

Received
Planning Division
9/27/2024

Exhibit 3.7



3/20/23

RE: Proposed Development at Murray Hills Christian Church, 15050 SW Weir Rd, Beaverton, OR 97007

Dear NAC Representative / Resident:

I am writing this letter on behalf of Ashcreek Cooperative Playschool, which is considering a modification of our Conditional Use Permit to allow up to 60 children and additional adults. This site is currently zoned Neighborhood Residential – Low Density – Residential Mixed B. The Ashcreek Cooperative Playschool has operated at the Murray Hills Christian Church for years, and this modification would allow growth in the number of families served at this location. The existing Conditional Use Permit was issued in 1994 and limits our school to 20 students and 2 staff members.

Prior to preparing specific engineering and site plans and making application to the City of Beaverton for the necessary review and approvals, we would like to discuss the proposal in more detail with the members of the Neighborhood Associations and surrounding property owners and residents. Therefore, you are cordially invited to attend a meeting on:

Date: 4/18

Time: 7:00

Location: Meeting held over Zoom - information available at:
<http://www.beavertonoregon.gov/NeighborsSouthwest>

Please note that this will be an informational meeting with an Ashcreek representative only and is not the venue to provide testimony to the City. You will have an opportunity to present testimony to the Planning Commission when an application is submitted to the City for review.

I look forward to seeing you at the meeting and hearing your thoughts on the proposed project.

Sincerely,

Ashcreek Cooperative Playschool Board of Directors

Ashcreek Parent Cooperative Playschool

15050 SW Weir Road, Beaverton, OR 97007

ACAR, MUSTAFA
12690 SW SUMMERVIEW CT
PORTLAND,. OR 97224

ADEWUMI, ADEBOLA
15205 SW SANDPIPER LN
BEAVERTON,. OR 97006

AMANN, STEFANIE & AMANN, RALPH
9950 SW 151ST AVE
BEAVERTON,. OR 97007

ARNOLD, SHANE L & ARNOLD, DAWN
Y
9900 SW OBSIDIAN ST
BEAVERTON,. OR 97007

ARNSBERG, JASON
14725 SW GREBE LN
BEAVERTON,. OR 97007

BAKER-HAWKINS, JEFFREY C &
BAKER-HAWKINS, HILLARY J
10290 SW GULL PL
BEAVERTON,. OR 97007

BANKS, RANDAL A & MOLLIE F REV
LIV TRUST
10060 SW 151ST PL
BEAVERTON,. OR 97007

BEAMER, RONALD L LIV TRUST &
BEAMER, MARY H LIV TRUST
14745 SW GULL DR
BEAVERTON,. OR 97007

BENINTENDI, CLIFFORD EUGENE &
BENINTENDI, REBECCA JAYNE
9890 SW 151ST AVE
BEAVERTON,. OR 97007

BLAKE FAMILY TRUST
10155 SW 151ST PL
BEAVERTON,. OR 97007

BLOOM, MATTHEW H & BLOOM,
BECKY B
10190 SW 149TH TER
BEAVERTON,. OR 97007

BREWER, RICHARD M JR & BREWER,
KRISTIN J
10040 SW 153RD AVE
BEAVERTON,. OR 97007

BRITTON, SHOSHONA
9940 SW OBSIDIAN ST
BEAVERTON,. OR 97007

BUSCH, TROY & BUSCH, LARA
10160 SW 148TH AVE
BEAVERTON,. OR 97007

BUSCHETTE, STEPHANIE &
BUSCHETTE, MICHAEL
14880 SW MOCKINGBIRD CT
BEAVERTON,. OR 97007

CALKIN, JOHN D & CALKIN, JUDY C
14890 SW GULL DR
BEAVERTON,. OR 97007

CALMER, BRIAN & CALMER, JAYNE
15095 SW GULL DR
BEAVERTON,. OR 97007

CARPENTER, MICHAEL T &
CARPENTER, SANDRA LEE
15090 SW GULL DR
BEAVERTON,. OR 97007

CHAN, PATRICIA L
14376 SW FARMINGTON RD
BEAVERTON,. OR 97005

CHANGI, BENITA M & CHANGI,
BAHRAM K
14900 SW MOCKINGBIRD CT
BEAVERTON,. OR 97007

CHEN, CHENG-YANG
4489 HAMPTON CT
LAKE OSWEGO,. OR 97035

CHUA, LEE PENG & TAN, JU CHUN
14845 SW MOCKINGBIRD CT
BEAVERTON,. OR 97005

CHURCHILL LIV TRUST
15025 SW GULL DR
BEAVERTON,. OR 97007

CLEARY, THOMAS P & CLEARY, JILL S
14820 SW GULL DR
BEAVERTON,. OR 97007

COSTA, NICK & OELRICH, JAMIE
14700 SW GREBE LN
BEAVERTON,. OR 97007

CRUZAN, MITCHELL B & CRUZAN,
CAROL S
9870 SW OBSIDIAN ST
BEAVERTON,. OR 97007

CULLIGAN, BRIAN & CULLIGAN,
EMILY
10079 SW 151ST PL
BEAVERTON,. OR 97007

CUSHING, TERRY A & CUSHING,
KELLY N
10150 SW 151ST PL
BEAVERTON,. OR 97007

DAHL, JAYNE L
16191 NW MISSION OAKS DR
BEAVERTON,. OR 97006

DELBRUECK, STEFANIE
15085 SW GULL DR
BEAVERTON,. OR 97007

DEMAESTRI, SARAH ELIZABETH &
DEMAESTRI, RUSSELL & DEMAESTRI,
JULIE E
9990 SW 151ST AVE

DO, HAI N & DO, JULIE D
10290 SW 152ND TER
BEAVERTON,. OR 97007

DONOHO, LORLYN B & DONOHO,
THADDEUS A
10045 SW 148TH AVE
BEAVERTON,. OR 97007

DONOSO, MICHAEL CORTES &
GALDAMES, ROMINA LEON
16430 SW HAMLIN CT
BEAVERTON,. OR 97007

DOUGLAS, AMANDA D & DOUGLAS,
TIMOTHY R
10185 SW 148TH AVE
BEAVERTON,. OR 97007

DU, XI
15180 SW OBSIDIAN ST
BEAVERTON,. OR 97007

EVANS, D GARY & EVANS, SANDRA M
10220 SW 148TH AVE
BEAVERTON,. OR 97007

FELKER, JENNIFER A & NORLING,
JOHN H E
10073 SW 151ST PL
BEAVERTON,. OR 97007

FISK, GERALD D & FISK, HEIDI M
15200 SW OBSIDIAN ST
BEAVERTON,. OR 97007

FREEMAN, JEFFREY M & FREEMAN,
CHRISTINA M
15190 SW BASALT CT
BEAVERTON,. OR 97007

FRIESEN, DAVID J & FRIESEN,
REBECCA
10150 SW 153RD AVE
BEAVERTON,. OR 97007

GENTRY, MICHAEL H & GENTRY,
HALLIE
15155 SW BASALT CT
BEAVERTON,. OR 97007

GHARST, CHRIS PAUL & GHARST,
BRIDGET
14960 SW MOCKINGBIRD CT
BEAVERTON,. OR 97007

GHOSH, ANIRBAN & BISWAS, RUPA
9830 SW 151ST AVE
BEAVERTON,. OR 97007

GLADDERS, ROBERT D & DAVIDS,
TIFFANY H
10085 SW 148TH AVE
BEAVERTON,. OR 97007

GOLDER TRUST
9126 SW 180TH PL
BEAVERTON,. OR 97007

GORDON, DOUGLAS B & GORDON,
MAIDA L
PO BOX 23384
TIGARD,. OR 97281

GRAHAM, ROBERT B
14860 SW GULL DR
BEAVERTON,. OR 97007

GRITZBAUGH FAMILY REV TRUST
PO BOX 1366
BEAVERTON,. OR 97075

HA, ENYOUNG JAMIE
15195 SW OBSIDIAN ST
BEAVERTON,. OR 97007

HAMMOND FAMILY TRUST
10145 SW 151ST PL
BEAVERTON,. OR 97007

HAYS, JENNIFER M BECKLEY
15185 SW OBSIDIAN ST
BEAVERTON,. OR 97007

HELGET, STEPHANIE A
9930 SW 151ST AVE
BEAVERTON,. OR 97007

HERROLD, KELLY
10130 SW 153RD AVE
BEAVERTON,. OR 97007

HILL, HELEN ASHLEY
10065 SW 151ST PL
BEAVERTON,. OR 97007

HOADLEY, JOHN M & HOADLEY,
DORIS E
710 NW 120TH ST
VANCOUVER,. WA 98685

HODROJ, MARYAM & HODROJ, AYATT
9930 SW OBSIDIAN ST
BEAVERTON,. OR 97007

HOLMES, RUSTIN F & HOLMES,
SUSAN M
14940 SW MOCKINGBIRD CT
BEAVERTON,. OR 97007

HOWARD, CHRISTOPHER &
DUNSWORTH, DANIELLE A
10065 SW 148TH AVE
BEAVERTON,. OR 97007

HPA JV BORROWER 2019-1 ATH LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO,. IL 60606

HURD, YONGKIE & POKIE REV LIV
TRUST
15205 SW OBSIDIAN ST
BEAVERTON,. OR 97007

IHARA, DONNA L
15180 SW BASALT CT
BEAVERTON,. OR 97007

IRELAND MOCKINGBIRD TRUST
14875 SW MOCKINGBIRD CT
BEAVERTON,. OR 97007

ISAACS, TRAVIS D & ISAACS, SARA E
14850 SW MOCKINGBIRD CT
BEAVERTON,. OR 97007

JIONG, HUANG
8956 SW 171ST AVE
BEAVERTON,. OR 97007

JUNCKER, CHRISTOPHE RENE HENRI
& DE LEON, ANNA DENISSE FISHER
14950 SW GULL DR
BEAVERTON,. OR 97007

KARAMBELAS FAMILY TRUST
10255 SW 152ND AVE
BEAVERTON,. OR 97007

KELLY, DAVID J & KELLY, LINDA
14715 SW GREBE LN
BEAVERTON,. OR 97007

KHAMVONGSA, CHRISTINE &
KHAMVONGSA, PETER
10260 SW 152ND AVE
BEAVERTON,. OR 97007

KIEFFER, ROBERT W & KIEFFER,
DEBBIE R
10115 SW 151ST PL
BEAVERTON,. OR 97007

KIM, HYUNG JOO & KIM, MYUNG
SOOK
10355 SW DUNLIN PL
BEAVERTON,. OR 97007

KIM, HYUN-UK & WON, DONG JU
14745 SW GREBE LN
BEAVERTON,. OR 97007

KIM, RUTH
10380 SW 152ND AVE
BEAVERTON,. OR 97007

KOPPOLU, SASIDHAR & KOPPOLU,
PADMA
8669 SW RAVINE DR
BEAVERTON,. OR 97007

KRUEGER, KYLE E
14755 SW GREBE LN
BEAVERTON,. OR 97007

KUBECZKO, ROBERT J & YEAGER,
KAREN K
15150 SW OBSIDIAN ST
BEAVERTON,. OR 97007

LE, TANIA NGOCBICH & LE, LINH BA
9910 SW 151ST AVE
BEAVERTON,. OR 97007

LEE, CHIH-MING & CHOU, SERENE
YU-HSIO
10025 SW 148TH AVE
BEAVERTON,. OR 97007

LI, WEI & LIU, XIAOLING
15170 SW OBSIDIAN ST
BEAVERTON,. OR 97007

LIGHT, JOHN F SR & LIGHT, CAROL J
10335 SW DUNLIN PL
BEAVERTON,. OR 97007

LINDNER, KATHLEEN M REV TRUST
15245 SW SANDPIPER LN
BEAVERTON,. OR 97007

LORENZEN, WILLIAM S & LORENZEN,
KATHY L
10320 SW 152ND AVE
BEAVERTON,. OR 97007

MAN, PAUL S & MAN, NANCY
14730 SW GREBE LN
BEAVERTON,. OR 97007

MARLEY FAMILY REV TRUST
10841 E SAN TAN BLVD
SUN LAKES,. AZ 85248

MATAR, LISA R
7883 SW BARNARD DR
BEAVERTON,. OR 97007

MAZER FAMILY TRUST
15235 SW SWAN CT
BEAVERTON,. OR 97007

MCCALLEY, MATTHEW T &
MCCALLEY, JENNIFER M
10285 SW 152ND AVE
BEAVERTON,. OR 97007

MCKENNA, JACOB QUINN &
MCKENNA, LESLEEANN NAEGLE
10375 SW DUNLIN PL
BEAVERTON,. OR 97007

MCPHERSON, KARI A & MCPHERSON,
ANDREW S
10095 SW 151ST PL
BEAVERTON,. OR 97007

MEJIA, BRIANA & SZERENCSE,
MATTHEW
10275 SW GULL PL
BEAVERTON,. OR 97007

MEOGROSSI FAMILY TRUST
10280 SW GULL PL
BEAVERTON,. OR 97007

MERKEL, BERNARD-ALEXANDRE &
MERKEL, KATIE MARIE
10285 SW GULL PL
BEAVERTON,. OR 97007

MILANOV, MILEN K & MILANOVA,
DANIELA G
14735 SW GREBE LN
BEAVERTON,. OR 97007

MONTERO, CARLOS & MONTERO,
ADRIANA
15155 SW OBSIDIAN ST
BEAVERTON,. OR 97007

MORRIS, GREGORY SPENCER &
MORRIS, KELLEY GALE
15255 SW SWAN CT
BEAVERTON,. OR 97007

MURRAY HILLS CHRISTIAN CHURCH
(DISCIPLES OF CHRIST)
15050 SW WEIR RD
BEAVERTON,. OR 97007

NAG, PRANTIK K & RAO, DEEPA
10165 SW 148TH AVE
BEAVERTON,. OR 97007

NAVIDI, MOIEN
11240 SW PINTAIL LOOP
BEAVERTON,. OR 97007

NELSON, ANDREW M & NELSON,
SARAH E
14910 SW GULL DR
BEAVERTON,. OR 97007

NGO, LACH V
10055 SW 151ST PL
BEAVERTON,. OR 97007

NGUYEN, DUY TUONG & HO, NGA
THI HONG
14720 SW GREBE LN
BEAVERTON,. OR 97007

PEDERSON, JON A & PEDERSON,
TRISTA E
15115 SW GULL DR
BEAVERTON,. OR 97005

PINDER, BRYCE K & PINDER, CAMILLE
D
15195 SW BASALT CT
BEAVERTON,. OR 97007

RAO, RAJASHEKHARA GOPALA &
MITRA, SAONI
16410 SW ESTUARY DR APT 206
BEAVERTON,. OR 97006

RUTLEDGE, THOMAS D II &
RUTLEDGE, DAWN E
14830 SW MOCKINGBIRD CT
BEAVERTON,. OR 97007

SAATCHI, DILSHAD KAREEM &
HAMA-AMIN, RONYAS IBRAHIM
15175 SW SANDPIPER LN
BEAVERTON,. OR 97007

SAGE FAMILY TRUST
15240 SW OBSIDIAN ST
BEAVERTON,. OR 97007

SAHEBI, EBRAHIM & AKRAM JOINT
REV LIV TRUST
10320 SW MOCKINGBIRD WAY
BEAVERTON,. OR 97007

SAHEBI, MORTEZA
10290 SW MOCKINGBIRD WAY
BEAVERTON,. OR 97007

SALCZ, LADISLAU & SALCZ, SILVIA
15170 SW BASALT CT
BEAVERTON,. OR 97007

SATTLER, RONALD D & FAUROT, ANN
J
10170 SW 149TH TER
BEAVERTON,. OR 97007

SCHMID, REGINA MARIE &
BREZINSKI, BRIAN
10330 SW DUNLIN PL
BEAVERTON,. OR 97007

SCOTT FAMILY TRUST & SCOTT, DALE
W & JOAN R & SCOTT, CLAYTON L &
STACEY D
18913 N 260TH LN

SHAFER, BRONSON W & SHAFER,
KRYSTA M
19330 RIVER RUN DR
LAKE OSWEGO,. OR 97034

SHIM, YOUNG & WOHL-SHIM,
SHARLA M
10210 SW 149TH TER
BEAVERTON,. OR 97007

SHOJAEIFAR, MOHSEN &
MOSTAJERAN, NASRIN
15065 SW GULL DR
BEAVERTON,. OR 97007

SIDES, DANIEL RAMSEY & SIDES,
AIMEE BETH
15220 SW OBSIDIAN ST
BEAVERTON,. OR 97007

SIMMONS, ERIK S & CHARISSA R LIV
TRUST
10135 SW 151ST PL
BEAVERTON,. OR 97007

SIMMONS, ROBERT L & SIMMONS,
DEBRA A
10110 SW 153RD AVE
BEAVERTON,. OR 97007

SOBOL, TIMOTHY J
15175 SW GULL DR
BEAVERTON,. OR 97007

SOLASH, BARRY L & SOLASH,
SHARON S
10195 SW 149TH TER
BEAVERTON,. OR 97007

SOUTHWEST BIBLE CHURCH
14605 SW WEIR RD
BEAVERTON,. OR 97007

SOUTHWEST BIBLE CHURCH
14605 SW WEIR ROAD
BEAVERTON,. OR 97007

SPENCE, LESLIE A
15020 SW GULL DR
BEAVERTON,. OR 97007

STEIMER, ERIC R & STEIMER, JESSICA
M
15145 SW GULL DR
BEAVERTON,. OR 97007

STEYN, HERMANUS JACOBUS &
STEYN, HENRIETTA
14935 SW MOCKINGBIRD CT
BEAVERTON,. OR 97007

STREED, HENRY R & STREED, CAROL J
10315 SW 152ND AVE
BEAVERTON,. OR 97007

SUPALLA FAMILY LIV TRUST
10060 SW 153RD AVE
BEAVERTON,. OR 97007

THIVIERGE, VICKEY G & THIVIERGE,
JAMES V
15175 SW BASALT CT
BEAVERTON,. OR 97007

TIDWELL, JEFFREY K
10340 SW DUNLIN PL
BEAVERTON,. OR 97007

TRINH, SON QUANG
10125 SW 151ST PL
BEAVERTON,. OR 97007

VALLEJO, JUAN & KELLY, CLARE
15175 SW OBSIDIAN ST
BEAVERTON,. OR 97007

VASQUEZ, JUAN CARLOS & VASQUEZ,
KARINA LIZETTE
9950 SW OBSIDIAN ST
BEAVERTON,. OR 97007

VEYTSMAN, YURIY & GOFMAN,
YELENA
9920 SW OBSIDIAN ST
BEAVERTON,. OR 97007

WELTER, ROBERT J & WELTER,
ARLENE A
14895 SW HEDLUND LN
BEAVERTON,. OR 97007

WILSON, PHILLIP W & WILSON,
MELODY A
15100 SW GULL DR
BEAVERTON,. OR 97007

WOOD RIVER MURRAYHILL LP
11150 WEST OLYMPIC BLVD STE 970
LOS ANGELES,. CA 90064

WOOD, JEFFREY D & WOOD, DANA S
10350 SW 152ND AVE
BEAVERTON,. OR 97007

YAEGER FAMILY TRUST
10070 SW 151ST PL
BEAVERTON,. OR 97007

YASAVOLIAN, MORRIS F
20417 SW INGLIS DR
BEAVERTON,. OR 97007

ZERIHUN, SAMUEL B & YIFRU,
YESHIMEBET Y
9970 SW 151ST AVE
BEAVERTON,. OR 97007

BEAVERTON, CITY OF
PO BOX 4755
BEAVERTON,. OR 97076

SEXTON MOUNTAIN NAC
ATTN: SHARON DUNHAM
8685 SW LAVA CT
BEAVERTON,. OR 97007

NEIGHBORS SOUTHWEST NAC
ATTN: DR. ALISON BALBAG
15860 SW CARDINAL LOOP
BEAVERTON,. OR 97007

SOUTH BEAVERTON NAC
ATTN: MIKE ALNER, CHAIR
14250 SW SEXTON MOUNTAIN DRIVE
BEAVERTON,. OR 97008

CPO 6
PO BOX 5607
ALOHA,. OR 97007

NOTICE SIGN MOCK-UP

PUBLIC MEETING

On A
Preliminary Development Proposal
Affecting

15050 SW Weir Rd Beaverton, OR 97007

PROPOSED

Childcare Facility Expansion

A meeting to discuss the preliminary
development proposal is scheduled for

7pm - 4/18/23 ~~Z~~oom @ www.beavertonoregon.gov/neighborsouthwest

ALL INTERESTED PERSONS MAY ATTEND

FOR MORE INFORMATION
CONTACT:

Daniel Hauser 503-970-4614

[Use this form and fill in the blank spaces with the information you provided on the notice sign posted at the site if you used the signs available from the City]

h:\forms (new folder)\neighborhood meeting\update 2007\hnd #9 notsignmock update.doc

PROJECT NAME: Murray Hills Christian Church Preschool

POST ON SITE NOT LESS THAN 20 DAYS PRIOR TO THE NAC MEETING

AFFIDAVIT OF POSTING NOTICE

I, Daniel Hauser, being first duly sworn; say that I am (represent) the party submitting an application to the City of Beaverton for a proposed _____

Conditional Use Permit Modification affecting land

located at 15050 SW Weir Rd, Beaverton, OR 97007, and that pursuant to Ordinance 2050, Section 50.3., did on the 24th day of March, 2023, personally post public notice(s). The notice(s) was (were) posted on or before the deadline date determined by City staff for this application.

Sign and Date in the presence of a Notary Public. Certain City staff are Notary Public's and are available for witnessing.

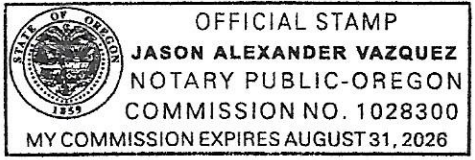
Signature: *Daniel Hauser*

Dated this 21 day of April, 2023.

Subscribed and sworn to before me this 21st day of April, 2023.

Jason Vazquez
Notary Public for the State of Oregon

My Commission expires: 08-31-2026



TURN PAGE OVER FOR POSTING INSTRUCTIONS

Meeting Notes from Neighbors Southwest NAC Meeting on 4/18, 7:00 pm

Meeting was held over Zoom

Link to agenda: <https://content.civicplus.com/api/assets/19bfc475-80a9-412a-9fa7-7de27e486fae>

Doug Gordon: Stated that only neighbors living within 500' of property (15050 SW Weir Rd) and who received mailing (related to CUP permit application) are allowed to provide comment at this meeting.

Lani Parr: That is not correct, it's an open forum and anyone can provide comment.

Doug: Takes exception to that. He states it is a public meeting to attend, but only those who received mailing may provide input.

Lani: Does not agree and checked into this with city staff.

Doug: Wants this noted on the record.

Andrew Aebi: Called meeting to order at 7:02 pm.

Introductions:

- Andrew is the new Chair of Neighbors Southwest. First meeting as chair, second meeting he has attended.
- James Gregory: 25 year resident of Beaverton, new Vice-Chair of Neighbors Southwest
- Lani Parr: Neighborhood and Public Involvement Manager for City of Beaverton

First Agenda Item:

- Police Report – Skipped because Officer F. is not in attendance

Second Agenda Item:

- THPRD Report provided by Gary Feck
 - Summer Registration
 - Misc. park updates – none in Neighbors SW boundary

Next Agenda Item: Murray Hills Christian Church/Ashcreek Playschool Conditional Use Permit

Jenna Hori and Daniel Hauser presented an overview of Ashcreek Playschool:

- Jenna requested that attendees put full name and address in chat for our records, it may be required for our permit application documentation.
- Ashcreek Playschool is requesting a modification of the existing Conditional Use Permit that has been in place since 1994. The existing permit allows 20 students and 2 teachers and use of 700 SF of the building. The proposed modification would allow up to 60 students and 10 teachers and use of 2,515 SF of the building.
- Ashcreek does not have any immediate plans to expand to 60 students, but due to the high cost and level of effort of permit modification, we want to plan for a higher number than we need

currently to give us flexibility in the future. Current/near-term operations are expected to be about 35 students.

- Ashcreek has been leasing space from Murray Hills Christian Church (MHCC) since 2015. Ashcreek was not aware of the limitations of the original CUP when we leased this space, that was discovered last year. MHCC trustees also change year-to-year and that information was missed by trustees at the time. Neither party was aware of the terms and did not intend to violate the existing permit.
- Ashcreek is a non-profit preschool, independent organization from MHCC. Ashcreek is run by parent volunteers who serve on the board of directors; leadership of the school changes year-to-year.
- Ashcreek is a morning-only preschool, not a full-time child care facility. Ashcreek typically operates from 9-1 Monday through Friday. Summer camp is usually the same hours but may vary slightly.
- The playground space is usually used 1-2 hours per day by Ashcreek.
- MHCC will be the permit holder, but Ashcreek is organizing the application
- No physical changes to the building or property are proposed or covered by this permit – it simply expands the capacity allowed for child care within the existing facility.

Ashcreek stated that they are aware the church has received noise complaints regarding playground use and there are concerns from the neighbors about noise and safety. It is our understanding the main concerns relate to noise in the evening and what time the playground may be closed to the public – such as whether it closes at 6 pm, 7 pm, or dusk. They asked neighbors to keep these concerns separate from consideration of this CUP application, which does not have any impact on evening or public use of the playground. The scope of this permit only addresses preschool operations.

Chairperson Andrew: Reminded the group that this agenda item is for information only, and the NAC will not be taking a position on the permit application. Confirmed understanding that evening use or other church activities are separate from this permit application. Given that, how would neighbors engage if they have concerns about noise or other issues outside of this permit process?

Tom Drakley, MHCC Trustee: The church is in the process of implementing various noise mitigation things, including CCTV cameras, in an attempt to deter teenagers from using the property after hours. Also in the process of adding additional fencing and signage indicating playground is closed from 6 pm until morning. They are trying to respond to neighbor concerns while still fulfilling what they see as their duty as a church to provide a service (access to a public playground space).

Chairperson Andrew opened the meeting for comments:

Doug Gordon: He stated that he thought there was another component to this application. He understood from MHCC Trustees they were applying to have 75 enrollees for various programs like English classes, and Alcoholics Anonymous. Could you clarify the scope of the application that is going to be filed with the city?

Tom Drakley: We had this discussion with you before we settled on a number and learned more as this process. 75 was a number that was being discussed, but 70 is the number that was selected.

Doug: Is 70 the total number that can be there at any one time? Is this students, or any people that can be there for any program:

Jenna Hori: This permit is specific for child care purposes. The permit says 60 students and 10 teachers at any one time. That does not mean that 70 people is the cap for all activities at the church. The church may hold events with more people than that for church functions that do not require CUP approval. This permit relates to child care at this site, it does not restrict normal church activities to 70 people.

Doug: Is the church asking for permission in this application to bring in an additional 75 people?

Tom: No, this permit is only related to the preschool. Clarified that it applies to any preschool at the site, not limited to only Ashcreek.

Jenna: The permit applies to the address

Doug: I would like to do what the code says and share concerns and recommendations. Our neighborhood is zoned as a residential neighborhood. The church is only here because it got a conditional use in the 80's. In 1994 the church applied for a CUP for the Montessori preschool, was granted a permit for 20 students, 2 staff, and 700 SF inside the building. Stated that church built a playground in violation of the permit without talking to neighbors. The playground area started at 500 SF and is now about 7,000 SF.

How does the church fit in with our neighborhood? Ashcreek is an attempt to go beyond traditional worship services. This is a revenue-generating activity, not a religious activity. Ashcreek has been operating in violation of the conditional use permit by holding outdoor activities. The church is supposed to have minimal impact, but this threefold increase will have a major impact on our neighborhood. I'm recommending that there should be no expansion of the conditional use permit that allows 20 students, 2 staff and 700 SF. That should be done inside the building. Not on the mega playground built without approval.

Chairperson Andrew: Noted that church will continue to operate even if permit is denied. The purpose of this is not to find out if church is in compliance with all zoning regulations, the purpose of this is to narrowly focus on the application at hand. Would like to better understand zoning at this site and will follow up on that at a later time.

Ron: Ashcreek Parent Cooperative Playschool was administratively dissolved for a time period in 2017 and reinstated later that year, not a good record. Ashcreek is a tenant, they do not own the church or the conditional use permit. Jenna, why do you think you can claim to apply or have ownership of the conditional use permit?

Jenna: We do not claim that. We are doing the legwork on the application, but the permit is tied to the address and MHCC is the permit holder. Because we would like this expansion, we are handling the paperwork for MHCC.

Ron: The letter you sent out said "our" Conditional Use Permit and you were taking ownership and I object to that.

Jenna: Noted, perhaps that was incorrect language for us to use. It is the permit that allows us to operate here so we think of it as “our” permit even though we don’t own it, we should have clarified or worded that differently.

Ron: As of April 3rd, Ashcreek Parent Cooperative is not registered with the state as a non-profit. Why is that?

Jenna: I’m not sure what the proper answer to that is. I’m not familiar with the ins and outs of business regulations, I’m just a volunteer. I know we are registered with the IRS as a 501c3 non-profit. We are also registered with the state as a charitable business but I don’t know the exact nature of those categories. We also do an application with Washington County which is required for the church to have us as a tenant. I don’t think any additional registration with the state of Oregon is required.

Ron: The people in the non-profit division at the state of Oregon think you must register with them. Since you brought it up, the federal people in my two conversations don’t have you registered as a non-profit.

Daniel: We appreciate your concerns. This is an opportunity for the neighborhood to provide feedback on this Conditional Use Permit of which MHCC will be the permit holder. We are not in a position to be able to respond to all questions about the structure and legal status of Ashcreek Playschool at this time.

Doug: There isn’t any restriction on what people can ask, Ron should be able to ask whatever he wants and he should be permitted to do so.

Daniel: Agreed people can ask questions, but Ashcreek isn’t responsible for having answers prepared to any question that is raised. Wants to make sure other participants can ask questions.

Ron: Daniel, I’m nearly finished and I’m taking less time than you are. Jenna, you are responsible according to the VCA (Voluntary Compliance Agreement) to have the playground fenced for safety. Why isn’t it fenced?

Jenna: MHCC is in the process of expanding the fencing. Not sure of the process or timeline.

Sharon Jarmon: Chairman of Trustees. We have selected a company to construct the fence. We are also planning to install motion detector deer sprinklers to come on in the evening to cut down on evening use.

Ron: Excellent

Sharon: The permit will allow up to 70 people at Ashcreek, but it won’t be up to Ashcreek how much they expand, it will be up to the church to approve that. (Through their lease agreement.)

Ron: The letter said there would be a site plan and engineering done. Do you have that done?

Jenna: The engineering refers to the updated Fire Life Safety Plan, which is a document that verifies that the facilities in the building such as the sprinklers and plumbing can handle the increased occupancy. That has been completed and will be submitted to the city with the permit application. It also refers to a traffic memo that says based on this occupancy, there are not enough projected trips per day to require a traffic study. That has also been completed.

Ron: Provided his address 10170 SW 149th Terrace. He is the house immediately adjacent to church property and has lived here for 35 years.

Doug: Provided his address as 10050 SW 151st Place. Lived here since 1995.

Chairperson Andrew: Thanked Ron and Doug for providing addresses, and asked people to add them to the chat. His understanding is application is for the preschool, but the church itself is a separate Conditional Use. If people have specific concerns about noise, fencing, and traffic access they should state the problem they are trying to solve. They might not be applicable to this application, but it might be helpful to be aware of all issues.

David Gordon: We don't have an issue with the church or the people at the school. The concern comes down to the impact to the neighborhood, and if this fits within the existing zoning. Is the church the applicant for this permit?

Jenna: Yes

David: At what point did the church let you know about the CUP limitations that were already in place?

Jenna: We found out about it last year. It was discovered because of the noise complaint issues that came up, that led us to look into some of the legal issues. The church is also run by volunteer trustees who also change from year to year, some of this information had been lost to current trustees and it was rediscovered by all of us.

David: You may not be aware that when the church expanded, there was a significant amount of money spent by the church and discussions went all the way up to the land use board. The church should have been aware of the restrictions of the CUP. Have you looked at an alternate space other than this one?

Jenna: Yes, we have. When this issue came up last year, we thought the church may not renew our lease because they want to be good neighbors and not upset people. If we had to go down to 20 students that would not financially work out for us. So we really looked around for other locations, but with our financial structure, we have a limited budgeted. It's hard to find a suitable place and we couldn't find an alternative. We did not want to pay \$11,000 for this permit but wound up deciding we had to because we couldn't find any other solutions.

David: Have you already paid the \$11,000?

Jenna: No, we will pay that next month when the application is completed. Conducting this meeting is one of the requirements before we submit.

David: I appreciate you answering my questions, I recognize you are in a tough spot. I have three concerns about impacts to the neighborhood and why increasing the school is a concern: Traffic, noise, and change in zoning. We already have a problem with traffic. 149th is not a through street, it is only for emergency access and it is required to be closed. There has been an ongoing problem with people damaging it, right now it is a through street because once again the bollards that hold up the barrier have been pulled out of the ground. GPS directs people up 149th street incorrectly. 60 people coming into the facility is going to be challenging and there will be people coming in on 149th. There is already a problem with access from 149th. Some of this applies to your school, some is from outside. We have a practical problem even if the traffic study says it is functional:

Chairperson Andrew: In respect to wayfinding, if all access were from Weir Road and none was from 149th, would that resolve your concern?

David: That's a great point. Here is the practical implication, even if you put a permanent barrier there people would still access from 149th and come up through the parking lot. They have had problems for 20 years and people will continue to access it this way. We were assured 20 years ago that there would not be an application to increase the size of the school use because of the traffic problems. I'm disappointed we are having this discussion because it was decided by the land use board in the past.

Chairperson Andrew: Reiterating that we might be able to mitigate this problem with updates to mapping or GPS issue? Is this an increase over the existing conditional use?

Jenna: Yes, this is an increase over existing CUP limits. Not expecting an actual increase to current use.

David: We can only react to the terms of the application, which triples the size. And this changes the zoning of the neighborhood, should be done through a different process. I don't see a way to resolve this, if there had been a conversation ahead of time with us maybe we could have resolved some of this

At this point, I think you will see staunch opposition to the application and city council testimony. This is likely to be an expensive process, just to let you know.

Taylor Goslan: I'm glad David brought up how the neighborhood would feel about the expansion. I live on 148th, close to the church. Taylor shared that she is the mother of two boys and grew up in the neighborhood. She has been a member of Ashcreek Playschool since 2021.

I did not know then that the school would become such an integral part of my family. In May 2022, my husband was diagnosed with stage four metastatic testicular cancer. He was 29, and our kids were one and five. My husband and I lost everything we had worked for, but Ashcreek let our family stay free of charge. This enabled my youngest to have a familiar routine and he felt safe when his Dad and I traveled across the country for several life savings surgeries. I could have not made it through this last year without the teachers, families, and the community within Ashcreek. I am so thankful that Murray Hills Christian Church has provided the space for this amazing preschool to operate. I think that increasing the availability of low-cost quality education to more families like mine in the community is an invaluable opportunity for our kids. The noise of this playground is not something to be ignored, it is the sound of memories being made. It is a sound of education, and it is the sound of my community coming together.

Julie Laurin, Ashcreek Teacher: I want to address David's concern about traffic coming in from 149th. We are very respectful, and so is Pastor Troy (of MHCC) and we never use that entrance. When we give tours to new families we always tell families GPS will tell you to go that way, but tell people the directions. We are doing our best, as Doug mentioned the children can be loud, but we are doing our best to quiet them.

Tom Drakley: MHCC is as annoyed as the neighbors about the traffic on 149th. When people drive through the gate, we have to pay to replace it and we are tired of it. When we put in the video system, one of the cameras will point toward the gate and it has enough resolution to see license plates. We are planning to replace the gate that has been currently been knocked down.

Matt: I agree with everything David said. I also live on 149th Terrace. In reading through what was proposed, it looked like it would triple the size of classes and we wonder where all of the students will come from? And it sounds like there is going to be an AA portion to this as well. There are a lot of small kids in this neighborhood, I've seen cars driving very fast on 149th and I've seen traffic driving fast through the church. Increasing the amount of traffic by increasing classroom size is not right for this neighborhood. We went through this 10 years ago and it's continuing to go on.

Chairperson Andrew: I have a question for Ashcreek. It sounds like you want flexibility in your application to go up to 60 students, but what is the current student and staff count so we can understand the delta?

Jenna: We currently have 25 students per day, if our classes were all full we would have 34 students per day.

Christine Gilfillan: I live on Sandpiper Lane and I've been here 35 years. There are more than 20 children on Sandpiper Lane under 7 years old. That playground is well used in this neighborhood and well loved. My children went through Vacation Bible School at MHCC even though we are not members. I've seen teenagers go there at inappropriate times and I like your idea of the deer sprinklers, but I would like to know the times that will be used. The grandkids Pop pop likes to take them there after work and I don't want that to no longer be a possibility. I am sure there would be more people here tonight, but Nancy Ryles Elementary is having their large fundraising event tonight.

Deeparao: I have lived on 148th for 25 years. My child went to a parent cooperative preschool, and I know that is a wonderful thing. When you say you are applying for a permit, I want to make sure there are no new structures proposed. You mentioned there is a considerable cost, is there going to be an expansion? I want to know if there is more than is being discussed today 5 years down the road. My property backs to the church, I want to know if any trees will be impacted.

Jenna: Our application only allows for us to have more people attending the school. No changes to the property or removing trees are covered by this permit. I don't know what the church might be allowed to do to their property without a permit, but none of that is covered by the permit we are discussing. I can't promise there won't be any change to the property in the future, but none of that is allowed by this permit. There won't be any changes to the property or trees.

Chairperson Andrew: And the church itself is a Conditional Use. So any changes would require more discussion.

Yaeger: I don't understand how Ashcreek has the right to apply for this permit or make it sound like it is their permit. Why is the church taking a back seat? The playground was a very small footprint and it has multiplied almost secretly, and the impact to the area is going to be insane. I don't understand how Ashcreek is driving the meeting.

Jenna: We are not trying to take over, but we have the motivation to make this permit happen and we have folks that have the time and inclination to do the paperwork and things that are necessary. We are volunteering to put forth the effort on their behalf.

Yaeger: That doesn't make sense for you as the tenant.

Jenna: The trustees aren't able to take this on, so Daniel and I have said we were willing to do the work.

Yaeger: The conditional use permit is not yours

Jenna: We don't mind, we are willing to do this. Anyone can fill out the paperwork.

Yaeger: We want to hear from the church.

Chairperson Andrew: Noted that we are running short on time.

Several attendees requested a continuance.

Daniel: I am not sure what the requirements are in the development code to provide that. We needed to offer an opportunity for members of the neighborhood to share concerns, which we have done. If people have additional comments they can put them in the chat so they are recorded.

Yaeger: We want to hear from the church

Tom Drakley: The church board of trustees includes 3 volunteers who serve based on our love of the church and we are trying to do the right thing. On this particular issue, we have neither the skills or the background to handle this conditional use permit. If we were to do it ourselves, we would have to hire someone to do it for us. Ashcreek has volunteered their time and we have accepted it. You are right, the conditional use permit attaches to the building. Our mission is to serve the neighborhood, and one of the ways we do that is to provide preschool, a place for AA to meet, a place for scout troops, and a place for weddings. This conditional use is in regard only to the preschool. Ashcreek has volunteered the manpower and money to do this for us.

Chairperson Andrew: Daniel, can you summarize where this goes from here? People can put additional comments in the chat for the record.

Doug: There has been a request for a continuance, and he would like to have an in person meeting.

Chris Hammond: I live on 151st Place. In the chat I asked, if Ashcreek is playing for the application. There is no time limit on the permit. Is that correct?

Jenna: I believe that is correct

Chris Hammond: So it's an indefinite permit?

Jenna: Yes.

Chris Hammond: You are exceeding your limitations on the current permit?

Jenna: Yes. We have an agreement in place with the city which gives us one year to get in compliance or complete this modification to the permit.

Chairperson Andrew: There has been a request for more meeting time, but not sure the NAC is the right mechanism for that. I would encourage folks to continue to discuss, not sure what the right format is.

Doug: It is clear is code section 50.30. It says the applicant should have an in-person meeting but we aren't having that opportunity, we are relegated to a Zoom meeting. I would call upon the church to use their facility to hold an in-person meeting

Chairperson Andrew: I'll leave it to the church to determine how to move forward with any future meeting time.

Ron: NAC is charged by the city to have this meeting, if additional time is needed it's your responsibility to get it done.

Chairperson Andrew: I'll take that under advisement. A good contact person is Steve Ragner at the city of Beaverton. Lani has provided his contact information in the chat.

In an effort to have exhaustive notes, Daniel Hauser also saved the Zoom meeting chat at 8:31 (after the Neighborhood Meeting concluded) and that is included below. We weren't able to align each comment with the timestamp in the discussion above.

19:01:34 From Diane Jantze 12999 SW Tearose Way Tigard to Everyone:

can we get the agenda?

19:02:41 From Andrew Aebi to Everyone:

<https://content.civicplus.com/api/assets/19bfc475-80a9-412a-9fa7-7de27e486fae>

19:11:45 From Tom Drakeley to Everyone:

Please mute yourself when not speaking.

19:14:59 From Chris Hammond to Everyone:

Chris and Tara Hammond; 10145 SW 151st Place

19:15:02 From Andrew Aebi to Everyone:

Andrew Aebi, NAC Chair, 15845 SW Cardinal Loop, 97007

19:15:21 From David Golder @ 10175 SW 149th Terrace to Everyone:

David Golder and LeeAnn Brewer-Golder @ 10175 SW 149th Terrace, Beaverton, OR 97007

19:15:42 From Debbie PDX FOR to Everyone:

Bob and Debbie Kieffer

19:15:46 From Rajashekhara G Rao - sw 148th ave 97007 to Everyone:

Rajashekhara gopala rao 10145 sw 148th Ave

19:15:50 From Churchills -15025 SW Gull Dr to Everyone:

We would like to get Ashcreek's email contact information as well, please.

19:16:10 From deeparao to Everyone:

Deepa Rao and Prantik Nag

19:16:32 From Wendy to Everyone:

Wendy Agron 10520 SW Shearwater Place,

19:16:47 From Robbie 10085 sw 148th to Everyone:

Robbie 10085 sw 148th

19:16:57 From Debbie PDX FOR to Everyone:

Bob and Debbie Kieffer 10115 SW 151st PL

19:17:03 From deeparao to Everyone:

10165 SW 148th AVE BEAVERTON OR 97007 Deepa Rao/Prantik Nag

19:17:20 From Rita Harris to Everyone:

13050 SW 5TH ST.

19:18:08 From bsupa to Everyone:

Brian and Mary Supalla 10060 SW 153rd Ave. 97007

19:18:48 From Rita Harris to Everyone:

Rita Harris 13050 SW 5th St, Beaverton OR 97005

19:19:48 From Yaeger 10070 SW 151st Place to Everyone:

Yaeger 10070 SW 151st Place

19:26:01 From Daniel Hauser (he/him) to Everyone:

If folks have additional questions to ask after this meeting of the Ashcreek Playschool here's our contact page: <https://ashcreekplayschool.com/contact/>

19:26:13 From Churchills -15025 SW Gull Dr to Everyone:

where does the extra square footage come in ?

19:26:50 From Daniel Hauser (he/him) to Everyone:

You can also email me directly if you have questions about the CUP modification:
hauser.daniel.c@gmail.com

19:29:59 From Jenna Hori to Everyone:

In response to the square footage question: The square footage is used to do some occupancy analysis on the building to verify that various systems (fire alarms, sprinklers, plumbing) can support the increased occupancy. We had to update drawings to show what parts of the building we are occupying.

19:30:07 From Andrew Aebi, Neighbors Southwest Chair to Everyone:

After Doug, we will go to Ronald and then to David Folder.

19:32:07 From Andrew Aebi, Neighbors Southwest Chair to Everyone:

60 students + 10 adults = cap of 70 people

19:32:21 From Andrew Aebi, Neighbors Southwest Chair to Everyone:

For the school

19:32:22 From Churchills -15025 SW Gull Dr to Everyone:

who else is getting authorization for your building to use the facility at night ?

19:33:12 From Andrew Aebi, Neighbors Southwest Chair to Everyone:

Clarification: 60 students + 10 adults = cap of 70 people for child care use.

19:33:38 From iPhone IMT to Everyone:

Does Ashcreek have a business permit to operate this business in a residential neighborhood?

19:37:47 From Jenna Hori to Everyone:

The conditional use permit is what Beaverton requires for us to operate in this location, a business permit is not required on top of that. We are registered as a non profit with the state and comply with the state regulations that apply to us as a parent co-operative preschool.

19:38:46 From Rajashekhara G Rao - sw 148th ave 97007 to Everyone:

1. Will there be any additional structure built ?

2. Since we will have 40 odd cars coming in and going out , what about any improvements to the junctions and crossings?

3. What plans are there to increase the area of the playground or alternate play structures around the church ?(with the elimination of the natural surroundings ?)

19:39:00 From Stephanie to Everyone:

in what ways are there major impacts to the neighborhood?

19:39:36 From Chris Hammond to Everyone:

How do you propose this will impact traffic into our neighborhood?

19:40:19 From iPhone IMT to Everyone:

Your registered as nonprofit but you are business.

19:40:19 From Stephanie to Everyone:

they said there was no impact to traffic through an analysis

19:40:35 From Yaeger 10070 SW 151st Place to Everyone:

Impact are traffic to an already dangerous church entrance, increased noise, decreased property value should I go on?

19:41:16 From Chris Hammond to Everyone:

Who performed the traffic analysis and at what time of day was it done? Was is on a weekday or the weekend?

19:41:39 From Christine Gilfillan 15380 sw sandpiper ln to Everyone:

Isn't the preschool a non profit? Why do you refer to it as revenue producing?

19:41:48 From Jenna Hori to Everyone:

1. No additional structures are proposed. 2. No crossing or access improvements are proposed. If we do eventually grow to 60 students, we may stagger the start times of classes to spread out drop off. Options for this may be explored in the future, but since we aren't planning to actually expand that much now we haven't addressed this. 3. No plans to expand the playground. The only expected changes are to add additional fencing.

19:42:11 From Yaeger 10070 SW 151st Place to Everyone:

Does the individual who said there is no traffic impact live in the neighborhood?

19:42:17 From Rajashekhara G Rao - sw 148th ave 97007 to Everyone:

I tried to speak with public services for a zebra crossing at the least but was turned down saying we have the signal but now we get 40 odd cars added to the peril everyday making it much harder in the early morning school drops to sw Christian school from our area . Any comments on this ?

19:43:25 From Taylor Golsan to Everyone:

That's a different school

19:47:29 From Yaeger 10070 SW 151st Place to Everyone:

I support your cause but if you wish to expand your school why not choose a more appropriate location to do that - not a quiet neighborhood location.

19:47:58 From Taylor Golsan to Everyone:

Playgrounds raise property values!

19:48:53 From Karrie Escobar (she/her) to Everyone:

Is the school expanding or simply getting approval to continue to use the space as they have been using for the last few years?

19:51:12 From Jenna Hori to Everyone:

Ashcreek is a registered non profit with the IRS - our official name is Ashcreek Parent Cooperative Playschool and our EIN number is 81-2621880

19:51:32 From Ronald Sattler to Everyone:

Ron Sattler 10170 SW 149th Terrace, Beaverton, OR

19:51:46 From Churchills -15025 SW Gull Dr to Everyone:

Churchill, 15025 sw gull dr.

19:56:09 From Yaeger 10070 SW 151st Place to Everyone:

Both the church and Ashcreek have already violated the conditional permit once - what is to stop them from doing as they please in the future with little or no concern for what is best for their neighbors

19:57:17 From Ronald Sattler to Everyone:

Jenna: Why does the IRS not have your registration as a non-profit? Also, you do not have a business license? Beatrice, that runs the business license department at the city, sent me an application indicating that non-profits need a license, but there will not be a charge.

19:59:02 From Jenna Hori to Everyone:

We are registered with the IRS, I'm not sure why you are not able to see our information. I will look into the issue with getting a business license from the city, on top of our various state and county registrations, etc.

19:59:17 From Stephanie to Everyone:

can that issue be resolved with mapping? by reporting incorrect pathing to google maps or apple maps?

19:59:54 From Karrie Escobar (she/her) to Everyone:

Ashcreek informs all families to enter from Weir. Sounds like an issue to report like Stephanie said

20:01:42 From Jenna Hori to Everyone:

Good point Karrie! Regular users of the property like school members will know what access points they should use, and are not likely to violate rules about entering from 149th.

20:07:43 From Matt's iPad to Everyone:

My apologies for joining late, how am I able request to speak?

20:08:29 From Sargent iPhone to Everyone:

My goodness, the sounds of children upset people? It's from 9-1

20:08:40 From Stephanie to Everyone:

i want to note that i will contact the police if i see doug taking pictures of my child.

20:17:58 From Ronald Sattler to Everyone:

Stephanie - No one wants to take photos of your children. Given the resolution of the camera used, no child could individually be identified. If you harass Doug or me, there will be consequences to you.

20:18:55 From Chris Hammond to Everyone:

Please confirm that Ashcreek is paying for the application, but Murry Hills Church will own the permit? What is the length of time for the permit?

20:20:28 From Stephanie to Everyone:

how can i confirm your camera resolution when an old man is taking pictures of a 3 year old girl

20:20:32 From Karrie Escobar (she/her) to Everyone:

Ronald do you know that parents of ashcreek have called the police before for taking pictures of the children at the playground? We are not harassing either of you, simply asking the authorities to keep our kids safe

20:22:21 From Jenna Hori to Everyone:

The permit has no time limit. Ashcreek is contributing funds, but MHCC is permit holder.

20:22:51 From Matt's iPad to Everyone:

Agreed with Doug. Please have a continuance

20:24:11 From Chris Hammond to Everyone:

We would also like a continuance to this conversation. More needs to be learned and shared.

20:25:09 From Karrie Escobar (she/her) to Everyone:

Daniel- Can we add to the meeting notes that the parents of ashcreek are concerned with Doug taking pictures of our children, as he has in the past as well as Ron seemingly threatening Stephanie in the chat?

20:25:11 From finelinesw to Everyone:

Resident on 148th for 20 years.

We absolutely support providing preschool access at an AFFORDABLE RATE. This co-op allows very passionate parents the chance to influence their children's development. In a post vivid world- this is more important than EVER.

Safe place & Safe people

SW Bible is loud too but I don't expect silence in my CITY neighborhood.

20:25:33 From bsupa to Everyone:

I strongly support approval of the Conditional Use Permit. The church is a tremendous asset to the neighborhood. The parishoners, other users such as AA, Boy Scouts, and Ashcreek are very respectful of the neighbors. Please approve this permit. Brian and Mary Supalla.

20:26:02 From Wendy to Everyone:

We appreciate the church providing the space for the wonderful experience for children and their families to experience a cooperative preschool setting.

20:26:23 From Lisa Carpenter to Everyone:

Thank you all for this conversation tonight. Ashcreek Playschool has been lifechanging and beneficial for our family and I'm happy that it currently exists right in our own backyard.

20:26:46 From Matt's iPad to Everyone:

Can we have a continuance in the form of an in person meeting?

20:27:23 From Ronald Sattler to Everyone:

Have a continuance, if not a simple extension is quite warranted.

20:27:37 From Stephanie to Everyone:

i strongly support the continuation of ashcreek play school in support of healthy spaces for our children to grow and learn.

20:28:09 From David Golder @ 10175 SW 149th Terrace to Everyone:

I agree that a continuance is needed and would be very helpful for everyone involved.

20:28:38 From iPhone IMT to Everyone:

Continue this conversation

20:29:19 From Jenna Hori to Everyone:

Thank you Andrew and the NAC for facilitating this meeting for us.

20:29:47 From Sargent iPhone to Everyone:

I also live in the neighborhood for the last 10 years and support Ashcreek. Boggles my mind that anyone would oppose a place for children.

20:29:52 From iPhone IMT to Everyone:

In person meeting please

20:30:25 From David Golder @ 10175 SW 149th Terrace to Everyone:

I also want to say thank you to Andrew and the NAC, as well as everyone who spoke.

20:30:47 From Lani Parr, city of Beaverton to Everyone:

Steve Regner, City of Beaverton Senior Planner is available to answer additional questions about this project. His number is (503) 526-2675, and his email is sregner@beavertonoregon.gov

20:30:50 From Rajashekhara G Rao - sw 148th ave 97007 to Everyone:

I am just hoping that this new permit won't allow a provision to apply for changes to the landscape and new playground structures / buildings around and traffic woes . We just don't want this permit to be the stepping stone for requesting the authorities to go more with constructions around which would literally spoil the neighborhood .

20:30:52 From Miriam Del Greco to Everyone:

I strongly support the continuation of Ashcreek as an affordable preschool in our neighborhood. The school values community. It has been incredibly beneficial for our family. The neighborhood would be at a true loss without it.

20:31:14 From Lisa Carpenter to Everyone:

I strongly support the continuation of Ashcreek as well! Great resource for neighborhood families.

20:31:21 From Daniel Hauser (he/him) to Everyone:

I really appreciate everyone's comments and feedback and look forward to our continued partnership with the wonderful community surrounding Ashcreek!

20:31:48 From Becky to Everyone:

Past experience with the church has been their disregarding and pushing the boundaries the of their permit(s) then asking for revision/ concessions after the fact of violation to be granted permissions. I am against the expansion of use.

Next Agenda item: City update from Lani Parr

The city is working on the budget. Current budget has deficient, and lots of work is being done to solve it.

Landing page on the city website with information about how to review or get involved

Racial justice and identity workshops are being provided by the city, and more information is available online

New business:

Request for a crosswalk on Weir. NAC supports crosswalk and supports the council approving a crosswalk at trial. Vote was taken and Andrew will provide a letter of support.

Meeting adjourned at 8:43 pm.

Meeting Participants

Name (Original Name)	Join Time	Leave Time
Mark	4/18/2023 18:38	4/18/2023 20:32
Ronald Sattler	4/18/2023 18:40	4/18/2023 20:33
deeparao	4/18/2023 18:43	4/18/2023 18:56
Mollie's iPad	4/18/2023 18:45	4/18/2023 20:31
sharon jarman	4/18/2023 18:51	4/18/2023 20:34
Bob (Bob)	4/18/2023 18:51	4/18/2023 20:33
Lani Parr# city of Beaverton (Lani Parr)	4/18/2023 18:52	4/18/2023 20:43
GREGORJ	4/18/2023 18:53	4/18/2023 20:43
Yaeger 10070 SW 151st Place (Leslie)	4/18/2023 18:53	4/18/2023 20:31
Rajashekhara G Rao - sw 148th ave 97007 (iPhone)	4/18/2023 18:55	4/18/2023 20:40
Amy	4/18/2023 18:55	4/18/2023 19:07
Diane Jantze 12999 SW Tearose Way Tigard (DJ)	4/18/2023 18:55	4/18/2023 19:03
Jenna Hori	4/18/2023 18:56	4/18/2023 20:43
Stephanie	4/18/2023 18:56	4/18/2023 20:32
Lars Boman	4/18/2023 18:57	4/18/2023 20:43
deeparao	4/18/2023 18:57	4/18/2023 20:33
Doug Gordon	4/18/2023 18:57	4/18/2023 20:43
Christine Gilfillan	4/18/2023 18:57	4/18/2023 19:16
Debbie PDX FOR	4/18/2023 18:57	4/18/2023 19:59
Daniel Hauser (he/him) (Daniel Hauser (OCPP# he/him))	4/18/2023 18:57	4/18/2023 20:32
ANN J FAUROT	4/18/2023 18:58	4/18/2023 19:01
Gery Keck (he/him) - THPRD	4/18/2023 18:58	4/18/2023 19:56
David Golder @ 10175 SW 149th Terrace (David Golder)	4/18/2023 18:58	4/18/2023 20:32
Lisa Carpenter	4/18/2023 18:59	4/18/2023 20:32
ANN J FAUROT	4/18/2023 18:59	4/18/2023 20:40
Taylor Golsan	4/18/2023 19:00	4/18/2023 20:31
Andrew Aebi# Neighbors Southwest Chair (Andrew Aebi)	4/18/2023 19:00	4/18/2023 20:43
Miriam Del Greco	4/18/2023 19:00	4/18/2023 20:43
Jena Hill	4/18/2023 19:00	4/18/2023 20:43
Wendy	4/18/2023 19:00	4/18/2023 20:37
Troy Sybrant	4/18/2023 19:00	4/18/2023 20:43
Elizabeth Tuck	4/18/2023 19:00	4/18/2023 20:43
Jim Cure	4/18/2023 19:00	4/18/2023 20:10
Cassie Pham	4/18/2023 19:02	4/18/2023 20:43
Tom Drakeley (Tom)	4/18/2023 19:02	4/18/2023 20:31
Julie Laurin	4/18/2023 19:02	4/18/2023 20:43
Chris Hammond	4/18/2023 19:03	4/18/2023 20:31
Rita Harris	4/18/2023 19:03	4/18/2023 19:04
Cameron Hill (Jena Hill)	4/18/2023 19:05	4/18/2023 19:12
bsupa	4/18/2023 19:06	4/18/2023 20:31
Robbie 10085 sw 148th (Robert Gladders's iPhone)	4/18/2023 19:07	4/18/2023 20:32
Connie Gilfillan (she/her/hers) (Connie)	4/18/2023 19:07	4/18/2023 20:33
Rita Harris	4/18/2023 19:11	4/18/2023 20:31
Christine Gilfillan 15380 sw sandpiper ln (Christine Gilfillan)	4/18/2023 19:15	4/18/2023 20:34
iPhone IMT	4/18/2023 19:16	4/18/2023 20:43

Amy	4/18/2023 19:24	4/18/2023 19:39
Karrie Escobar (she/her)	4/18/2023 19:27	4/18/2023 20:31
Sargent iPhone	4/18/2023 19:28	4/18/2023 20:31
Galaxy S9	4/18/2023 19:28	4/18/2023 20:33
Linda's iPhone	4/18/2023 19:49	4/18/2023 20:33
finelinesnw	4/18/2023 19:51	4/18/2023 20:37
iPhoneSharon Dunham	4/18/2023 19:59	4/18/2023 20:43
Matt's iPad	4/18/2023 20:00	4/18/2023 20:31
Becky	4/18/2023 20:09	4/18/2023 20:32
Don Jansen	4/18/2023 20:33	4/18/2023 20:43



Ashcreek
PLAYSCHOOL

Neighborhood Meeting for a Conditional Use Permit Modification

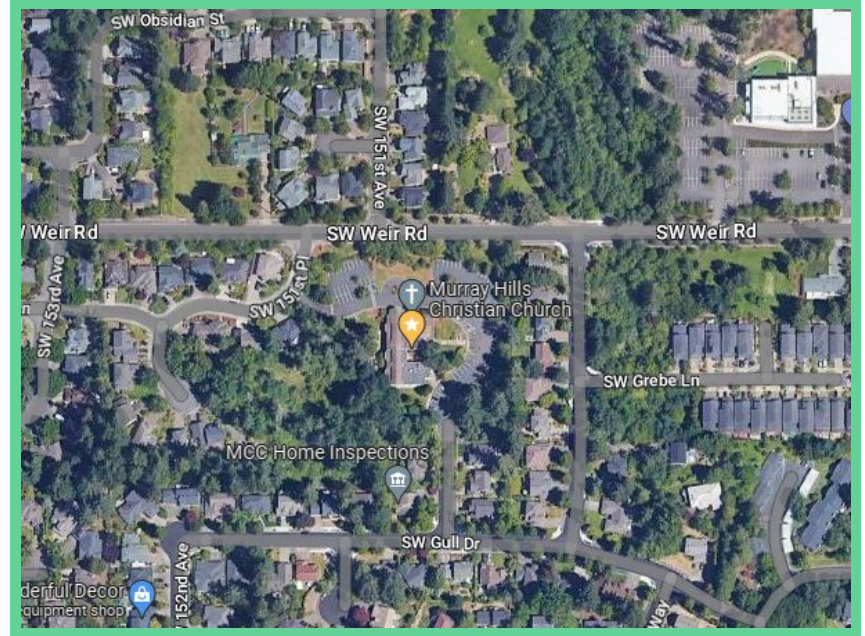
Ashcreek history

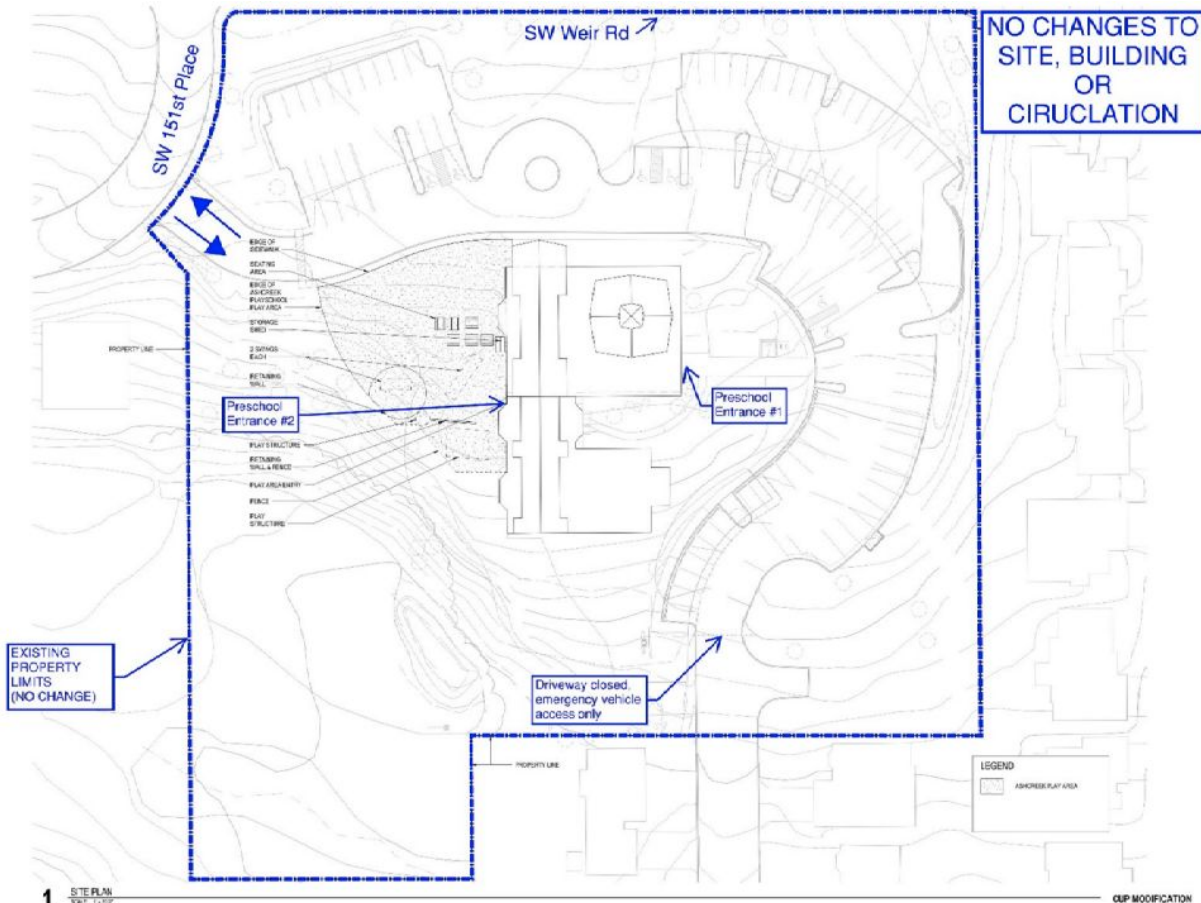
- Founded in 2015 by a group of parents
- Part-time cooperative preschool
- Parents serve as the Board of Directors



Project information

- Ashcreek Cooperative Playschool rents space from the Murray Hills Christian Church
- Address: 15050 SW Weir Rd, Beaverton, OR 97007
- Hours:
 - Monday - Friday: 9 AM - 1 PM
 - During the school year, time spent outside on the playground is 1-2 hours per day
 - During the summer camp, there is typically more time spent outside





NO CHANGES TO
SITE, BUILDING
OR
CIRCULATION

EXISTING
PROPERTY
LIMITS
(NO CHANGE)

Driveway closed,
emergency vehicle
access only

integrus
ARCHITECTURE

MURRAY HILLS CHRISTIAN CHURCH
MURRAY HILLS CHRISTIAN CHURCH PRESCHOOL
CUP 1994-0111 MODIFICATION
1655 SW WEIR RD, BEAVERTON, OR 97007

Date	Revised
08/12/11	01/11/11
08/12/11	01/11/11
08/12/11	01/11/11
08/12/11	01/11/11

SITE PLAN

C1.1

1 SITE PLAN
SCALE: 1/8"

CUP MODIFICATION

SITE PLAN



Current Conditional Use Permit

Currently approved for:

- 20 children
- 2 teachers
- 700 square feet



Current Actual Use

- 25 children (2 - 6 years old)
- 3 lead teachers and 2 occasional assistant teachers
- 1,600 square feet



New Conditional Use Permit Modification

Request to modify the conditional use permit will be for:

- 60 children
- 10 teachers
- 2,515 square feet



Questions?

