

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

**After recording return to:**  
City of Beaverton, City Recorder:  
4755 SW Griffith Drive  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF REPLAT	)	ORDER NO. 2396
ONE FOR CONSOLIDATION OF SIX PARCELS INTO ONE PARCEL	)	LD2014-0013 ORDER APPROVING
MEETING THE THRESHOLD FOR A REPLAT ONE FOR	)	1 <sup>ST</sup> & ANGEL MIXED USE
CONSOLIDATION (1 <sup>ST</sup> & ANGEL MIXED USE), REMBALD	)	
PROPERTIES, APPLICANT.	)	
	)	

The matter came before the Planning Commission on April 15, 2015, on a request for approval of a Replat One for Lot Consolidation to consolidate six parcels into one parcel meeting the threshold for a Replat One. The site is bounded by SW 1<sup>st</sup> Street, SW Angel Street, SW Main Avenue, and SW Farmington Road and is specifically identified as Tax Lot's 1300, 1400, 1500, 1600, 1700, and 1800 on Washington County Assessor's Map 1S1-16AD.

Pursuant to Ordinance 2050 (Development Code), Sections 50.15.2 and 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 April 8, 2015, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2014-0013** 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 8, 2015 and subject to the conditions of approval as follows:

**A. Prior to approval of the final plat, the applicant shall:**

1. Have verified to the satisfaction of the City Engineer that the location and width of proposed rights of way and easements are adequate, per adopted City Standards and requirements. The proposed rights of way and easements shall be consistent with the plans and approved by the Planning Commission. (Site Development Div./JJD)

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

<b>AYES:</b>	Wilson, Nye, Kroger, Overhage, Winter and Doukas.
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	Kiene.

Dated this 23<sup>rd</sup> day of April, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2396 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 May 4, 2015.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

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

APPROVED:

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

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Principal Planner