

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2968
OF A LEGAL LOT DETERMINATION, CEDAR) LLD2023-0002 ORDER APPROVING WESTGATE +
STREET COMPANIES, APPLICANT.) HALL MIXED USE DEVELOPMENT, LEGAL LOT
) DETERMINATION.

The matter came before the Planning Commission on October 4, 2023, on a request for a Legal Lot Determination to determine the subject lot is a legal lot. The site is zoned RC-MU and is located at 3775 SW Hall Boulevard, specifically identified as Tax Lot 00105 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 September 27, 2023, and the Supplemental Memorandum dated October 4, 2023, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03.1 and 40.47.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LLD2023-0002** 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 September 27, 2023,

and the Supplemental Memorandum dated October 4, 2023, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure the associated land use applications CU2023-0003, DDR2023-0008, and TP2023-0002 have been approved and are consistent with the submitted plans. (Planning / LS)

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

AYES: Ellis, Glenewinkel, Lawler, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: Akkal, McCann, Nye.

Dated this 10 day of October, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2968 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 October 20, 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

LINA SMITH
Associate Planner

Jerry Lawler

TERRY LAWLER
Vice Chair

STEVE REGNER
Senior Planner