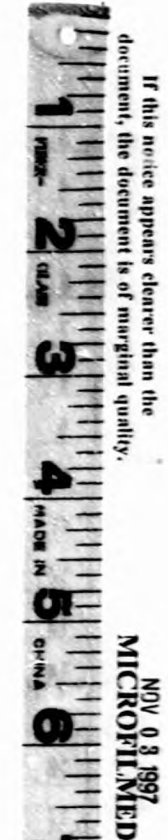
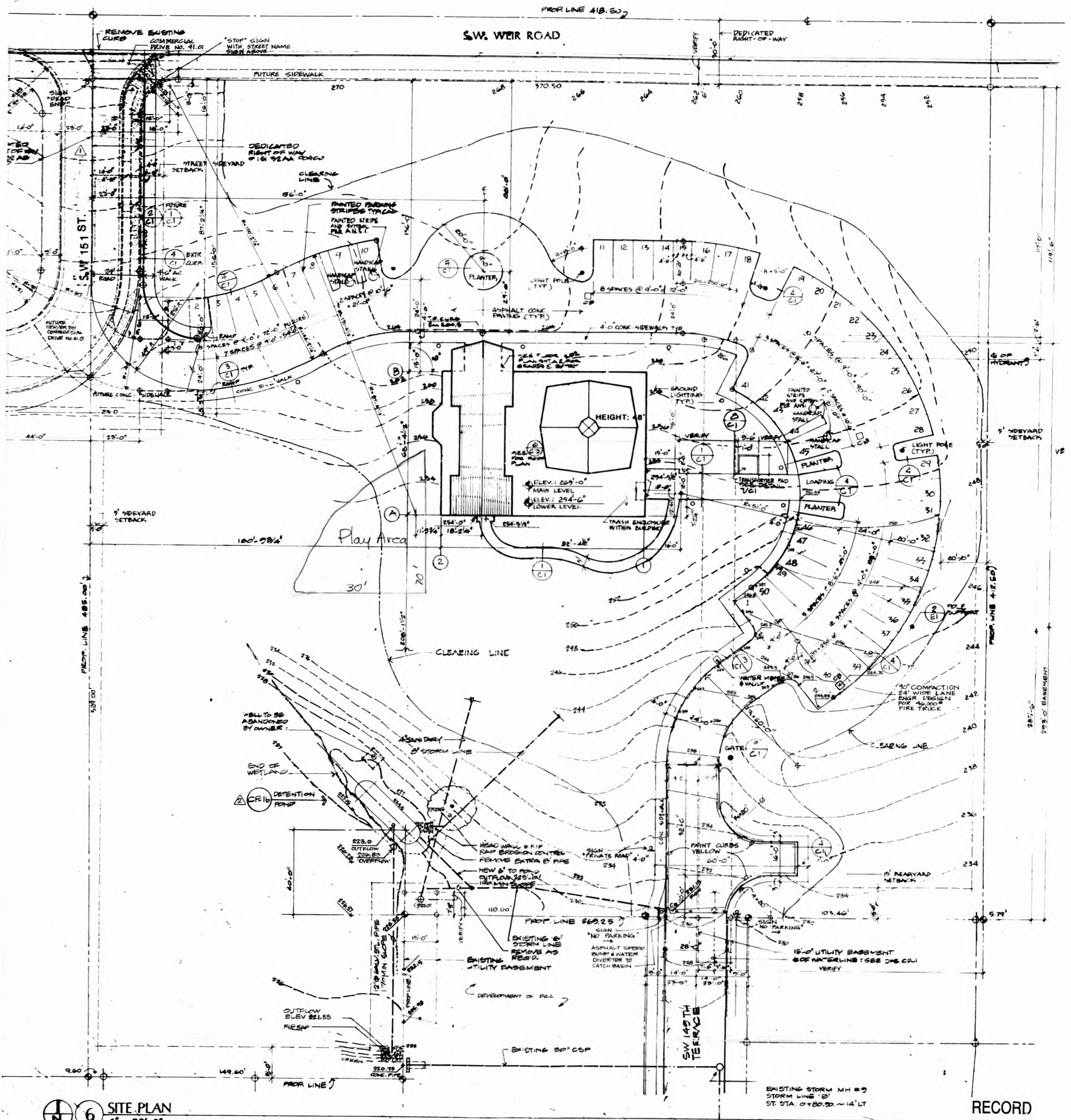


FILE COPY

CD



24X



6 SITE PLAN  
1" = 20'-0"

RECORD

Date: 2 JUN 2009 Sheet: 01 Drawing No: C 1 Project No: 479	Revisions SANDPIPER LANE REVISIONS STORM DETENTION REVISIONS 9 MAR 09	SITE PLAN & DETAILS CEDAR HILLS CHRISTIAN CHURCH S.W. WEIR ROAD BLAVERTON, OREGON	PIETRO BELLUSCHI, DESIGN CONSULTANT YOST CRUBE HALL PC ARCHITECTURE & PLANNING 1211 S.W. 5th SUITE 2700 PORTLAND, OREGON 97204-3782 (503) 221-0150
	Scale: 1 1/2" = 1'-0"		

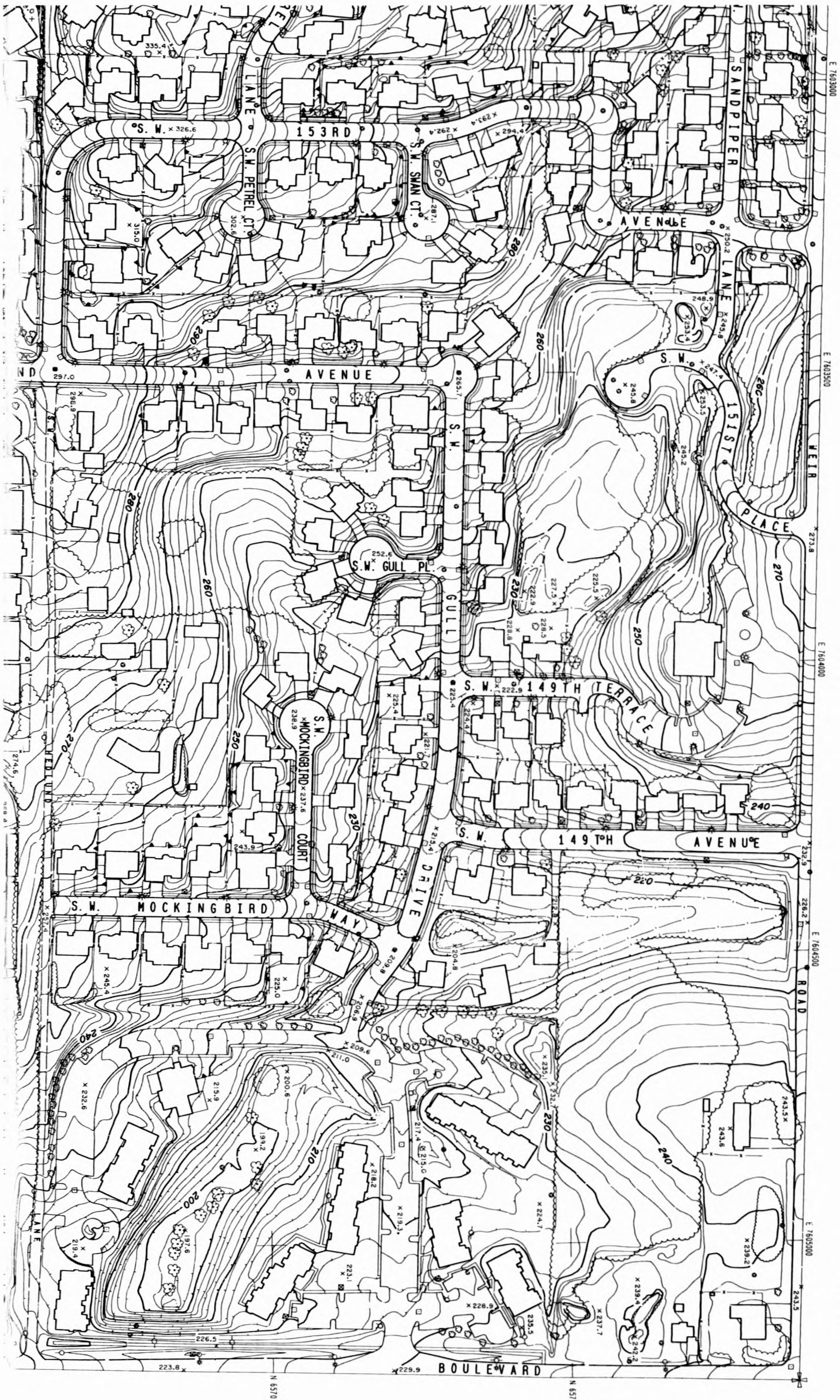
Standard 30" x 42" sheet scale information and graphical scale bars.



CITY OF BEAVERTON  
WASHINGTON COUNTY, OREGON

ADJACENT SHEET NO. 4014

RECORD



CD

If this notice appears clearer than the document, the document is of marginal quality.

NOV 9 3 1997  
MICROFILMED

1 2 3 4 5 6 7 8 9 10 11 12 24X





Planning Department  
Development Review  
Phone: (503) 526-2420

CITY OF BEAVERTON  
PLANNING DEPT  
4755 S.W. GRIFFITH DR.  
P.O. BOX 4755  
BEAVERTON, OR 97076  
MAY 7 9 1994

NOTE:  
ACCEPTABLE SUBMITTAL  
MAXIMUM SHEET SIZE 24 x 36  
FOLDED TO FIT LEGAL SIZE  
ASSEMBLED INTO SETS

PRELIMINARY     RESUBMITTAL     PLANNING     BUILDING     D.T.     FINAL     RESUBMITTAL

APPLICATION DATE 05 26 94 FEE PAID \$ \_\_\_\_\_ APPLICATION DATE \_\_\_\_\_  
FAC. REV-STAFF \_\_\_\_\_ RECEIPT # \_\_\_\_\_ HEARING: TYPE \_\_\_\_\_ DATE \_\_\_\_\_  
FAC. REV-APP. \_\_\_\_\_ CHECK # \_\_\_\_\_ HEARING: TYPE \_\_\_\_\_ DATE \_\_\_\_\_

FILE # Cup - 140 - 11 FILE NAME Murray Hills Montessori School

SHADED AREA FOR OFFICE USE ONLY

PRINT OR TYPE ALL INFORMATION BELOW

APPLICANT  USE MAILING ADDRESS FOR MEETING NOTIFICATION

Your Name Pat Green, Trustee Phone # 644-6927  
Business Name Cedar Hills Christian Church dba Murray Hills Christian Church  
Address, Street 15050 S.W. Weir Road Suite \_\_\_\_\_  
City, State Beaverton, Oregon Zip 97007  
Signature Pat Green Date 5-26-94

USE SITE LOCATION ADDRESS BELOW

PROPERTY / ZONING DATA

Address 15050 S.W. Weir Road  
Location Description Between S.W. 148th and 151st Place

MAP & TAX LOT (LIST ONE PER LINE)	DO NOT USE LOT & BLOCK	SITE ACRES	ZONING		SD/ONLY	
			EXISTING	PROPOSED	CL	TD
1-S-1, 32AA- 400			R-5	C.U.		
-						
TOTAL GROSS SITE:			ACRES 4.11	SQ. FT. 179,040		
TOTAL NET SITE: (GROSS SITE MINUS DRIVEWAYS & G.R.O.V.)						

Conditional use of this property was approved in 1988. This application is for amended use of the church for a Montessori School.

PROPERTY OWNER  Attach separate sheet if more than one owner

Your Name Pat Green, Trustee Phone # 644-6927  
Business Name Cedar Hills Christian Church dba Murray Hills Christian Church  
Address, Street 15050 S.W. Weir Road Suite \_\_\_\_\_  
City, State Beaverton, Oregon Zip 97007  
Signature Pat Green Date 5-26-94

COMMERCIAL / INDUSTRIAL DEVELOPMENT

Use or Development Description \_\_\_\_\_

BUILDING USE (LIST ONE PER LINE)	BLDG. AREA GROSS SQ. FT.	% OF BLDG.	PARKING # SPACES REQ./PROP.	SD/ONLY	
				U.C.	TD.
Church	12,584		50 /		
Montessori School	1 room		15.3 /		
	6724' x 28'		/		
TOTAL BLDG. AREA:			12,584	100%	50 /

ARCHITECT/DESIGNER

Your Name Joachim C. Grube/Pietro Belluschi Phone # 221-0150  
Business Name Yost Grube Hall, P.C.  
Address, Street 1211 S.W. 5th Avenue Suite 2700  
City, State Portland, Or Zip 97204-3782

LANDSCAPE ARCHITECT

Your Name Larry Walker Phone # 228-3122  
Business Name Walker & Macy  
Address, Street 320 S.W. Oak Suite 300  
City, State Portland, Or Zip 97204

ENGINEER/SURVEYOR

Your Name Gaafar Hamsa Gaafar Phone # 227-3251  
Business Name kpff, Consulting Engineers  
Address, Street 421 S.W. 6th Suite 911  
City, State Portland, Or Zip 97204

CONSTRUCTION EXPECTED TO BEGIN \_\_\_\_\_

DATA ENTRY CHECK OFF

- PRELIM. APPLICATION     PC/BDR ACTION  
 FINAL APPLICATION     COUNCIL ACTION

WHITE: File    YELLOW: Applicant    PINK: Plan Tech    GOLD: Counter

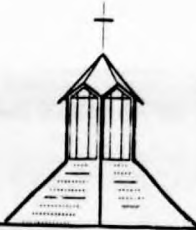
SUBDIVISION / LAND PARTITION

# LOTS PROPOSED \_\_\_\_\_ PARTITION LOT SIZES IN SQUARE FEET: A \_\_\_\_\_ B \_\_\_\_\_ C \_\_\_\_\_ U.C. TD.

MULTI-FAMILY / P.U.D. DEVELOPMENT

TOTAL BLDG. SPACE \_\_\_\_\_ G.R. SQ. FT. / % SITE \_\_\_\_\_ # UNITS \_\_\_\_\_ U.C. TD.  
SITE AREA PER UNIT \_\_\_\_\_ / N/A \_\_\_\_\_  
TOTAL OPEN SPACE \_\_\_\_\_  
OPEN SPACE PER UNIT \_\_\_\_\_ / N/A \_\_\_\_\_  
BUILDING COVERAGE \_\_\_\_\_  
DRIVEWAY AREA \_\_\_\_\_  
PARKING AREA \_\_\_\_\_  
FEET / STORIES \_\_\_\_\_  
MAX. BLDG. HEIGHT \_\_\_\_\_  
UNITS PER BEDROOM NO. 5 \_\_\_\_\_ 1 \_\_\_\_\_ 2 \_\_\_\_\_ 3 \_\_\_\_\_  
AGE MARKET FAMILY  ADULT  SENIOR  ALL   
OWNERSHIP RENTAL  CONDO  RENT/COST \$ \_\_\_\_\_

If this notice appears clearer than the document, the document is of marginal quality.



# MURRAY HILLS CHRISTIAN CHURCH

(Disciples of Christ)

P.O. Box 7096 • 15050 S W Weir Road • Beaverton, Oregon 97007 • (503)524-5230

June 23, 1994

City of Beaverton Planning Department  
P.O. Box 4755  
Beaverton, OR 97076

To: Members of the Beaverton Planning Department

Subject: Impact statement regarding application for Conditional Use Permit for Montessorri School

Operating hours: 8:30 A.M.-3:30 P.M.

Frequency: Week days, daily, during the school year; July, August if sufficient registration

Constituency: Up to 20 children, ages 2 1/2 years to 5 years.

Change from original Conditional Use Permit: The pastor and secretary were expected to be the only regular daily occupants plus occasional group use.

It is the opinion of the Trustees of Murray Hills Christian Church that no impact will be experienced by the neighborhood.

These classes will occupy only one room inside the church building, and the children will use the church-owned play equipment outdoors for their short periods of recreation. Therefore, they will not be using the schools or parks or other public facilities in the area.

Because there is nothing being built, altered or changed in any way, there is no concern regarding the aesthetic compaubility with the neighborhood.

Utilities will not be stressed because the small amount of extra usage would be considered normal with usage of a public facility such as ours.

Normal need for emergency services will not burden those resources.

No neighborhood residential streets would be used for entrance or exit from the property because Weir Road handles the main traffic in the area. Times for the slight additional use of this street are outside the heavy traffic times. Students will be arriving from Aloha and Beaverton neighborhoods. Because parents will be arriving at a variety of times, there will not be sufficient automobiles entering or leaving Weir Road to cause a circulation problem.

We strongly feel that granting this permit will in no way impact the Murray Hills neighborhood or diminish the services thereto.

Yours truly,

*Pat Green*  
Pat Green, Chairman  
Board of Trustees, Murray Hills Christian Church

Dr. John T. Bristow, Pastor

Sue Webber, Program Director



## DAY CARE CENTER (565)

Average Vehicle Trip Ends vs: 1,000 SQUARE FEET GROSS FLOOR AREA  
On a: WEEKDAY  
A.M. PEAK HOUR OF GENERATOR

### TRIP GENERATION RATES

Average Vehicle Trip Ends (Weekday—A.M. Peak Hour of Generator) per 1,000 Square Feet Gross Floor Area				
Average Trip Rate	Range of Rates	Standard Deviation	Number of Studies	Average 1,000 Square Feet GFA
12.063	0.667-28.667	*	12	5.3

NO PLOT OR EQUATION AVAILABLE—INSUFFICIENT DATA

DIRECTIONAL DISTRIBUTION: 53% enter, 47% exit.

## DAY CARE CENTER (565)

Average Vehicle Trip Ends vs: 1,000 SQUARE FEET GROSS FLOOR AREA  
On a: WEEKDAY  
P.M. PEAK HOUR OF GENERATOR

### TRIP GENERATION RATES

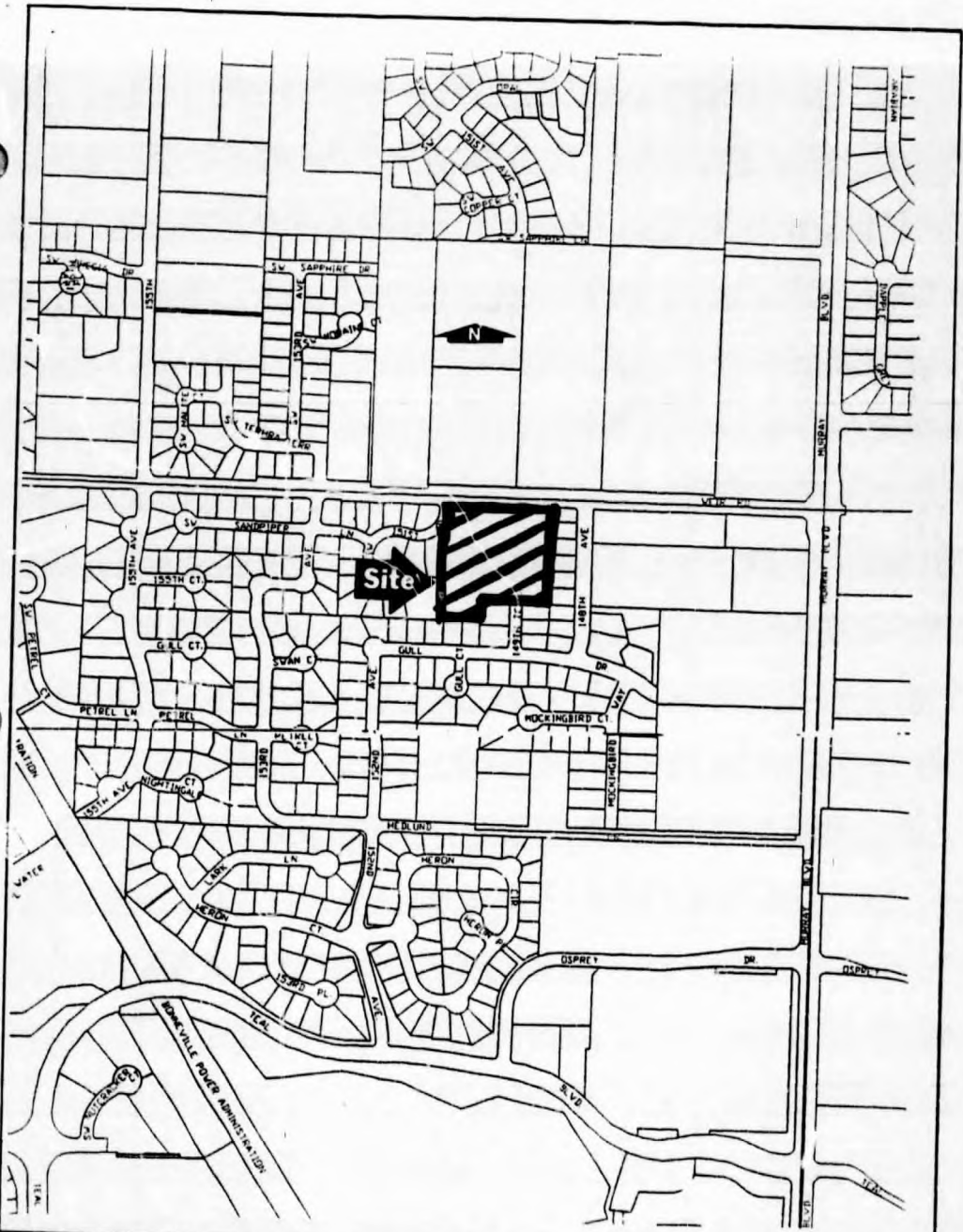
Average Vehicle Trip Ends (Weekday—P.M. Peak Hour of Generator) per 1,000 Square Feet Gross Floor Area				
Average Trip Rate	Range of Rates	Standard Deviation	Number of Studies	Average 1,000 Square Feet GFA
12.286	0.667-28.667	*	12	5.3

NO PLOT OR EQUATION AVAILABLE—INSUFFICIENT DATA

DIRECTIONAL DISTRIBUTION: 48% enter, 52% exit.

*Trip Generation*, September 1967 Institute of Transportation Engineers





REV. \_\_\_\_\_ BY \_\_\_\_\_  
 DATE \_\_\_\_\_

**CITY OF BEAVERTON**

**PLANNING DEPARTMENT**

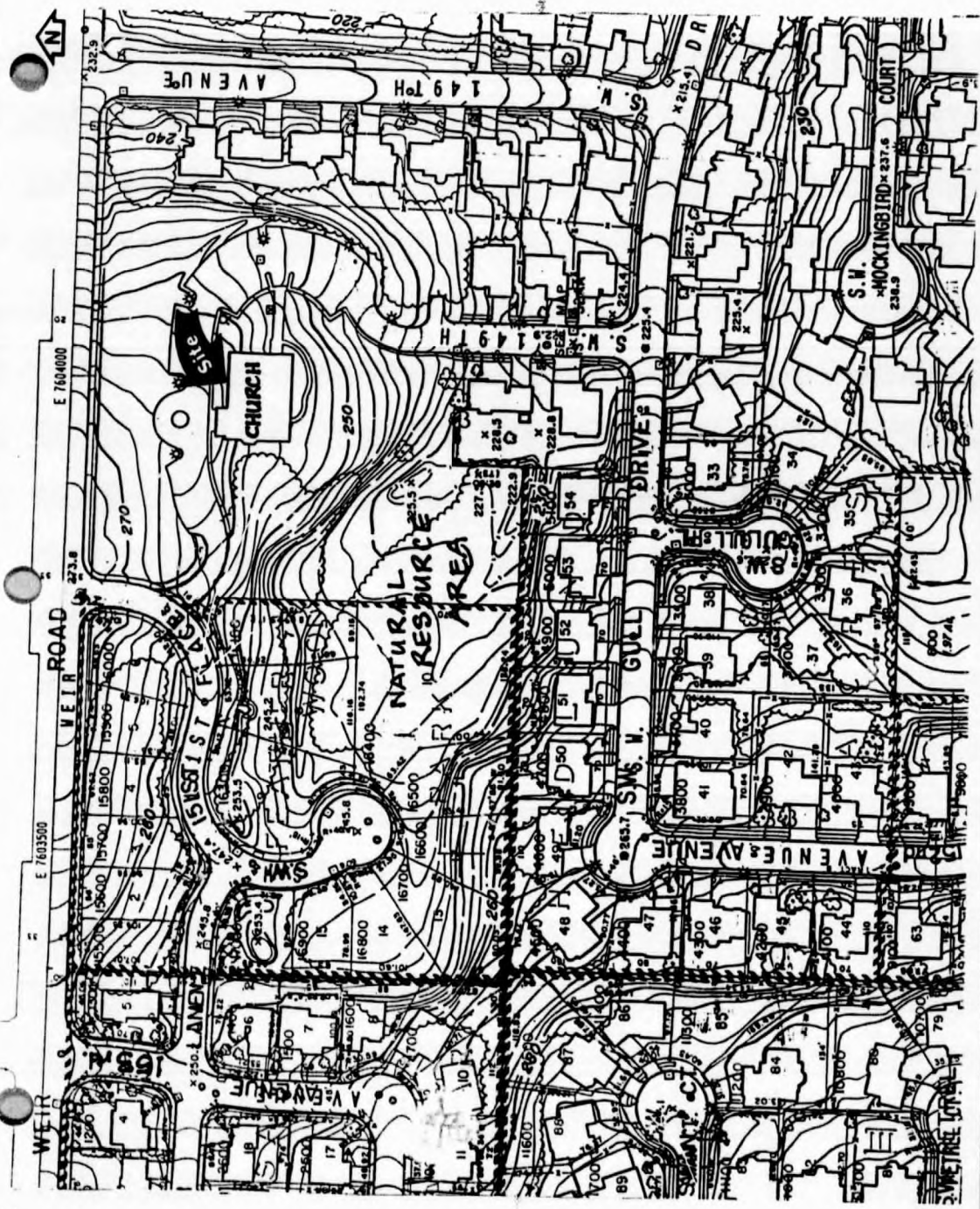
MURRAY HILLS MONTESSORI SCHOOL  
 CUP94011

DRAWN BY \_\_\_\_\_ CHECKED BY \_\_\_\_\_  
 DATE \_\_\_\_\_ SCALE \_\_\_\_\_  
 APPROVED BY \_\_\_\_\_ CITY PLANNER

SHEET \_\_\_\_\_ OF \_\_\_\_\_ SHEETS

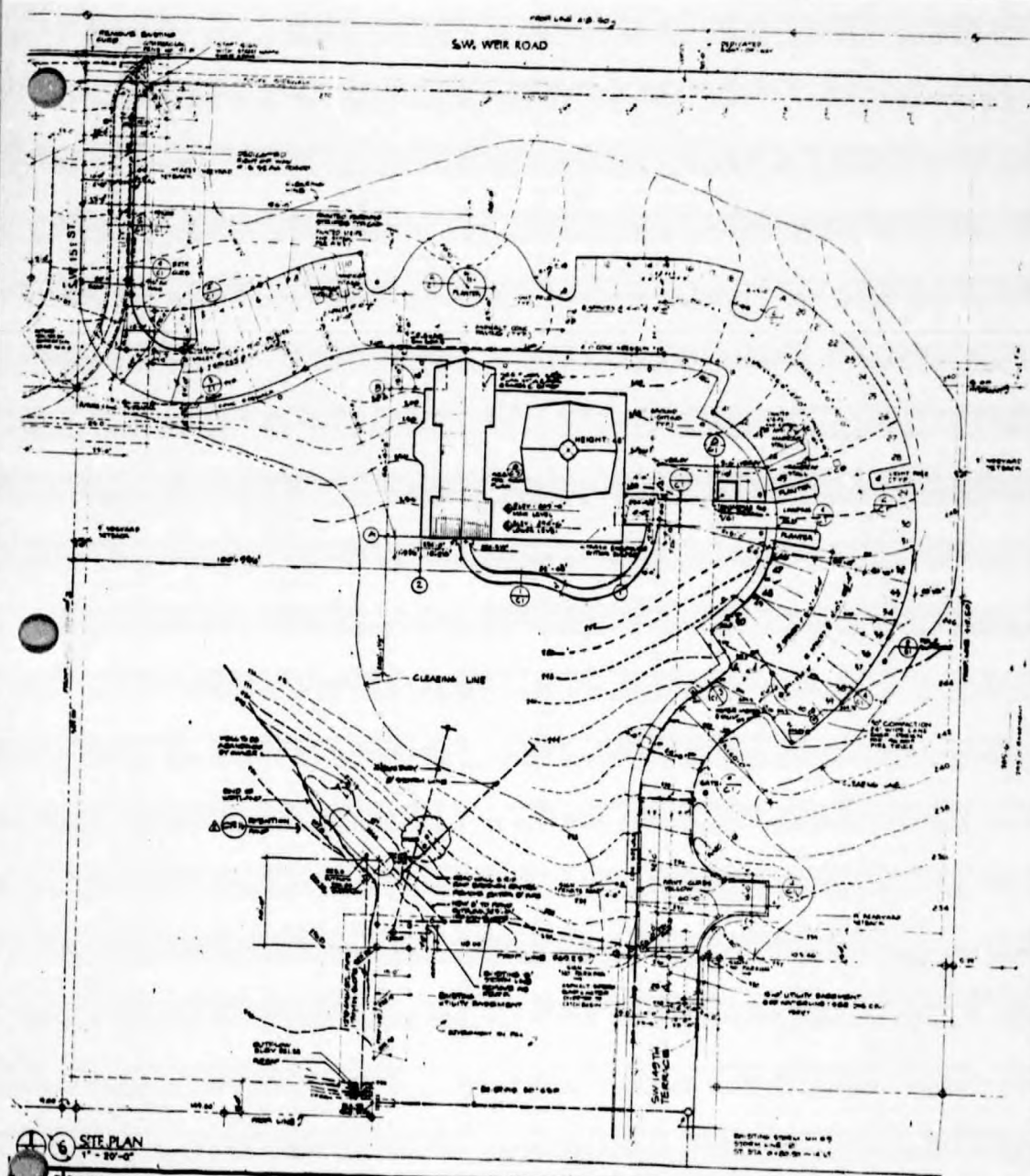
If this notice appears clearer than the document, the document is of marginal quality.





If this notice appears clearer than the document, the document is of marginal quality.





6 SITE PLAN  
1" = 20'-0"

<p>DATE: 11-1-88 SCALE: AS SHOWN</p>	<p><b>SITE PLAN &amp; DETAILS</b> CEDAR HILLS CHRISTIAN CHURCH SW WEIR ROAD BEAVERTON, OREGON</p>	<p>PIETRO BELLUSCHI DESIGN CONSULTANT JOSEF CARUBI HALL PC ARCHITECTURE &amp; PLANNING 1275 NW 5th Street, Beaverton, Oregon 97004 (503) 638-2210</p>
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If this notice appears clearer than the document, the document is of marginal quality.



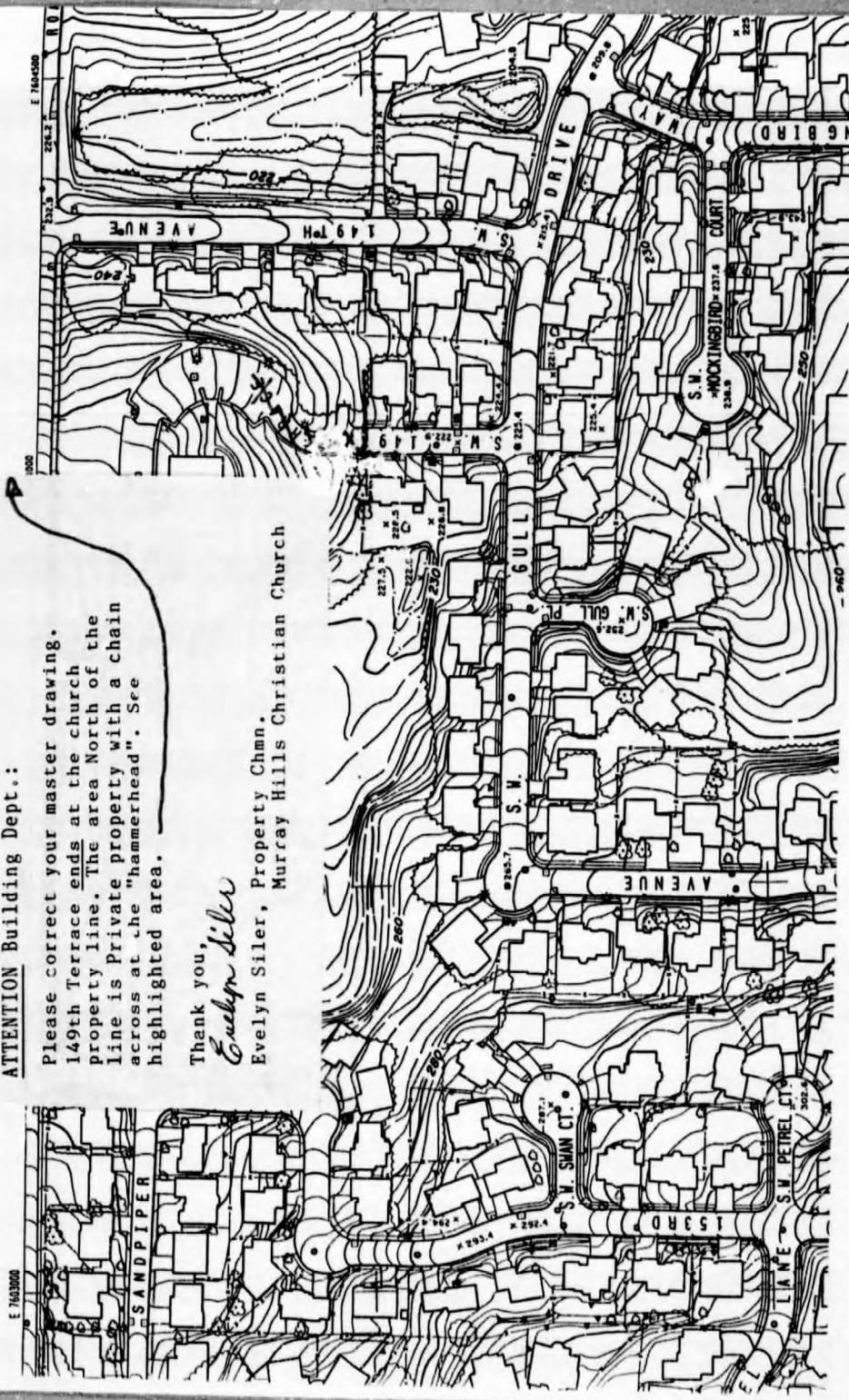
MAP # ISI 32:

5/25/94

ATTENTION Building Dept.:

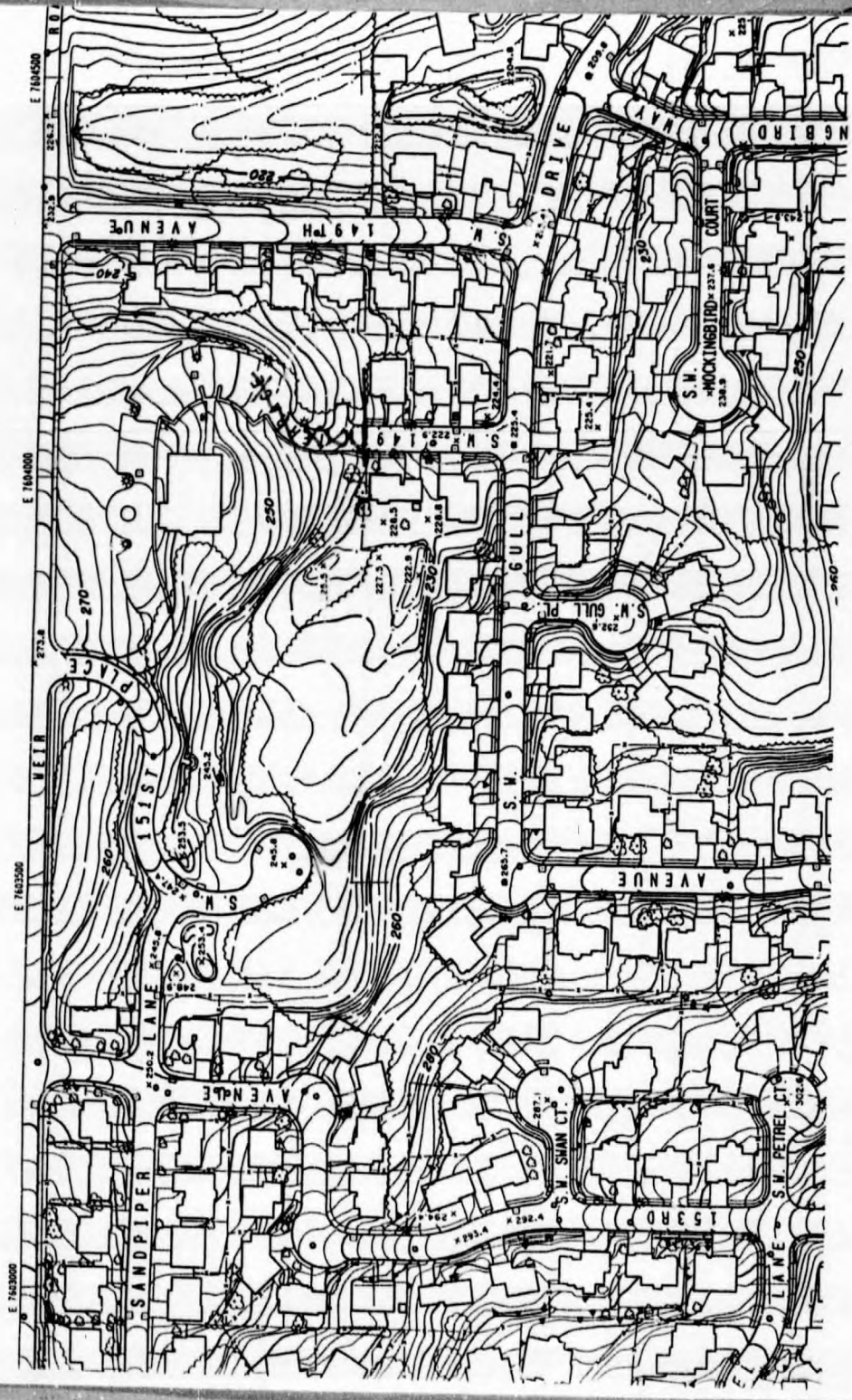
Please correct your master drawing. 149th Terrace ends at the church property line. The area North of the line is Private property with a chain across at the "hammerhead". See highlighted area.

Thank you,  
*Evelyn Siler*  
Evelyn Siler, Property Chmn.  
Murray Hills Christian Church





MAP # ISI 32AA



If this notice appears clearer than the document, the document is of marginal quality.



**COMMUNITY NEWSPAPERS, INC.**

P. O. BOX 370 BEAVERTON, OREGON 97075  
PHONE (503) 664-0360

Legal Notice VT 4317

**Legal Notice Advertising**

- \*City of Beaverton / *Planning* •  Tearsheet Notice
- PO Box 4755
- \*Beaverton, Oregon 97076 •  Duplicate Affidavit
- 

PO# 33468

**AFFIDAVIT OF PUBLICATION**

STATE OF OREGON, )  
COUNTY OF WASHINGTON, ) ss.

I, Judith Koehler  
 being first duly sworn, depose and say that I am the Advertising  
 Director, or his principal clerk, of the Valley Times  
 a newspaper of general circulation as defined in ORS 193.010  
 and 193.020; published at Tigard in the  
 aforesaid county and state; that the  
Hearing/CUP 94011 Murray Hills Montessor  
 a printed copy of which is hereto annexed, was published in the  
 entire issue of said newspaper for ONE successive and  
 consecutive in the following issues:

July 7, 1994

*Judith Koehler*

Subscribed and sworn to before me this 7th day of July, 1994

*Robin A. Burgess*  
Notary Public for Oregon

My Commission Expires:

**AFFIDAVIT**

**NOTICE OF PUBLIC HEARING**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held before the City of Beaverton Planning Commission at the Beaverton City Hall in the Council Chambers located at 4755 S.W. Griffith Drive, Beaverton, Oregon, on **Wednesday, August 3, 1994, at 7:00 P.M.** on the following:

**CUP 94011 MURRAY HILLS MONTESSORI SCHOOL**  
 Request for a Conditional Use Permit to allow operation of a school classroom within the Murray Hills Christian Church building, to be located at 15050 S.W. Weir Road, Tax Lot 400; Map 1S1-32AA. The land is zoned R-5 Single-Family Standard Density zone. The site is approximately 4.11 acres in size.

The Planning Commission invites testimony from interested citizens on this matter. Public hearings are conducted in accordance with adopted procedures for land use hearings.

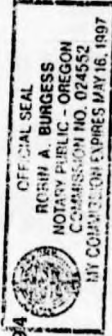
Dated this 1st day of July, 1994

Jim Hendryz, Planning Manager

City of Beaverton

CDD/PO 33468

VT4317 - Publish July 7, 1994.



City of Beaverton  
**DEVELOPMENT APPLICATION  
NOTICE OF REVIEW**

---

Date: July 6, 1994

Notice is hereby given that a public hearing will be held before the City of Beaverton Planning Commission on August 3, 1994. Hearings are conducted at Beaverton City Hall in the Council Chambers located at 4755 S.W. Griffith Drive, Beaverton, Oregon, beginning at 7:00 p.m. These hearings are for the purpose of receiving testimony from the public on the following:

CUP 94011 MURRAY HILLS MONTESSORI SCHOOL

Request for a Conditional Use Permit to allow operation of a school classroom within the Murray Hills Christian Church building, to be located at 15050 SW Weir Road. Tax Lot 400; Map 1S1-32AA. The land is zoned R-5 Single Family Standard Density zone. The site is approximately 4.11 acres in size.

Any person may appear before the Planning Commission at the public hearing and be heard in support of or in opposition to the granting of the request. Written testimony is acceptable if received by the Council prior to the meeting. Further information may be obtained by contacting John Osterberg at 526-2416.

Following the hearing the Planning Commission can do one of the following:

- 1) Deny the application.
- 2) Approve the application
- 3) Approve the application with conditions.
- 4) Continue the application for further consideration.

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 WITHIN 72 HOURS ADVANCE NOTICE. TO REQUEST THESE SERVICES, PLEASE CALL 526-2222/VOICE/TDD.

PC-7

**City of Beaverton**  
Planning Department  
4755 S.W. Griffith Drive  
P.O. Box 4755  
Beaverton, Oregon 97076

CUP 94011 MURRAY HILLS MONTESSORI SCHOOL

8/3/94

**Notice of Development  
Review Enclosed**

NOTICE TO MORTGAGEE, LIENHOLDER  
VENDOR OR SELLER: IF YOU RECEIVE THIS  
NOTICE, IT MUST BE PROPERLY FOR-  
WARDED TO PURCHASER

PROJECT FILE





Rev.	Date	By	

<b>CITY OF BEAVERTON</b>		<b>PLANNING DEPARTMENT</b>	
MURRAY HILLS MONTESSORI SCHOOL CUP94011		DRAWN BY _____	CHECKED BY _____
		DATE _____	SCALE _____
		APPROVED BY _____	CITY ENGINEER _____
SHEET _____ OF _____ SHEETS			

If this notice appears clearer than the document, the document is of marginal quality.

Property List  
Cup 94011

Murray Hills Montessori School

151-32A

200-400 (3)

1200-1600 (5)

3800-5700 (20)

3400-3500 (2)

151-32AB

3000-3900 (10)

4500-5100 (2)

15000-17000 (15)

entered  
6/20/99

151-290C

200-500 (4)

151-290D

200-300 (2)



COUNTY ASSESSOR SUB-MASTER FILE CREATE

REPORT-DATE 6-20-1994

FILE NAME: CUP 94011

CREATED BY: TRS FILE: CA2B12F

MAP & TAXLOT RANGE SELECTED

1S1 32 AA 00200 00400  
1S1 32 AA 01200 01600  
1S1 32 AA 03800 05700  
1S1 32 AA 03400 03500  
1S1 32 AB 03000 03900  
1S1 32 AB 04500 05100  
1S1 32 AB 15600 17000  
1S1 29 DC 00200 00500  
1S1 29 DD 00200 00300

g. Number of Employees

The school activity would add two (2) more employees to the site. Currently, the church has two (2) full-time employees and one (1) part-time employee at the site.

h. Noise Generated

Staff has already found the traffic and access to the site to be of virtually no impact to surrounding areas. Additional traffic noise therefore, would be expected to be minimal. Although the school will use the small outdoor play area at the church, the play equipment already exists for occasional use by children in the neighborhood. Therefore, little change is expected. The play area is located close to the building, and is not near adjoining properties or the church parking lot. The applicant will meet the fencing and play area requirements of Section 76.8 of the Code. Staff finds that noise will be of a negligible impact to surrounding areas.

i. Buffering from Abutting Properties

The site already provides buffering from adjacent properties. Landscape screening and fencing already exists at the church site. This was reviewed in general with the previous CUP and more specifically during the review of the Design Review request by the church. No changes to buffering or screening are proposed.

j. Natural Resources/Historic Resources

The site does contain an area of Significant Natural Resources. This area is in the southwest portion of the site, below the developed areas. No changes are proposed that would affect the preservation of natural resources.

k. School/Park Impact

There is no impact to schools or parks.

l. Water and Sewer Facilities Impact

The existing public utilities are adequate to serve the building. No additional services are required for the school.

m. Transit Proximity

There is no transit service to the site. It is not expected that Tri-Met service on Murray Blvd. could provide for a pre-school activity.



#### CONCLUSIONS

1. The use conforms with the Development Code criteria for approval (Sections 34.19, 76.8 and 97-103) for a conditional use permit.
2. The proposal conforms to the criteria for approval as expressed in the Beaverton Comprehensive Plan policies 1, 2, 3 and 22 of the Residential Land Use section of the Plan.
3. The existing church site will remain virtually unchanged while accommodating the school classroom.
4. The proposed conditional use, a Montessori School, is reasonably compatible with, and would have a minimum impact on the livability of other properties in the surrounding area.

#### RECOMMENDATIONS

Based upon the information presented and evaluation of the Development Code and Comprehensive Plan criteria for approval described in the this report, staff recommends approval of CUP 94011, MURRAY HILLS CHURCH MONTESSORI SCHOOL. Staff's recommendation is subject to the following conditions of approval:

1. The Conditional Use Permit Order shall be recorded with Washington County Records prior to the issuance of occupancy permits. The City will record the original signed Order after the applicant submits to the City Recorder the appropriate sum to cover the cost of recording.
2. The applicant shall supply to the City a copy of the State of Oregon license for the school, including the maximum classroom capacity approval for the site. This information shall be provided prior to recording of the Conditional Use Permit.
3. This permit will allow no more than 20 pre-school students, 2 employees, and no greater than 700 square feet of building area to be used for the school within the existing church building. Future school expansions, if proposed, may be processed administratively.

#### ATTACHMENTS

1. Applicant's Statement of Intent
2. Site Map of project area
3. Map of zoning in site area
4. Facilities Review Conditions of Approval
5. Section 565 ITE Trip Generation Manual (1987, 4th Edition)

CUP 94011



# CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

PROJECT NUMBER: CUP 9401  
PROJECT NAME: Murray Hills Montessori School

AFFIDAVIT OF NOTICE  
\*\*\*\*\*

I, Tammie Sabine, being first duly sworn, say that I gave notice for a proposed Conditional Use permit affecting land described as Lot(s) 400, Map 151-32AA; and that pursuant to Ordinance 2050, Section 127-132.8, I did on the 6<sup>th</sup> day of July, 1994, give public notice to those listed on the attached Exhibit A. The notices were mailed on July 6<sup>th</sup> 1994, which was on or before the deadline date determined by City staff for this application.

Dated this 6<sup>th</sup> day of July, 1994.  
Tammie Sabine  
Signature

Subscribed and sworn to before me this 7 day of July, 1994  
Kathy Garna  
Notary Public for the State of Oregon  
My Commission expires: 4/10/96

15921







Return to → **John OSTERBERG**  
Planning Dept.  
4755 S.W. Griffith Drive  
P.O. Box 4755  
Beaverton, OR 97076

PROJECT NAME: MURRAYHILLS MONTESSORI FILE NO. CUP94011  
School

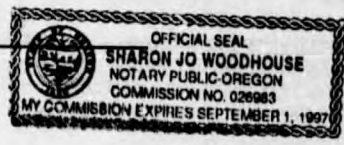
**AFFIDAVIT OF POSTING NOTICE**  
\*\*\*\*\*

I, Patricia L. Green, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed CUP affecting land located at SW Weir Road, and that pursuant to Ordinance 2050, Section 130.3, and guidelines set out by the Planning Director, did on the 13<sup>th</sup> day of July, 1994 personally post one (1) public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

Dated this 13 day of July, 1994.  
Patricia L. Green  
Signature

Subscribed and sworn to before me this 13<sup>th</sup> day of July, 1994.  
Sharon J. Woodhouse  
Notary Public for the State of Oregon

My Commission Expires: 9/1/97



JO:ca  
3411V

( OVER FOR INSTRUCTIONS )

**CITY OF BEAVERTON**

**FACILITIES REVIEW CONDITIONS OF APPROVAL**

July 20, 1994

**CUP 94011 MURRAY HILLS MONTESSORI SCHOOL**

Request for a Conditional Use Permit to allow operation of a school classroom within the Murray Hills Christian Church building, to be located at 15050 SW Weir Road. Tax Lot 400; Map 1S1-32AA. The land is zoned R-5 single-family standard density zone. The site is approximately 4.11 acres in size.

**A. PLANNING DIVISION: - Prepared by John Osterberg - 526-2416**

1. Design Review is not required unless current plans change.
2. The Conditional Use Permit will be processed with the requirement for a public hearing before the Planning Commission due to the addition of a new land use to the church site. A pre-school facility was not contemplated during the original Conditional Use Permit.
3. No additional parking spaces required as allowed in Section 86.2 and 87.4 of the Development Code.
4. The applicant is to provide information on the use of the south parking lot gate to 149th Terrace; such as opening and closure of the gate contemplated during weekday hours of operation of the school. Information to be furnished to staff by July 22, 1994.

**B. ENGINEERING DIVISION - Prepared by Jim Duggan - 526-2442**

1. No Engineering Division concerns.

**C. BUILDING DIVISION - Prepared by Brad Roast - 526-2524**

1. The applicant must show compliance with the State Building Code for use as an E-3 occupancy.

**D. TRANSPORTATION DIVISION - Prepared by Howard Roll - 526-2443**

1. No concerns.

**E. TECHNICAL SERVICES DIVISION - Prepared by Charlie Harrison - 526-2413**

1. No problems.

**F. OPERATIONS & MAINTENANCE - Prepared by Bob Hammond - 526-2205**

1. No Operations Department concerns with Conditional Use.

**CUP 94011 MURRAY HILLS MONTESSORI SCHOOL - Page 1**



**G. FIRE DEPARTMENT - Prepared by Dear, Freitag - 526-2463**

1. No Fire Division concerns/conditions applicable to this Conditional Use request. Conditions may be attached with a future development application. The level of fire service facilities to the proposed project is adequate.

**H. FINANCE DEPARTMENT - Prepared by Kathy Gaona - 526-2255**

1. Weir Road LID Improvement responsibility was satisfied on Oct. 2, 1990.

**I. POLICE DEPARTMENT - Prepared by Mark Hyde - 526-2275**

1. No comments.

**J. PARK DISTRICT - Prepared by Jim McElhinny - 645-6433**

1. No comments submitted.

**K. SCHOOL DISTRICT - Prepared by Ken Scheet and Joy Gay Pahl - 591-4310**

1. No student impact on Beaverton School District.

**L. PORTLAND GENERAL ELECTRIC - Prepared by Jerry Thompson - 671-1211**

1. No comments submitted.

**M. TUALATIN VALLEY WATER DISTRICT - Prepared by Jim Eckenrode - 642-1511**

1. No comments submitted.

**FACILITIES REVIEW COMMITTEE ORDER:**      Approved   X   Denied       

Motion:      Bob Hammond

Seconded:    Jim Duggan

Vote: 5-0

Frank Bunnell  
CHAIRMAN

Dated   July 20, 1994  

FR072094



## CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

### STAFF REPORT

TO: Planning Commission

DATE: August 3, 1994

FROM: Planning Division  
John Osterberg, Associate Planner

SUBJECT: CUP 94011 MURRAYHILLS CHURCH MONTESSORI SCHOOL

REQUEST: Request for a Conditional Use Permit to allow operation of a school classroom within the Murray Hills Christian Church building to be located at 15050 SW Weir Road. (Tax Lot 400; Map 1S1-32AA.) The land is zoned R-5 Single Family Residential. The site is approximately 4.11 acres in size.

LANDOWNERS: Murray Hills Christian Church

APPLICANT: Murray Hills Christian Church; Ms. Pat Greene, Trustee

AUTHORIZATION: Ordinance 2050; Section 97-103.

### CRITERIA FOR APPROVAL

Development Code Sections 34.19, 76.8 and 97-103

Comprehensive Plan, Residential Land Use Policies 1, 2, 3 and 22.

### SUMMARY AND RECOMMENDATION

The applicant requests the existing church building be allowed as the location for a pre-school. Based upon the information presented, staff recommends approval with conditions.



## BACKGROUND FACTS

### A. Comprehensive Plan Recommendations

1. **Land Use:** The Comprehensive Plan identifies the site as Urban Standard density residential.
2. **Circulation:** SW Weir Road, is identified as a "C1" standard section (a Major Collector) with 66 feet of right-of-way and 42 feet of improvements.

SW 149th Terrace and 151st are identified as Local Residential streets with 50 feet of right-of-way and 24 feet of improvements.

3. **Bikepaths:** None are adjacent to the site.

### B. Current Zoning

1. **Subject Property:** R-5, One residential unit/minimum lot size: 5,000 square feet of land area.
2. **Surrounding Area:**  
North - R-5  
East - R-5  
South - R-5  
West - R-5

### C. Current Land Use

1. **Subject Property:** Church
2. **Surrounding Area:**  
North - Low density single family residential  
East - Lewiswood subdivision  
South - Hedlund Acres subdivision  
West - Featherwood subdivision

### D. Public Facilities

1. **Police facilities** are available from City of Beaverton at City Hall. **Fire facilities** are available from the Hiteon Fire Station at the intersection of Brockman and Davies Road, and at the Cooper Mtn. Station on Ruesser Road (175th), south of Weir Rd.
2. **Water and Sewer facilities** are existing at the site.
3. **Schools:** Beaverton School District has determined that the use will have no impact on schools.
4. **Parks:** The use will have no impact on parks

CUP 94011

E. Physical Profile

The site is already developed with the church building and parking lots to the north and east of the building. The developed portion of the site is situated somewhat higher than surrounding properties. A drainage swale and natural resource area is located on the southwest portion of the lot. This area remains in natural tree cover.

PREVIOUS ACTIONS AND CONDITIONS

- CUP 14-88 MURRAYHILLS CHRISTIAN CHURCH approved by Planning Commission 1988  
BDR 25-88 MURRAYHILLS CHRISTIAN CHURCH approved by Design Review Board 1989  
BDR 87-90 MURRAYHILLS CHRISTIAN CHURCH LANDSCAPE REVISION  
Type 1 Design Review, administrative approval 1991

FINDINGS  
(Analysis)

A. Discussion

The applicant proposes to allow the church to be used for a Montessori School. A single classroom is proposed that could accommodate up to 20 pre-school aged children.

The Conditional Use permit is being processed with the requirement for a public hearing before the Planning Commission due to the addition of a new land use (pre-school) to the church site. The school activity was not previously considered during the review of the original Conditional Use Permit (CUP).

B. Conformance to the Development Code (Ordinance 2050)

Ordinance 2050 specifies that criteria must be met in order to approve a Conditional Use Permit request. The criteria is as follows:

1. The proposed use will comply with the purpose of the Development Code and all provisions thereof.

The underlying purpose of the Development Code is to provide for orderly development in the City. Section 34.19 of the Code lists "nursery schools" as a Conditional Use in the R-5 zone, therefore this use is in conformance with the underlying zoning and only requires a CUP for approval. A request to allow a pre-school in the R-5 zone would be in conformance with the Development Code.

CUP 94011



2. The proposed use will comply with the Beaverton Comprehensive Plan.

The Beaverton Comprehensive Plan is not intended to be a site specific document for this type of land use. Therefore, it can only be generally determined that a particular use request, such as to locate a pre-school in the R-5 zone, would be in conformance with the Comprehensive Plan. The Plan does set out broad policies for non-residential uses in a residential zone. The section below will evaluate the pertinent plan policies.

#### Section II. RESIDENTIAL LAND USES

Policies Number 1, 2, 3 and 22.

1. Certain private and public nonresidential uses are necessary and should be permitted within residential areas for the convenience and safety of the people. However, all nonresidential uses should recognize and respect the character and quality of the residential area in which they are located and be so designed.

The Plan intends to allow non-residential uses in all residential zones. Virtually all churches and schools in Beaverton are located within residential zones and many of them are located adjacent to single family subdivisions. The proposed pre-school classroom would be located within an existing church which received Conditional Use approval in 1988. This Plan policy was previously met with that approval. The Board of Resign Review approved the church development plan in 1988 in accordance with city standards designed to recognize and respect the character of the surrounding residential area. Staff finds that the new classroom element will not impact the existing church activity, and therefore would not affect the ability of the existing development to meet the Plan's intent.

2. All on and off-site improvements in residential areas should add to the character and quality of the area as a place for people to live.

No additional improvements are planned for the site as part of the Montessori School classroom. The appearance of the church will remain virtually undisturbed.

3. Residential development should be coordinated with other land use elements and community facilities which are consistent with projected housing densities.

While this Plan policy usually refers to the coordinated provision of necessary public facilities such as schools, emergency services, etc., church's are often considered by the public as a community facility, although private. The use of the church property for a private school classroom is in keeping with the intent of the policy because as the community grows in size and population, the need for private community facilities grows also. The allowance of a school classroom will help provide for needed community services.

CUP 94011

22. Certain commercial and other nonresidential uses such as, but not limited to: community buildings; including recreation, health or social service facilities; fire stations; churches; recreational vehicle storage facilities; golf courses; and riding stables should be allowed within or abutting residential areas provided the location, design, operational aspects are compatible. These types of uses should also be subject to special development standards which recognize the residential areas.

The church development has already met the Plan's intent and met Development Code standards for compatibility with adjacent residential subdivisions. The location of a pre-school classroom will allow the existing church site to be more effectively used in order to provide additional services to the surrounding area while remaining compatible with the area.

Conclusion of Comprehensive Plan Policies

The proposed pre-school classroom meets the intent of the Plan in regard to the development and use of land in residential zones.

3. The location, size and functional characteristics of the proposed use are such that it can be made reasonably compatible with and have a minimum impact with the livability of appropriate developments on other properties in the surrounding area.

a. Location

The school classroom would be located inside the building. A small play area for children is already located on the south side of the building. Children from the school would use the existing play equipment.

b. Land Size

The church lot is just over 4 acres in size. This would not change with the school classroom.

c. Project Size

The school would occupy one room, about 675 square feet, inside the existing church building. The size of the church is about 13,000 square feet of building area on two floors. Therefore the school activity would occupy only a very small percentage of the building.



d. Traffic Impact

The Montessori School proposes to operate with up to 20 students, 5 days a week (Monday through Friday). The applicant requests that this be allowed year-round, although they concede that a summer class may not be successful. For this pre-school the applicant states that parents will be arriving at a variety of times between 8:30 AM and 3:30 PM to drop off and pick up their children. Generally students may arrive from the locations in the Aloha/Beaverton area.

Staff generally uses the ITE Trip Generation Manual to determine expected traffic generation for particular land uses. Because ITE does not address "pre-schools", staff will rely on the children's "day care center" category. For every 1,000 square feet of day care, ITE shows that during both the AM and PM Peak hours of trip generation, approximately 12 car trips can be expected. This figure includes employee trips, which would number two in this case. Staff notes that some cars are expected to carry more than one child to and from the day care center.

The Facilities Review Committee has reviewed the proposal and has found it to be well within the guidelines for capacity of the very short distance that must be travelled on SW 151st Place. Weir Road, a major collector, was designed to handle the auto trips to the nearby subdivisions, including the church site. Therefore, staff finds that the number of auto trips expected to be generated by the use is very low, and will be of negligible impact to surrounding areas.

e. Access

Traffic to the church is limited to SW 151st Place during the weekdays for school activity. This reflects no change from the existing traffic access approved for the site. No access is allowed on weekdays from 149th Terrace (to the south). That access is gated except for church activities on the weekend. Access to 151st is from both Weir Road and SW Sandpiper Lane. However, the primary access is expected to be from Weir Road, with cars turning left at the church driveway, before entering intersecting with residential driveways in Featherwood. Staff finds that access to the church remains adequate and the addition of a small number of autos will not negatively affect traffic circulation or surrounding areas.

f. Hours of Operation

The applicant proposes hours of 8:30 AM to 3:30 PM, 5 days a week (Monday through Friday). Church services are on Sundays.

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## PLANNING COMMISSION MINUTES

August 3, 1994

**CALL TO ORDER:** Chairman Donovan called the meeting to order at 7:00 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

**ROLL CALL:** Present were Chairman Steve Donovan; Planning Commissioners Brian Conley, Vern Williams, and Louis Larson. Wes Yuen, Charles Heckman, and Darren Welborn were excused.

Staff was represented by Associate Planner John Osterberg and Recording Secretary Gerry Bowles.

### NEW BUSINESS

#### PUBLIC HEARINGS

Chairman Donovan opened the public hearing and read the format for the meeting. There were no disqualifications of Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items.

A. CUP 94011 MURRAY HILLS MONTESSORI SCHOOL

Request for a Conditional Use Permit to allow operation of a school classroom within the Murray Hills Christian Church building to be located at 15050 SW Weir Road. The land is zoned R-5 Single Family Residential. The site is approximately 4.11 acres in size. Tax Lot 400, Map 1S1-32AA.

Mr. Osterberg presented slides of the site and summarized the staff report.

Commissioner Conley questioned the fencing requirements. Mr. Osterberg responded that the existing fencing on the site meets the requirement. The fencing primarily is not intended to mitigate noise from the play area. Nothing further is required to be installed as a result of this application.

Chairman Donovan questioned the Facilities Review Condition 4 pertaining to the gate in the parking lot asking whether the required information has been provided to staff. Mr. Osterberg indicated that the condition has been met and that the applicant proposes no change with regard to the locked gate.



**PAT GREEN**, Chairman, Board of Trustees, Murray Hills Christian Church, 11230 SW Muirwood Drive, Portland, said they are requesting a change in the Conditional Use permit to allow a Montessori School to use one room in the existing church. There will be no architectural changes inside or outside the building.

There was no public testimony. The public portion of the hearing was closed.

Commissioner Williams commented that this is a good use of the property. Commissioner Conley agreed but expressed some concern for the need for fencing around the immediate play area. Commissioner Larson supported the application saying it is a good use of the facility. Chairman Donovan agreed with comments from other commissioners noting that this is a wonderful program.

Commissioner Williams **MOVED** for approval of CUP 94011 Murray Hills Montessori School subject to the conditions stated in the staff report dated August 3, 1994.

Commissioner Larson **SECONDED** the motion.

The question was called and the motion **CARRIED** unanimously.

#### **APPROVAL OF MINUTES**

Commissioner Conley **MOVED** and Commissioner Larson **SECONDED** a motion to approve the Minutes of July 6, 1994, as presented. The question was called and the motion **CARRIED** unanimously.

#### **MISCELLANEOUS**

Mr. Osterberg indicated that according to the Development Code, it is required that a member of the Planning Commission serve on the Historic Resource Review Committee. A meeting has been scheduled for August 23, 1994. Commissioner Larson agreed to serve on the Committee.

**ADJOURNMENT:** 7:32 p.m.

BEFORE THE PLANNING COMMISSION  
FOR THE CITY OF BEAVERTON, OREGON

IN THE MATTER OF A REQUEST FOR A )  
CONDITIONAL USE PERMIT TO ALLOW THE ) ORDER NO.  
OPERATION OF A PRE-SCHOOL WITHIN ) CUP 94011/819  
THE MURRAYHILLS CHRISTIAN CHURCH ) ORDER APPROVING  
(MURRAYHILLS CHURCH MONTESSORI ) CONDITIONAL USE PERMIT  
SCHOOL); MURRAYHILLS CHRISTIAN ) WITH CONDITIONS  
CHURCH, APPLICANT. )

This matter came before the Planning Commission on August 3, 1994, on a request for approval to allow an existing church building to be used as the location for a pre-school. The site is located at 15050 SW Weir Road. Pursuant to Ordinance No. 2050, sections 97 - 103, the Planning Commission conducted a public hearing and considered testimony and exhibits.

The Commission adopts the Planning Department staff report dated August 3, 1994, as to criteria applicable to this request and findings thereon; now, therefore,

**IT IS HEREBY ORDERED** that CUP 94011 is hereby approved subject to the following conditions:

1. The Conditional Use Permit Order shall be recorded with Washington County Records prior to the issuance of occupancy permits. The City will record the original signed Order after the applicant submits to the City Recorder the appropriate sum to cover the cost of recording.
2. The applicant shall supply to the City a copy of the State of Oregon license for the school, including the maximum classroom capacity approved for the site. This information shall be provided prior to recording of the Conditional Use Permit.
3. This permit will allow no more than 20 pre-school students, 2 employees, and no greater than 700 square feet of building area to be used for the school within the existing church building. Future school expansions, if proposed, may be processed administratively.

ORDER NO. CUP 94011/819 - Page 1



The property subject to this order is Tax Lot 400; Map 1S1-32AA also known as the property located at 15050 SW Weir Road, Beaverton, Washington County, Oregon.

Dated this 31<sup>st</sup> day of August, 1994.

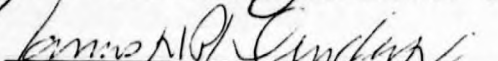
PLANNING COMMISSION  
FOR BEAVERTON, OREGON:

ATTEST:

APPROVED:

  
\_\_\_\_\_  
JOHN OSTERBERG, Associate Planner

  
\_\_\_\_\_  
STEVE DONOVAN, Chairman

  
\_\_\_\_\_  
JAMES N.P. HENDRYX, Planning Manager



## CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

September 12, 1994

To whom it may concern:

RE: CUP 94011 MURRAYHILLS MONTESSORI SCHOOL

Please be advised that:

no appeal was received, and your Land Use Order shall be final on the date it is approved by the City Council. It will appear on the City Council consent agenda on \_\_\_\_\_.

an appeal has been filed, and we will be notifying you of a hearing date before the City Council.

If you have any questions, please contact me at 526-2427.

Sincerely,

*Irish Bunnell*

Irish Bunnell  
Development Services Manager

lu/followup

c: Pat Green  
Larry Walker  
Lynn Bailey  
Ken Scheet/Joy-Gay Pahl  
Brad Roast

Joachim Grube/Pietro Belluschi  
Gaafar Hamsa Gaafar  
Joe Grillo  
Jim Duggan  
Project File



**AGENDA BILL**

Beaverton City Council  
Beaverton, Oregon

**SUBJECT:** CUP 94011  
MURRAYHILLS MONTESSORI SCHOOL

**FOR AGENDA OF:** 9/26/94 BILL NO. 94-275

**Mayor's Approval:** *[Signature]*

**DEPARTMENT OF ORIGIN:** CDD *[Signature]*

**DATE SUBMITTED:** 9/6/94

**CLEARANCES:**

**PROCEEDING:** CONSENT AGENDA

**EXHIBITS:** LAND USE ORDER 819  
STAFF REPORT DATED 8/3/94  
PC MINUTES DATED 8/3/94

**BUDGET IMPACT**

EXPENDITURE REQUIRED \$0	AMOUNT BUDGETED \$0	APPROPRIATION REQUIRED \$0
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**HISTORICAL PERSPECTIVE:**

This matter came before the Planning Commission on August 3, 1994.

**INFORMATION FOR CONSIDERATION:**

A request for approval to allow an existing church building to be used as the location for a pre-school. The site is located at 15050 SW Weir Road.

**RECOMMENDED ACTION:**

Approve on Consent Agenda

Agenda Bill No: 94-275



## CITY of BEAVERTON

4758 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

June 21, 1994

Pat Green, Trustee  
Murray Hills Christian Church  
15050 SW Weir Road  
Beaverton, OR 97007

RE: Application Completeness: CUP 94011 MURRAYHILLS MONTESSORI SCHOOL

Dear Ms. Green:

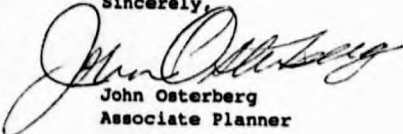
In order to avoid continuances and delays, we now check all applications for completeness within approximately two weeks of receipt. On June 15, 1994 the Facilities Review Committee evaluated your proposal and found that your application was not missing any substantial application requirement. Your project is scheduled to be reviewed by the Facilities Review Committee on July 20, 1994 and by the Planning Commission at the August 3, 1994 public hearing. You will receive an agenda prior to each meeting. The exact Facilities Review meeting time is not yet determined, however, it is likely to be sometime between 9:00 and 11:30 AM. You will receive an agenda advising you of the specific time about three days in advance.

Although I had mentioned that the July 27, 1994 date appeared possible for the hearing; unfortunately due to public notice and staff report deadlines, the August 3, 1993 date was the earliest date for the Commission hearing.

Please make arrangements to come to the Planning Department information counter (second floor at city hall) to pick up your public notice board(s) and pay the application fee of \$954.00 by June 30, 1994. You will need to post the notice board on the site no later than July 13, 1994. This will assure that notice requirements are met and that your project can stay on the schedule noted above.

If you have any questions about application completeness or your current schedule, please call me at 526-2416. For general information about zoning, application requirements, or notice sign boards, please call 526-2420.

Sincerely,

  
John Osterberg  
Associate Planner

copy to: Planning Counter



JD



## CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

August 31, 1994

To Whom It May Concern:

Attached please find a copy of the approved Land Use Order finalizing the Planning Commission's Action on **CUP 94011 MURRAYHILLS MONTESSORI SCHOOL**.

An applicant or aggrieved person may appeal the order of the Commission by delivering written notice to the City Recorder within ten calendar days from the date the written order is signed. To be effective the notice of appeal must contain:

- A. A reference to the matter sought to be reviewed and the date of the Planning Commission order.
- B. If the appellant is not the applicant, a statement of why the appellant is an "aggrieved person".
- C. The specific grounds relied on for the appeal.

A filing fee is due at the time the appeal is filed. The fee amount depends on the action being appealed. Furthermore, if the appeal is on the record, a fee to cover the cost of the transcript shall be paid within five days after the Planning Director estimates the cost of the transcript. Within ten days of the notice of completion of the transcript, the applicant shall remit the balance due on the cost of the transcript. If the estimate exceeds the cost, the balance shall be refunded.

For further information about your right to appeal, please contact the City Recorder at 526-2495.

Sincerely,

Irish Bunnell  
Development Services Manager

lu/pc

c: Pat Green  
Gaafar Hamsa Gaafar  
Ken Scheet/Joy-Gay Pahl  
Project File

Joachim Grube/Pietro Belluschi  
Lynn Bailey  
Jim Duggan

Larry Walker  
Joe Grillo  
Brad Roast