

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2947
OF A LEGAL LOT DETERMINATION, REACH CDC,) LLD2022-0005 ORDER APPROVING
APPLICANT.) REACH ELMONICA AFFORDABLE
) HOUSING, LEGAL LOT
) DETERMINATION.

The matter came before the Planning Commission on August 16, 2023, on a request for a Legal Lot Determination approval to determine the legal status of the REACH property (Tax Lot 100 on Washington County Tax Assessor’s Map 1S106DB). The site is located at the southwest corner of the intersection of SW Baseline Road and SW 170th Avenue at 17030 SW Baseline Road, 17160 SW Baseline Road, and 1111 SW 170th Avenue, specifically identified as Tax Lots 100, 400, and 2500, on Washington County Tax Assessor’s Map 1S106DB. The scope of the proposal at 17160 SW Baseline Road and 1111 SW 170th Avenue is limited to the shared use of an access and drive aisle associated with the Elmonica Mixed Use development (casefile numbers DR2022-0139 / TP2022-0015 / LD2022-0018 / LLD2023-0003).

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 August 9, 2023, and the findings contained therein, as applicable to the approval criteria contained in Section 40.47.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LLD2022-0005** 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 August 9, 2023, and the findings contained therein, subject to the conditions of approval as follows:

A. Prior to final inspection/occupancy, the applicant shall:

1. Submit the required plan(s), application form, fee, and other items, as applicable, needed for a complete Final Land Division application. (Planning / BG)
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: Ellis, Akkal, Lawler, McCann, Glenewinkel,
Winter.

NAYS: None.

ABSTAIN: None.

ABSENT: Nye.

Dated this 23 day of August, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2947 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 September 5, 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

BRITTANY GADA
Associate Planner

CHELSEA MCCANN
Vice-Chair

JANA FOX
Current Planning Manager