

**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. 2388
ONE FOR LOT CONSOLIDATION TO CONSOLIDATE THE )	LD2014-0006 ORDER APPROVING
EXISTING SERVICE CENTER LOT WITH THE LOT TO THE SOUTH )	BEAVERTON HONDA EXPANSION
WHICH WAS FORMERLY OCCUPIED BY A CHURCH STRUCTURE )	
(BEAVERTON HONDA EXPANSION). LANPHERE )	
CONSTRUCTION AND DEVELOPMENT, APPLICANT. )	

The matter came before the Planning Commission on January 7, 2015, on a request for approval of a Replat One for Lot Consolidation to consolidate the existing service center lot with the lot with the lot to the south which was formerly occupied by a church structure. The subject site is located on the west side of SW 107<sup>th</sup> Avenue and between Beaverton Hillsdale Highway and Canyon Road and is specifically identified as Tax Lot's 200 and 300 on Washington County Assessor's Map 1S1-15AA.

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 December 31, 2014, and Staff's Memorandum dated January 7, 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 LD2014-0006** 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 December 31, 2014, Staff's Memorandum dated January 7, 2015, and subject to the conditions of approval as follows:

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

1. Show granting of any required on-site easements and public street dedications 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)
2. 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)
3. The final plat shall be fully dimensioned and indicate the square footage of each lot. (Planning Division/JF)

**B. Prior to building occupancy:**

4. Provide the City with a copy of the recorded plat from Washington County records. (Planning/JF)

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

Dated this 14<sup>th</sup> day of January, 2015.

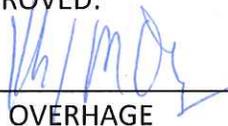
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2388 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 5:00 p.m. on Monday, January 26, 2015.

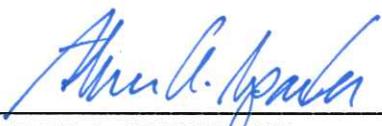
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

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

APPROVED:

  
\_\_\_\_\_  
KIM OVERHAGE  
Chair

  
\_\_\_\_\_  
STEVEN A. SPARKS, AICP  
Planning Division Manager