

**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 REPLAT)	ORDER NO. 2434
TWO APPLICATION TO ADJUST THE BOUNDARIES BETWEEN)	LD2015-0007 ORDER APPROVING
TWO LOTS IN SEPARATE PLATS (FRED MEYER FUEL FACILITY &)	FRED MEYER FUEL FACILITY & COMMERCIAL BUILDING
COMMERCIAL BUILDING). FRED MEYER STORES & EDGE)	
DEVELOPMENT, APPLICANTS.)	

The matter came before the Planning Commission on November 18, 2015, on a request for approval of a Replat Two application to adjust the boundaries between two lots in separate plats. The subject site is located at the southwest corner of SW Canyon Road and the Highway 217 access road. Tax Lots 500 and 1100 on Washington County Tax Assessor’s Map 1S115AB.

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 November 10, 2015, with corrections, as identified in the Supplemental Memorandum dated November 17, 2015, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2015-0007 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 November 10, 2015, with corrections, as identified in the Supplemental Memorandum dated November 17, 2015, and this Land Use Order, and subject to the conditions of approval as follows:

1. To comply with State Building Code fire separation distance from the east, south and west property lines a 'no build easement' (in a form approved by the City) is required to guarantee a minimum of ten feet of fire separation from the edge of the canopy/kiosk to any other structure (existing or future) and must be shown on the plat. (Building/BR)
2. The final plat, for the Replat Two approved in LD2015-0007, must be recorded prior to or concurrently with the recordation of the Preliminary Fee Ownership Partition. (Planning/JF)
3. Have commenced construction of the site development improvements to provide minimum critical public services (access graded, cored and rocked; wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
4. Show granting of any required on-site easements on the plat, along with plat notes as approved by the City Engineer for area encumbered and County Surveyor as to form and nomenclature. The applicant's engineer or surveyor shall verify all pre-existing and proposed easements are of sufficient width to meet current City standards in relation to the physical location of existing site improvements. (Site Development Div./JJD)
5. Ensure that appropriate crossover access easements are provided for the shared drives. (Transportation / KR)

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

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

Dated this 2nd day of December, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2434 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 December 14 2015.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

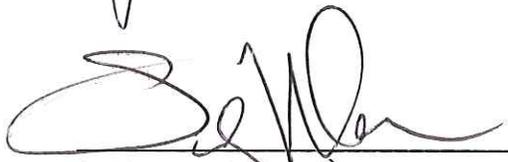


JANA FOX
Associate Planner

APPROVED:



MIMI DOUKAS
Chair



SANDRA MONSALVÉ, AICP
Planning Manager