

**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 REPLAT )	ORDER NO. 2426
ONE APPLICATION FOR THE ADJUSTMENT OF A PROPERTY )	LD2015-0016 ORDER APPROVING
LINE AND CONSOLIDATION OF TWO PARCELS WITHIN ONE )	STANDARD BAG INDUSTRIAL BUILDING 2
RECORDED PLAT (STANDARD BAG INDUSTRIAL BULIDING 2), )	
VLMK ENGINEERING + DESIGN, APPLICANT. )	

The matter came before the Planning Commission on September 30, 2015, on a request for approval of a Replat One application for the adjustment of a lot line and consolidation of two parcels within one recorded plat. The subject property is located on and to the west of 1800 SW Merlo Drive and is specifically identified as Tax Lots 100, 300, 400, 500 and 600 on Washington County Assessor’s Map 1S1-06DD.

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 September 23, 2015, Supplemental Memorandum dated September 30, 2015 and the findings contained therein, as applicable to the approval criteria contained in Section 40.45.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT LD2015-0016 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 September 23, 2015, Supplemental Memorandum dated September 30, 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. 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)
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. Ensure that appropriate crossover access easements are provided for the two shared driveways. (Transportation / KR)
4. Ensure that a public access easement has been provided along the street frontage adequate to accommodate a 10 foot wide public sidewalk. (Transportation/KR & Planning/JF)

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

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

Dated this 8<sup>th</sup> day of October, 2015.

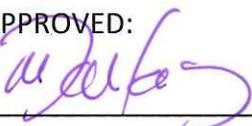
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2426 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on October 19 2015.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

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

APPROVED:

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

  
\_\_\_\_\_  
SANDRA MONSALVE, AICP  
Planning Manager