

Received
Planning Division

9/27/2024



December 1, 2022

Ashcreek Parent Cooperative Playschool
Attn: Jenna Hori
15050 SW Weir Road
Beaverton, OR 97007

Subject: Pre-Application Summary Notes Murray Hills Christian Church Preschool

Dear Ms. Hori,

Thank you for attending the Pre-Application Conference held on November 16, 2022. We are pleased to provide you with the following notes prepared in response to your proposal.

Comments prepared by staff are reflective of the proposal considered at the Pre-App. A copy of your proposal was also sent to other members of staff who did not attend the Pre-App. Please feel free to contact anyone who provided comments. Contact names, telephone number and e-mail addresses are listed herein.

Following every Pre-App, staff understands that there may be changes to the plan or use considered. If these changes effectively re-design the site plan or involve a change to a use not discussed, please be advised that such change could require different land use application(s) than were identified by staff at the Pre-App. It's also possible that different issues or concerns may arise from such change. In these cases, we highly encourage applicants to request a second Pre-App for staff to consider the change and provide revised comments accordingly.

In part, the Pre-App is intended to assist you in preparing plans and materials for staff to determine your application(s) to be "complete" as described in Section 50.25 of the City Development Code. For your application(s) to be deemed complete on the first review, you must provide everything required as identified on the Application Checklist(s) (provided at the Pre-App) in addition to any materials or special studies identified in the summary notes hereto. If you have questions as to the applicability of any item on the checklist(s) or within this summary, please contact me directly.

On behalf of the staff who attended the Pre-App, we thank you for sharing your proposal with us. If we can be of further assistance, please do not hesitate to call.

Sincerely,

Steve Regner
Senior Planner
(503) 319-4427

PRE-APPLICATION CONFERENCE MEETING SUMMARY NOTES

Prepared for
Murray Hills Christian Church Preschool
PA2022-0048

The following pre-application notes have been prepared pursuant to Section 50.20 of the Beaverton Development Code. All applicable standards, guidelines and policies from the City Development Code, Comprehensive Plan and Engineering Design Manual and Standard Drawings identified herein are available for review on the City's web site at: www.beavertonoregon.gov. Copies of the Development Code and Comprehensive Plan are also available for review at the City's Customer Service Kiosk located within the Community Development Department. Copies of these documents are also available for purchase.

The following is intended to identify applicable code sections, requirements and key issues for your proposed development application. Items checked are to be considered relevant to your proposed development.

PRE-APPLICATION CONFERENCE DATE: November 16, 2022

PROJECT INFORMATION:

Project Name: **Murray Hills Christian Church Preschool**

Project Description: Modification of an existing Conditional Use for a preschool, requesting to increase enrollment from 20 children to 60 children.

Property/Deed Owner: Murray Hills Christian Church
15050 SW Weir Road
Beaverton, OR 97007

Site Address: 15050 SW Weir Road

Tax Map and Lot: Tax Map: 1S132AA, Tax Lots: 00400
Zoning: RMB (Residential Mixed B)
Comp Plan Designation: Neighborhood Residential – Low Density
Site Size: Approximately 3.9 acres

APPLICANT INFORMATION:

Applicant's Name: Ashcreek Parent Cooperative Playschool
15050 SW Weir Road
Beaverton, OR 97007

Phone / Email: 503-939-7007 / jennahori@gmail.com

Applicant's Representative: N/A
Phone / Email: N/A

PREVIOUS LAND USE HISTORY:

- **CUP 94-011:** Approval of a Conditional Use permit to allow a preschool maximum capacity of 20 students, 2 staff, and occupying no more than 700 square feet of building space.

SECTION 50.25 (APPLICATION COMPLETENESS):

The completeness process is governed by Section 50.25 of the Development Code. The applicant is encouraged to contact staff to ask any questions or request clarification of any items found on the application checklists that were provided to the applicant at the time of the pre-application conference. In addition, the applicant should be aware that staff is not obligated to review any material submitted 14 days or later from the time the application has been deemed “complete” that is not accompanied with a continuance to provide staff the necessary time to review the new material.

APPLICATION FEES:

Based on the plans/materials provided, the identified application fees (**land use only**) are as follows:

Major Modification of a Conditional Use	\$10,500.00 *plus 5% technology fee*
Modification of a Decision	No fee charged

***See Key Issues/Considerations herein** for description of applications and associated process. No fee increase are scheduled at this time; however, the fees are subject to change. Fees in effect at the time of application submittal will control. Please contact Current Planning (503-526-2420) or visit our website www.beavertonoregon.gov/bib prior to submittal of your application to confirm the current application fee(s).

SECTION 50.15. CLASSIFICATION OF APPLICATIONS:

Applications are subject to the procedure (Type) specified by the City Development Code. Per Section 50.15.2 of the Code, when an applicant submits more than one complete application for a given proposal, where each application addresses separate code requirements and the applications are subject to different procedure types, all of the applications are subject to the procedure type which requires the broadest notice and opportunity to participate. For example, a proposal that includes a **Major Modification of a Conditional Use** application is subject to a **Type 3** procedure.

SECTION 50.30 (NEIGHBORHOOD REVIEW MEETING):

Based on the information presented at the pre-application, a Neighborhood Review Meeting is required for a New Conditional Use application, which is a Type 3 procedure. Staff always recommends community outreach through a neighborhood meeting. Neighborhood Advisory Committee: (NAC): **Neighbors Southwest** Contact: **Thom Drane** 865-258-6234 tmdrane@gmail.com . Please copy the City’s neighborhood department, Miles Glowacki mglowacki@beavertonoregon.gov on communications with the NAC Chairs.

For meetings held at the NAC, staff recommend that a separate sign-in sheet be provided. Note that after the neighborhood meeting, summary of the meeting along with a copy of your sign-in sheet is to be mailed to the NAC contact above. The City also requests that the summary of the meeting and sign-in sheet is also sent to: City of Beaverton, Neighborhood Program, P.O. Box 4755, Beaverton, OR 97076 or emailed to: neighbor@mail@beavertonoregon.gov

Instructions for conducting or attending Neighborhood Review Meetings can be found in BDC Section 50.30 and in the following link:

CHAPTER 60 (SPECIAL REGULATIONS):

The following special requirements when checked are applicable to your development. You should consult these special requirements in the preparation of written and plan information for a formal application:

- Section 60.05 (Design Review Principles Standards and Guidelines)** *Only if site modifications are made*
- Section 60.07 (Drive-Up Window Facilities)
- Section 60.10 (Floodplain Regulations)
- Section 60.15 (Land Division Standards)
- Section 60.20 (Mobile & Manufactured Home Regulations)
- Section 60.25 (Off-Street Loading)
- Section 60.30 (Off-Street Parking)**
- Section 60.33 (Park and Recreation Facilities)
- Section 60.35 (Planned Unit Development)
- Section 60.40 (Sign Regulations)
- Section 60.45 (Solar Access Protection)
- Section 60.50 (Special Use Regulations)**
- Section 60.55 (Transportation Facilities)**
- Section 60.60 (Trees and Vegetation)
- Section 60.65 (Utility Undergrounding)
- Section 60.67 (Significant Natural Resources)
- Section 60.70 (Wireless Communication)

Comments: For the application(s) to be deemed complete, written analysis will need to identify and explain how the proposal meets all applicable provisions/requirements as checked above.

OTHER DEPARTMENT/AGENCY CONTACTS:

Your project may require review by other City departments and outside agencies. Please plan to contact the following staff persons at the City of Beaverton or other agencies when their name is checked. In some instances, some or all of these staff persons may submit written comments for the pre-application conference. These comments may be discussed at the pre-application conference and will be attached to this summary:

<p>Recommended contact for further information if checked</p> <p style="text-align: center;"><input checked="" type="checkbox"/></p>	<p>Clean Water Services (CWS) regulates sanitary sewer, storm and surface water management within Washington County in coordination with the City of Beaverton. CWS also conducts environmental review for proposed development projects that are located in proximity to sensitive areas (generally wetlands, riparian areas and stream corridors). Staff recommends that applicants contact <u>CWS staff as early as possible in order to obtain a Service Provider Letter (SPL)</u>. For many development permits, the SPL is required before the application is determined to be complete (BDC 50.25.1.F) which starts the Beaverton land use review processes. CWS environmental regulations are explained in <u>Chapter 3 of the Design and Construction Standards</u> at: www.cleanwaterservices.org/permits-development/design-construction-standards</p> <p>If no sensitive areas exist on or within 200 feet of the project site, CWS can also issue a statement indicating no sensitive areas exist which the city will also accept as</p>
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	documentation under Section 50.25.1.F. To start the environmental review process and obtain an SPL, complete the <u>pre-screening site assessment form</u> . For more information about CWS environmental review, you may email <u>splreview@cleanwaterservices.org</u> or contact Laurie Bunce , CWS Engineering Technician, at (503) 681-3639.
<input checked="" type="checkbox"/>	Lawrence Arnbrister , Building, City of Beaverton (503) 526-2408 / larnbrister@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. Building floor plans required demonstrating fire, life, and safety requirements required. Please coordinate with the Building Division for more information.
<input type="checkbox"/>	Steve Brennen , Operations, City of Beaverton (503) 526-2200 / sbrennen@beavertonoregon.gov <input type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	Hunter Jin , Site Development, City of Beaverton (503) 350-4018 / hjin@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. No comments provided as no improvements to the site are proposed. Modifications to the site may require additional coordination with Site Development.
<input checked="" type="checkbox"/>	Fabio de Freitas , Transportation, City of Beaverton (503) 526-2557/ fdefreitas@beavertonoregon.gov <input checked="" type="checkbox"/> Plan reviewed. Comments attached.
<input type="checkbox"/>	Marah Danielson , ODOT Development Review (503) 731-8258/ marah.b.danielson@odot.state.or.us <input type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	Naomi Vogel , Washington County (503) 846-7623/ naomi_vogel@co.washington.or.us <input type="checkbox"/> No written comments provided to date / not expected.
<input type="checkbox"/>	Elizabeth Cole , Recycling, City of Beaverton (503) 526-2460/ ecol@beavertonoregon.gov <input type="checkbox"/> No written comments provided to date / not expected.

KEY ISSUES/CONSIDERATIONS:

Staff has identified the following key development issues, or design consideration or procedural issues that you should be aware of as you prepare your formal application for submittal. The identification of these issues or considerations here does not preclude the future identification of other key issues or considerations:

1. **Land Use Applications.**

The proposal to modify the attendance of the preschool at Murray Hills Christian Church will require a **Major Modification of a Conditional Use** application. You will need to provide detailed information about the school’s programming including what parts of the building and property will be used, any outdoor activities such as physical education or recess, any before or after school activities, the number of students and faculty/staff, the start and end time, and drop off/pick up procedures. You will also need to provide a complete schedule of other events that occur at Murray Hills Christian Church including days of the week, times, and number of attendees. This should include not just events held by the various congregations that utilize the church but also any events that are held by other entities such as music or dance schools and literacy organizations, for example.

As part of the land use narrative, you will need to demonstrate compliance with applicable Comprehensive Plan policies. Staff has reviewed the policies of the Comprehensive Plan and has found the following policies to be applicable to the proposal:

- Goal 3.8.1 Complete and livable Neighborhoods.
 - Policy 3.8.1.g) Ensure integration of parks and schools into neighborhoods in locations where safe, convenient connections from adjacent neighborhoods on foot and by bike are or will be available.
- Goal 3.8.2 Lower Density Neighborhoods: Provide residential neighborhoods that emphasize housing variety and integrate parks, schools, and other community institutions
- Goal 8.4.1 Noise: Create and protect a healthy acoustical environment within the City.
 - Policy 8.4.1.a) Noise impacts shall be considered during development review processes.

Any exterior changes on site, such as new sound walls or parking lot and pedestrian connection alterations, will trigger Design Review. A **Design Review Compliance Letter** application will be required for minor design changes to the existing building or site including changes to windows and doors, modifying up to 15% of the on-site landscaping, adding or modifying fences, adding or modifying on-site lighting, adding or modifying façade-mounted structures, and modifying a parking area without reducing the number of spaces or increasing the amount of paving. A **Design Review Two** application will be required for any changes in excess of 15% of the square footage of on-site landscaping or pedestrian circulation area and for any new or change to existing on-site vehicular parking, maneuvering, and circulation area that adds paving or parking spaces. Based on the materials provided at for Pre Application Conference, no Design Review application is required.

Previous land use approval CUP 94011 specified child, staff and square footage limits for the preschool. To remove or modify, the project must respond to the criteria outlined in BDC 50.95.7. Staff recommends that criterion D, which reads: “A new or modified condition would better accomplish the purpose of the original condition” is the most appropriate criterion to respond to for removing or modifying the condition of approval. Please include responses to these criteria in the narrative for the Major Modification to a Conditional Use submittal.

2. **Service Provider Letters (SPL)**. The City of Beaverton requires service provider letters from special districts who provide services to the subject site. Service Provider Letters are required prior to your application being deemed complete in the land use process. Staff has identified the following service provider letters as applicable to your proposal:
 - a. **Clean Water Services (CWS)**: All development within the City requires a Clean Water Services SPL for environmental review. Information can be found at Clean Water Services Website <https://www.cleanwaterservices.org/permits-development/step-by-step-process/environmental-review/>
 - b. **Tualatin Valley Fire & Rescue (TVF&R)**: TVF&R requires as SPL to address fire code issues related to development. The SPL form can be found at the following link <https://www.tvfr.com/FormCenter/Public-Records-7/Service-provider-letter-for-city-of-Beav-62>
3. **Transportation Impact Analysis**: A traffic memo is required to determine if a Traffic Impact analysis is required. Projects that create 300 trips per day or greater will be required to submit a Traffic Impact Analysis as part of the submittal. Please consult Jabra Khasho, City Transportation Engineer at (503) 526-2221 or jkhasho@BeavertonOregon.gov, for preparing the transportation analysis.
4. **Queuing Analysis**: A queuing and on-site circulation plan is required for peak hours demonstrating pick-up and drop-off traffic for the school.
5. **Electronic Plan Review**. The City of Beaverton offers electronic plan submission for Planning, Site Development, and Building permit review. For more information please visit our Apply for Permits page at <https://www.beavertonoregon.gov/2047/Apply-for-Permits> or contact staff.



TRANSPORTATION CHECKLIST

PRE-APPLICATION MEETING

Community Development Department

Project Name: **Murray Hills Christian Church**

Pre-Application Conference #: **PA2022-0048**

Pre-Application Date: **11/16/22**

The requirements checked below are based on the information provided at the November 16, 2022 **Pre-Application Conference Meeting** for a proposal at **15050 SW Weir Road**.

Any proposed development and its associated transportation impacts shall be in compliance with the City of Beaverton's Transportation System Plan (TSP) and the Engineering Design Manual 2019 (EDM) in addition to all applicable sections of the Beaverton Development Code (BDC).

REQUIREMENTS TO BE ADDRESSED

Right of Way Dedication

Right of way dedication is not anticipated at this time.

You may be required to dedicate public street right of way (BDC 60.55.30, and EDM Standard Drawing 200). You will need a registered engineer to confirm the right-of-way width and note the width in submitted site plans.

Traffic Impact Analysis

Based on the size and impact of the proposal, a Traffic Impact Analysis is not required for land use application submittal.

It is unclear what the anticipated traffic impact will be from the proposal. Please provide a statement by a registered engineer (civil or traffic) with proposed trip generation from the proposal. BDC 60.55.20 defines the thresholds for when a Traffic Impact Analysis is required.

A Traffic Impact Analysis is required for this proposal. Please refer to BDC 60.55.20 for required components of a TIA. Prior to commencement of work, the applicant should submit a memo from a traffic engineer that describes the scope and assumptions of the TIA. After receipt of the memo, staff will contact the applicant's traffic engineer to discuss any required modifications, request a revised scope and subsequently approve commencement of work. Please note - The TIA will not be accepted without prior approval of the written scope of work.

Frontage Improvements

- Frontage improvements are not identified at this time.*

- Construct full half street improvements to the minimum street standards (Standard Drawings 200).
 - The proposed development is within a Commercial or Multiple Use Zone. Alternative sidewalk standards within Design Review may apply. (BDC 60.05.20.7, and EDM Standard Drawing 216).

- Frontage improvements are expected along a public street frontage under the jurisdiction of another agency (Washington County's or Oregon Department of Transportation). (BDC 60.55.10). City staff defer to the jurisdictional agency for frontage improvement details.

- Reconstruct sidewalk and/or planter strip to be brought to current standards. (EDM Standard Drawings 200)
 - The proposed development is within a Commercial or Multiple Use Zone. Alternative sidewalk standards within Design Review may apply. (BDC 60.05.20.7, and EDM Standard Drawing 216).

- Replace substandard curb and sidewalk ramps along the site's frontage(s) including driveways to be in compliance with the Americans with Disabilities Act and the EDM Section 210.23.

- Provide photometric data demonstrating that illumination for any public transportation facilities meets the minimum lighting levels established in the Engineering and Design Manual (EDM) Section 450. Street lights may be required if lighting levels that do not meet the minimum required levels within the EDM.

Off-Street Loading Requirements

- Off-street loading requirements are not applicable.*

- The proposed development will increase or alter up to 25% of an existing building or structure's the gross floor area, and thus must comply with the minimum number of loading spaces, and loading berth dimensions, as described in BDC 60.25.

- Provide a site plan showing the turning movements for freight / delivery truck vehicles both within the internal site's circulation, as well as the ingress and egress to the site. (BDC 40.03.1)

Off-Street Parking (Vehicles and Bicycles)

- Off-street parking requirements are not applicable at this time.*

- The proposed development requires the minimum and maximum number of vehicle parking spaces as detailed in BDC 60.30.10.

- The proposed parking areas must meet parking circulation and design standards in BDC 60.30.15 and in Engineering Design Manual Section 210.21 I and N (as well as parking lot design standards within BDC 60.05.20 if Design Review is applicable).

The proposed development is required to provide the minimum number of both short term and long term bicycle parking as detailed on BDC 60.30.10. The location of bicycle parking and design features for long term bicycle parking will also be required.

Bicycle and Pedestrian Circulation

Bicycle and pedestrian circulation requirements do not apply.

Pedestrian and bicycle connectivity (i.e., accessways) may need to be provided in between full street connections, or between a street and a destination, as required in BDC 60.55.25.9.

Provide pedestrian circulation plan along with submitted site plans that is consistent with BDC 40.03.1 and 60.55.25.10. (or BDC 60.05.20.3, 4, and 7 if Design Review is applicable).

Access / Driveways

Access requirements are not applicable at this time.

Driveway(s) is required to meet the minimum standards shown in EDM Standard Drawings 210 & 211. (BDC 60.55.35.3)

Driveway(s) meets the minimum spacing standards for both the nearest neighboring driveway and the nearest public intersection as detailed in EDM Section 210.21. (BDC 60.55.35.3)

Driveway(s) is required to meet minimum sight distance standards in EDM Section 210.21. Verification may be required from a registered engineer in the state of Oregon. (BDC 60.55.35.3)

The shared or common driveway(s) must record a cross-over and maintenance easement during either final plat review, or through the Site Development permitting process.

SYSTEM DEVELOPMENT CHARGES

Washington County Transportation Development Tax (TDT) may be due for developments prior to issuance of building permits; or in cases where no building permit is required (such as for golf courses or parks), prior to final approval of a development application.

OTHER REVIEWING TRANSPORTATION AGENCIES

No outside transportation agency review required.

WASHINGTON COUNTY - The proposed development has frontage on a street that is maintained by Washington County. The County may have additional requirements or permits. Please contact Naomi Vogel at (503) 846-7639, or Naomi.Vogel@co.washington.or.us.

Applicant is required to contact the County before preparing a traffic impact analysis to review the proposed scope of work.

OREGON DEPARTMENT OF TRANSPORTATION – The proposed development has frontage on a street that is maintained by the Oregon Department of Transportation (ODOT). ODOT may have additional

requirements or permits. Please contact Marah Danielson at (503) 731-8258, or marah.b.danielson@odot.state.or.us.

Applicant is required to contact ODOT before preparing a traffic impact analysis to review the proposed scope of work.

OREGON DEPARTMENT OF TRANSPORTATION- RAIL AND PUBLIC TRANSIT DIVISION – The proposed development is located within close proximity to a rail crossing which is under the regulatory jurisdiction of the Oregon Department of Transportation Rail and Public Transit Division. A Crossing Order approved by ODOT Rail may be required. Please contact Carrie Martin at (503) 986-6801, or Carrie.A.Martin@odot.state.or.us. (BDC 60.55.10.1)

TRIMET - The proposed development is in close proximity to bus and/or light rail service provided by TriMet. Note that City staff may route future land use applications to TriMet staff for review. (BDC 60.55.10.1, and BDC 60.55.40)

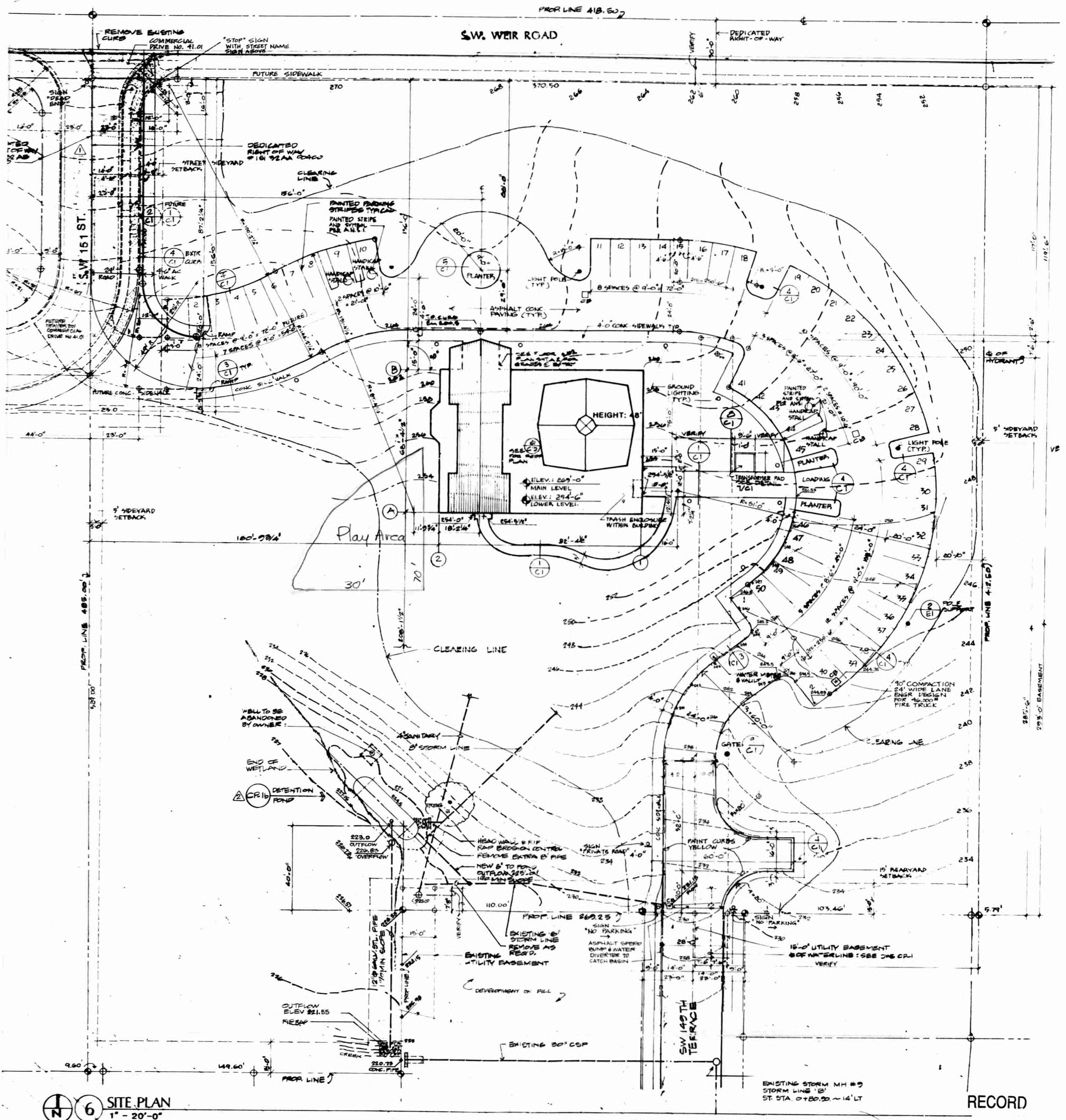
TUALATIN HILLS PARKS AND RECREATION DISTRICT - The proposed development is in close proximity to an existing or future park / trail as identified in the THPRD Functional Plan. Note that City staff may route future land use applications to THPRD staff for review. (BDC 60.55.10.1, and BDC 60.55.40)

CUP #94011

1 OF 2

CD

NOV 08 897
MICROFILMED
24X



6 SITE PLAN
1" = 20'-0"

RECORD

Date: 2 JUN 1989 Sheet: 01 Drawing No: C 1 Project No: 479	Revisions ▲ SANDPIPER LANE REVISIONS ▲ STORM DETENTION REVISIONS 9 MAR 89	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"		

CUP #94011

2 OF 2



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.	STAFF ONLY	
				U.C.	TD.
Church	12,584		50 /		
Montessori School	1 room	15.3'	672' x 24' 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

MULTI-FAMILY / P.U.D. DEVELOPMENT

LOTS PROPOSED _____ PARTITION LOT SIZES IN SQUARE FEET: A _____ B _____ C _____ U.C. TD.

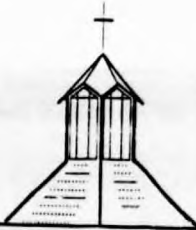
TOTAL BLDG. SPACE	SITE AREA PER UNIT	TOTAL OPEN SPACE	OPEN SPACE PER UNIT	BUILDING COVERAGE	DRIVEWAY AREA	PARKING AREA	MAX. BLDG. HEIGHT	FEET / STORIES	# UNITS		
									U.C.	TD.	
/	/	/	/	/	/	/	/	/			
	N/A		N/A						PARKING SPACES		
									# COVERED		
									# UNCOVERED		
									REQ. / PROP.		
									TOTAL SPACES		
									R.V. STORAGE	<input type="checkbox"/> YES <input type="checkbox"/> NO	
									# SPACES		

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

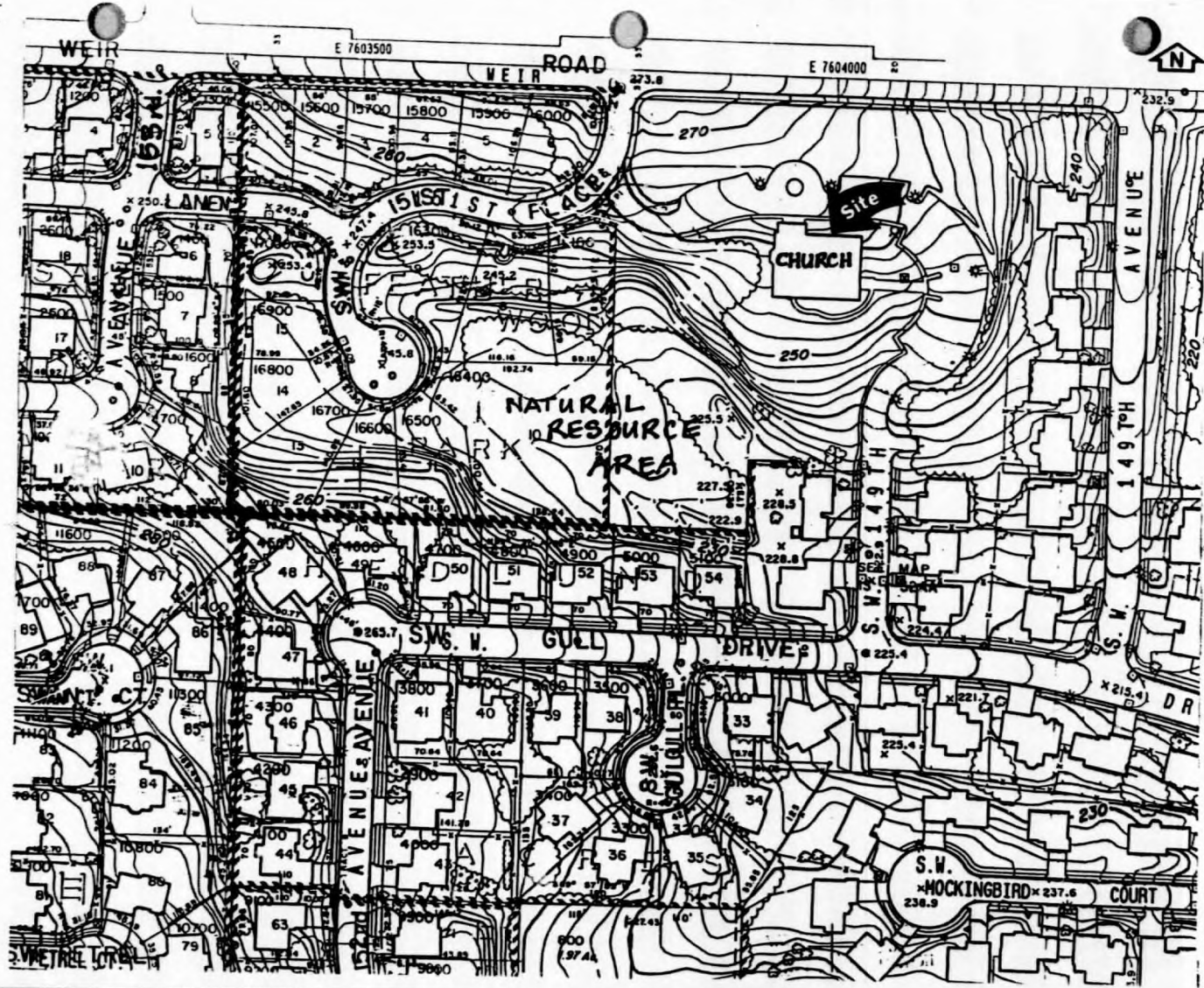
Average Vehicle Trip Ends (Weekday—P.M. Peak Hour of Generator) per 1,000 Square Feet Gross Floor Area				
Average Trip Rate	Range of Rates	Standard Deviation	Number of Studies	Average 1,000 Square Feet GFA
12.286	0.667-28.667	*	12	5.3

NO PLOT OR EQUATION AVAILABLE—INSUFFICIENT DATA

DIRECTIONAL DISTRIBUTION: 48% enter, 52% exit.

Trip Generation, September 1967 Institute of Transportation Engineers

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



MAP # IS1 32: 5/25/94

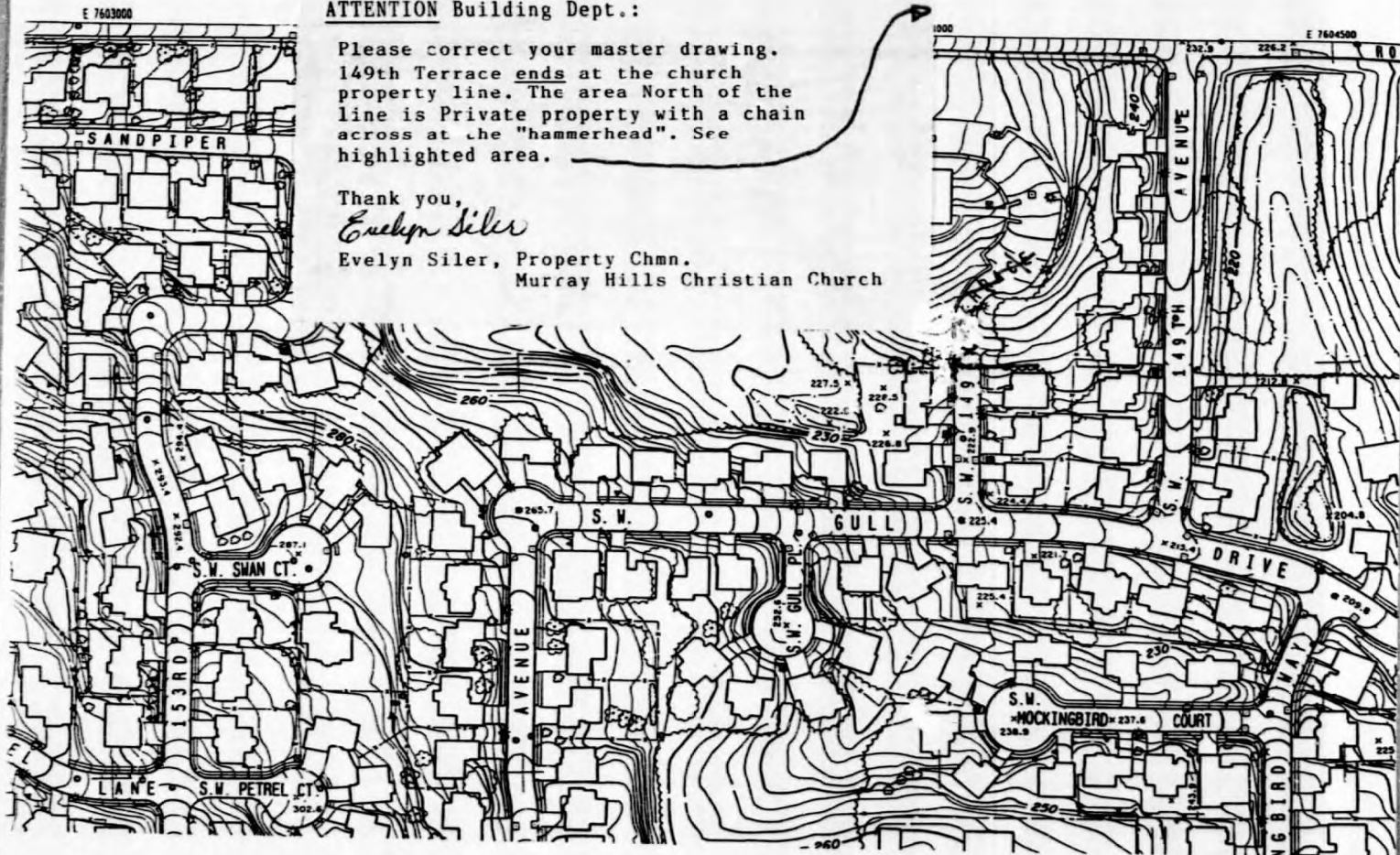
ATTENTION Building Dept.:

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



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

COMMUNITY NEWSPAPERS, INC.

P. O. BOX 370 PHONE (503) 684-0360
BEAVERTON, OREGON 97075

Legal
Notice VT 4317

Legal Notice Advertising

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

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

JO

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.

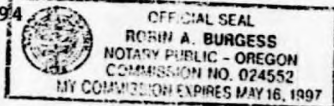
Dated this 1st day of July, 1994

Jim Hendryx, Planning Manager

City of Beaverton

CDD/PO 33468

VT4317 - Publish July 7, 1994.



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

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

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 6th day of July, 1994, give public notice to those listed on the attached Exhibit A. The notices were mailed on July 6th 1994, which was on or before the deadline date determined by City staff for this application.

Dated this 6th 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

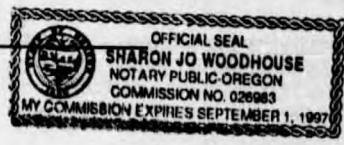
AFFIDAVIT OF POSTING NOTICE

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 13th 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 13th 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

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.

CUP 94011

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 31st day of August, 1994.

PLANNING COMMISSION
FOR BEAVERTON, OREGON:

ATTEST:

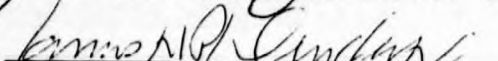
APPROVED:



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:

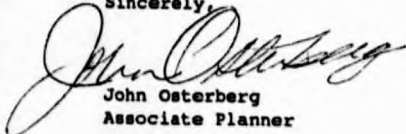
In order to avoid continuances and delays, we now check all applications for completeness within approximately two weeks of receipt. On June 15, 1994 the Facilities Review Committee evaluated your proposal and found that your application was not missing any substantial application requirement. Your project 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



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	Joachim Grube/Pietro Belluschi	Larry Walker
	Gaafar Hamsa Gaafar	Lynn Bailey	Joe Grillo
	Ken Scheet/Joy-Gay Pahl	Jim Duggan	Brad Roast
	Project File		