

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

After recording return to:
City of Beaverton, City Recorder:
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF)	ORDER NO. 2707
A REPLAT ONE APPLICATION (LIFE TIME FITNESS)	LD2019-0008 ORDER APPROVING LIFE TIME
BEAVERTON). LTF REAL ESTATE COMPANY INC.,)	FITNESS BEAVERTON, REPLAT ONE
APPLICANT.))
))

The matter came before the Planning Commission on May 15, 2019 and June 12, 2019, on a request for approval of a Replat One application for consolidation of three existing lots of record into one lot. The primary site is located north of Highway 26, west of SW Cedar Hills Boulevard, and South of SW Barnes Road. The project site is also identified as Tax Lot 1700 on Washington County Assessor's Map 1S103A. Limited street and utility work is proposed off-site on 165 SW Cedar Hills Boulevard (Washington County Assessor's Map 1S103AB, Tax Lot 200) and 1525 SW Choban Lane (Washington County Assessor's Map 1S103BA, Tax Lots 1300, 1400 and 2300). The primary site is located within the Sunset Station and Barnes Road Planned Unit Development (CU2013-0003).

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 Revised Staff Report, dated June 7, 2019, Supplemental Memorandum dated June 5, 2019, Supplemental Memorandum dated June 7, 2019, and Supplemental Memorandum dated June 12, 2019, as applicable to the approval criteria contained in Section 40.45.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **LD2019-0008** is **APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Revised Staff Report, dated June 7, 2019, Supplemental Memorandum dated June 5, 2019, Supplemental Memorandum dated June 7, 2019, Supplemental Memorandum dated June 12, 2019, and this Land Use Order, subject to the conditions of approval as follows:

A. Prior to Final Plat approval, the applicant shall:

1. 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 / JF)
2. Show all required dedication for public streets. (Planning / JF)
3. Submit copies of the plat to the City for review and approval prior to submitting mylars. (Planning / JF)
4. Have commenced construction of the site development improvements to provide minimum critical public services to each 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 Div./JJD/NP)
5. 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/NP)

6. Provide evidence that all existing easements on site which conflict with development have been removed or relocated prior to recording of the final plat. (Planning / JF)

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

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

Dated this 14th day of June, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2707 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 June 24, 2019.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

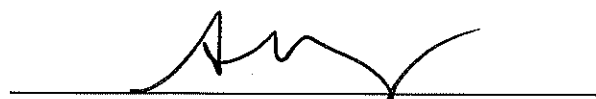
APPROVED:



JANA FOX
Current Planning Manager



JENNIFER NYE
Chair



ANNA SLATINSKY
Planning Manager