

**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. 2678  
OF A REPLAT TWO FOR A NEW COMMERCIAL ) ORDER APPROVING LD2018-0032 PATRICIA  
AMUSEMENT FACILITY AND DISTRICT ) RESER CENTER FOR THE ARTS AND GARAGE,  
PARKING GARAGE IN THE REGIONAL CENTER - ) REPLAT TWO.  
TRANSIT ORIENTED ZONING DISTRICT )  
(PATRICIA RESER CENTER FOR THE ARTS). CITY )  
OF BEAVERTON AND BEAVERTON URBAN )  
RENEWAL AGENCY, APPLICANT.

The matter came before the Planning Commission on February 6, 2019, on a request for a Replat Two application to consolidate two lots within an existing plat and to adjust a property line between the consolidated lot and an adjacent lot part of a separate recorded plat. The lot consolidation and property line adjustment was required to help facilitate the development of the Patricia Reser Center for the Arts (Commercial Amusement) and a district parking garage within the Regional Center - Transit Oriented (RC-TO) zoning district. The subject site is located north of SW Crescent Street, west of SW Hall Boulevard, and east of SW Rose Biggi Avenue. Tax Lots 3300, 3400, 800 on Washington County Tax Assessor's Map 1S109DD.

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 30, 2019, and Supplemental Memorandum dated February 6, 2019, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2018-0032** 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 30, 2019, and the Supplemental Memorandum dated February 6, 2019, subject to the conditions of approval as follows:

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

1. 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./JJD)
2. The final plat shall be fully dimensioned and indicate the square footage of each lot and/or tract. (Planning Division/ES)
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/ES)
4. Submit a completed Land Division Agreement form to provide assurance that all the conditions of approval shall be met and that the development will be constructed in accordance with City requirements. (Planning Division/ES)

5. 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/ES)

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

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

Dated this 14 day of February, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2678 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 25, 2019.


PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
ELENA SASIN  
Associate Planner

APPROVED:

  
\_\_\_\_\_  
TERRY LAWLER  
Chair

  
\_\_\_\_\_  
ANNA SLATINSKY  
Planning Division Manager