

**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. 2690
OF A MINOR ADJUSTMENT TO REDUCE THE) ADJ2019-0004 ORDER APPROVING
MINIMUM SIDE YARD SETBACK TO 4.5 FEET) 3400 SW 125TH 5-PLEX, MINOR ADJUSTMENT
(3400 SW 125TH AVENUE). CTH)
INVESTMENTS,LLC, APPLICANT)

The matter came before the Planning Commission (Commission) on April 24, 2019, on a request for a Minor Adjustment to reduce the minimum side yard setback, along the southern property line, from 5 feet to 4.5 feet. The subject site is located at 3400 SW 125th Avenue, north of SW Center Street. The property is identified on Washington County Assessor’s Map 1S1 09DA as Tax Lot 4208.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the 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 April 17, 2019, and the findings contained therein, as applicable to the approval criteria contained in Section 40.10.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **ADJ2019-0004** is **APPROVED**, based on the testimony, reports and exhibits, evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the staff report dated April 17, 2019, subject to the conditions of approval as follows:

1. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval is enacted either through construction or establishment of use within the two (2) year time period. (Planning/SNK)
2. Ensure that the Design Review Three (DR2019-0013) application has been approved and is consistent with the submitted plans. (Planning/SNK)

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

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

Dated this 13 day of May, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2690 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 May 23, 2019.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



SAMBO KIRKMAN
Senior Planner



JENNIFER NYE
Chair



JANA FOX
Current Planning Manager