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

SPACE RESERVED FOR WASHINGTON CO. RECORDERS USE

After recording return to:
City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2514
OF A REPLAT TWO APPLICATION (WESTGATE) LD2016-0021 ORDER APPROVING
MIXED USE). REMBOLD PROPERTIES,) WESTGATE MIXED USE, REPLAT TWO
APPLICANT.)
)

The matter came before the Planning Commission on November 9, 2016, on a request for a Replat Two for the dedication of public streets and placement of utility easements. The site is located between SW Cedar Hills Boulevard and SW Rose Biggi Avenue, north of the light rail tracks. Tax Lot 400, on Washington County Tax Assessor's Map 1S109DD and Tax Lot 6850, on Washington County Tax Assessor's Map 1S116AA.

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 2, 2016, Supplemental Memorandum dated November 7, 2016 and the findings

contained therein, 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 **LD2016-0021** 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 November 2, 2016, Supplemental Memorandum dated November 7, 2016 and the findings contained therein, subject to the conditions of approval as follows:

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

1. Have commenced construction of the site development improvements or otherwise show provision of minimum critical public services to each proposed lot (access graded, cored and rocked; wet utilities installed or available) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div./JJD)
2. Show granting of any required on-site easements on the 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 site improvements. (Site Development Div./JJD)
3. Demonstrate all lots meet ordinance standards for lot size, dimension and frontage. The final plat shall be fully dimensioned and indicate the square footage of each lot. (Planning Division/JF)
4. Provide written assurance to the Planning Division that each and every lot is buildable without variance under City Ordinances effective as of the date of preliminary plat approval. Tracts and other parcels not proposed for development shall also be listed with a statement of their purpose. (Planning Division/JF)

5. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Division/JF)
6. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning Division/JF)
7. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning Division/JF)

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

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

Dated this 21st day of November, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2514 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 December 1, 2016.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



JANA FOX
Associate Planner



MIMI DOUKAS
Chair



SANDRA FREUND, AICP
Current Planning Manager