

**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. 2528
OF A REPLAT ONE FOR LOT CONSOLIDATION) LD2016-0024 ORDER APPROVING
APPLICATION (KAISER PERMANENTE MEDICAL) KAISER PERMANENTE MEDICAL OFFICE,
OFFICE). KAISER FOUNDATION HEALTH PLAN) REPLAT ONE FOR LOT CONSOLIDATION
OF THE NORTHWEST, APPLICANT.)

The matter came before the Planning Commission on February 1, 2017, on a request for a Replat One for Lot Consolidation to consolidate two lots into one legal lot. The site is located at 4855 SW Western Avenue and 10370 SW Beaverton Hillsdale Highway, at the southwest corner of SW Beaverton Hillsdale Highway and SW Western Avenue, Tax Lots 300 and 600, on Washington County Tax Assessor's Map 1S115AD.

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 January 25, 2017, Supplemental Memorandum dated February 1, 2017 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 **LD2016-0024** 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 January 25, 2017, Supplemental Memorandum dated February 1, 2017 and the findings contained therein, 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/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. Provide proof of recording the necessary easement quit claim deeds documents with Washington County Records for existing easements that need extinguishment as a part of this project. (Site Development Div./JJD)
4. 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)

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

AYES: Nye, Lawler, Matar, North, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Kroger.

Dated this 10TH day of FEBRUARY, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2528 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 FEBRUARY 20TH, 2017.

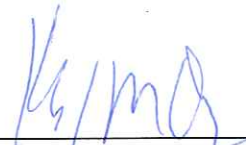
PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



STEVE REGNER
Associate Planner



KIMBERLY OVERHAGE
Chair



SANDRA FREUND, AICP
Current Planning Manager