

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 3008
OF A REPLAT ONE, TUALATIN HILLS PARK AND) RP12024-00080 ORDER APPROVING
RECREATION DISTRICT, APPLICANT.) LU32023-00667 POINTER ROAD PARK,
) REPLAT ONE.

The matter came before the Planning Commission at a hearing on July 10, 2024, which was continued to August 7, 2024, on a request for a Replat One approval to consolidate the two tax lots that comprise the site into one legal lot of record to facilitate the proposed development. The site is located at 7360 SW Pointer Road, specifically identified as Tax Lots 3301 and 4001 on Washington County Tax Assessor’s Map 1S101DC.

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 July 3, 2024, the Supplemental Memoranda dated July 10, 2024, and August 1, 2024, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.45.15.2 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **RP12024-00080** 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 July 3, 2024, the

Supplemental Memoranda dated July 10, 2024, and August 1, 2024, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

- 1. Ensure that the Legal Lot Determination (LLD12023-00799) application has been approved and is consistent with the submitted plans. (Planning / BG)

B. Prior to final inspection/occupancy of any final building permit, the applicant shall:

- 2. Have recorded the final plat in County records and submitted a recorded copy to the City. (Planning / BG)

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

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

Dated this 13 day of August, 2024.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 3008 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 August 23, 2024.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

BRITTANY GADA
Associate Planner

CHELSEA MCCANN
Chair

ANNA SLATINSKY
Planning Division Manager