

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

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2958  
OF A MAJOR ADJUSTMENT, BEAVERTON ) ADJ2022-0005 ORDER APPROVING RALEIGH  
SCHOOL DISTRICT, APPLICANT. ) HILLS ELEMENTARY SCHOOL, MAJOR  
 ) ADJUSTMENT.

The matter came before the Planning Commission on September 13, 2023, on a request for a Major Adjustment to exceed the 35-foot maximum building height in the Residential Mixed C (RMC) zone by 13.25 feet. The site is zoned RMC and is located at 5225 SW Scholls Ferry Road, specifically identified as Tax Lot 00400 on Washington County Tax Assessor’s Map 1S113CA.

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 September 6, 2023, and the Supplemental Memorandum dated September 13, 2023, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03.1 and 40.10.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **ADJ2022-0005** 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 September 6, 2023,

and the Supplemental Memorandum dated September 13, 2023, and the findings contained therein, subject to the conditions of approval as follows:

**A. General Conditions, the applicant shall:**

1. Ensure the associated land use applications CU2022-0012, CU2023-0005, DR2022-0155, LD2022-0020, LLD2022-0008, SDM2023-0001, and TP2022-0016 have been approved and are consistent with the submitted plans. (Planning / LS)

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

**AYES:** Winter, Akkal, Ellis, Nye.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Glenewinkel, Lawler, McCann.

Dated this 19<sup>th</sup> day of September, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2958 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 29, 2023.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

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LINA SMITH  
Associate Planner

  
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JENNIFER NYE  
Chair

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STEVE REGNER  
Senior Planner