

**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. 2487  
ON A LOADING DETERMINATION TO REDUCE ) L02016-0001 ORDER APPROVING  
THE NUMBER OF REQUIRED LOADING BERTHS ) CEDAR HILLS CROSSING II PARTIAL  
(CEDAR HILLS CROSSING II PARTIAL ) REDEVELOPMENT, LOADING DETERMINATION  
REDEVELOPMENT). CENTER DEVELOPMENTS )  
OREG II, LLC, APPLICANT.

The matter came before the Planning Commission on July 13, 2016, on a request for a Loading Determination to reduce the number of required loading berths from five (5) to zero. 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 Commission expressed concerns over the applicant's proposal to have loading after hours in the rear of Building 1, adjacent to residential uses. The applicant suggested a condition of approval that loading be limited to between the hours of 8:00 am to 5:00 pm to ensure that the neighbors aren't

disrupted by the noise. The Commission found that with the proposed conditions of approval the applicant meets the approval criteria for a Loading Determination application.

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 40.50.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LO2016-0001** 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. Ensure that the Design Review Three (DR2015-0121) application has been approved and is consistent with the submitted plans. (Planning/JF & SR)
2. Prior to occupancy the applicant shall provide temporary loading zone signage to the 10 parking spaces west of Building 1 which limit the loading, including waste removal, to between the hours of 8:00 am and 5:00 pm. (Planning/JF & SR)
3. The pedestrian path to that connects to the drive aisle at the northwest corner of Building 1 shall be extended to the loading area to provide safe pedestrian access for loading. (Planning/JF & SR)

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

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

Dated this 21<sup>st</sup> day of July, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2487 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.

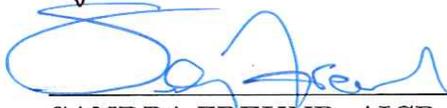
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

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

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

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