

**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	)	ORDER NO. 2435
PRELIMINARY FEE OWNERSHIP PARTITION APPLICATION TO	)	LD2015-0015 ORDER APPROVING
SEPARATE THE OWNERSHIP OF THE COMMERCIAL BUILDING	)	FRED MEYER FUEL FACILITY & COMMERCIAL BUILDING
AND FUEL STATION (FRED MEYER FUEL FACILITY &	)	
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 Preliminary Fee Ownership Partition to separate the ownership of the new commercial building and fuel station while keeping landscaping and parking in common ownership between the lots. 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 40.20.15.6.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2015-0015 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:

**A. Prior to Final Plat approval, the applicant shall:**

1. Show granting of any required on-site easements on the single lot partition 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 and proposed site improvements. (Site Development Div./JJD)
2. The Replat Two, LD2015-0007, must be approved and recorded prior to or concurrent with recordation of the Final Plat for the Preliminary Fee Ownership Partition (LD2015-0015). (Planning/JF)
3. 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 2<sup>nd</sup> day of December, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2435 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.

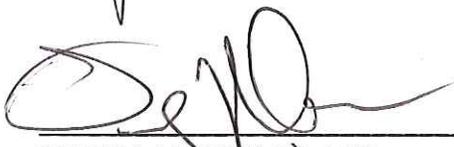
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

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

APPROVED:

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

  
\_\_\_\_\_  
SANDRA MONSALVÉ, AICP  
Planning Manager