

**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. 2741
OF A MAJOR ADJUSTMENT FOR SORRENTO 3-) ADJ2019-0014 ORDER APPROVING
LOT PARTITION. FIRWOOD DESIGN GROUP,) SORRENTO 3-LOT PARTITION, MAJOR
APPLICANT.) ADJUSTMENT.

The matter came before the Planning Commission on January 29, 2020, on a request for Major Adjustment approval to reduce the minimum width of proposed Lot 1 from 70 feet to 59 feet. The subject site is located at 8020 SW Sorrento Road, specifically identified as Tax Lot 00101 on Washington County Tax Assessor's Map 1S128AA.

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.

Public testimony raised concerns about the impact the new houses on narrower lots could have on abutting properties' privacy and feeling of separation from the subject property. The Commission discussed this concern as it relates to approval criterion 40.10.15.2.C.9, which requires the proposal to incorporate building, structure, or site design features to compensate for the requested adjustment. The Commission found that as proposed, the

development did not meet 40.10.15.2.C.9. The Commission proposed two new conditions of approval, with the first requiring the applicant to provide a plan showing the placement of a minimum six-foot-tall, sight-obscuring fence along the property's north, east, and south property lines, prior to issuance of the Site Development permit. The second condition will require the applicant to provide a plan showing the planting of an evergreen hedge along the eastern boundary of the shared driveway prior to issuance of the Site Development permit in order to prevent the headlights of cars using the shared driveway from shining directly into the home on the abutting property to the east. With these conditions of approval, the proposal compensates for the requested adjustment, thereby meeting approval criterion 40.10.15.2.C.9.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 22, 2020, and Staff Memorandum dated January 28, 2020, and the findings contained therein, as applicable to the approval criteria contained in Section 40.10.15.2.C of the Development Code, with addition of the new condition of approval related to the sight-obscuring fence and evergreen hedge.

Therefore, **IT IS HEREBY ORDERED** that **ADJ2019-0014** 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 January 22, 2020, and Staff Memorandum dated January 28, 2020, provided orally at the

hearing, and this Land Use Order, subject to the conditions of approval as follows:

1. Ensure that the Preliminary Partition (LD2019-0016) has been approved and is consistent with the submitted plans. (Planning/LR)

A. Prior to issuance of the site development permit, the applicant shall:

2. Provide a plan showing placement of a minimum six-foot-tall sight-obscuring fence along the north, east, and south property lines except for areas that conflict with sight distance or vision clearance. (Planning/LR)
3. Provide a plan showing planting of an evergreen hedge along the eastern boundary of Tract A, which reaches a minimum height of 48 inches with 90-percent opacity within two years of planting. (Planning/LR)

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

AYES: Overhage, Uba, Lawler, Saldanha, Winter.

NAYS: None.

ABSTAIN: None.

ABSENT: Brucker, Nye.

Dated this 7TH day of FEBRUARY, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2741 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 FEBRUARY 18, 2020.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



LAUREN RUSSELL, AICP
Associate Planner



TERRY LAWLER
Vice Chair



JANA FOX
Current Planning Manager