

**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. 2725  
OF A PRELIMINARY PARTITION FOR CEDAR ) LD2019-0026 ORDER APPROVING  
HILLS SHOPPING CENTER AT PARK WAY ) CEDAR HILLS SHOPPING CENTER AT PARK WAY  
REDEVELOPMENT, URBANFORM ) REDEVELOPMENT, PRELIMINARY PARTITION.  
DEVELOPMENT, APPLICANT.

The matter came before the Planning Commission on October 23, 2019, on a request for a Preliminary Partition to create two lots and a tract for common facilities. The subject site is located at 10110 and 10270 SW Park Way, specifically identified as Tax Lots 2800 and 2900 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 October 16, 2019, and Staff Memorandum dated October 23, 2019, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2019-0026** 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 October 16, 2019, and Staff Memorandum dated October 23, 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 existing and proposed easements are of sufficient width in relation to the physical location of existing site improvements and that each parcel and tract has adequate access provisions and public utility service provision/availability per adopted City standards and requirements. (Site Development Division/NP)
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 Division/NP)

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

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

Dated this 25<sup>TH</sup> day of OCTOBER, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2725, 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 NOVEMBER 4, 2019.


PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

  
\_\_\_\_\_  
LAUREN RUSSELL, AICP  
Associate Planner

  
\_\_\_\_\_  
JENNIFER NYE  
Chair

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