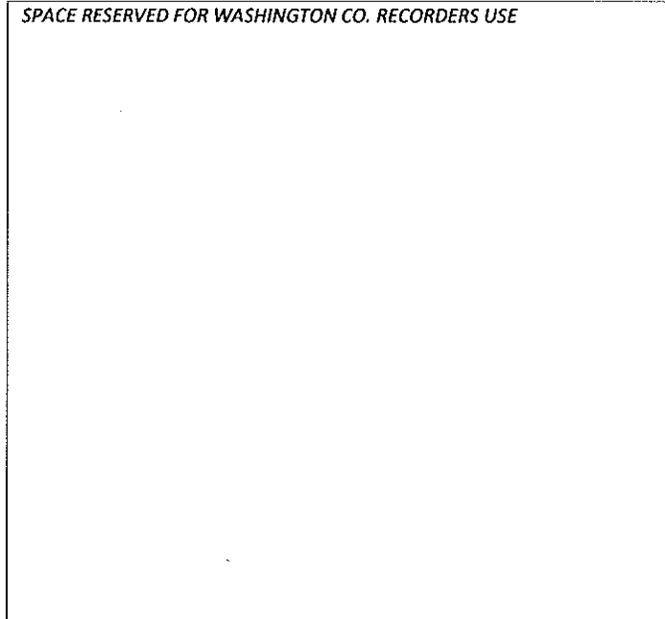


**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

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. 2473 |
| DETERMINATION APPLICATION FOR A NEW COMMERCIAL) | LO2016-0001 ORDER APPROVING |
| DEVELOPMENT IN THE CS ZONING DISTRICT (CEDAR HILLS) | CEDAR HILLS CROSSING I PARTIAL REDEVELOPMENT |
| CROSSING I PARTIAL REDEVELOPMENT). CENTER) | |
| DEVELOPMENTS, APPLICANTS.) | |

The matter came before the Planning Commission on May 18, 2016, on a request for approval of a Loading Determination for the construction of four new commercial buildings totaling approximately 69,500 square feet in floor area, including a reduction of the number of required loading berths to one (1). The site is South of SW Jenkins Road, West of SW Cedar Hills Boulevard. Tax Lot 200, on Washington County Tax Assessor's Map 1S109.

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 May 11, 2016 and Supplemental Memoranda dated May 17, 2016 and May 18, 2016 as applicable to the approval criteria contained in Sections 40.03 and 40.20.15.3.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 hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated April 11, 2016 and Supplemental Memoranda dated May 17, 2016 and May 18, 2016 and this Land Use Order, and subject to the conditions of approval as follows:

1. Ensure that the Design Review Three (DR2015-0127) application has been approved and is consistent with the submitted plans. (Planning/JF & SR)
2. Prior to occupancy the applicant shall provide loading zone signage in the loading area west of Building 1 which limit the space to loading only. (Planning/JF & SR)

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

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

Dated this 27th day of May, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2473 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 4:30 p.m. on June 6, 2016.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

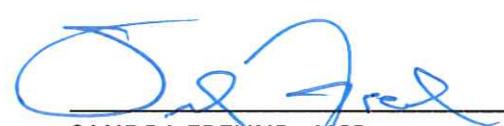


JANA FOX
Associate Planner

APPROVED:



MIMI DOUKAS
Chair



SANDRA FREUND, AICP
Planning Manager