

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

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF A MAJOR)	ORDER NO. 2391
ADJUSTMENT TO REDUCE THE SIDE YARD SETBACKS TO)	ADJ2015-0001 ORDER APPROVING
THREE FEET FROM THE MINIMUM SIDE YARD SETBACK OF)	MURRAY 20 LOT SUBDIVISION MAJOR ADJUSTMENT TO SIDE
FIVE FEET REQUIRED IN THE R2 ZONE (MURRAY 20 LOT)	YARD SETBACKS
SUBDIVISION MAJOR ADJUSTMENT TO SIDE YARD SETBACKS).)	
MURRAY ROAD LLC, APPLICANT.)	

The matter came before the Planning Commission on April 1, 2015, on a request for approval of a Major Adjustment to reduce the side yard setbacks to three feet from the minimum side yard setback of five feet required in the R2 zone. To minimize impacts on surrounding development, the side yard setback of Lots 11 and 20 which border the development are proposed to remain at five feet. The subject site is located at 5040 SW Murray Boulevard along the east side of SW Murray Boulevard, north of SW 6th Avenue and south of SW Farmington Road and is specifically identified as Tax Lot 20400 on Washington County Assessor’s Map 1S1-16CB.

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 March 25, 2015, and the

findings contained therein, as applicable to the approval criteria contained in Section 40.10.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT ADJ2015-0001 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 Staff Report dated March 25, 2015, and subject to the conditions of approval as follows:

1. The three foot reduced side setback is approved for all lots, except the eastern side setback of Lots 11 and the northern side setback of lot 20. (Planning Div./SJR)
2. Prior to final plat approval, a maintenance easement between buildings shall be recorded to allow for exterior building repairs and maintenance. (Planning Div./SJR)
3. Fences shall not be permitted within the maintenance easements between buildings. (Planning Div./SJR)
4. Approval of ADJ2015-0001 is subject to conditions of approval identified in LD2014-0008, TP2014-0007, and SDM2014-0006 Murray Road 20 Lot Subdivision. (Planning Div./SJR)
5. Prior to issuance of the site development permit, the applicant shall ensure the land use approval has not expire, which is two (2) years from the effective date of the decision. (Planning Div./SJR)

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

AYES:	Wilson, Overhage, Kiene, Kroger, Nye, Winter, and Doukas.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	None.

Dated this 9th day of April, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2391 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on April 20, 2015.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

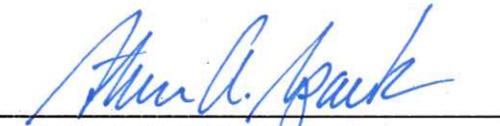


STEVE REGNER
Assistant Planner

APPROVED:



FOR MIMI DOUKAS
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager