

**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. 2759
OF A PROPERTY LINE ADJUSTMENT FOR) PLA2020-0001 ORDER APPROVING
HAWAII KAI MULTI-FAMILY, KURAHASHI AND) HAWAII KAI MULTI-FAMILY, PROPERTY LINE
ASSOCIATES COMPANY, APPLICANT.) ADJUSTMENT.

The matter came before the Planning Commission on April 15, 2020, and on April 29, 2020 on a request for Property Line Adjustment approval to adjust a portion of the eastern boundary of the subject site to accommodate a multi-family development, within the Commercial zoning district Neighborhood Service (NS), Hawaii Kai Multi-family. The subject site is located at 4500 and 4550 SW 96th Avenue. Tax Lots 1602 and 1600 on Washington County Tax Assessor’s Map 1S114BA. The Property Line Adjustment affects the shared property line between lot 4550 SW 96th Avenue (Tax Lot 1600) of the subject site and an abutting property, 4560 SW 96th Avenue, also known as Tax Lot 1501 on Washington County’s Tax Assessor’s Map 1S114BA.

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 April 8, 2020, Supplemental Staff Memorandum dated April 15, 2020 and Supplemental Staff Memorandum dated April 27, 2020 and the findings contained therein, as applicable to the approval criteria contained in Section 40.45.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2019-0003** 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 April 8, 2020, Supplemental Staff Memorandum dated April 15, 2020 and Supplemental Staff Memorandum dated April 27, 2020, subject to the condition of approval as follows:

A. General Conditions, the Applicant shall:

1. Ensure the associated land use application PLA2020-0001 has been approved. (Planning / ES)

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

2. Submit electronic copies of the proposed final plat to the City for review and approval, prior to recording. (Planning / ES)
3. Submit copies of the proposed final plat to Washington County for preliminary review and comments, to be shared with the City of Beaverton, prior to recording. (Planning / ES)
4. Show the dedication of a six (6) foot easement along the property's frontage to SW 96th Avenue to Washington County for purposes of public access to the sidewalk. (Transportation/KM)
5. Have commenced construction of the site development

improvements to provide minimum critical public services to the 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./TDM)

6. Show granting of any required off-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./TDM)

7. Submit an owner-executed, notarized, City/CWS standard private stormwater facilities maintenance agreement, with maintenance plan and all standard exhibits for each parcel, ready for recording concurrently with the final plat at Washington County. (Site Development Div./TDM)

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

AYES: Lawler, Overhage, Nye, Saldanha, Uba, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Brucker.

Dated this 7th day of May, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2759 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

May 18, 2020.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



ELENA SASIN
Associate Planner

APPROVED:

JENNIFER NYE
Chair

JANA FOX
Current Planning Manager