

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

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. 2486
ON A PRELIMINARY SUBDIVISION FOR A 4 LOT) LD2015-0025 ORDER APPROVING
SUBDIVISION (CEDAR HILLS CROSSING II) CEDAR HILLS CROSSING II PARTIAL
PARTIAL REDEVELOPMENT). CENTER) REDEVELOPMENT, PRELIMINARY SUBDIVISION
DEVELOPMENTS OREG II, LLC, APPLICANT.)

The matter came before the Planning Commission on July 13, 2016, on a request for Preliminary Subdivision to create 4 lots from one parent parcel. The subject site is North of SW Jenkins Road, West of SW Cedar Hills Boulevard, and South of SW Walker Road. Tax Lots 1200, 1300, 1400, 1401, 1500, 1501, 1502, 1503, on Washington County Tax Assessor's Map 1S109AD.

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 July 6, 2016 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.45.15.5.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2015-0025** 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 July 6, 2016 subject to the conditions of approval as follows:

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

1. Submit a final land division application. (Planning/JF & SR)
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. 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)
4. Prior to approval of the Final Land Division, the applicant shall dedicate sufficient right-of-way along the SW Jenkins Rd. and SW Walker Rd. frontages to provide at least 45 feet from centerline. (Transportation/KR)

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

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

Dated this 21st day of July, 2016.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2486 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 August 1, 2016.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

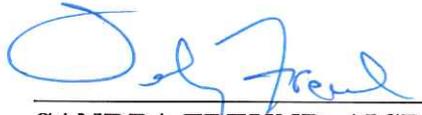
APPROVED:



JANA FOX
Associate Planner



MIMI DOUKAS
Chair



SANDRA FREUND, AICP
Current Planning Manager