW Canyon Road. Tax Lots 1500 and 1304 on Washington County Tax Assessor’s Map 1S110DC.

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 discussed concerns about the hotel loading area blocking the pedestrian connection between the hotel and restaurant. In response the applicant provided a revised plan showing a revised pedestrian path location around the loading area. The Commission found that the revised path location provided safe pedestrian

routes around the loading area. The initial request for Loading Determination included a reduction in the loading berth dimensional standards for the restaurant, however the applicant provided loading berth dimensions showing the restaurant loading berth meets the dimensional standards required and therefore is not subject to the Loading Determination application.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated December 9, 2015 and Supplemental Memorandum dated January 13, 2016, as applicable to the approval criteria contained in Section 40.45.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LO2015-0004 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 December 9, 2015 and Supplemental Memorandum dated January 13, 2016 and this Land Use Order, and subject to the conditions of approval as follows:

1. Ensure that the Design Review Three (DR2015-0062) application has been approved and is consistent with the submitted plans. (Planning Division/JF)

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

<b>AYES:</b>	Wilson, Kroger, Doukas, Nye, Overhage, and Sajadpour.
<b>NAYS:</b>	Winter.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	None.

Dated this 28<sup>th</sup> day of January, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2443 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 4:00 p.m. on February 8, 2016.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
JANA FOX  
Associate Planner

APPROVED:

  
\_\_\_\_\_  
MIMI DOUKAS  
Chair

  
\_\_\_\_\_  
SANDRA FREUND, AICP  
Planning Manager