

SPACE RESERVED FOR WASHINGTON CO. RECORDERS USE

**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. 2535  
OF A CONDITIONAL USE APPLICATION (IRON ) CU2017-0004 ORDER APPROVING  
GATE SELF STORAGE). IRON GATE BEAVERTON ) IRON GATE SELF STORAGE, CONDITIONAL USE  
2 LLC, APPLICANT. )  
)

The matter came before the Planning Commission on May 3, 2017, on a request for a New Conditional Use for a self-storage facility in the Industrial (IND) zoning district. The subject site is located at 5355 SW 107th Avenue at the northern terminus of SW 107th Avenue north of the intersection of SW 107th with Allen Boulevard. The property is identified on Washington County Assessor's Map 1S1 15DA as Tax Lot 01000.

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 April 26, 2017, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2017-0004** 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 April 26, 2017, and the findings contained therein, 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/JF)
2. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit. (Planning/JF)
3. This staff report and accompanying land use order shall be recorded with the Washington County Recorder's Office. (Planning/JF)

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

**AYES:** Nye, Lawler, Matar, North, Overhage.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** None.

Dated this 4<sup>th</sup> day of May, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2535 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 15, 2017.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:



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JANA FOX  
Associate Planner

APPROVED:



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KIMBERLY OVERHAGE  
Chair



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ANNA SLATINSKY  
Planning Manager