

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF) ORDER NO. 2904
A REPLAT ONE FOR CEDAR HILLS APARTMENTS.) LD2022-0015 ORDER APPROVING CEDAR HILLS
HIGH STREET RESIDENTIAL, APPLICANT.) APARTMENTS, REPLAT ONE.

The matter came before the Planning Commission on September 7, 2022, on a request for a Replat One for the creation of a plat for land that has never been part of a previously recorded plat. The subject site is located at 10180 SW Park Way, specifically identified as Tax Lot 02900 on Washington County Tax Assessor's Map 1S102CC.

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 August 31, 2022, and Staff Memoranda dated September 6, 2022, and September 7, 2022, and the findings contained therein, as applicable to the approval criteria contained in Section 40.45.15.2.C.

Therefore, **IT IS HEREBY ORDERED** that **LD2022-0015** 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 August 31, 2022, and Staff Memoranda dated September 6, 2022, and September 7, 2022, and this Land Use Order, 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 all existing and proposed rights of way and easements are adequate, that each parcel and tract has proper access provisions, and that each parcel and tract has adequate public utility service provision/availability per adopted

City standards and requirements. (Site Development Div. / SAS)

2. Have commenced construction of the site development improvements to provide minimum critical public services to each proposed lot (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 rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div. / SAS)

3. Show granting of any required on-site easements 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. / SAS)

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

AYES:	McCann, Saldanha, Glenewinkel, Nye, Winter.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	Lawler, Teater.

Dated this 15th day of September, 2022.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2904, 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 September 26, 2022.

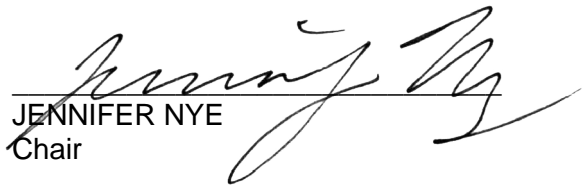
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

LAUREN RUSSELL, AICP
Associate Planner

JENNIFER NYE
Chair



JANA FOX
Current Planning Manager