

**NOTICE OF**

**PUBLIC HEARING**

**CITY OF BEAVERTON**

Community Development Department

Planning Division

12725 SW Millikan Way

PO Box 4755

Beaverton, OR 97076

Tel: (503) 526-2420

Fax: (503) 526-2550

**Notice Date: June 7, 2018**

Hearing Date: **July 18, 2018** Time: **6:30 p.m.** Hearing Body: **Planning Commission**

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| **Project Name:** |  | **Arco Iris Spanish Immersion Charter School** | | |
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| **Case File No:** |  | **CU2018-0007, ADJ2018-0002DR2018-0063, LO2018-0002** | | |
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| **Summary of**  **Application:** |  | The applicant, Arco Iris Spanish Immersion School, is seeking approval by the Planning Commission for a New Conditional Use to locate their K-8 charter school within an existing office building. They are also seeking a Major Adjustment application to reduce the number of bicycle stalls from 52 down to 26, a Loading Determination to reduce the required number of loading docks and a Type One Design Review for minor exterior modifications. | | |
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| **Project Location:** |  | The site is located at 8205 SW Creekside Place at the corner of SW Hall Boulevard and SW Creekside Place. The site is also described as Tax Lot 1000 on the Washington County Tax Assessor’s Map 1S127AB. The total site is approximately 2.24 acres. | | |
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| **Zoning & NAC:** |  | Office Industrial – Washington Square (OI-WS) **-**  Greenway NAC | | |
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| **Applicable Criteria:** |  | New Conditional Use: Beaverton Development Code Section 40.15.15.3.C, Major Adjustment: Beaverton Development Code Section 40.10.15.1.C, Loading Determination: Beaverton Development Code Section 40.50.15.1.C, Design Review Compliance Letter: Beaverton Development Code Section 40.20.15.1.C, Facilities Review Section: 40.03 and Policies 6.2.3.d, 6.2.3.h and 8.4.1.a of the Comprehensive Plan. | | |
| **Due Date for Written Comments:** |  | **4:30 PM, Wednesday, June 27, 2018** | | |
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| **Hearing Date and Location:** |  | **Wednesday July 18, 2018 beginning at 6:30pm**  City Council Chambers, First Floor, Beaverton City Hall, 12725 SW Millikan Way. | | |
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| **Facilities Review Meeting:** |  | The Beaverton Facilities Review Committee will hold a technical meeting with the applicant on the above development applications on Wednesday, June 27, 2018. The Facilities Review Committee will forward a recommendation to the Director and Planning Commission on the above application based on its conformity to the technical criteria specified in Section 40.03 of the Development Code. | | |
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| **Staff Contact:** |  | Jason T. (503) 350-4038 / jasont@beavertonoregon.gov | | |

A copy of the pre-application conference comments, all documents and evidence submitted by or on behalf of the applicant, and applicable criteria are available for review at the Planning Division, 4th Floor, the Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays.

**Written comments on the proposal shall be submitted no later than 4:30 p.m. on Wednesday, June 27, 2018 if to be addressed in the staff report.** Mailed written comments shall be sent to the Current Planning Division, PO Box 4755, Beaverton, OR 97076. Written comments submitted in person shall be delivered to the Planning Division, 4th Floor, the Beaverton Building/City Hall, 12725 SW Millikan Way, between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday, except holidays. Please reference the Case File Number and Project Name in your written comments.

Failure to raise an issue or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, may preclude appeal to the Land Use Board of Appeals on that issue.

The Facilities Review Committee will meet with the applicant on Wednesday June 27, 2018, to discuss technical issues associated with the application. The Facilities Review Committee is not a decision-making body, but advises the Director and the Planning Commission on a project’s conformity to the technical criteria specified in Section 40.03 of the Development Code of the City of Beaverton. The Director will include the Committee’s recommendation in the staff report to the decision-making authority. The Facilities Review Committee meeting is open to the public, but is not intended for public testimony.

Staff reports are published a minimum of seven (7) calendar days before the date of the initial public hearing. A copy of the staff report will be available for inspection at the Planning Counter within the Community Development Department, at no cost, at least seven (7) calendar days before the hearing, and may be purchased at the Planning Division Counter for a reasonable cost. Staff reports may also be viewed on-line at [www.beavertonoregon.gov](http://www.beavertonoregon.gov).

Pursuant to Section 50.58 of the Beaverton Development Code, written comments or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by the Director no later than 4:30 p.m. on Wednesday July 18, 2018. All submittals that are more than two (2) letter size pages must include no fewer than ten (10) complete copies of the materials being submitted.

The Planning Commission is the decision-making authority for the applications and shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development applications after the hearing closes.

This information is available in large print or audio tape upon request. In addition, assisted listening devices, sign language interpreters, or qualified bilingual interpreters will be made available at any public meeting or program with 72 hours advance notice. To request these services, please call 526-2222/voice/tdd.