



MEMORANDUM

City of Beaverton

Community Development Department

To: Interested Parties

From: City of Beaverton Planning Division

Date: October 17, 2018

Subject: *Notice of Decision for LD2018-0031 8130 SW Laurel Street Lot Line Adjustment*

Please find attached the notice of decision for **LD2018-0031 (8130 SW Laurel Street Lot Line Adjustment)**. Pursuant to Section 50.40.11.E of the Beaverton Development Code, the decision for LD2018-0031 (8130 SW Laurel Street Lot Line Adjustment) is final, unless appealed within twelve (12) calendar days following the date of the decision. The procedures for appeal of a Type 2 Decision are specified in Section 50.65 of the Beaverton Development Code. The appeal shall include the following in order for it to be accepted by the Director:

- The case file number designated by the City.
- The name and signature of each appellant.
- Reference to the written evidence provided to the decision making authority by the appellant that is contrary to the decision.
- If multiple people sign and file a single appeal, the appeal shall include verifiable evidence that each appellant provided written testimony to the decision making authority and that the decision being appealed was contrary to such testimony. The appeal shall designate one person as the contact representative for all pre-appeal hearing contact with the City. All contact with the City regarding the appeal, including notice, shall be through this contact representative.
- The specific approval criteria, condition, or both being appealed, the reasons why a finding, condition, or both is in error as a matter of fact, law or both, and the evidence relied on to alleged the error.
- The appeal fee of \$250.00, as established by resolution of the City Council.

The appeal closing date for LD2018-0031 (8130 SW Laurel Street Lot Line Adjustment) is 4:30 p.m. Monday, October 29, 2018.

The complete case files including findings, conclusions, and conditions of approval, if any, are available for review. The case files may be reviewed at the Beaverton Planning Division, Community Development Department, 4th Floor, Beaverton Building/City Hall; 12725 SW Millikan Way between 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. For more information about the case file, please contact Jason T., Assistant Planner, at (503) 350-4038.



NOTICE OF DECISION

DECISION DATE: Wednesday, October 17, 2018

TO: All Interested Parties

FROM: Jason T., Assistant Planner

PROPOSAL: **LD2018-0031 (8130 SW Laurel Street Lot Line Adjustment)**

LOCATION: Lot 1 is located at 8130 SW Laurel Street also described as Tax Lot 15600 on the Washington County Tax Assessor's Map 1S113BA.

Lot 2 does not have an address assigned but is described as Lot Points 18-19, Plus Vacated Street of the Broadmoor Plat and is also described as tax Lot 9800 on the Washington County Tax Assessor's Map 1S113BA.

SUMMARY: The applicant proposes to adjust one shared common lot line between two adjacent lots in order to eliminate the need for owners of lots 1 and 2 of Partition Plat 2018-014 to cross over a small portion of the adjacent lot identified as Lot Points 18-19, Plus Vacated Street of the Broadmoor plat. Upon approval of this replat, the subject 205 square feet of area will become part of lot 1 of Partition Plat 2018-014 and will include a new access easement to the benefit of Lot 2 of Partition Plat 2018-104 and the City of Beaverton. No public access easements nor physical development is proposed with this replat.

APPLICANT'S REPRESENTATIVE: Summit Development Group, LLC
Attn: Brian Wiebe
PO Box 1606
Lake Oswego, OR 97035

APPLICANT/PROPERTY OWNER LOT 1: New Look Development LLC, #176
Attn: John Gliebe
20449 SW Tualatin Valley Highway
Aloha, OR 97003

PROPERTY OWNER LOT 2: Valley Community Presbyterian Church, LLC
8060 SW Brentwood Street
Portland, OR 97223

APPLICABLE CRITERIA: Facilities Review Section 40.03
Replat Two Section 40.45.15.3.C

RECOMMENDATIONS: **APPROVAL of LD2018-0031 (8130 SW Laurel Street Lot Line Adjustment)** subject to the condition identified herein.

Vicinity/zoning Map



BACKGROUND FACTS

Key Application Dates

| <u>Application</u> | <u>Submittal Date</u> | <u>Deemed Complete</u> | <u>120-Day*</u> | <u>365-Day</u> |
|--------------------|-----------------------|------------------------|------------------|----------------|
| LD2018-0031 | August 14, 2018 | September 12, 2018 | January 10, 2019 | May 10, 2019 |

* Pursuant to Section 50.25.8 of the Beaverton Development Code, the City will reach a final decision on an application within 120 calendar days from the date that the application was determined to be complete or deemed complete unless the applicant agrees to extend the 120 calendar day time line pursuant to subsection 9 or unless State law provides otherwise.

Existing Conditions Table

| | | |
|----------------------------|--|--------------------|
| Zoning | R7 – Residential Urban Standard Density | |
| Current Development | These properties are currently developed with a parking lot for the Valley Presbyterian Church and a single family home. | |
| Existing Site Size | Lot 1 is Approximately 9,408 square feet Lot 2 is approximately 28,048 square feet | |
| NAC | West Slope | |
| Surrounding Uses | <u>Zoning:</u> | <u>Uses:</u> |
| | North: R7 (Urban Standard Density) | North: Residential |
| | South: R7 (Urban Standard Density) and | South: Residential |
| | East: Unincorporated Washington County Zone R5 | East: Residential |
| | West: R7 (Urban Standard Density) | West: Residential |

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| Section B: LD2018-0031 – 8130 SW Laurel Street Lot Line Adjustment | LD1-5 |
| Section C: Conditions of Approval | COA-1 |

Exhibit 1. Vicinity/Zoning Map

Exhibit 2. Applicant's Materials

Agency Comments

No agency comments received.

Exhibit 3. Public Comments

Exhibit 3.1

Letter received September 24, 2018 from Ken and Sue Poorman of 8040 SW Laurel Street Portland, OR 97225 expressing concern over the possible closing of an existing gate that allows pedestrians to crossover the Valley Community Presbyterian Church's, lot in order to access SW Laurelwood Street.

Exhibit 3.2

Letter received October 4, 2018 from Charles and Debra Conrad of 4445 SW Crestwood Drive Portland, OR 97225 expressing concern over the possible closing of an existing gate that allows pedestrians to crossover the Valley Community Presbyterian Church's, lot in order to access SW Laurelwood Street.

Exhibit 3.3

Letter received October 4, 2018 signed by all the following people, expressing concern over the possible closing of an existing gate that allows pedestrians to crossover the Valley Community Presbyterian Church's, lot in order to access SW Laurelwood Street.

KIM M FELLER
7975 SW LAUREL ST
PORTLAND OR 97225

EVAN HARDMEYER
4440 SW CRESTWOOD DRIVE
PORTLAND OR 97225

HARRY C MURPHY
4385 SW CRESTWOOD DR
PORTLAND OR 97225

MICHAEL BARTLETT
8410 SW CRESTWOOD LANE
PORTLAND OR 97225

JOEL PARKER
4390 SW 83RD AVE
PORTLAND OR 97225

EMILY HOUSE
7760 SW MINER WAY
PORTLAND OR 97225

BRYAN BAYLESS
4425 SW CRESTWOOD DRIVE
PORTLAND OR 97225

LOUISE K MARTELL
4420 SW CRESTWOOD DRIVE
PORTLAND OR 97225

THOMAS F & DIANE E BENZ
4340 SW 83RD
PORTLAND OR 97225

ANDREW & MARGO FOWLER
4380 SW CRESTWOOD DRIVE
PORTLAND OR 97225

TERRI DEHAAN
4350 SW CRESTWOOD DRIVE
PORTLAND OR 97225

MARCI SCHUMOCK
4465 SW CRESTWOOD DRIVE
PORTLAND OR 97225

ALYSHA GILLIES
8570 SW WHITEPINE LANE
PORTLAND OR 97225

THOMAS C TURNER
4350 SW 86TH AVE
PORTLAND OR 97225

DOUG JOHANSON
4315 SW CRESTWOOD DRIVE
PORTLAND OR 97225

DOUGLAS J ROSTRON
4260 SW 83RD
PORTLAND OR 97225

BOB HANSEN
8470 SW WHITEPINE
PORTLAND OR 97225

BOB & DONNA SETTERBERG
4215 SW 83RD AVE
PORTLAND OR 97225

BRANDI WACHS
8280 SW BRENTWOOD ST
PORTLAND OR 97225

JAMI KIRWAN & LEROY
KENNEDY
8320 SW BRENTWOOD ST
PORTLAND OR 97225

HANK ZEWARD
4075 SW 83RD AVE
PORTLAND OR 97225

ALISON MONEY
5795 SW CHESTNUT AVE
BEAVERTON OR 97005

RENE BERNDT
8410 SW CRESTWOOD LANE
PORTLAND OR 97225

GREG & TENELL DIETZMAN
4285 SW LAURELWOOD
PORTLAND OR 97225

PAUL M STILLWELL JR
8322 SW CRESTWOOD LANE
PORTLAND OR 97225

JULIE CORPRON
7920 SW PARRWAY DRIVE
PORTLAND OR 97225

**FACILITIES REVIEW COMMITTEE
TECHNICAL REVIEW AND RECOMMENDATIONS
8130 SW Laurel Street Lot Line Adjustment
(LD2018-0031)**

Section 40.03 Facilities Review Committee:

The Facilities Review Committee has conducted a technical review of the application, in accordance with the criteria contained in Section 40.03 of the Development Code. The Committee's findings and recommended conditions of approval are provided to the decision-making authority. As they will appear in the Staff Report, the Facilities Review Conditions may be re-numbered and placed in different order.

The decision-making authority will determine whether the application as presented meets the Facilities Review approval criteria for the subject application and may choose to adopt, not adopt, or modify the Committee's findings, below.

The Facilities Review Committee Criteria for Approval will be reviewed for all criteria that are applicable to the submitted application as identified below:

- A. *All critical facilities and services related to the proposed development have, or can be improved to have, adequate capacity to serve the proposed development at the time of its completion.***

Chapter 90 of the Development Code defines "critical facilities" to be services that include public water, public sanitary sewer, storm water drainage and retention, transportation, and fire protection.

No physical development is proposed with this Replat application. The Committee finds that the proposal does not affect existing, or impede potential future, necessary on-site and off-site connections to public water, public sanitary sewer and storm water drainage facilities. The applicant's plans were shared with Tualatin Valley Fire and Rescue (TVF&R) and Transportation staff, who did not provide comments in response to the proposed Replat Type 2.

All critical facilities serve the site and were found to have adequate capacity at the time of the initial partition proposal, LD2015-0014.

Therefore, the Committee finds that the proposal meets the criterion.

- B. *Essential facilities and services related to the proposed development are available, or can be made available, with adequate capacity to serve the development prior to its occupancy. In lieu of providing essential facilities and services, a specific plan may be approved if it adequately demonstrates that essential facilities, services, or both will be provided to serve the proposed development within five (5) years of occupancy.***

Chapter 90 of the Development Code defines “essential facilities” to be services that include schools, transit improvements, police protection, and pedestrian and bicycle facilities in the public right-of-way.

No physical development is proposed with this Replat application. The applicant’s plans were shared with City Transportation staff who had no comments regarding the proposal. Essential facilities were reviewed with the initial Preliminary Partition approval (LD2015-0014). The proposed replat does not affect existing essential facilities.

Therefore, the Committee finds that the proposal meets the criterion.

- C. *The proposed development is consistent with all applicable provisions of Chapter 20 (Land Uses) unless the applicable provisions are modified by means of one or more applications which shall be already approved or which shall be considered concurrently with the subject application; provided, however, if the approval of the proposed development is contingent upon one or more additional applications, and the same is not approved, then the proposed development must comply with all applicable provisions of Chapter 20 (Land Uses).***

Staff cites the Code Conformance Analysis chart at the end of this report, which evaluates the project as it relates to the applicable Code requirements of Chapter 20 for the Residential Urban Standard Density (R7) zone, as applicable to the above mentioned criteria. The proposal does not include any physical development of the site.

Therefore, the Committee finds that the criterion is not applicable.

- D. *The proposed development is consistent with all applicable provisions of Chapter 60 (Special Requirements) and all improvements, dedications, or both, as required by the applicable provisions of Chapter 60 (Special Requirements), are provided or can be provided in rough proportion to the identified impact(s) of the proposed development.***

The Committee cites the Code Conformance Analysis chart at the end of this report, which evaluates the proposal as it relates to the applicable Code requirements of Chapter 60, in response to the above mentioned criteria. Staff will provide findings for the applicable Replat Two approval criteria within the applicable sections of the staff report.

No physical changes are proposed with this replat. All applicable provisions of Chapter 60 including pedestrian access, ADA, and grading were reviewed and approved initially under LD2015-0014.

Therefore, the Committee finds that the proposal meets the criterion.

- E. Adequate means are provided or can be provided to ensure continued periodic maintenance and necessary normal replacement of the following private common facilities and areas, as applicable: drainage facilities, roads and other improved rights-of-way, structures, recreation facilities, landscaping, fill and excavation areas, screening and fencing, ground cover, garbage and recycling storage areas, and other facilities not subject to maintenance by the City or other public agency.**

The proposed Replat Type 2 does not include changes to any private common facilities or areas, therefore the Committee finds this criterion no applicable.

Therefore, the Committee finds that this criterion is not applicable.

- F. There are safe and efficient vehicular and pedestrian circulation patterns within the boundaries of the development.**

The proposed application does not propose physical changes to the subject site or structures. The initial review of the existing preliminary partition were reviewed and approved under LD2015-0014.

Therefore, the Committee finds that the proposal meets the criterion.

- G. The development's on-site vehicular and pedestrian circulation systems connect to the surrounding circulation systems in a safe, efficient, and direct manner.**

As noted in Criterion F, the proposal does not include any physical changes to the subject site or structures. On-site vehicular and pedestrian circulations system connections were reviewed and approved through the initial Preliminary Partition, LD2015-0014.

Therefore, the Committee finds that the proposal meets the criterion.

- H. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate fire protection, including, but not limited to, fire flow.**

The proposal does not include any physical changes to the existing site or buildings.

Therefore, the Committee finds that the proposal meets the criterion.

- I. Structures and public facilities serving the development site are designed in accordance with adopted City codes and standards and provide adequate protection from crime and accident, as well as protection from hazardous conditions due to inadequate, substandard or ill-designed development.***

The proposal does not include any physical changes to the existing site or building.

Therefore, the Committee finds that the proposal meets the criterion.

- J. Grading and contouring of the development site is designed to accommodate the proposed use and to mitigate adverse effect(s) on neighboring properties, public right-of-way, surface drainage, water storage facilities, and the public storm drainage system.***

The proposal does not include any grading or physical changes to the existing site or buildings.

Therefore, the Committee finds that the criterion is not applicable.

- K. Access and facilities for physically handicapped people are incorporated into the development site and building design, with particular attention to providing continuous, uninterrupted access routes.***

No physical changes are proposed with this replat. All applicable ADA requirements were reviewed and approved under LD2015-0014.

Therefore, the Committee finds that the criterion is not applicable.

- L. The application includes all required submittal materials as specified in Section 50.25.1 of the Development Code.***

In review of the materials during the application review process, the Committee finds that all applicable application submittal requirements, as identified in Section 50.25.1 are contained within this proposal.

Therefore, the Committee finds that the proposal meets the criterion.

Recommendation:

The Facilities Review Committee finds that the proposal is limited in scope to the Replat Two application for adjustment of a common lot line between two lots in two separate recorded plats of a site already developed with a single family home and a church parking lot. No physical changes to the existing building or site are proposed, and as such, complies with all the technical criteria.

Code Conformance Analysis
Chapter 20 Use and Site Development Requirements
Residential Urban Standard Density (R7) District

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|---|--|---|-------------|
| Development Code Section 20.05.20 (R7) | | | |
| Use | Single Family Detached Residential | The partition is existing and there are no changes in use nor any physical changes to the site or building proposed with this application. Approval for the initial partition was reviewed through LD2015-0014. | N/A |
| Development Code Section 20.05.15 (R7) | | | |
| Minimum Lot Area | 7,000 square feet | The resulting size of both lots will Result in both lots size exceeding 7,000 square feet. | Yes |
| Minimum Lot Dimensions | 65-foot width 90-foot depth | The proposed lot will exceed the minimum width and depth requirements. | Yes |
| Yard Setbacks Minimums: | 17-foot front 5-foot side 25-foot rear | Not applicable, no physical improvements proposed | N/A |
| Maximum Building Height | 35-foot | Not applicable, no exterior changes are proposed | N/A |

Chapter 60 Special Requirements

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|--|---|--|-------------|
| Development Code Chapter 60 | | | |
| Standards related to physical development. | Requirements for new development and redevelopment. | No site or structure changes are proposed. | N/A |

**LAND DIVISION
ANALYSIS AND FINDINGS
8130 SW Laurel Street Lot Line Adjustment
(LD2018-0031)**

Section 40.45.05. Land Division; Purpose

The purpose of the Land Division applications is to establish regulations, procedures, and standards for the division or reconfiguration of the boundaries of land within the City of Beaverton. This Section is carried out by the approval criteria listed herein.

Section 40.45.15.3.C Replat Two Approval Criteria

In order to approve a Replat Two application, the decision making authority shall make findings based on evidence provided by the applicant demonstrating that all the following criteria are satisfied.

1. *The application satisfies the threshold requirements for a Replat Two.*

Threshold number 3 for Replat Two states:

- 3. The reconfiguration of lots, parcels, or tracts affecting more than one (1) recorded plat, or where the perimeter boundary of a recorded plat would change as a result of the proposed reconfiguration. [ORD 4498; January 2009]*

The proposal includes two adjacent lots in two different recorded plats. Lot 1 is part of the Partition Plat 2018-014 and Lot 2 part of the Broadmoor plat. Upon approval of this replat, the subject 205 square feet of area will become part of lot 1 of Partition Plat 2018-014 and will include a new access easement to the benefit of Lot 2 of Partition Plat 2018-014 and the City of Beaverton. No public access easements nor physical development is proposed with this replat.

Therefore, staff finds that the proposal meets the criterion for approval.

2. *All City application fees related to the application under consideration by the decision making authority have been submitted.*

The applicant submitted the required fee for a Replat Two application.

Therefore, staff finds that the proposal meets the criterion for approval.

3. ***The proposed Replat Two does not conflict with any existing City approval, except the City may modify prior approvals through the Replat process to comply with current Code standards and requirements.***

As proposed, the Replat Two application does not conflict with any existing City approval. The City does not propose modifying prior approvals through this Replat process.

Therefore, staff finds that the proposal meets the criterion for approval.

4. ***Oversized lots or parcels (“oversized lots”) resulting from the Replat shall have a size and shape that facilitates the future potential partitioning or subdividing of such oversized lots in accordance with the requirements of the Development Code. In addition, streets, driveways, and utilities shall be sufficient to serve the proposed lots and future potential development on oversized lots. Easements and rights-of-way shall either exist or be proposed to be created such that future partitioning or subdividing is not precluded or hindered, for either the oversized lot or any affected adjacent lot.***

An “oversized lot” is defined in the Development Code as, “A lot which is greater than twice the required minimum lot size allowed by the subject zoning district.” The minimum lot size required within the R7 zoning district is 7,000 square feet.

Lot 1 is currently 9,408 square feet and will be increasing in size by approximately 205-square feet to a new size of 9,613 square feet which is not considered an oversized lot.

Lot 2 is currently considered oversized at 28,048 square feet but will be reduced in size by approximately 205-square feet to a new lot size of 27,843, therefore moving closer to conformance. The proposed Replat will not preclude future redevelopment of the site, consistent with R7 standards.

As described in response to Section 40.03 above (Section A), critical and essential facilities serve the site and were reviewed as part of the initial approval of the existing partition, LD2015-0014.

As the Replat affects a site which is already developed and does not propose any other changes to the site, the proposal satisfies Criterion 4.

Therefore, staff finds that the proposal meets the criterion for approval.

5. ***Applications that apply the lot area averaging standards of Section 20.05.15.D. shall demonstrate that the resulting land division facilitates the following:***

The applicant is not proposing to apply lot averaging standards.

Therefore, staff finds that the criterion is not applicable to the subject application

6. ***Applications that apply the lot area averaging standards of Section 20.05.15.D. shall not require further Adjustment or Variance approvals for the Land Division.***

The applicant is not proposing to apply lot averaging standards.

Therefore, staff finds that the criterion is not applicable to the subject application.

7. ***If phasing is requested by the applicant, the requested phasing plan meets all applicable City standards and provides for necessary public improvements for each phase as the project develops.***

Phasing is not being proposed or requested as part of this application.

Therefore, staff finds that the criterion is not applicable to the subject application.

8. ***The proposal will not eliminate pedestrian, utility service, or vehicle access to the affected properties.***

The proposal does not include any physical changes to the existing site. Existing pedestrian, utility service, or vehicle access will not be affected by this proposal.

Therefore, staff finds that the proposal meets the criterion for approval.

9. ***The proposal does not create a parcel or lot which will have more than one (1) zoning designation.***

The subject parcels are both currently zoned R7 and both will remain under the R7 zoning designation.

Therefore, staff finds that the proposal meets the criterion for approval.

10. ***Applications and documents related to the request requiring further City approval shall be submitted to the City in the proper sequence.***

The applicant has submitted the required application materials for review of a Replat Two application in the proper sequence.

Therefore, staff finds that the proposal meets the criterion for approval.

DECISION:

Based on the facts and findings presented herein, staff recommends **APPROVAL** of **LD2018-0031 8130 SW Laurelwood Street Lot Line Adjustment** subject to the conditions, herein.

Land Division Standards Code Conformance Analysis

| CODE STANDARD | CODE REQUIREMENT | PROJECT PROPOSAL | MEETS CODE? |
|---|--|---|-------------|
| Grading Standards | | | |
| 60.15.10.1 Applicability | Grading standards apply to all land divisions where grading is proposed but do not supersede Section 60.05.25 Design Review. | The proposal is does not include development. No grading is proposed. | N/A |
| 60.15.10.2.A-C Exemptions | Exemptions include: Public right-of-way, storm water detention facilities, grading adjacent to an existing public-right of way which results in a finished grade below the elevation of the adjacent right-of-way. | Grading is not being proposed. | N/A |
| 60.15.10.3.A-G 0-5 Feet From Property Line | Maximum of two (2) foot slope differential from the existing or finished slope of the abutting property. | Grading is not being proposed. | N/A |
| 60.15.10.3.B 5-10 Feet From Property Line | Maximum of four (4) foot slope differential from the existing or finished slope of the abutting property. | Grading is not being proposed. | N/A |
| 60.15.10.3.C 10-15 Feet From Property Line | Maximum of six (6) foot slope differential from the existing or finished slope of the abutting property. | Grading is not being proposed. | N/A |
| 60.15.10.3.D 15-20 Feet From Property Line | Maximum eight (8) foot slope differential from the existing or finished slope of the abutting property. | Grading is not being proposed. | N/A |
| 60.15.10.3.E 20-25 Feet From Property Line | Maximum ten (10) foot slope differential from the existing or finished slope of the abutting property. | Grading is not being proposed. | N/A |
| 60.15.10.3.F Pre-development slope | Where a pre-development slope exceeds one or more of the standards in subsections 60.15.10.3.A-E, the slope after grading shall not exceed the pre-development slope | Grading is not being proposed. | N/A |

| | | | |
|--|---|--------------------------------------|------------|
| 60.15.10.3.G | The on-site grading contours standards above apply only to the property lines of the parent parcel of a development. They do not apply to internal property lines within a development. | Grading is not being proposed. | N/A |
| Significant Trees and Groves | | | |
| 60.15.10.4 Significant Trees and Groves | Standards for grading within 25 feet of significant trees or groves. | No trees are proposed to be removed. | N/A |

**CONDITIONS OF APPROVAL
8130 SW LAUREL STREET LOT LINE ADJUSTMENT
LD2018-0031**

LD2018-0031 Replat Type 2 Application:

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

1. Submit a Final Land Division Application. In accordance with Section 50.90 of the Development Code, submittal of a complete final land division application shall be made within 24 months after preliminary plat approval, unless a time extension is approved. (Planning Division / JST)
2. Demonstrate all lots meet ordinance standards for lot size, dimension and frontage. The final plat shall be fully dimensioned and indicate the square footage of each lot. (Planning Division / JST)
3. Pay all City liens, taxes and assessments or apportion to individual lots. Any liens, taxes and assessments levied by Washington County shall be paid to them according to their procedures. (Planning Division / JST)
4. Submit paper copies of the proposed final plat to the City for review and approval, prior to recording. Mylars should not be printed for signature until the City has approved the final form of the proposed plat. (Planning / JST)
5. Submit a draft access easement to the benefit of Lot 2 of Partition Plat 2018-014 and the City of Beaverton to the City for review and approval, prior to recording. (Planning / JST)
6. Submit a draft easement rescission which will eliminate the access easement granted by the church to cross the portion of their property which is the subject of this proposal to the City for review and approval, prior to recording. (Planning / JST)
7. Submit a draft public pedestrian access easement over a portion of the driveway, in order to maintain access to the gate at the shared property line between the subject lots. (Planning / JST)
8. All existing public sidewalk, public pedestrian access, utility easements and existing gate/walkway to the Church's property, Lot Points 18-19, Plus Vacated Street of the Broadmoor plat shall remain in place. (Planning / JST)