



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
150 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 648-8761

CASE FILE NO: 88-634-SU/M

APPLICANT: Jerry Pflug  
Beaverton School District  
P.O. Box 200  
Beaverton, OR 97075

# NOTICE OF DECISION

OWNER:  
Beaverton School District

PROCEDURE TYPE: III  
CPO: 3 COMMUNITY PLAN: Raleigh Hills/Garden Home

### PROPERTY DESCRIPTION:

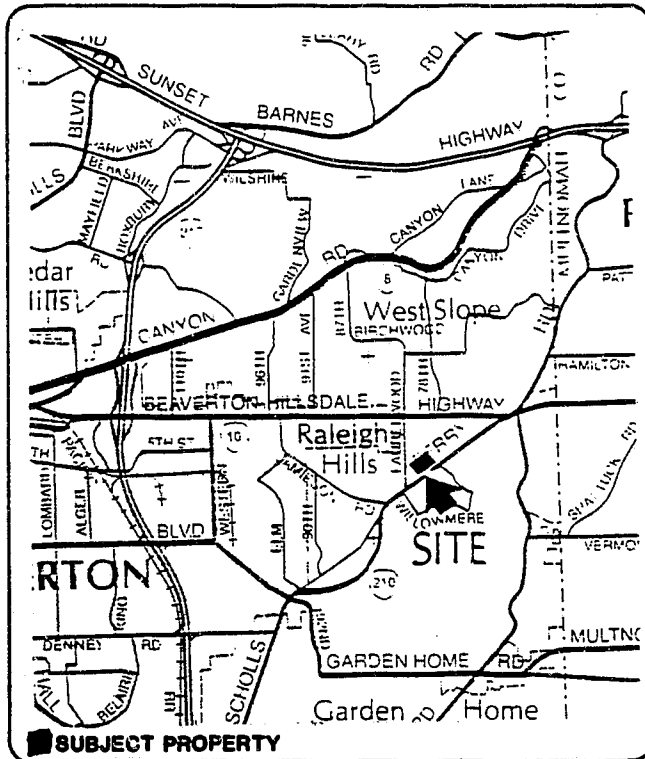
LAND USE DISTRICT(S): INS (Institutional)

ASSESSOR MAP NO: 1S1 13CA  
TAX LOT NO(S): 400  
SITE SIZE: 9.91 Acres  
ADDRESS: 5225 SW Scholls Ferry Road  
LOCATION: On the north side of Scholls Ferry Road across from Montclair Drive (Raleigh Hills Elementary School)

PROPOSED DEVELOPMENT ACTION: Special Use Approval for an Existing Elementary School and Review of Conditions of Casefile CU-9-67.

APPEAL PERIOD: 4-14-89 TO 4-28-89 5:00 P.M.  
MAILED DATE APPEAL DUE DATE

### AREA MAP



A SUMMARY OF THE DECISION OF THE REVIEW AUTHORITY IS ON THE REVERSE SIDE OF THIS NOTICE.

THIS DECISION MAY BE APPEALED AND A PUBLIC HEARING HELD BY FILING A PETITION FOR REVIEW (APPEAL) WITHIN 14 CALENDAR DAYS OF THE DATE THIS NOTICE WAS PROVIDED. ONLY THOSE PERSONS WHO MADE AN APPEARANCE OF RECORD (INCLUDING SUBMISSION OF WRITTEN COMMENTS OR TESTIMONY) ARE ENTITLED TO FILE A PETITION FOR REVIEW (APPEAL) OF THE DECISION. A MOTION FOR RECONSIDERATION MAY BE FILED BUT DOES NOT STOP THE APPEAL PERIOD FROM RUNNING AND IS AVAILABLE ONLY AS AN EXTRAORDINARY REMEDY WHEN A MISTAKE OF LAW OR FACT HAS OCCURRED.

THIS DECISION WILL BE FINAL IF NO APPEAL IS FILED BY THE DUE DATE AND A MOTION FOR RECONSIDERATION IS NOT GRANTED BY THE REVIEW AUTHORITY.

THE COMPLETE APPLICATION, REVIEW STANDARDS, RECORD OF THE PROCEEDINGS, FINDINGS FOR THE DECISION AND DECISION ARE AVAILABLE AT THE COUNTY FOR REVIEW.

### NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:

THE WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

FOR FURTHER INFORMATION ON APPEALS OR RECONSIDERATION, CONTACT  
APPEAL SECRETARY  
AT THE WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION. PHONE: 648-8761.

CASEFILE NO. 88-634-SU/M

SUMMARY OF DECISION

At the meeting on April 13, 1989, the Washington County Hearings Officer approved your request for Special Use Approval for an Existing Elementary School and Review of Conditions of Casefile CU-9-67, on property described as Tax Lot 400 on Tax Map 1S1 13CA, W.M., Washington County, Oregon.

In reaching the above decision, the Hearings Officer attached the following conditions of approval:

A. Final Development Review Approval:

Final approval shall be obtained through the Type I procedure. A development application, accompanied with two sets of final plans, necessary written material and documents, and application fee (currently \$32.00) shall be submitted.

B. Prior to Obtaining Final Development Review Approval, the Applicant and/or Property Owner Shall:

1. Submit a Type I Development application for Final Development Review approval, including two copies of final plans which comply with the standards of Article IV and include the following:
  - a. Master Plan:
    - 1) Provide a minimum five (5) foot barrier fence along the west and north property boundaries.
    - 2) Provide street trees along the frontage of SW Scholls Ferry Road.
    - 3) Provide a minimum five (5) foot landscaped strip, including street trees, between the new right-of-way line and redesigned parking area along SW Scholls Ferry Road.
    - 4) Provide a minimum of seventy-five (75) parking spaces.
  - b. Irrigation Plan: Provide an automatic irrigation system for all landscaped areas which exceed one thousand (1000) square feet in area.

C. Within 120 Days of Approval the Property Owner Shall:

Install a minimum five (5) foot barrier fence around the west and north property boundaries.

D. Within 60 Days of Approval the Property Owner Shall:

1. Dedicate additional right-of-way to provide 45 feet from centerline of SW Scholls Ferry Road frontage.
2. Establish a one-foot, non-access reserve strip along SW Scholls Ferry Road frontage, except at the existing access points.

The documents needed for the completion of these conditions shall be prepared by the County Survey Division and recorded in the Records Division of the Washington County Department of Assessment and Taxation.

E. Additional Conditions:

1. At the time the property owner provides additional on-site parking, or there is a State or County project to improve this section of SW Scholls Ferry Road, whichever occurs first, the property owner shall complete the following improvements:
  - a. Eliminate the southerly row of parking adjacent to SW Scholls Ferry Road which is located within the ultimate right-of-way.
  - b. Construct a concrete sidewalk to a width of five feet along the site's frontage on SW Scholls Ferry Road to State standards.
  - c. Complete all required on-site improvements as indicated in Conditions B.1.a.2), 3), 4) and B.1.b. and on the final approved plans.
2. The school's existing access points shall be consolidated, including consolidation with adjacent properties, when the site and/or adjacent properties redevelop, or when there is a project to improve this section of SW Scholls Ferry Road, whichever occurs first. The property owner shall provide the adjacent property owners with a reciprocal access/maintenance easement if access is shared with adjacent properties.
3. Prior to development of additional parking and covered play areas, the applicant shall first obtain approval through a Separate Type I procedure.
4. Obtain a sign permit prior to the installation or replacement of any signs.

ADDITIONAL INFORMATION

- A. This approval shall automatically expire two years from the date of this approval, unless development has commenced, an application for an extension is filed, or this approval is revoked or invalidated.
- B. In addition to the Code Regulations and Departmental Conditions listed above, the applicant must also obtain all building permits and pay all associated fees, including the Traffic Impact Fee, as may be required prior to any development on the subject property, including but not limited to construction, change of occupancy or placement of mobile homes on the site.
- C. Time Limits on Conditions:  
Conditions shall be fulfilled within the time limitations set forth or a reasonable time if no time limitations are specified. Failure to fulfill a condition within said time may result in initiation of revocation of the approval, citation or such other enforcement action as the County deems appropriate. (CDC Section 207-6.5)
- D. Failure to Fulfill Previous Conditions:  
Notwithstanding any other provision, the Review Authority shall refuse to issue an approval with conditions, and deny an application, upon a determination that the applicant, or any officer, or principal of the applicant, willfully has failed to fulfill conditions of approval imposed in any previous development action and a determination that such a decision would encourage compliance or if necessary to protect the public from future non-compliance. (CDC Section 207-6.6)
- E. Within thirty (30) days after completion of grading, all surfaces disturbed by vegetation removal, grading, haul roads, or other construction activity that alters natural vegetative cover, are to be revegetated to control erosion, unless covered with impervious or other improved surfaces. Areas requiring vegetative measures should be seeded and fertilized by September 1 of each year. If vegetative measures cannot be adequately established by that date, erosion devices must keep the sediment on the site and out of drainageways, streams and other water carrying systems.
- F. Transferability of Development Permit:  
Unless otherwise provided in the Development Permit (Notice of Decision), a Development Permit shall be transferable provided the transferor files a statement with the Director signed by the transferee and recorded in the chain of title of the property, indicating that the transferee has been provided a copy of the development permit and all conditions of approval, understands the obligation and agrees to fulfill the conditions unless a modification is approved as provided in this Code. The transferor shall be jointly responsible for ensuring compliance until such a statement is filed, at which time the transferor's obligation shall be terminated.

**G. Recommended Street Trees:**

ACER, platanoides columnare 'Columnar Norway' - Columnar Norway Maple  
ACER, platanoides schwedleri nigra 'Crimson King' - Crimson King Maple  
ACER, platanoides 'Fairway' - Fairway Sugar Maple  
ACER, rubrum 'Red' - Red Maple  
ACER, rubrum 'Red Sunset' - Red Sunset Maple  
ACER, platanoides 'Royal Red' - Royal Red Maple  
ACER, platanoides 'Summershade' - Summershade Maple  
CERCIX, canadensis - Canadian Red Bud  
FRAXINUS, americana - White Ash  
FRAXINUS, americana 'Autumn Purple' - Autumn Purple Ash  
GINKGO, biloba - Maidenhair Tree  
GINKGO, biloba 'Autumn Gold'  
GINKGO, biloba 'Fairmount'  
GLEDITSIA, triacanthos 'Sunburst' - Honey Locust  
LIQUIDAMBAR, styraciflua - American Sweetgum  
LIRIODENDRON, tulipifera - Tulip Tree  
MAGNOLIA, grandiflora - Southern Magnolia  
PLATANUS, acerifolia - London Plane Tree  
QUERCUS, palustris - Pin Oak  
QUERCUS, rubra - Red Oak  
TILIA, americana - American Linden  
TILIA, cordata - Little Leaf Linden

**H. Trees Not Permitted as Street Trees:**

Agricultural fruit bearing trees (apple, pear, plum, cherry, etc.)  
Acer, saccharinum - 'Silver Maple'  
Acer, negundo - 'Boxelder'  
Ailanthus, glandulosa - 'Tree-of-heaven'  
Betula; birches (Common species and varieties)  
Ulmus; elms (Common species and varieties)  
Morus; mulberry (Common fruiting species and varieties)  
Salix; willow (Common species and varieties)  
Coniferous evergreen (Fir, Pine, Cedar, etc.)

**I. If any of the following is required please call (648-8751):**

1. Street Waiver - Cliff Hamby (Survey Div.)
2. Right-of-Way Dedication - Cliff Hamby (Survey Div.)
3. Drainage - Rick Raetz (Eng. Div.)
4. Construction Plans for: Sidewalks Road Improvements - Ron Aase/Paul Ward (Eng. Div.)
5. Assurances for: public improvements - Phil Healy (Land Dev. Div.)
6. Public improvement plan submittal - Phil Healy (Land Dev. Div.)
7. Administration Deposit/Fee - Phil Healy (Land Dev. Div.)
8. Facility Permit - Phil Healy (Land Dev. Div.)
9. Drainage Waiver - Ed Marsoun (Eng. Div.)
10. Street Lighting - Diana Mejia (Eng. Div.)
11. Road Maintenance LID - Alex Sander (Eng. Div.)
12. Access Permit - Receptionist
13. Sign Permit - Permit Counter
14. Lot Consolidation - Cartography Dept.

LB/



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
150 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124  
648-8761

ATTACHMENT "A"

CASEFILE #: 88-634-SU/M

## **APPEAL INFORMATION**

APPEAL PERIOD:

4-14-89 TO 5 PM 4-28-89  
Mailed Date Appeal Due Date

Attached is a copy of the Land Use and Transportation Department's Review Authority decision on your request for a Development Action.

This decision or a portion thereof (i.e. condition(s)) may be appealed and a public hearing held by filing a petition for review (appeal) within 14 calendar days of the date written notice of the decision is provided. Only those persons who made an appearance of record are entitled to file a petition for review (appeal) of the decision. A motion for Reconsideration also may be filed (Article II, Section 208) but does not stop the appeal period from running and is available only as an extraordinary remedy for when a mistake of law or fact has occurred.

This decision will be final if no appeal is filed by the due date, and a motion for reconsideration is not granted by the Review Authority.

The Complete file is available at the County Department of Land Use and Transportation for review.

A petition for review (appeal) must contain the following:

1. The name of the applicant and the County case file number;
2. The name of the petitioner filing the petition for review (appeal);
3. A statement of the interest of the petitioner;
4. The date the notice of decision was sent as specified in the notice;
5. The nature of the decision and the specific grounds for appeal (the appeal is limited to the specific issues raised in the petition for review unless in the case of Board review the petitioner requests a full or a partial de novo hearing); and
6. The fee of \$280.00 for Type II Actions or the fee of \$330.00 for Type III Actions plus the cost of the completed transcript.

For further appeal information contact APPEAL SECRETARY at the Washington County Department of Land Use and Transportation. Phone 648-8761.

1/87

APPROVED AS TO FORM

*Sam R. Olson*  
Assistant County Counsel  
for Washington County, Oregon

HEARING BEFORE THE  
WASHINGTON COUNTY HEARINGS OFFICER

Beaverton School Dist.

No. 88-634 50/m

FINDINGS, CONCLUSION & ORDER

FINDINGS

The following listed findings of the Washington County Department of Land Use and Transportation Staff Report dated April 13 & Feb 9, 1989, are hereby adopted and incorporated herein.

1. I II 7 Apr. 13, 1989
2. I, II, III, IV 7 Feb 9, 1989

CONCLUSION

Based upon the above findings, the applicant's request should be approved subject to the following conditions:

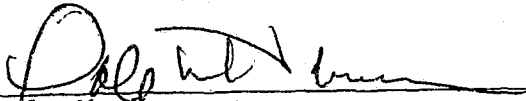
IV 7 Feb 9, 1989 Staff Report

ORDER

The applicant's request is hereby approved subject to the conditions stated above.

DATED: ~~Feb 9, 1989~~

April 13, 1989

  
Dale M. Hermann  
Hearings Officer



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
150 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 (46-8761)

CASE FILE NO: 88-634-SU/M

APPLICANT: Jerry Pflug  
Beaverton School District  
P.O. Box 200  
Beaverton, OR 97075

## STAFF REPORT

OWNER:  
Applicant

PROCEDURE TYPE: III  
COMMUNITY PLAN: Raleigh Hills/Garden Home  
CPO: 3

### PROPERTY DESCRIPTION:

LAND USE DISTRICT(S): INS (Institutional)

ASSESSOR MAP NO: 1S1 13CA  
TAX LOT NO(S): 400  
SITE SIZE: 9.91 Acres  
ADDRESS: 5225 SW Scholls Ferry Road  
LOCATION: On the north side of Scholls Ferry Road across from Montclair Drive (Raleigh Hills Elementary School)

PROPOSED DEVELOPMENT ACTION: Special Use Approval for an Existing Elementary School and Review of Conditions of Casefile CU-9-67

### ADDENDUM

April 13, 1989

#### I. BACKGROUND

- A. This item was originally heard before the Hearings Officer on February 9, 1989. At that time, the applicant requested continuance to a date certain in order to provide time for the applicant to meet with staff to discuss the staff report findings and recommended conditions of approval.
- B. On March 14, 1989, staff met with the applicant. The applicant submitted a written record of specific concerns. This written record is dated March 2, 1989, is titled "General Notes Regarding Special Use Approval for Raleigh Hills", and is in the casefile.

#### II. RECOMMENDATION

Based upon the findings of this Addendum, the staff report dated February 9, 1989, the material in the casefile and the meeting held March 14, 1989, staff recommends preliminary approval of the applicant's requests, subject to the Code and Community Plan standards and Departmental conditions described in the February 9, 1989, Staff Report (Attachment "A").





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DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
150 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 648-8761

CASE FILE NO: 88-634-SU/M

APPLICANT: Jerry Pflug  
Beaverton School District  
P.O. Box 200  
Beaverton, OR 97075

## STAFF REPORT

OWNER:  
Beaverton School District  
P.O. Box 200  
Beaverton, OR 97075

PROCEDURE TYPE: III

COMMUNITY  
CPO: 3 PLAN: Raleigh Hills/Garden Home

LAND USE  
DISTRICT(S): INS (Institutional)

### PROPERTY DESCRIPTION:

ASSESSOR MAP NO: 1S1 13CA  
TAX LOT NO(S): 400  
SITE SIZE: 9.91 Acres  
ADDRESS: 5225 SW Scholls Ferry Road  
LOCATION: On the north side of Scholls  
Ferry Road across from Montclair Drive.  
(Raleigh Hills Elementary School)

PROPOSED DEVELOPMENT ACTION: Special Use Approval for an Existing Elementary School and  
Review of Conditions of Casefile CU-9-67.

February 9, 1989

### I. APPLICABLE STANDARDS

- A. 1986 Washington County Comprehensive Plan
- B. 1985 Raleigh Hills/Garden Home Community Plan
- C. 1986 Washington County Community Development Code:
  1. Article I, Introduction and General Provisions:  
Section 110-3 Transition
  2. Article II, Procedures:  
Section 202-3 Type III Procedure  
Section 207-6 Conditions of Approval
  3. Article III, Land Use Districts:  
Section 330 Institutional District
  4. Article IV, Development Standards:  
Section 402 Development Review Intent and Purpose  
Section 403 Development Review Applicability  
Section 404 Master Planning  
Section 405 Open Space  
Section 406 Building, Siting & Architectural Design  
Section 407 Landscape Design  
Section 410 Slopes and Grading  
Section 411 Screening and Buffering  
Section 412 Drainage  
Section 413 Parking and Loading  
Section 414 Signs  
Section 415 Lighting  
Section 416 Utilities  
Section 417 Irrigation  
Section 422 Significant Natural Resource  
Section 430-121 School

5. Article V, Public Facilities and Services:  
Section 501-1 Intent and Purpose  
Section 501-2 Application of the Public Facilities Standards  
Section 501-4 Levels of Public Facilities & Services  
Section 501-5 Standards for Development  
Section 502 Sidewalk Standards

- D. 1988 Transportation Plan  
E. Ordinance No. 318 - Uniform Road Improvement Standards

II. AFFECTED JURISDICTIONS

Sewer: Unified Sewerage Agency  
Streets: Washington County Dept. of Land Use and Transportation  
Water: Raleigh Water District  
Fire Protection: Washington County Fire District No. 1

III. FINDINGS

A. Background Information:

1. The applicant wishes to obtain current Special Use approval for existing Raleigh Hills Elementary School. No new structures are proposed at this time. There are no portable classrooms on the site. The applicant indicated that additional parking and covered play area will be developed on the site in the near future. Development review for the new parking and covered play area will be conducted through a separate Type I procedure in the future.
2. On March 7, 1967, the Planning Commission approved a request for a conditional use permit for expansion of Raleigh Hills Elementary School on the site (CU 9-67). The following condition was attached to the approval:

"The applicant shall dedicate the right-of-way and construct the curb and sidewalk improvements for the planned widening of Scholls Ferry Road. Said improvement may be deferred until the County is prepared to construct the remaining portion of the roadway in front of the school."

Additional right-of-way is now required. Construction of sidewalk improvements will be deferred until future development on the site occurs. Transportation standards are discussed in the Transportation Report, which is Attachment "A" to this report.

3. The applicant submitted the following answers to questions posed about the use and old conditional use permit:

- a. How many individuals attend the facility?

APPLICANT: 465 students are currently enrolled at Raleigh Hills Elementary School. This includes 61 kindergarten children, half of whom attend in the mornings, and half in the afternoon. Factoring in the 60 kindergarten students at 1/2, the total number of students at any given time would currently be 435.

- b. What is the facility's ultimate capacity based on building size?

APPLICANT: Based on one teacher per classroom and Beaverton School District's elementary staffing ratio of 24 to 1, ideal maximum enrollment for the Raleigh Hills facility would be 504. This is calculated by taking the 23 available classrooms, subtracting one classroom dedicated to music, and one classroom used by Special Education, leaving 21 available classrooms. Multiply 21 classrooms by 24 students to arrive at a 504 capacity.

- c. How many people may be accommodated during the largest class?

APPLICANT: It is difficult to determine the largest class size which can be accommodated. Beaverton School District's staffing ratio says 24; however, students do not enroll in exact multiples of 24 to a grade level. Consequently, one class may have 21 students, while another has 27. Beaverton School District tries to follow the established guideline of 24 whenever possible.

- d. How many employees work at the facility?

APPLICANT: Currently 50 employees work at Raleigh Hills Elementary School.

- e. Please describe the facility's operation and programs it offer, i.e. hours of operations, programs, and classes.

APPLICANT: Raleigh Hills offers elementary education instruction for kindergarten through 6th grade. Hours of operation are from 8:00 a.m. to 4:00 p.m.

- f. Have there been any changes in the operation of the facility, such as increased enrollment or program changes?

APPLICANT: No, there have been no changes in the operation of the facility.

g. How many existing parking spaces does the facility have?

APPLICANT: The facility has 38 parking spaces, including one space reserved for the handicapped. There are also approximately 22 spaces in an adjacent overflow area.

h. Do you plan to expand the facility or land area?

APPLICANT: With the passage of our recent capital project bond election, Raleigh Hills Elementary School is scheduled to receive additional parking and covered play area in the future. Planning and scheduling is currently underway.

i. Has the parking been adequate to handle the cars?

APPLICANT: Yes, parking has been adequate during normal hours of operation.

j. Have there been problems with traffic on the public road?

APPLICANT: No, there have been no problems with traffic on the public road.

k. What are the surrounding uses? Do they have any bearing on your use?

APPLICANT: Single family residences surround Raleigh Hills Elementary School. Raleigh Hills Elementary School supports educational needs of local residents.

l. Have the required conditions of approval been completed? If they haven't, please explain why they were not completed.

APPLICANT: It appears that all conditions of approval have been met.

**B. 1986 Washington County Comprehensive Framework Plan:**

There are no specific Plan policies or goals which affect this request that are not implemented by the Code or the Community Plan. The Framework Plan requires development applications to be in compliance with the Community Development Code and the applicable Community Plan which, in this instance, is the Raleigh Hills/Garden Home Community Plan. By demonstrating in this report that the request complies with the standards of the Code and the Community Plan, this Plan requirement will be satisfied.

**C. 1985 Raleigh Hills/Garden Home Community Plan:**

The site is located in Subarea 8.

The site is not located in an Area of Special Concern.

The site is designated as a Significant Natural Resource (Open Space).

The following Plan polices and design elements are applicable to this request:

- 3) Open space shall be used for a variety of recreational activities, the protection of wildlife habitats, education, scientific research, or aesthetic purposes, such as scenic views.

STAFF: The site is designated as Open Space. This design element has been met because much of the site is open play field developed with baseball and soccer fields and a sawdust playground.

- 4) Trees located within a Significant Natural Resource area shall not be removed without a development permit for tree removal having first been obtained, as provided for within the Community Development Code.

STAFF: No trees are proposed for removal with this application. The only trees on the site are around the perimeter. The applicant intends to leave these in place to serve as a buffer.

- 9) Bicycle parking facilities shall be required as a part of all commercial, industrial and institutional developments. Residential developments which have parking lots of 20 or more spaces shall provide bicycle parking facilities.

STAFF: Bicycle parking already exists on the site.

- 12) In order to soften the impact of more intensive uses on residential areas, expansion or change of institutional uses which abut low density residential uses shall be accompanied by mitigating development features at least as effective as those listed for Type 2 Screening and Buffering Standards in the Community Development Code.

STAFF: The north and west sides of the site abut R-5 uses. In order to meet the Type 2 Screening and Buffering standards, a five foot barrier fence needs to be installed along these property boundaries. Installation of the fence will be required within 120 days.

- 14) New development shall dedicate, when determined to be appropriate through the development review process, rights-of-way for road extensions and alignments indicated on Washington County's Transportation Plan and the Raleigh Hills/

Garden Home Community Plan. However, improved traffic flow should be achieved by redesign when feasible, rather than by widening roads or building new ones. New development shall also be subject to conditions set forth in the County's growth management policies and public facilities standards during the development review process.

STAFF: Additional right-of-way is required along SW Scholls Ferry Road. Right-of-way and other Transportation standards are addressed in the Transportation Report, which is Attachment "A" to this report.

- 15) New access onto arterial and major collector streets shall be limited. Shared or consolidated access shall be required prior to the issuance of a development permit for land divisions or structures located adjacent to these facilities, unless demonstrated to be infeasible.

STAFF: Although no new access is proposed, the existing accesses do not meet the current access spacing standard of 600 feet of separation. Upon future development on the site, the applicant will be required to consolidate these accesses. Access is discussed in greater detail in the Transportation Report, Attachment "A".

D. 1986 Washington County Community Development Code:

1. Article I, Introduction and General Procedures

Section 110-3 Transition

110-3 Transition

The following shall govern approvals granted pursuant to Article II of the 1973 Community Development Ordinance and Article VI, Subdivision and Partitioning prior to the effective date of this Code:

- 110-3.5 Notwithstanding any other provision, conditional use permits shall continue to be valid for a period of five (5) years from the dates set forth in 110-3.1, except for home occupations which shall be valid for one (1) year. Holders of conditional use permits may seek a Development permit if the use is permitted, or continue beyond expiration as a non-conforming use. Nonconforming conditional uses shall continue to be subject to all conditions imposed at the

time of approval. This provision shall not apply to the Mineral and Aggregate Overlay District which shall be governed by Section 379.

STAFF: The existing conditional use permit for the school site is Casefile CU 9-67. Five (5) years from the date set forth in Section 110-3.1 is March 26, 1989. After that date, the school would become a nonconforming use. In order to avoid becoming a nonconforming use, the applicant has chosen to seek Special Use Approval under current Code standards. The Special Use standards for a school are addressed further on in this report under Section 430-121.

2. Article II, Procedures:

Section 202-3 Type III Procedures

202-3.1 Type III actions involve development or uses which may be approved or denied, thus requiring the exercise of discretion and judgement when applying the development criteria contained in this Code or the applicable Community Plan. Impacts may be significant and the development issues complex. Extensive conditions of approval may be imposed to mitigate impacts or ensure compliance with this Code and the Comprehensive Plan.

STAFF: This application is being reviewed as a Type III application. A public notice advising the request has been mailed to all property owners within 250 feet of the site. A public notice sign has been posted on the site as required by the Community Development Code (CDC) Section 204-1.4. The posting affidavit is in the casefile.

No written comments were received prior to the writing of this report.

Conditions of approval must be imposed to ensure compliance with the standards of the Code and other County regulations, and to minimize identified impacts upon surrounding properties.

202-3.4 Type III development may be denied based on the following:

- A. The proposed development will have significant adverse impacts on property values in the area;

APPLICANT:

Raleigh Hills Elementary School has a positive impact on the property values in the Area. Rated an excellent elementary school, this facility provides a quality program for the families and residences in the surrounding area. As is common in most communities, a good elementary school increases the value of homes in the surrounding area.

Raleigh Hills Elementary School has always operated in good faith with its surrounding neighbors and the County. When originally built, it met or exceeded the regulations that were required by the County. The school is able to operate adequately with little or no impact to its surroundings. In fact, this school (or any school for that matter) traditionally has had a tremendously positive effect on its community and Raleigh Hills is no exception.

STAFF:

No evidence has been submitted which suggests that the school has had an adverse effect on surrounding property values.

- B. The proposed development will unduly conflict with the character of an area not otherwise in transition; or

APPLICANT:

Raleigh Hills Elementary School has been an integral part of the Raleigh Park community since 1927 when the original 2 classrooms, office, and large foyer were constructed. Over the years, through several additions and remodeling projects, the school has grown to be and remained a neighborhood focal point and asset to the community. Today it provides 23 classrooms of excellent elementary education to 465 children.

STAFF:

The character of the area, residential, is not in transition. No evidence has been submitted which suggests that the school has conflicted with the area.

- C. The public interest is not served by permitting the proposed development to occur on the proposed site at the proposed time. Development proposed to serve significant portions of the County may be evaluated for its impacts on the entire area to be served.

APPLICANT:

Raleigh Hills Elementary School draws its students from a large attendance area, approximately 95% of which is provided transportation via school buses.



Although the large attendance area is zoned commercial and light industrial on the northern and western borders, the greater portion is zoned residential. The school provides the important and necessary educational facility for elementary age children.

STAFF: The School District has set boundaries which are used to indicate what schools have what responsibility for public education. This school serves the entire area set by the boundary and is necessary for the School District to provide elementary education for children in the area.

Section 207-6 Conditions of Approval:

207-6.1 The Review Authority may impose conditions on any Type II or III development approval. Such conditions shall be designed to protect the public from potential adverse impacts of the proposed use or development or to fulfill an identified need for public services within the impact area of the proposed development. Conditions shall not restrict densities to less than that authorized by the development standards of this Code.

STAFF: As previously stated in the findings for CDC Section 202-3.1, conditions of approval must be imposed to ensure compliance with the standards of the Code and other County regulations and to mitigate any adverse impacts the use may have on the surrounding area.

3. Article III, Land Use Districts:

Section 330 Institutional District

STAFF: A school is permitted in this district through the Type III procedure per Section 330-5.16. Section 330-7.2.C. requires a Type #2 screening and buffering for school uses. The Type #2 screening and buffering standards are addressed in Section 411 of this report.

4. Article IV, Development Standards:

Section 402 Intent and Purpose

Section 403 Applicability

Section 404 Master Planning

Master Planning through the Site Analysis or Planned Development is provided to encourage development which best utilizes the existing on and off site characteristics, to encourage flexibility and a creative approach in land development with a more efficient, aesthetic and desirable use of open space, and to establish desirable physical links within a community. It is not the intent of this Section to require full engineering or landscape drawings prior to receiving approval of a requested use. Preliminary (conceptual) plans shall be submitted with the Master Plan application. Prior to issuance of permits final drawings will be required.

STAFF: The applicant has submitted the information required by these sections. This information is in the casefile.

Section 405 Open Space

STAFF: The site is designated as Open Space on the Community Plan. It is dedicated indirectly to public use for public school related functions. The Open Space area on the site to the north of the school building has been developed with ball fields and play grounds. The maintenance system used by the School District for the Open Space area has been adequate.

Section 406 Building Siting and Architectural Design:

STAFF: The applicant has provided outdoor refuse storage in accordance with this Section.

Section 407 Landscape Design:

STAFF: The existing landscaping meets the minimum fifteen (15) percent requirement for Institutional uses. Street trees do not exist along SW Scholls Ferry Road and are required by Section 407-9. Prior to final approval, the applicant will be required to revise the master plan to provide street trees. The applicant will be required to plant street trees upon future development of the site when the accesses are consolidated. It will be possible to provide a five (5) foot landscaped strip along the new frontage, because currently the parking stalls which front on SW Scholls Ferry are in the right-of-way. With the required additional right-of-way dedication, these parking stalls will have to be

eliminated. At the time of development review for the new parking area, the applicant will be required to redesign the entire parking lot. A landscape strip between the new right-of-way and new parking area will be required at that time.

Section 410 Slopes and Grading:

STAFF: The site slopes downward from the east to the west. No grading is proposed with this application.

Section 411 Screening and Buffering:

STAFF: A Type #2 buffer is required based on Section 330-7.2.C(8). This buffer consists of a vegetative buffer and minimum five (5) foot barrier fence. Adequate vegetation exists, but a fence must be installed to meet the #2 buffer standard. A fence will be required along the north and west property boundaries which abut residential uses. Prior to final approval, the master plan will have to be revised to provide a fence. Construction of the fence will be required upon future development of new parking and covered play area for the site.

Section 412 Drainage:

STAFF: No changes to the existing drainage system are proposed. No evidence has been submitted which suggests that the existing drainage system has been inadequate.

Section 413 Parking and Loading:

STAFF: The site currently supports sixty (60) parking spaces. The applicant stated that additional parking will be proposed in the near future. Nineteen (19) spaces will be lost at that time because they are currently located within the right-of-way. Elimination of these spaces is required as part of the development review process. According to Section 413-9.2.I.(2), fifty-two (52) spaces plus that required by the auditorium are required. The school has a "cafetorium" which, according to Uniform Building Code, has an occupant load of three hundred three (303). For assembly areas, Section 413-9.2.F. is normally applied. According to that Section, one (1) space is required for each four (4) persons allowed by the maximum seating capacity. Based on these standards, seventy-five (75) spaces are required. At the time the applicant applies for future development of parking and covered play area for the site, a minimum of seventy-five (75) spaces will be required.

Section 414 Signs:

STAFF: The applicant will be required to obtain a sign permit prior to the placement (or replacement) of signs on the site. No new signs were proposed with this request.

Section 415 Lighting:

STAFF: Lighting on the site currently meets the standards of this Section. No additional lighting was proposed with this request.

Section 416 Utilities:

STAFF: No new utilities are proposed with this application.

Section 417 Irrigation:

STAFF: All new landscaped areas which exceed one thousand (1000) square feet in area are required to be irrigated with an automatic sprinkler system. New landscaping will be required along the frontage of the site at the time the parking area is redeveloped. The applicant will be required to address Section 417 at that time.

Section 422 Significant Natural Resource:

STAFF: The natural resource on the site is Open Space. The Open Space has already been developed with play grounds, soccer and baseball fields. The Open Space designation will be preserved by maintaining the existing development on the site.

Section 430-121 School, Including Nursery:

A place for systematic instruction in any branch or branches of knowledge including any of the following: nursery, kindergarten, primary, intermediate and high school or combination thereof, which may be a public school or a private school offering instruction substantially similar to public schools.

430-121.1 In Residential or Institutional Districts the minimum lot size shall be five (5) acres plus one (1) usable acre for each one hundred (100) students or major fraction thereof for elementary schools. This shall be based on the ultimate building capacity.

APPLICANT:

Based on total maximum enrollment of 528 students, the minimum lot size is required to be 10 acres. The existing school has a lot area of 10.02 acres.

430-121.2 In residential or Institutional Districts minimum lot sizes shall be ten (10) usable acres plus one (1) usable acre for each one hundred (100) students or major fraction thereof for Junior High or High School which includes any combination of grades seven (7) through twelve (12). The site size shall be based on the ultimate building capacity.

430-121.3 In residential or Institutional Districts the minimum lot size for a Nursery School with less than forty-five (45) pupils shall be twenty-thousand (20,000) square feet.

430-121.4 For nursery schools with more than forty-five (45) students, an additional twenty-thousand (20,000) square feet shall be required for each increment of forty-five (45) students or major fraction thereof. Area shall be prorated for less than twenty-three (23) additional students.

STAFF:

The school is for elementary level students, therefore Sections 430-121.2 through 121-4 do not apply.

430-121.5 Schools outside the Urban Growth Boundary shall be scaled to serve the rural population.

STAFF:

The site is not outside the Urban Growth Boundary, so this standard does not apply.

430-121.6 The minimum setback for all yards shall be thirty (30) feet.

STAFF:

All yards meet the required minimum setback of thirty (30) feet.

430-121.7 The maximum sign areas shall be:

- A. Less than one (one) acre - twelve (12) square feet.
- B. On one (1) to ten (10) acres - seventy (70) square feet.

- C. Greater than ten (10) acres - one hundred-fifty (150) square feet.

STAFF: A new sign was not proposed with this request. Should a new sign be desired, the applicant will be required to obtain a sign permit. The applicant will be required to comply with the above standards for sign area at that time.

5. Article V, Public Facilities and Services:

Section 501 Intent and Purpose:

The intent of this section is to identify those public facilities and services that are necessary at a minimum level to accommodate development.

Section 501-2 Application of the Public Facilities Standards

Section 501-4 Levels of Public Facilities and Services

Section 501-5 Standards for Development

STAFF: Required public services and facilities are provided to the site. The following agencies have stated that they already serve the existing development:

Unified Sewerage Agency,  
Raleigh Hills Water District,  
Washington County Fire District No. 1

Copies of the Service Provider Letters are in the casefile.

The findings and recommendations for transportation standards are found in the Transportation Report, Attachment "A", and are hereby incorporated as findings.

Section 502 Sidewalk Standards:

STAFF: The findings and recommendations for sidewalks are found in the Transportation Report, Attachment "A", and are hereby incorporated as findings.

IV. SUMMARY AND CONCLUSION

The applicant wishes to have a Review of Conditions of a previous land use approval and also wishes to obtain a current land use approval under current Code provisions. Although no additional buildings or structures are proposed with this request, the applicant stated that the School

District does intend to add additional parking and covered play area sometime in the near future. Those items will be reviewed through a separate Type I procedure.

Findings have been made which demonstrate the request meets the standards of the Code and other County regulations, subject to revisions being made to the preliminary plans and imposing conditions of approval to ameliorate potential off-site impacts.

Preliminary plans were submitted as required by CDC Section 404. Staff has reviewed these plans for conformance to the applicable review criteria. Through the review of these plans and other accompanying information, staff has concluded that the request conforms to the review criteria, subject to complying with the recommended conditions of approval listed below. These conditions of approval must be imposed to ensure compliance with standards of the Code, the Community Plan and other County regulations, and to ameliorate potential off-site impacts.

V. RECOMMENDATION

Based upon the findings of this report and the material in the casefile, Staff recommends preliminary approval of the applicant's requests, subject to the following Code and Community Plan standards and Departmental conditions:

A. Final Development Review Approval:

Final approval shall be obtained through the Type I procedure. A development application, accompanied with two sets of final plans, necessary written material and documents, and application fee (currently \$32.00) shall be submitted.

B. Prior to Obtaining Final Development Review Approval, the Applicant and/or Property Owner Shall:

1. Submit a Type I Development application for Final Development Review approval, including two copies of final plans which comply with the standards of Article IV and include the following:
  - a. Master Plan:
    - 1) Provide a minimum five (5) foot barrier fence along the west and north property boundaries.
    - 2) Provide street trees along the frontage of SW Scholls Ferry Road.
    - 3) Provide a minimum five (5) foot landscaped strip, including street trees, between the new right-of-way line and redesigned parking area along SW Scholls Ferry Road.

4) Provide a minimum of seventy-five (75) parking spaces.

b. Irrigation Plan: Provide an automatic irrigation system for all landscaped areas which exceed one thousand (1000) square feet in area.

C. Within 120 Days of Approval the Property Owner Shall:

Install a minimum five (5) foot barrier fence around the west and north property boundaries.

D. Within 60 Days of Approval the Property Owner Shall:

1. Dedicate additional right-of-way to provide 45 feet from centerline of SW Scholls Ferry Road frontage.
2. Establish a one-foot, non-access reserve strip along SW Scholls Ferry Road frontage, except at the existing access points.

The documents needed for the completion of these conditions shall be prepared by the County Survey Division and recorded in the Records Division of the Washington County Department of Assessment and Taxation.

E. Additional Conditions:

1. At the time the property owner provides additional on-site parking, or there is a State or County project to improve this section of SW Scholls Ferry Road, whichever occurs first, the property owner shall complete the following improvements:
  - a. Eliminate the southerly row of parking adjacent to SW Scholls Ferry Road which is located within the ultimate right-of-way.
  - b. Construct a concrete sidewalk to a width of five feet along the site's frontage on SW Scholls Ferry Road to State standards.
  - c. Complete all required on-site improvements as indicated in Conditions B.1.a.2), 3), 4) and B.1.b. and on the final approved plans.
2. The school's existing access points shall be consolidated, including consolidation with adjacent properties, when the site and/or adjacent properties redevelop, or when there is a project to improve this section of SW Scholls Ferry Road, whichever occurs first. The property owner shall provide the adjacent property owners with a reciprocal access/maintenance easement if access is shared with adjacent properties.



3. Prior to development of additional parking and covered play areas, the applicant shall first obtain approval through a Separate Type I procedure.
4. Obtain a sign permit prior to the installation or replacement of any signs.

**VI. ADDITIONAL INFORMATION**

- A. This approval shall automatically expire two years from the date of this approval, unless development has commenced, an application for an extension is filed, or this approval is revoked or invalidated. (CDC Section 201-4)
- B. In addition to the Code Regulations and Departmental Conditions listed above, the applicant must also obtain all building permits and pay all associated fees, including the Traffic Impact Fee, as may be required prior to any development on the subject property, including but not limited to construction, change of occupancy or placement of mobile homes on the site.
- C. Time Limits on Conditions:  
Conditions shall be fulfilled within the time limitations set forth or a reasonable time if no time limitations are specified. Failure to fulfill a condition within said time may result in initiation of revocation of the approval, citation or such other enforcement action as the County deems appropriate. (CDC Section 207-6.5)
- D. Failure to Fulfill Previous Conditions:  
Notwithstanding any other provision, the Review Authority shall refuse to issue an approval with conditions, and deny an application, upon a determination that the applicant, or any officer, or principal of the applicant, willfully has failed to fulfill conditions of approval imposed in any previous development action and a determination that such a decision would encourage compliance or if necessary to protect the public from future non-compliance. (CDC Section 207-6.6)
- E. Within thirty (30) days after completion of grading, all surfaces disturbed by vegetation removal, grading, haul roads, or other construction activity that alters natural vegetative cover, are to be revegetated to control erosion, unless covered with impervious or other improved surfaces. Areas requiring vegetative measures should be seeded and fertilized by September 1 of each year. If vegetative measures cannot be adequately established by that date, erosion devices must keep the sediment on the site and out of drainageways, streams and other water carrying systems.

F. Transferability of Development Permit:

Unless otherwise provided in the Development Permit (Notice of Decision), a Development Permit shall be transferable provided the transferor files a statement with the Director signed by the transferee and recorded in the chain of title of the property, indicating that the transferee has been provided a copy of the development permit and all conditions of approval, understands the obligation and agrees to fulfill the conditions unless a modification is approved as provided in this Code. The transferor shall be jointly responsible for ensuring compliance until such a statement is filed, at which time the transferor's obligation shall be terminated.

G. Recommended Street Trees:

ACER, platanoides columnare 'Columnar Norway' - Columnar Norway Maple  
ACER, platanoides schwedleri nigra 'Crimson King' - Crimson King Maple  
ACER, platanoides 'Fairway' - Fairway Sugar Maple  
ACER, rubrum 'Red' - Red Maple  
ACER, rubrum 'Red Sunset' - Red Sunset Maple  
ACER, platanoides 'Royal Red' - Royal Red Maple  
ACER, platanoides 'Summershade' - Summershade Maple  
CERCIX, canadensis - Canadian Red Bud  
FRAXINUS, americana - White Ash  
FRAXINUS, americana 'Autumn Purple' - Autumn Purple Ash  
GINKGO, biloba - Maidenhair Tree  
GINKGO, biloba 'Autumn Gold'  
GINKGO, biloba 'Fairmount'  
GLEDITSIA, triacanthos 'Sunburst' - Honey Locust  
LIQUIDAMBAR, styraciflua - American Sweetgum  
LIRIODENDRON, tulipifera - Tulip Tree  
MAGNOLIA, grandiflora - Southern Magnolia  
PLATANUS, acerifolia - London Plane Tree  
QUERCUS, palustris - Pin Oak  
QUERCUS, rubra - Red Oak  
TILIA, americana - American Linden  
TILIA, cordata - Little Leaf Linden

H. Trees Not Permitted as Street Trees:

Agricultural fruit bearing trees (apple, pear, plum, cherry, etc.)  
Acer, saccharinum - 'Silver Maple'  
Acer, negundo - 'Boxelder'  
Ailanthus, glandulosa - 'Tree-of-heaven'  
Betula; birches (Common species and varieties)  
Ulmus; elms (Common species and varieties)  
Morus; mulberry (Common fruiting species and varieties)  
Salix; willow (Common species and varieties)  
Coniferous evergreen (Fir, Pine, Cedar, etc.)

- I. If any of the following is required please call (648-8761):
- |  |   |                                |
|--|---|--------------------------------|
| 1. Street Waiver   | - | Cliff Hamby (Survey Div.)      |
| 2. Right-of-Way<br>Dedication                                | - | Cliff Hamby (Survey Div.)      |
| 3. Drainage  | - | Rick Raetz (Eng. Div.)         |
| 4. Construction Plans<br>for: Sidewalks<br>Road Improvements | - | Ron Aase/Paul Ward (Eng. Div.) |
| 5. Assurances for:<br>public improvements                    | - | Phil Healy (Land Dev. Div.)    |
| 6. Public improvement<br>plan submittal                      | - | Phil Healy (Land Dev. Div.)    |
| 7. Administration Deposit/Fee                                | - | Phil Healy (Land Dev. Div.)    |
| 8. Facility Permit   | - | Phil Healy (Land Dev. Div.)    |
| 9. Drainage Waiver   | - | Ed Marsoun (Eng. Div.)         |
| 10. Street Lighting  | - | Diana Mejia (Eng. Div.)        |
| 11. Road Maintenance LID                                     | - | Alex Sander (Eng. Div.)        |
| 12. Access Permit  | - | Receptionist                   |
| 13. Sign Permit  | - | Permit Counter                 |
| 14. Lot Consolidation  | - | Cartography Dept.              |

LB/



WASHINGTON  
COUNTY,  
OREGON

Jan. 16, 1989

TRANSPORTATION REPORT  
FOR  
CASEFILE NO. 88-634-SU/M

Location: SW Scholls Ferry Road  
Tax Map/Lot: 1S1 13CA, 400  
Applicant: Beaverton School District

Staff has reviewed this request for adequacy of transportation facilities and services, and submits the following findings and recommendations.

FINDINGS OF FACT

1. This request is for review of conditions and special use approval of Raleigh Hills Elementary School.
2. Access to the school is provided from three existing driveways on SW Scholls Ferry Road. The easternmost access is from an existing access located on tax lots 300 and 301.
3. SW Scholls Ferry Road is a State minor arterial. It is designated to be improved to a three-lane section with bike lanes. Existing right-of-way is 30 from centerline; required right-of-way is 45 feet from centerline.
4. Section 502-14 of the Community Development Code (CDC) requires additional road right-of-way to be dedicated when the existing right-of-way is deficient. To meet this standard, 15 feet of additional right-of-way must be dedicated along SW Scholls Ferry Road frontage.
5. SW Scholls Ferry Road is designated to be ultimately improved to a three-lane section, with bike lanes, curbs, sidewalk and storm drainage. Currently this road is improved to an interim standard with a two-lane section, 47 feet wide, temporary bike/pedestrian pathways, and storm drainage. There is also a concrete curb along most of the site's frontage on SW Scholls Ferry Road.
6. The following conditions were required by Casefile CU-9-67:

The applicant shall dedicate the right-of-way and construct the curb and sidewalk improvements for the planned widening of Scholls Ferry Road. Said improvements may be deferred until the County is prepared to construct the remaining portion of the roadway in front of the school.

7. The southerly row of parking adjacent to Scholls Ferry Road is located within the ultimate right-of-way. The applicant has stated they intend to provide additional parking in the near future. As part of that project, the row of parking along Scholls Ferry Road should be removed. At that time, the previously required sidewalk should be constructed at its ultimate location due to the widening of SW Scholls Ferry Road since the 1967 approval.
8. CDC Section 502-6 requires a sidewalk to be constructed along a site's frontage when one does not exist. As stated in the previous finding, a sidewalk should be constructed along the site's frontage when the new parking area is added to the site.
9. The minimum access spacing requirement for SW Scholls Ferry Road is 600 feet, as required by CDC Section 501-5.3B(4)(a). There is less than 600 feet of separation between the school's three existing access points and between these driveways and other existing access points on either side of the site. These driveways are therefore non-conforming. These access points should be consolidated and/or consolidated with access to adjacent properties when possible. Due to the existing development of the site and adjacent properties, access consolidation may not be possible until there is a project to improve SW Scholls Ferry Road or until the site or adjacent properties redevelop.
10. In order to facilitate the management and enforcement of the SW Scholls Ferry Road access spacing standard, and to provide notice of it to concerned parties, a one foot, non-access reserve strip should be established along the site's frontage of this road, except at the existing access points.
11. Sight distance is acceptable at the site's existing access points.
12. The existing surface condition of SW Scholls Ferry Road is adequate.
13. There is street lighting along the site's frontage on SW Scholls Ferry Road.

RECOMMENDATION

- A. Within 60 Days of Approval the Property Owner Shall:
  1. Dedicate additional right-of-way to provide 45 feet from centerline of SW Scholls Ferry Road frontage.

2. Establish a one-foot, non-access reserve strip along SW Scholls Ferry Road frontage, except at the existing access points.

The documents needed for the completion of these conditions shall be prepared by the County Survey Division and recorded in the Records Division of the Washington County Department of Assessment and Taxation.

- B. At the time the property owner provides additional on-site parking, or there is a State or County project to improve this section of SW Scholls Ferry Road, whichever occurs first, the property owner shall complete the following improvements:
  1. Eliminate the southerly row of parking adjacent to SW Scholls Ferry Road which is located within the ultimate right-of-way.
  2. Construct a concrete sidewalk to a width of five feet along the site's frontage on SW Scholls Ferry Road to State standards.
- C. The school's existing access points shall be consolidated, including consolidation with adjacent properties, when the site and/or adjacent properties redevelop, or when there is a project to improve this section of SW Scholls Ferry Road, whichever occurs first. The property owner shall provide the adjacent property owners with a reciprocal access/maintenance easement if access is shared with adjacent properties.

jr/88634



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
150 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 648-8761

# NOTICE OF PUBLIC HEARING

PROCEDURE TYPE: III

CPO: 3 COMMUNITY PLAN: Raleigh Hills/Garden Home

EXISTING LAND USE DISTRICT(S): INST (Institutional)

CASE FILE NO: 88-634-SU/M

APPLICANT: Jerry Pflug  
Beaverton School District  
P.O. Box 200  
Beaverton, OR 97075

OWNER:  
Beaverton School District  
P.O. Box 200  
Beaverton, OR 97075

PROPERTY DESCRIPTION:

ASSESSOR MAP NO: 1S1 13CA  
TAX LOT NO(S): 400  
SITE SIZE: 9.91 acres  
ADDRESS: 5225 SW Scholls Ferry Rd  
LOCATION: On the north side of Scholls Ferry Rd across from Montclair Drive (Raleigh Hills Elementary School)

PROPOSED DEVELOPMENT ACTION Special Use Approval for an Existing Elementary School and Review of Conditions of Casefile CU 9-67

NOTICE IS HEREBY GIVEN THAT THE Washington County  
Hearings Officer  
WILL REVIEW THE REQUEST FOR THE ABOVE STATED  
PROPOSED DEVELOPMENT ACTION AT A MEETING ON  
Feb 9, 1989 AT 9:00 AM

IN ROOM 402 OF THE ADMINISTRATION BUILDING OF  
THE WASHINGTON COUNTY COURTHOUSE COMPLEX,  
150 NORTH FIRST, HILLSBORO, OREGON.

ALL INTERESTED PERSONS MAY APPEAR AND PROVIDE  
WRITTEN OR ORAL TESTIMONY (WRITTEN TESTIMONY  
MAY BE SUBMITTED PRIOR TO THE HEARING). ONLY  
THOSE MAKING AN APPEARANCE OF RECORD SHALL BE  
ENTITLED TO APPEAL. FOR LAND USE ACTIONS  
WITHIN THE URBAN GROWTH BOUNDARY, FAILURE TO  
RAISE AN ISSUE IN PERSON OR BY LETTER PRECLUDES  
APPEAL, AND FAILURE TO SPECIFY THE CRITERIA  
FROM THE ORDINANCE OR PLAN PRECLUDES APPEAL  
BASED ON THAT CRITERIA.

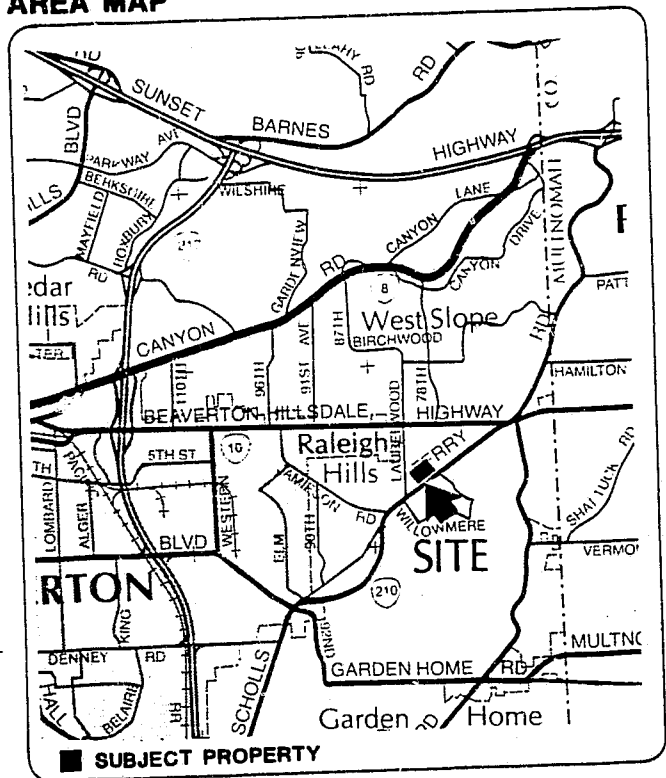
THE PUBLIC HEARING WILL BE CONDUCTED IN  
ACCORDANCE WITH THE RULES OF PROCEDURE AS  
ADOPTED BY THE BOARD OF COMMISSIONERS.  
REASONABLE TIME LIMITS MAY BE IMPOSED.

WASHINGTON COUNTY'S PUBLIC FACILITY STANDARDS  
(GROWTH MANAGEMENT POLICIES) WILL BE CONSIDERED.

FOR FURTHER INFORMATION, PLEASE CONTACT

Lynn Bailey  
AT THE WASHINGTON COUNTY DEPARTMENT OF LAND  
USE AND TRANSPORTATION. PHONE 648-8761.

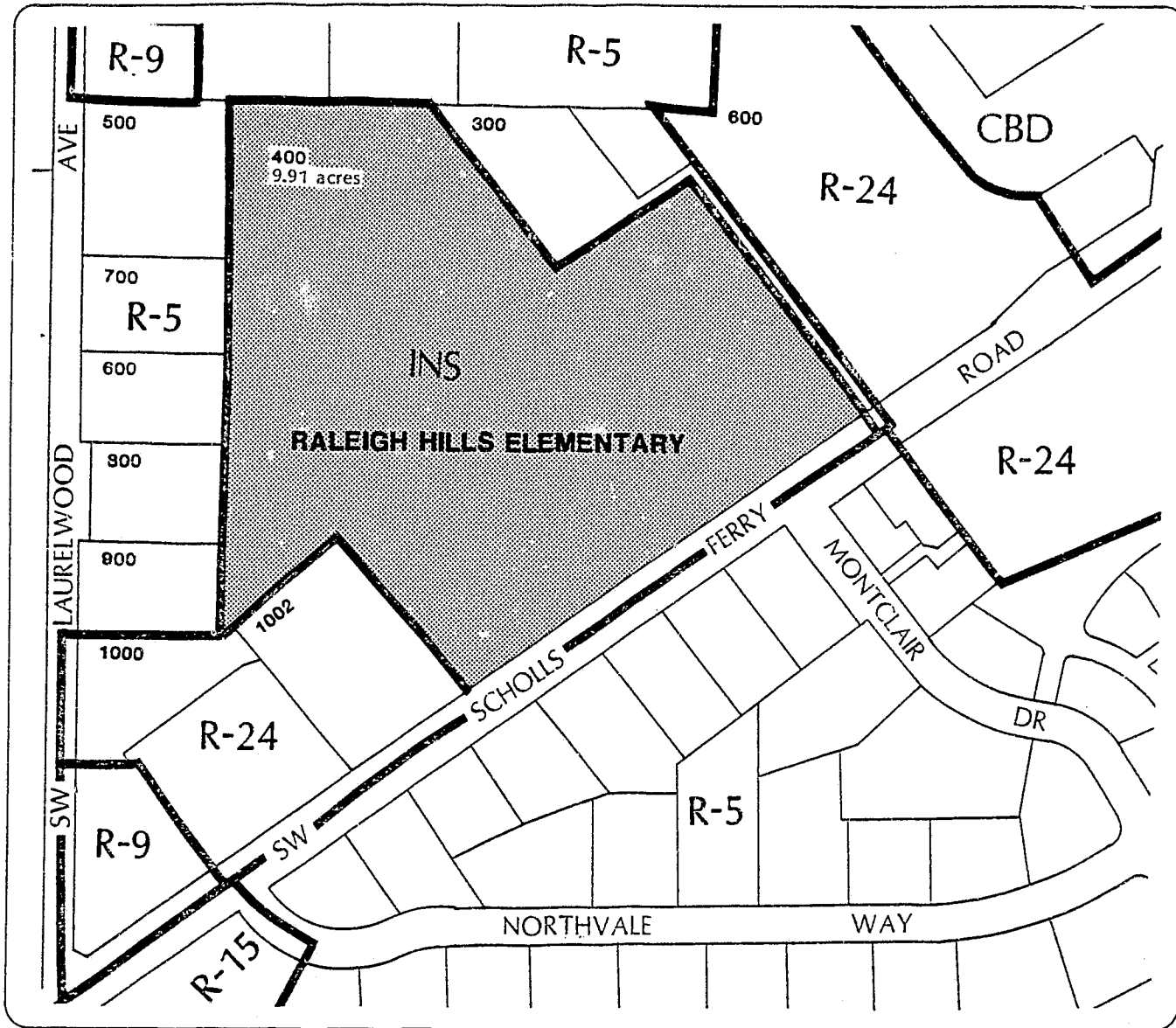
AREA MAP



**NOTICE TO MORTGAGEE, LIENHOLDER,  
VENDOR OR SELLER:**  
THE WASHINGTON COUNTY COMMUNITY DEVELOPMENT  
CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE,  
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

TAX MAP/LOT NUMBER: 1S1 13CA T.L. 400

CASE FILE NUMBER: 88-634-SU/M



**LEGEND:** AREA OF CONSIDERATION

SCALE: 1" to 200'



**APPLICABLE LAND USE DISTRICTS:**

- CBD District (Community Business District)
- INS District (Institutional)
- R-24 District (Residential 24 units/acre)
- R-15 District (Residential 15 units/acre)
- R-9 District (Residential 9 units/acre)
- R-5 District (Residential 5 units/acre)

**APPLICABLE CRITERIA FROM ORDINANCE OR PLAN:**

- A. 1986 WASHINGTON COUNTY COMPREHENSIVE PLAN
- B. 1983 TRANSPORTATION PLAN
- C. 1986 WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE:
  - 1. ARTICLE II, PROCEDURES
  - 2. ARTICLE III, LAND USE DISTRICTS
  - 3. ARTICLE IV, DEVELOPMENT STANDARDS
  - 4. ARTICLE V, PUBLIC FACILITIES AND SERVICES
  - 5. OTHER:
- D. OTHER: Raleigh Hills/Garden Home Community Plan

NOTE: CRITERIA KNOWN TO APPLY TO THIS APPLICATION ARE DESCRIBED IN DETAIL IN THE STAFF REPORT.





WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
150 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 648-8761

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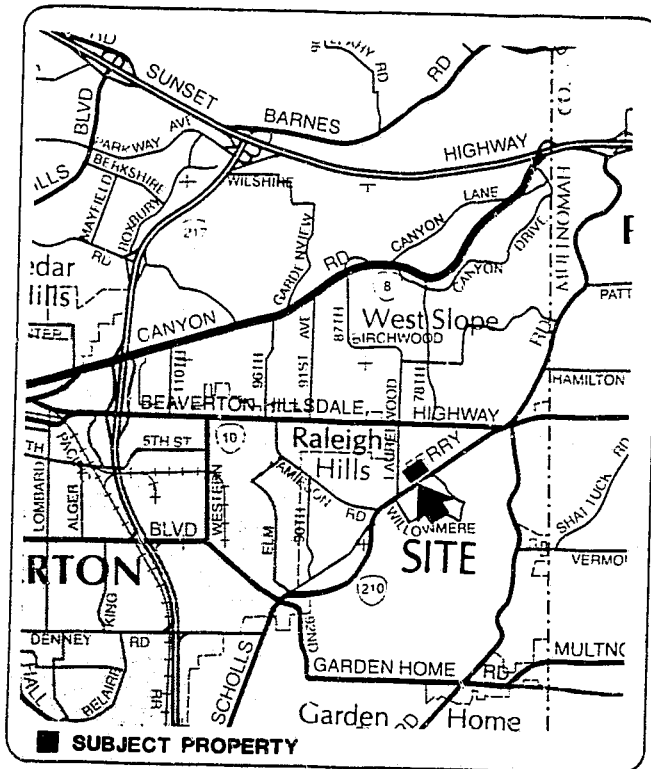
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AT THE WASHINGTON COUNTY DEPARTMENT OF LAND  
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## AREA MAP



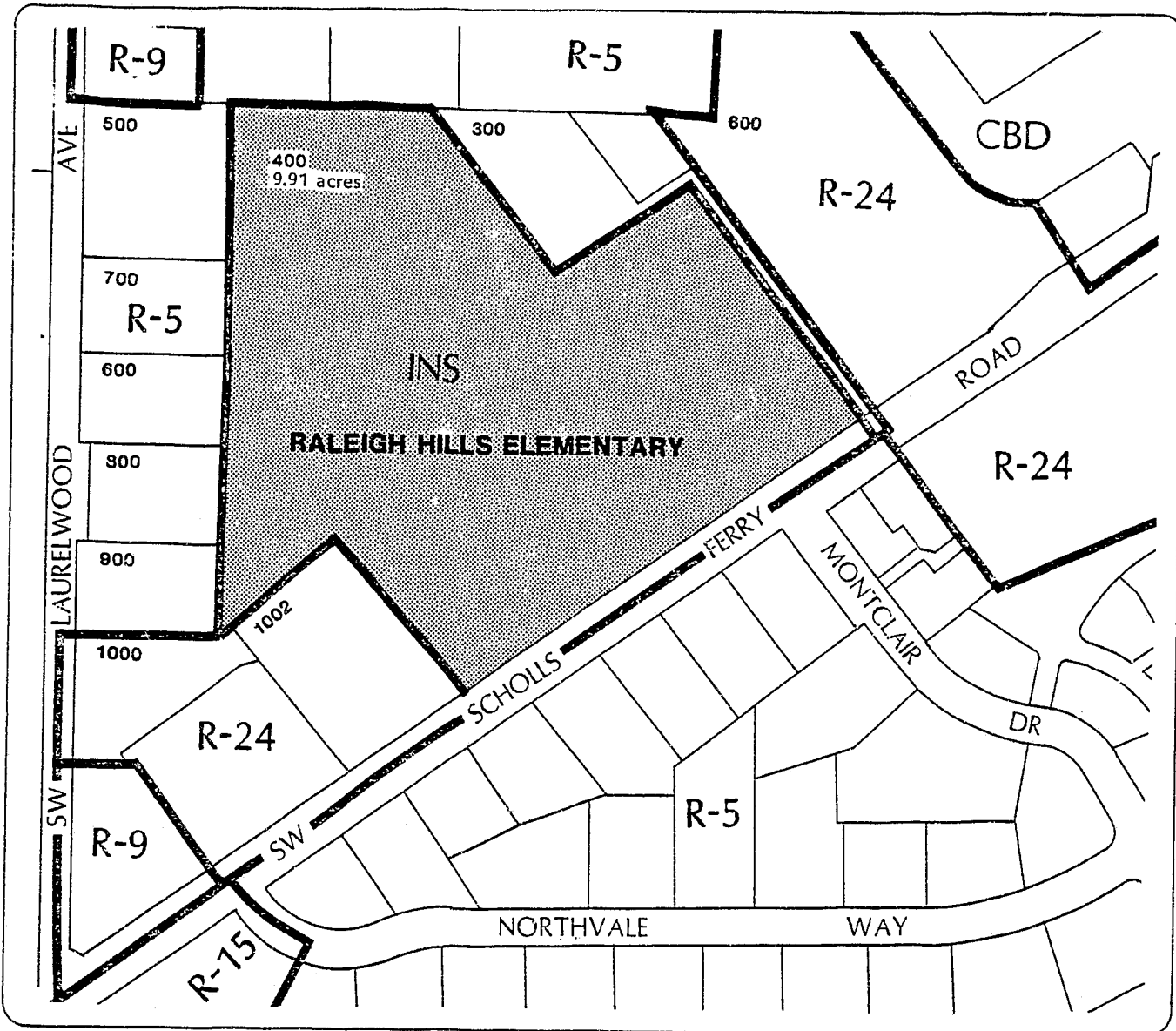
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4/84

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- R-5 District (Residential 5 units/acre)

**APPLICABLE CRITERIA FROM ORDINANCE OR PLAN:**

- A. 1986 WASHINGTON COUNTY COMPREHENSIVE PLAN
- B. 1983 TRANSPORTATION PLAN
- C. 1986 WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE:
  - 1. ARTICLE II, PROCEDURES
  - 2. ARTICLE III, LAND USE DISTRICTS
  - 3. ARTICLE IV, DEVELOPMENT STANDARDS
  - 4. ARTICLE V, PUBLIC FACILITIES AND SERVICES
  - 5. OTHER:
- D. OTHER: Raleigh Hills/Garden Home Community Plan

NOTE: CRITERIA KNOWN TO APPLY TO THIS APPLICATION ARE DESCRIBED IN DETAIL IN THE STAFF REPORT.



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
150 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 648-8761

# NOTICE OF PUBLIC HEARING

PROCEDURE TYPE: III

COMMUNITY

CPO: 3 PLAN: Raleigh Hills/Garden Home

EXISTING LAND USE

DISTRICT(S): INST (Institutional)

CASE FILE NO: 88-634-SU/M

APPLICANT: Jerry Pflug  
Beaverton School District

P.O. Box 200  
Beaverton, OR 97075

OWNER:

Beaverton School District  
P.O. Box 200  
Beaverton, OR 97075

PROPERTY DESCRIPTION:

ASSESSOR MAP NO: 1S1 13CA

TAX LOT NO(S): 400

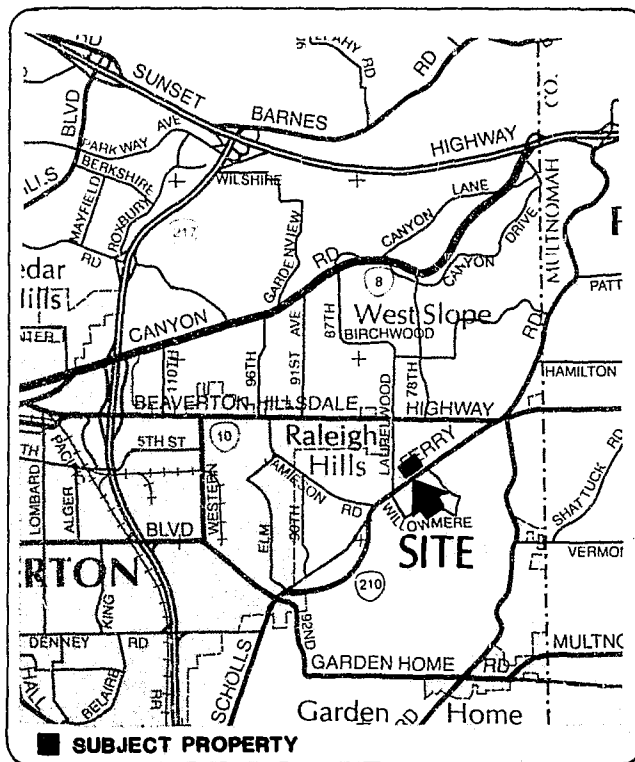
SITE SIZE: 9.91 acres

ADDRESS: 5225 SW Scholls Ferry Rd

LOCATION: On the north side of Scholls Ferry Rd across from Montclair Drive (Raleigh Hills Elementary School)

PROPOSED DEVELOPMENT ACTION Special Use Approval for an Existing Elementary School and Review of Conditions of Casefile CU 9-67

## AREA MAP



NOTICE IS HEREBY GIVEN THAT THE Washington County  
Hearings Officer

WILL REVIEW THE REQUEST FOR THE ABOVE STATED  
PROPOSED DEVELOPMENT ACTION AT A MEETING ON

Feb. 9, 1989 AT 9:00 AM

IN ROOM 402 OF THE ADMINISTRATION BUILDING OF  
THE WASHINGTON COUNTY COURTHOUSE COMPLEX,  
150 NORTH FIRST, HILLSBORO, OREGON.

ALL INTERESTED PERSONS MAY APPEAR AND PROVIDE  
WRITTEN OR ORAL TESTIMONY (WRITTEN TESTIMONY  
MAY BE SUBMITTED PRIOR TO THE HEARING). ONLY  
THOSE MAKING AN APPEARANCE OF RECORD SHALL BE  
ENTITLED TO APPEAL. FOR LAND USE ACTIONS  
WITHIN THE URBAN GROWTH BOUNDARY, FAILURE TO  
RAISE AN ISSUE IN PERSON OR BY LETTER PRECLUDES  
APPEAL, AND FAILURE TO SPECIFY THE CRITERIA  
FROM THE ORDINANCE OR PLAN PRECLUDES APPEAL  
BASED ON THAT CRITERIA.

THE PUBLIC HEARING WILL BE CONDUCTED IN  
ACCORDANCE WITH THE RULES OF PROCEDURE AS  
ADOPTED BY THE BOARD OF COMMISSIONERS.  
REASONABLE TIME LIMITS MAY BE IMPOSED.

WASHINGTON COUNTY'S PUBLIC FACILITY STANDARDS  
(GROWTH MANAGEMENT POLICIES) WILL BE CONSIDERED.

FOR FURTHER INFORMATION, PLEASE CONTACT

Lynn Bailey

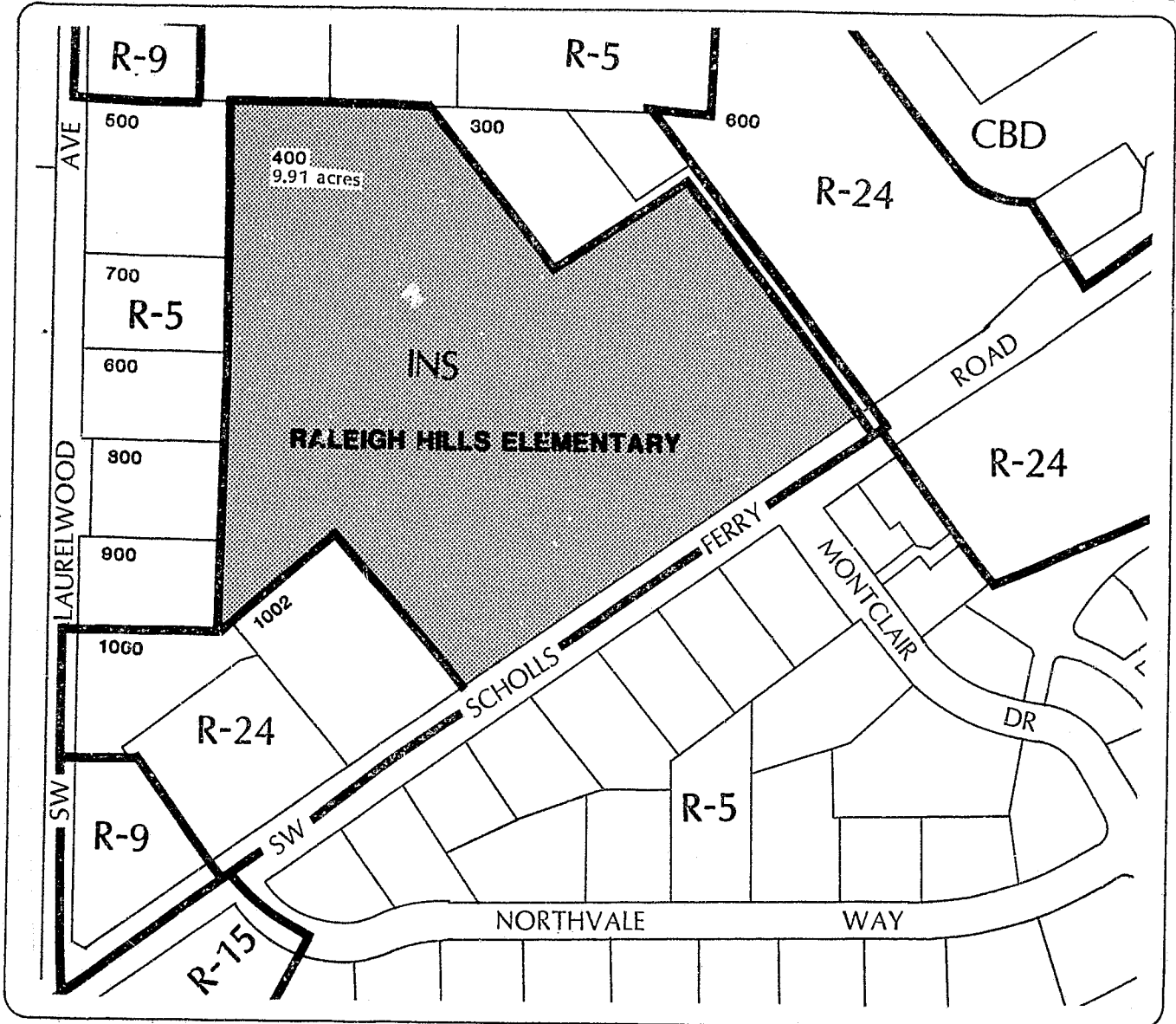
AT THE WASHINGTON COUNTY DEPARTMENT OF LAND  
USE AND TRANSPORTATION. PHONE 648-8761.

## NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER:

THE WASHINGTON COUNTY COMMUNITY DEVELOPMENT  
CODE REQUIRES THAT IF YOU RECEIVE THIS NOTICE,  
IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

TAX MAP/LOT NUMBER: 1S1 13CA T.L. 400

CASE FILE NUMBER: 88-634-SU/M



**LEGEND:** AREA OF CONSIDERATION

**SCALE:** 1" to 200'



**APPLICABLE LAND USE DISTRICTS:**

- CBD District (Community Business District)
- INS District (Institutional)
- R-24 District (Residential 24 units/acre)
- R-15 District (Residential 15 units/acre)
- R-9 District (Residential 9 units/acre)
- R-5 District (Residential 5 units/acre)

**APPLICABLE CRITERIA FROM ORDINANCE OR PLAN:**

- A. 1986 WASHINGTON COUNTY COMPREHENSIVE PLAN
- B. 1983 TRANSPORTATION PLAN
- C. 1986 WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE:
  - 1. ARTICLE II, PROCEDURES
  - 2. ARTICLE III, LAND USE DISTRICTS
  - 3. ARTICLE IV, DEVELOPMENT STANDARDS
  - 4. ARTICLE V, PUBLIC FACILITIES AND SERVICES
  - 5. OTHER:
- D. OTHER: Raleigh Hills/Garden Home Community Plan

NOTE: CRITERIA KNOWN TO APPLY TO THIS APPLICATION ARE DESCRIBED IN DETAIL IN THE STAFF REPORT.



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
150 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 648-8761

**TYPE I  
FINAL APPROVAL  
FOR LAND DIVISIONS  
& DEVELOPMENT REVIEW**

**COPY**

DATE: 4/16/90

CASE FILE NO.: 88-634-SU/M

APPLICANT:  
Dull Olson Weekes Architects  
115 NW First Ave., Suite 301  
Portland, OR 97209  
Attn: Steve Olson 226-6950

OWNER:  
Beaverton School District #48  
P.O. Box 200  
Beaverton, OR 97075  
Attn: Jaci Schlosser 591-4451

COMMUNITY PLAN: Raleigh Hills

**PROPERTY DESCRIPTION:**

ASSESSOR MAP NO.: 1S1 13 CA

TAX LOT NO(S): 400

SITE SIZE: 9.91 Acres

ADDRESS: 5225 SW Scholls Ferry Rd.

LOCATION: Beaverton, OR (Raleigh Hills Elementary School)

LAND USE  
DISTRICT(S): INS (Institutional)

**APPLICANT'S REQUEST:** Final Approval of Casefile No. 88-634-SU/M.

Attached with this request are copies of the required plans, written material and other documentation needed for granting final approval.

[Signature]  
Applicant's Signature

[Signature]  
Property Owner's Signature

**OFFICIAL USE ONLY**

**A. FINDINGS OF FACT:**

1. The applicant has submitted written and graphic (plans) material required for final approval.
2. The final plan complies with the standards and conditions of the preliminary approval.
3. The final plan complies with the applicable Code and Community Plan provisions.
4. Preliminary conditions of approval of this request have been met.
5. Other: Sidewalk to be constructed prior to use of new parking lot. Approval of drainage plans and acquisition of a plumbing permit will be required prior to construction of new parking lot.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**B. ACTION:**

The information submitted by the applicant demonstrates that the request complies with the applicable standards and provisions of the preliminary approval, the Community Development Code and the Community Plan. Based upon the above findings, final approval of this request is granted.

LAND DEVELOPMENT SERVICES DIVISION  
WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION

Eric Heerdt  
Signed

1/9/12/90  
Date

Associate Planner  
Title

**C. ADDITIONAL INFORMATION:**

1. The applicant and/or property owner must still comply with or fulfill other required conditions prior to such activities as grading, issuance of building permits, and/or final building inspection approval. Please see the original Notice of Decision for these conditions.
2. Subdivisions must be registered with the Oregon State Building, Housing and Real Estate Council.

**D. APPEAL INFORMATION:**

Approval or denial of this request or any conditions may be appealed by the applicant and/or owner if a written appeal is filed with the Washington County Department of Land Use and Transportation within 14 days of the date this notice is mailed. For information on appeals, contact the Department of Land Use and Transportation at the above address.

Fee \_\_\_\_\_ Receipt No. \_\_\_\_\_ Date Submitted \_\_\_\_\_ Date Accp \_\_\_\_\_

9/87  
FA2  
0764U



WASHINGTON COUNTY  
 DEPARTMENT OF LAND USE AND TRANSPORTATION  
 LAND DEVELOPMENT SERVICES DIVISION  
 150 NORTH FIRST AVENUE  
 HILLSBORO, OREGON 97124 648-8761

**TYPE I  
 FINAL APPROVAL  
 FOR LAND DIVISIONS  
 & DEVELOPMENT REVIEW**

DATE: \_\_\_\_\_

CASE FILE NO.: \_\_\_\_\_

APPLICANT:  
 \_\_\_\_\_  
 \_\_\_\_\_

OWNER:  
 \_\_\_\_\_  
 \_\_\_\_\_

COMMUNITY PLAN: \_\_\_\_\_

LAND USE DISTRICT(S): \_\_\_\_\_

**PROPERTY DESCRIPTION:**

ASSESSOR MAP NO.: \_\_\_\_\_

TAX LOT NO(S): \_\_\_\_\_

SITE SIZE: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

LOCATION: \_\_\_\_\_

**APPLICANT'S REQUEST:** Final Approval of Casefile No. \_\_\_\_\_.

Attached with this request are copies of the required plans, written material and other documentation needed for granting final approval.

\_\_\_\_\_  
 Applicant's Signature

\_\_\_\_\_  
 Property Owner's Signature

**OFFICIAL USE ONLY**

**A. FINDINGS OF FACT:**

1. The applicant has submitted written and graphic (plans) material required for final approval.
2. The final plan complies with the standards and conditions of the preliminary approval.
3. The final plan complies with the applicable Code and Community Plan provisions.
4. Preliminary conditions of approval of this request have been fulfilled.
5. Other: \_\_\_\_\_

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
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 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
160 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 848-8761

**NOTICE OF APPLICATION ACCEPTANCE**  
TYPE II AND III APPLICATIONS

Date: 11/30/88

Case File No: 88-634-SU/M

Applicant: Jerry Pfing  
Beaverton School District  
PO Box 200  
Beaverton, OR 97075

PROPOSED DEVELOPMENT ACTION:

Special Use Approval  
for an Elementary School  
and Review of Conditions  
of Casefile CU 9-67

TYPE II APPLICATION

TYPE III APPLICATION, HEARING DATE: Feb. 9th

This notice is to inform you that your application has been reviewed and determined to be complete. We will now begin the process of reviewing your application for conformance with the appropriate development standards.

The expected review period for your request is 42+ days.

If adverse public comments are submitted, or if unforeseen problems are found during our review, additional time may be required to adequately address these issues.

The Posting Requirements for posting a public notice sign(s) on the site is enclosed. It is your responsibility to post the site as described in the Posting Requirements. If you did not obtain a posting sign when you submitted your application, please pick up a sign(s) at our office.

WASHINGTON COUNTY  
LAND USE AND TRANSPORTATION

A public notice sign(s) has been posted, complete and return the sign(s) if posting to our office within seven days of the date of posting. A sign(s) will be provided until the completed affidavit is filed.

Failure to post the site or to file the affidavit, may result in a delay in the request, and cancellation or deferral of the public hearing.

For more detailed information, please contact Lynn Bailey

WED 11-30-88 R0000

34214 280.00  
34213 106.00  
34211 400.00  
TOTAL 786.00

Property Owner

ECK 786.00

PM 3

701 1111 T14:57





WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
150 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 648-8761

# DEVELOPMENT APPLICATION

CASE FILE NO: 88-634-SU/M

APPLICANT NAME AND ADDRESS:  
Jerry Pflug, Director Facilities/Transp.  
Beaverton School District, PO Box 200  
Beaverton, Oregon 97075

OWNER NAME AND ADDRESS:  
Beaverton School District #48  
PO Box 200  
Beaverton, Oregon 97075

PROCEDURE TYPE: III  
COMMUNITY  
CPO: 3 PLAN: Raleigh Hills/Garden Home

PROPERTY DESCRIPTION:  
ASSESSOR MAP NO: 1S1-13CA  
TAX LOT NO(S): 400  
SITE SIZE: 15.64AC  
ADDRESS: 5225 SW Scholls Ferry Road  
LOCATION: Scholls Ferry Road & SW Montclair  
Raleigh Hills Elementary School Dr

LAND USE DISTRICT(S): Institutional

PROPOSED DEVELOPMENT ACTION: Special Use Approval for a School, Review of Conditions

DATE OF PRE-APPLICATION CONFERENCE: 8-1-88  
(ATTACH COPY OF SUMMARY)  
STAFF MEMBER: Lynn Bailey

APPLICANT PHONE: 591-4310  
OWNER PHONE: 591-4310

EXISTING USE OF SITE: Elementary School

ALSO NOTIFY: Jaci Schlosser  
Beaverton School District, PO Box 200  
Beaverton, Oregon 97075

LIST ASSESSOR MAP AND TAX LOT NUMBERS OF ALL CONTIGUOUS LOTS OR PARCELS UNDER IDENTICAL OWNERSHIP:  
1S1 13CA

LIST ALL PREVIOUS DEVELOPMENT REQUESTS, LAND USE ACTIONS AND DATES OF PREVIOUS ACTIONS RELATING TO THE SUBJECT PROPERTY: CU 9-67

LIST ALL ATTACHMENTS TO THIS APPLICATION:  
- COPIES OF ALL INFORMATION  
(6) Application Form  
(6) Written Explanation  
(6) Aerial Photos w/notations 1"=40'  
(6) Pages from Facilities Guide

(6) Attendance Area Maps  
(6) Aerial Photo's w/Contour Lines  
(1) Pre-Application Form  
(1) Service Provider Letters  
(1) Adjoining Tax Maps

WE, THE UNDERSIGNED HEREBY AUTHORIZE THE FILING OF THIS APPLICATION AND CERTIFY THAT THE INFORMATION CONTAINED IN THIS APPLICATION IS COMPLETE AND CORRECT TO THE BEST OF OUR KNOWLEDGE.

OWNER     CONTRACT PURCHASER    DATE  
 OWNER     CONTRACT PURCHASER    DATE

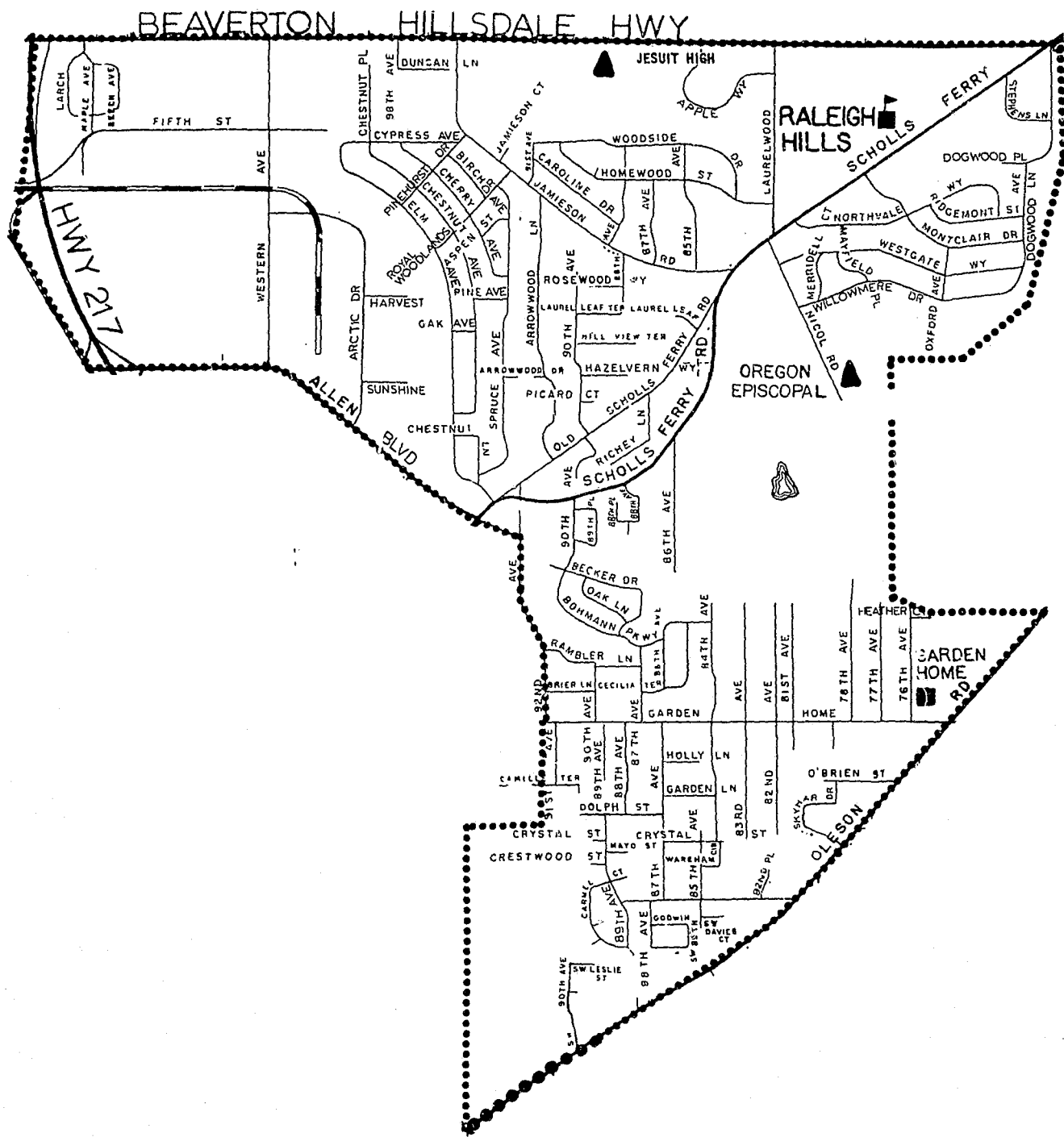
APPLICANT    Jerry Pflug    11/9/88 DATE  
 APPLICANT    DATE

NOTES:  
• THIS APPLICATION MUST BE SIGNED BY ALL THE OWNERS OR ALL THE CONTRACT PURCHASERS OF THE SUBJECT PROPERTY.  
• IF THIS APPLICATION IS SIGNED BY THE CONTRACT PURCHASER(S), THE CONTRACT PURCHASER IS ALSO CERTIFYING THAT THE CONTRACT VENDOR HAS BEEN NOTIFIED OF THE APPLICATION.

• THE APPLICANT OR A REPRESENTATIVE SHOULD BE PRESENT AT ALL PUBLIC HEARINGS.  
• NO APPROVAL WILL BE EFFECTIVE UNTIL THE APPEAL PERIOD HAS EXPIRED.  
• AN APPROVAL OR DENIAL OF THIS REQUEST MAY BE OVERTURNED ON APPEAL.

FOR OFFICIAL USE ONLY  
FEE \_\_\_\_\_ RECEIPT NUMBER \_\_\_\_\_ D: \_\_\_\_\_ RECEIVED \_\_\_\_\_ I ACCEPTED \_\_\_\_\_

WA. CO. FINANCE DIVISION  
PAY U.S. NATIONAL BANK  
LUT ACCT#054-0007-119  
8321 786.00 TOTAL  
8321 786.00 CHECK  
000000 11-30-88 T16#54



RALEIGH HILLS



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
160 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 648-8761

# REQUEST FOR STATEMENT OF SERVICE AVAILABILITY

PRE-APPLICATION DATE: 8-1-88

APPLICANT: Jerry Pflug, Director of Facilities & Transportation, Beaverton School District, PO Box 200, Beaverton Oregon 97075  
PHONE: 591-4310

OWNER: Beaverton School District #48  
PO Box 200  
Beaverton, Oregon 97075  
PHONE: 591-4310

- UNIFIED SEWERAGE AGENCY
- WATER DISTRICT Raleigh Water District
- FIRE DISTRICT \_\_\_\_\_
- TRI-MET
- TUALATIN HILLS PARK & REC. DIST.
- WASHINGTON COUNTY SHERIFF
- CITY OF \_\_\_\_\_

PROPERTY DESCRIPTION: \_\_\_\_\_  
ASSESSOR MAP NO.: 1s1 13 CA AC  
TAX LOT NO(S): 400  
SITE SIZE 15.64 AC  
ADDRESS: 5225 SW Scholls Ferry Road  
Beaverton, Oregon 97225  
LOCATION: Scholls Ferry Road & SW Montclair Dr.

PROPOSED DEVELOPMENT ACTION  
(DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)  
Special Use & Review of Conditions

PROPOSED PROJECT NAME: Raleigh Hills Elementary School

EXISTING USE: Public Elementary School

PROPOSED USE: Same

IF RESIDENTIAL:

IF INDUSTRIAL/COMMERCIAL:

IF INSTITUTIONAL:

NO. OF DWELLING UNITS \_\_\_\_\_

TYPE OF USE: \_\_\_\_\_

NO. SQ. FT. 60,550

SINGLE FAMILY \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_

NO. SQ. FT. (GROSS FLR. AREA) \_\_\_\_\_

NO. STUDENTS/EMPLOYEES/MEMBERS 424/50

**SERVICE PROVIDER:** PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE) AND WHAT IMPROVEMENTS, IF ANY, ARE NEEDED TO SERVICE THE PROPOSED PROJECT. PLEASE COMMENT BELOW OR ATTACH COMMENTS.

SERVICE LEVEL IS **ADEQUATE** TO SERVE PROPOSED PROJECT.

COMMENTS:

SIGNATURE *Don Walter* DATE 9/30/88  
POSITION Manager

SERVICE LEVEL IS **INADEQUATE** TO SERVICE PROPOSED PROJECT.

COMMENTS:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
POSITION \_\_\_\_\_



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
180 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 648-8761

# REQUEST FOR STATEMENT OF SERVICE AVAILABILITY

PRE-APPLICATION DATE: 8-1-88

APPLICANT: Jerry Pflug, Director of Facilities & Transportation, Beaverton School District, PO Box 200, Beaverton Oregon 97005  
PHONE: 591-4310

OWNER: Beaverton School District #48  
PO Box 200  
Beaverton, Oregon 97075  
PHONE: 591-4310

- UNIFIED SEWERAGE AGENCY
- WATER DISTRICT \_\_\_\_\_
- FIRE DISTRICT \_\_\_\_\_
- TRI-MET
- TUALATIN HILLS PARK & REC. DIST.
- WASHINGTON COUNTY SHERIFF
- CITY OF \_\_\_\_\_

PROPERTY DESCRIPTION:  
ASSESSOR MAP NO.: 1S1 13 ~~20~~ CA  
TAX LOT NO(S): 400  
SITE SIZE 15.64 AC  
ADDRESS: 5225 SW Scholls Ferry Road  
Beaverton, Oregon 97225  
LOCATION: Scholls Ferry Road & SW Montclair Dr.

PROPOSED DEVELOPMENT ACTION  
(DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)  
Special Use & Review of Conditions

PROPOSED PROJECT NAME: Raleigh Hills Elementary School

EXISTING USE: Public Elementary School

PROPOSED USE: Same

IF RESIDENTIAL:

IF INDUSTRIAL/COMMERCIAL:

IF INSTITUTIONAL:

NO. OF DWELLING UNITS \_\_\_\_\_

TYPE OF USE: \_\_\_\_\_

NO. SQ. FT. 60,550

SINGLE FAMILY \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_

NO. SQ. FT. (GROSS FLR. AREA) \_\_\_\_\_

NO. STUDENTS/EMPLOYEES/MEMBERS 424/50

**SERVICE PROVIDER:** PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE) AND WHAT IMPROVEMENTS, IF ANY, ARE NEEDED TO SERVICE THE PROPOSED PROJECT. PLEASE COMMENT BELOW OR ATTACH COMMENTS.

SERVICE LEVEL IS **ADEQUATE** TO SERVE PROPOSED PROJECT.

COMMENTS: LOT IS CURRENTLY BEING SERVICED BY A PUBLIC SEWER.

SIGNATURE Clayton L. Brown DATE 10-4-88  
POSITION IWT - I

SERVICE LEVEL IS **INADEQUATE** TO SERVICE PROPOSED PROJECT.

COMMENTS:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
POSITION \_\_\_\_\_



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
LAND DEVELOPMENT SERVICES DIVISION  
160 NORTH FIRST AVENUE  
HILLSBORO, OREGON 97124 648-6761

# REQUEST FOR STATEMENT OF SERVICE AVAILABILITY

- UNIFIED SEWERAGE AGENCY
- WATER DISTRICT \_\_\_\_\_
- FIRE DISTRICT \_\_\_\_\_
- TRI-MET
- TUALATIN HILLS PARK & REC. DIST.
- WASHINGTON COUNTY SHERIFF
- CITY OF \_\_\_\_\_

**PROPOSED DEVELOPMENT ACTION**  
(DEVELOPMENT REVIEW, SUBDIVISION, MINOR PARTITION, SPECIAL USE)  
Special Use & Review of Conditions

**EXISTING USE:** Public Elementary School

**PROPOSED USE:** Same

**IF RESIDENTIAL:**

NO. OF DWELLING UNITS \_\_\_\_\_  
SINGLE FAMILY \_\_\_\_\_ MULTI-FAMILY \_\_\_\_\_

**IF INDUSTRIAL/COMMERCIAL:**

TYPE OF USE: \_\_\_\_\_  
NO. SQ. FT. (GROSS FLR. AREA) \_\_\_\_\_

**IF INSTITUTIONAL:**

NO. SQ. FT. 60,550  
NO. STUDENTS/EMPLOYEES/MEMBERS 424/50

**SERVICE PROVIDER:** PLEASE INDICATE THE LEVEL OF SERVICE AVAILABLE TO THE SITE (ADEQUATE OR INADEQUATE) AND WHAT IMPROVEMENTS, IF ANY, ARE NEEDED TO SERVICE THE PROPOSED PROJECT. PLEASE COMMENT BELOW OR ATTACH COMMENTS.

SERVICE LEVEL IS **ADEQUATE** TO SERVE PROPOSED PROJECT.  
COMMENTS:

SIGNATURE [Signature] DATE 10-3-88  
POSITION Fire Marshal

SERVICE LEVEL IS **INADEQUATE** TO SERVICE PROPOSED PROJECT.  
COMMENTS:

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_  
POSITION \_\_\_\_\_

**PRE-APPLICATION DATE:** 8-1-88

**APPLICANT:** Jerry Pflug, Director of Facilities & Transportation, Beaverton School District, PO Box 200, Beaverton Oregon 97075  
PHONE: 591-4310

**OWNER:** Beaverton School District #48  
PO Box 200  
Beaverton, Oregon 97075  
PHONE: 591-4310

**PROPERTY DESCRIPTION:**  
ASSESSOR MAP NO.: 1S1 13 AC  
TAX LOT NO(S): 400  
SITE SIZE 15.64 AC  
ADDRESS: 5225 SW Scholls Ferry Road  
Beaverton, Oregon 97225  
LOCATION: Scholls Ferry Road & SW Montclair Dr.

**PROPOSED PROJECT NAME:** Raleigh Hills Elementary School

RALEIGH HILLS ELEMENTARY SCHOOL CONDITIONAL USE REVIEW

202-3 Type III

202-3.4

- A. Raleigh Hills Elementary School has a positive impact on the property values in the area. Rated an excellent elementary school, this facility provides a quality program for the families and residences in the surrounding area. As is common in most communities, a good elementary school increases the values of homes in the surrounding area.

Raleigh Hills Elementary School has always operated in good faith with its surrounding neighbors and the County. When originally built, it met or exceeded the regulations that were required by the County. The school is able to operate adequately with little or no impact to its surroundings. In fact, this school (or any school for that matter) traditionally has had a tremendously positive effect on its community and Raleigh Hills is no exception.

- B. Raleigh Hills Elementary School has been an integral part of the Raleigh Park community since 1927 when the original 2 classrooms, office, and large foyer were constructed. Over the years, through several additions and remodeling projects, the school has grown to be and remained a neighborhood focal point and asset to the community. Today it provides 23 classrooms of excellent elementary education to 465 children.
- C. Raleigh Hills Elementary School draws its students from a large attendance area, (see attachment) approximately 95% of which is provided transportation via school busses. Although the large attendance area is zoned commercial and light industrial on the northern and western borders, the greater portion is zoned residential. The school provides the important and necessary educational facility for elementary-age children.

430-121 Schools

430-121.1

- A. Based on total maximum enrollment of 528 students, the minimum lot size is required to be 10 acres. The existing school has a lot area of 10.02 acres.

c:\wp\schlossr\conuserv.rh

QUESTIONS: RALEIGH HILLS ELEMENTARY SCHOOL

1. Q. How many individuals attend the facility?  
A. 465 students are currently enrolled at Raleigh Hills Elementary School. This includes 61 kindergarten children, half of whom attend in the mornings, and half in the afternoon. Factoring in the 60 kindergarten students at 1/2, the total number of students at any given time would currently be 435.
  
2. Q. What is the facility's ultimate enrollment based on the building size?  
A. Based on one teacher per classroom and Beaverton School District's elementary staffing ratio of 24 to 1, ideal maximum enrollment for the Raleigh Hills facility would be 504. This is calculated by taking the 23 available classrooms, subtracting one classroom dedicated to music, and one classroom used by Special Education, leaving 21 available classrooms. Multiply 21 classrooms by 24 students to arrive at a 504 capacity.
  
3. Q. How many people may be accommodated during the largest class?  
A. It is difficult to determine the largest class size which can be accommodated. Beaverton School District's staffing ratio says 24; however, students do not enroll in exact multiples of 24 to a grade level. Consequently, one class may have 21 students, while another has 27. Beaverton School District tries to follow the established guideline of 24 whenever possible.
  
4. Q. How many employees work at the facility?  
A. Currently 50 employees work at Raleigh Hills Elementary School.
  
5. Q. Please describe the facility's operation and programs it offers, i.e., hours of operation, programs, and classes.  
A. Raleigh Hills offers elementary education instruction for kindergarten through 6th grade. Hours of operation are from 8:00 a.m. to 4:00 p.m.

6. Q. Have there been any changes in the operation of the facility, such as increased enrollment or program changes?
- A. No, there have been no changes in the operation of the facility.
7. Q. How many existing parking spaces does the facility have?
- A. The facility has 38 parking spaces, including one space reserved for the handicapped. There are also approximately 22 spaces in an adjacent overflow area.
8. Q. Do you plan to expand the facility or land area?
- A. With the passage of our recent capital project bond election, Raleigh Hills Elementary School is scheduled to receive additional parking and covered play area in the future. Planning and scheduling is currently underway.
9. Q. Has the parking been adequate to handle the cars?
- A. Yes, parking has been adequate during normal hours of operation.
10. Q. Have there been problems with traffic on the public road?
- A. No, there have been no problems with traffic on the public road.
11. Q. What are the surrounding uses? Do they have any bearing on your use?
- A. Single family residences surround Raleigh Hills Elementary School. Raleigh Hills Elementary School supports educational needs of local residents.
12. Q. Have the required conditions of approval been completed? If they haven't, please explain why they are not completed.
- A. It appears that all conditions of approval have been met.



QUESTIONS: RALEIGH HILLS ELEMENTARY SCHOOL

1. Q. How many individuals attend the facility?  
A. 465 students are currently enrolled at Raleigh Hills Elementary School. This includes 61 kindergarten children, half of whom attend in the mornings, and half in the afternoon. Factoring in the 60 kindergarten students at 1/2, the total number of students at any given time would currently be 435.
  
2. Q. What is the facility's ultimate enrollment based on the building size?  
A. Based on one teacher per classroom and Beaverton School District's elementary staffing ratio of 24 to 1, ideal maximum enrollment for the Raleigh Hills facility would be 504. This is calculated by taking the 23 available classrooms, subtracting one classroom dedicated to music, and one classroom used by Special Education, leaving 21 available classrooms. Multiply 21 classrooms by 24 students to arrive at a 504 capacity.
  
3. Q. How many people may be accommodated during the largest class?  
A. It is difficult to determine the largest class size which can be accommodated. Beaverton School District's staffing ratio says 24; however, students do not enroll in exact multiples of 24 to a grade level. Consequently, one class may have 21 students, while another has 27. Beaverton School District tries to follow the established guideline of 24 whenever possible.
  
4. Q. How many employees work at the facility?  
A. Currently 50 employees work at Raleigh Hills Elementary School.
  
5. Q. Please describe the facility's operation and programs it offers, i.e., hours of operation, programs, and classes.  
A. Raleigh Hills offers elementary education instruction for kindergarten through 6th grade. Hours of operation are from 8:00 a.m. to 4:00 p.m.

6. Q. Have there been any changes in the operation of the facility, such as increased enrollment or program changes?
- A. No, there have been no changes in the operation of the facility.
7. Q. How many existing parking spaces does the facility have?
- A. The facility has 38 parking spaces, including one space reserved for the handicapped. There are also approximately 22 spaces in an adjacent overflow area.
8. Q. Do you plan to expand the facility or land area?
- A. With the passage of our recent capital project bond election, Raleigh Hills Elementary School is scheduled to receive additional parking and covered play area in the future. Planning and scheduling is currently underway.
9. Q. Has the parking been adequate to handle the cars?
- A. Yes, parking has been adequate during normal hours of operation.
10. Q. Have there been problems with traffic on the public road?
- A. No, there have been no problems with traffic on the public road.
11. Q. What are the surrounding uses? Do they have any bearing on your use?
- A. Single family residences surround Raleigh Hills Elementary School. Raleigh Hills Elementary School supports educational needs of local residents.
12. Q. Have the required conditions of approval been completed? If they haven't, please explain why they are not completed.
- A. It appears that all conditions of approval have been met.

RALEIGH HILLS ELEMENTARY SCHOOL CONDITIONAL USE REVIEW

202-3 Type III

202-3.4

- A. Raleigh Hills Elementary School has a positive impact on the property values in the area. Rated an excellent elementary school, this facility provides a quality program for the families and residences in the surrounding area. As is common in most communities, a good elementary school increases the values of homes in the surrounding area.

Raleigh Hills Elementary School has always operated in good faith with its surrounding neighbors and the County. When originally built, it met or exceeded the regulations that were required by the County. The school is able to operate adequately with little or no impact to its surroundings. In fact, this school (or any school for that matter) traditionally has had a tremendously positive effect on its community and Raleigh Hills is no exception.

- B. Raleigh Hills Elementary School has been an integral part of the Raleigh Park community since 1927 when the original 2 classrooms, office, and large foyer were constructed. Over the years, through several additions and remodeling projects, the school has grown to be and remained a neighborhood focal point and asset to the community. Today it provides 23 classrooms of excellent elementary education to 465 children.
- C. Raleigh Hills Elementary School draws its students from a large attendance area, (see attachment) approximately 95% of which is provided transportation via school busses. Although the large attendance area is zoned commercial and light industrial on the northern and western borders, the greater portion is zoned residential. The school provides the important and necessary educational facility for elementary-age children.

430-121 Schools

430-121.1

- A. Based on total maximum enrollment of 528 students, the minimum lot size is required to be 10 acres. The existing school has a lot area of 10.02 acres.

c:\wp\schlossr\conuserv.rh



WASHINGTON COUNTY  
 DEPARTMENT OF LAND USE AND TRANSPORTATION  
 LAND DEVELOPMENT SERVICES DIVISION  
 150 NORTH FIRST AVENUE  
 HILLSBORO, OREGON 97124 648-8761

casefile 88-634-SU/M

# AFFIDAVIT OF MAILING

STATE OF OREGON ]  
 COUNTY OF WASHINGTON ] ss

Les Foiles

, declares as follows:  
 That at all times herein mentioned, he/~~she~~ was an employee of the  
 County of Washington; that acting for the County on the 25<sup>th</sup>  
 day of January, 1989, he/~~she~~ did on that date, mail notice  
 to the landowners (on Assessment and Taxation Computer Printout)  
 within (250)(~~000~~) feet of the property described in casefile  
88-634-SU/M, in accordance with the requirements of  
 the Washington County Community Development Code.

Attached is a copy of the notice mailed and a list of the property  
 owners and/or other affected parties to whom the notice was sent.

I, Les Foiles, being first duly sworn  
 depose and say that I am the party in the foregoing statement  
 and that the same is true.

Les Foiles

Subscribed and sworn to before me this 25 day of Jan.  
 1989.

Thomas R. Atwood  
 Notary Public for Oregon

My Commission Expires: 10-22-91

APPROVED AS TO FORM

Sam R. Olson  
 Assistant County Counsel  
 for Washington County, Oregon

88-634-50/m  
1-25-89

IS113CA 00300  
LORENZEN, ESTHER GOODWIN  
5149 SW SCHOLLS FERRY RD  
PORTLAND OR 97225

IS113CA 00301  
GUNDERSEN, DENNIS G AND  
GEORGIA D  
5145 SW SCHOLLS FERRY RD  
PORTLAND OR 97225

IS113CA 00400  
SCHOOLO DISTRICT NO. 48  
PO BOX 200  
BEAVERTON OR 97005

IS113CA 00500  
SHEAHAN, MICHAEL E AND  
KATHERINE M  
5030 SW LAURELWOOD DRIVE  
PORTLAND OR 97225

IS113CA 00600  
HORN, MARLENE D  
HAYMAN, MARGARET D  
5170 SW LAURELWOOD DR  
PORTLAND OR 97225

IS113CA 00700  
ELLMAKER, LEE A FLORENCE  
5100 SW LAURELWOOD DR  
PORTLAND OR 97225

IS113CA 00800  
CURTIS, JOHN H AND KATHY A  
5200 SW LAURELWOOD DRIVE  
PORTLAND OR 97225

IS113CA 01000  
DALE CONSTRUCTION CO  
MENASHE, S M JR ET AL  
% DOORINK, DANIEL G/SHARON  
6542 125TH AVE NE WA 98033  
KIRKLAND

IS113CA 01100  
EIGHTY SEVEN SIXTY LIMITED  
DUPON, DAVY AND MICHELE M  
5419 SW SCHOLLS FERRY RD  
PORTLAND OR 97225

IS113CA 01200  
BERGERON, LESTER L AND  
BARBARA A  
7780 SW MONTCLAIR DRIVE  
PORTLAND OR 97225

IS113CA 01300  
PETTIBONE, LILLIAN  
5250 SW SCHOLLS FERRY RD  
PORTLAND OR 97225

IS113CA 01400  
BASINSKI, VIVIAN D  
8025 SW NORTHVALE WAY  
PORTLAND OR 97225

IS113BC 00201  
LAURELWOOD ESTATES, LTD CO  
BY TRAVELLERS INSURANCE  
ACCTG UNIT-REAL ESTATE DEPT  
PO BOX 8161 CA 94596  
WALNUT CREEK

IS113BC 00400  
FLACK, DIANE A  
4978 SW LAURELWOOD DR  
PORTLAND OR 97225

IS113BC 00800  
JONES, DAVID JR AND  
JEANNETTE FISHER  
4935 SW 78TH  
PORTLAND OR 97225

IS113BC 00900  
GERRISH, MARJORIE  
4885 SW 78TH  
PORTLAND OR 97225

IS113BC 00950  
WALSH, THOMAS J/MURIEL B  
8011 SW HAZELNUT LANE  
PORTLAND OR 97225

IS113BC 00960  
LONZWAY, ROBERT J APRIL L  
8003 SW HAZELNUT LANE  
PORTLAND OR 97225

IS113BC 00401  
WILSON, DENNIS Y/PAMELA J  
4976 SW LAURELWOOD DRIVE  
PORTLAND OR 97225

IS113BC 02600  
CAMPBELL, THOMAS M AND  
HELEN PEARSON  
7875 SW NORTHVALE WAY  
PORTLAND OR 97225

IS113CA 02100  
SNOW, ANN M TRUSIEE #2018  
9415 99TH AVE NORTH AZ 85345  
PEORIA

IS113CA 02500  
HATTISON, THOMAS A AND  
DEBRA A  
7935 SW NORTHVALE WAY  
PORTLAND OR 97225

IS113BC 00300  
ZWAHLER, FRED KATHERINE  
4985 SW LAURELWOOD DRIVE  
PORTLAND OR 97225

IS113CA 01700  
MILHEM, GREGORY AND BRENDA  
5200 SW SCHOLLS FERRY RD  
PORTLAND OR 97225

IS113CA 01800  
SCOTT, RONALD S AND  
GERRITSEN, ARIA  
5220 SW SCHOLLS FERRY ROAD  
PORTLAND OR 97225

IS113CA 02200  
MUNDAL, ALLEN L AND  
JEANNE E IMPERIAL CT  
2365 SW IMPERIAL CT  
PORTLAND OR 97225

IS113CA 02300  
MALONEY, MOLLIE O TRUSIEE  
% HEATER, LAIRD D/JUDITH A  
2205 NW 153RD AVE OR 97006  
BEAVERTON

IS113CA 02700  
KIPNIS, ALBERT SYLVIA  
7835 SW NORTHVALE WAY  
PORTLAND OR 97225

IS113BC 00401  
FALKENSTEIN, R D, MD  
4980 SW LAURELWOOD AVE  
PORTLAND OR 97225

IS113BC 00700  
MCEACHERN, CAROL J  
NOW WAGNER, ET AL  
8870 SW GLESON ROAD OR 97223  
PORTLAND

IS113DB 06500  
CAPLAN, IRWIN J AND  
ROSLYN F  
7778 SW GREEN VALLEY TERR  
PORTLAND OR 97225

IS113DB 00402  
RALEIGH SCHOLLS APARTMENTS,  
INC  
BY HUD FHA 126-35005  
PO BOX 44804  
WASHINGTON DC 20026

IS113DB 90001  
CAPLAN, IRWIN J AND ROSLYN  
SCARCE, ROBERT J JR

IS113DB 06502  
MCLYNN, GEORGE FOSTER  
MARIAN A

PELLEBONE, LILLIAN  
5250 SW SCHOLLS FERRY RD  
PORTLAND OR 97225

SMW, ANN M TRUSTEE  
9415 99TH AVE NORTH #2018  
PEORIA AZ 85345

MUNDAL, ALLEN L AND  
JEANNE E IMPERIAL CT  
PORTLAND OR 97225

MALONEY, MOLLIE O TRUSTEE  
Z HEATER, LAIRD D/JUDITH A  
2205 NW 153RD AVE  
BEAVERTON OR 97006

1S113CA 02400  
BASINSKI, VIVIAN D  
8025 SW NORTHVALE WAY  
PORTLAND OR 97225

1S113CA 02500  
MATTSON, THOMAS A AND  
DEBRA A  
7935 SW NORTHVALE WAY  
PORTLAND OR 97225

1S113CA 02600  
CAMPBELL, THOMAS M AND  
HELEN PEARSON  
7875 SW NORTHVALE WAY  
PORTLAND OR 97225

1S113CA 02700  
KIPNIS, ALBERT SYLVIA  
7835 SW NORTHVALE WAY  
PORTLAND OR 97225

1S113BC 00201  
LAURELWOOD ESTATES, LTD  
BY TRAVELERS INSURANCE CO  
ACCTG UNIT-REAL ESTATE DEPT  
PO BOX 8161  
WALNUT CREEK CA 94596

1S113BC 00300  
ZWAHLEN, FRED KATHERINE  
4985 SW LAURELWOOD DRIVE  
PORTLAND OR 97225

1S113BC 00400  
WILSON, DENNIS Y/PAMELA J  
4976 SW LAURELWOOD DRIVE  
PORTLAND OR 97225

1S113BC 00401  
FALKENSTEIN, R D, MD  
4980 SW LAURELWOOD AVE  
PORTLAND OR 97225

1S113BC 00402  
FLACK, DIANE A  
4978 SW LAURELWOOD DR  
PORTLAND OR 97225

1S113BC 00500  
WALSH, THOMAS J/MURIEL B  
8011 SW HAZELNUT LANE  
PORTLAND OR 97225

1S113BC 00600  
LONZWAY, ROBERT J APRIL L  
8003 SW HAZELNUT LANE  
PORTLAND OR 97225

1S113BC 00700  
MCEACHERN, CAROL J  
NOW WAGNER, ET AL  
8870 SW GLESON ROAD  
PORTLAND OR 97223

1S113BC 00800  
JONES, DAVID JR AND  
JEANNETTE FISHER  
4935 SW 78TH  
PORTLAND OR 97225

1S113BC 00900  
GERRISH, MARJORIE  
4885 SW 78TH  
PORTLAND OR 97225

1S113DB 00402  
RALEIGH SCHOLLS APARTMENTS,  
INC  
BY HUD FHA 126-35005  
PO BOX 44804  
WASHINGTON DC 20026

1S113DB 06501  
ABRAMS, STANTON L AND  
MARIAN A MONTCLAIR DRIVE  
7799 SW MONTCLAIR DRIVE  
PORTLAND OR 97225

1S113DB 06502  
MCCLYNN, GEORGE FOSTER  
Z SULBERG, KATHRYN F  
226 SW KINGSTON AVE  
PORTLAND OR 97201

1S113DB 06500  
CAPLAN, IRWIN J AND  
ROSLYN F  
7778 SW GREEN VALLEY TERR  
PORTLAND OR 97225

1S113CB 00100  
SCEARCE, ROBERT J JR  
FRANCES M  
5085 SW LAURELWOOD DR  
PORTLAND OR 97225

1S113CB 00101  
SCEARCE, ROBERT J JR  
FRANCES M  
5085 SW LAURELWOOD DR  
PORTLAND OR 97225

1S113CB 00200  
STUODLER, BERTHA  
5135 SW LAURELWOOD DRIVE  
PORTLAND OR 97225

1S113CB 00202  
STUODLER, SARD  
GELIENE A  
5105 SW LAURELWOOD DR  
PORTLAND OR 97225

1S113CB 00300  
HERBST, C J VIDA M  
5225 SW LAURELWOOD  
PORTLAND OR 97225

1S113CB 00301  
LAKIN, MAXWELL K  
5185 SW LAURELWOOD DRIVE  
PORTLAND OR 97225

1S113CB 00400  
COOPER, ROBERT A AND  
PATRICIA M  
5660 NW PONDOOSA  
PORTLAND OR 97229

1S113CB 00401  
WARNER, ROBERT W AND RACHEL  
5275 SW LAURELWOOD DR  
PORTLAND OR 97225

1S113CB 00500  
LAING, JOHN C JEANNE H  
5305 SW LAURELWOOD DRIVE  
PORTLAND OR 97225

1S113BD 00600  
SCHOLLS APARTMENTS INC  
PO BOX 308  
BEAVERTON OR 97075

1S11AA 00100  
STATE OF OREGON  
WILLAMETTE STONE PARK  
00000



WASHINGTON COUNTY  
 DEPARTMENT OF LAND USE  
 AND TRANSPORTATION  
 LAND DEVELOPMENT SERVICES DIVISION  
 150 NORTH FIRST  
 HILLSBORO, OREGON 97124 548-8761

casefile 88-634-SU/M

# AFFIDAVIT OF MAILING

STATE OF OREGON ]  
 COUNTY OF WASHINGTON ] ss

Sharon Bidstrup, declares as follows:  
 That at all times herein mentioned, ~~he~~/she was an employee of the  
 County of Washington; that acting for the County on the 14th  
 day of April, 1989, ~~he~~/she did on that date, mail notice  
 to all parties of record regarding the decision for 88-634-SU/M  
 in accordance with the requirements of the Washington County Community  
 Development Code.

Attached is a copy of the notice mailed and a list of the property  
 owners and/or other affected parties to whom the notice was sent.

I, Sharon Bidstrup, being first duly sworn  
 depose and say that I am the party in the foregoing statement  
 and that the same is true.

Subscribed and sworn to before me this 14<sup>th</sup> day of April,  
 1989.

Sharon Bidstrup  
Judith A. Angervine  
 Notary Public for Oregon

My Commission Expires: 7-17-89

APPROVED AS TO FORM  
Don R. Allen  
 Assistant County Counsel  
 for Washington County, Oregon

88-634-SLI/14  
4-14-89

Mr. Jerry Pflug  
Ms. Jaci Schlosser  
Mr. Ken Scheet  
BEAVERTON SCHOOL DISTRICT #48  
P.O. Box 200  
Beaverton, OR 97075

Mr. Chuck Jones, CPO# 3  
8155 S.W. 74th Avenue  
Portland, OR 97223

Washington Co. Fire Dist. #1  
20665 S.W. Blanton  
Aloha, OR 97007

CITY OF BEAVERTON  
P.O. Box 4755  
Beaverton, OR 97076

CITY OF PORTLAND  
Planning Director  
1120 S.W. Fifth Avenue #1002  
Portland, OR 97204





WASHINGTON COUNTY  
 DEPARTMENT OF LAND USE  
 AND TRANSPORTATION  
 LAND DEVELOPMENT SERVICES DIVISION  
 150 NORTH FIRST  
 HILLSBORO, OREGON 97124 648-8781

Casefile No. 88-634-50/m

# AFFIDAVIT OF POSTING

I, Jacilyn A. Schlosser being first duly sworn, depose and say that I am (represent) the party initiating a Development Action before Washington County for Special Use Approval; Review of Conditions

\_\_\_\_\_ affecting land located at 5225 SW Schalls Fwd Rd; Raleigh Hills Elementary School, that pursuant to Subsection 204-1.4 of the Washington County Development Code (Ordinance 279), I did on the 31 day of January, 19 89, personally post 2 notice(s) of Public Hearing (Development Review) by Washington County; that pursuant to Resolution and Order 85-1 of the Washington County Board of Commissioners, the content, design and size of said notice(s) posted were as specified by the Director and were identical in content to the notice attached hereto and by this reference made a part of this Affidavit; and that pursuant to R&O 85-1, I posted one such notice for each 500 feet, or part thereof plus one sign - for every 1000 feet or fraction thereof of frontage in excess of the first 500 feet of the above described property on all streets.

Dated this 10 day of February, 1989.

Jacilyn A. Schlosser  
 Signature

SUBSCRIBED AND SWORN to before me this 10 day of FEBRUARY, 19 89

Jerry L. Kuskeel  
 Notary Public for the State of Oregon  
 My Commission Expires 12/14/90

APPROVED AS TO FORM  
Jan K. Allen  
 Assistant County Counsel  
 for Washington County, Oregon

ATTACHMENT "A"

# PUBLIC NOTICE

CASE FILE NO. \_\_\_\_\_

PROPOSAL \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**FOR FURTHER INFORMATION, PROMPTLY CONTACT:**



WASHINGTON COUNTY  
DEPARTMENT OF LAND USE AND TRANSPORTATION  
150 NORTH FIRST AVENUE  
HILLSBORO, OR 97124

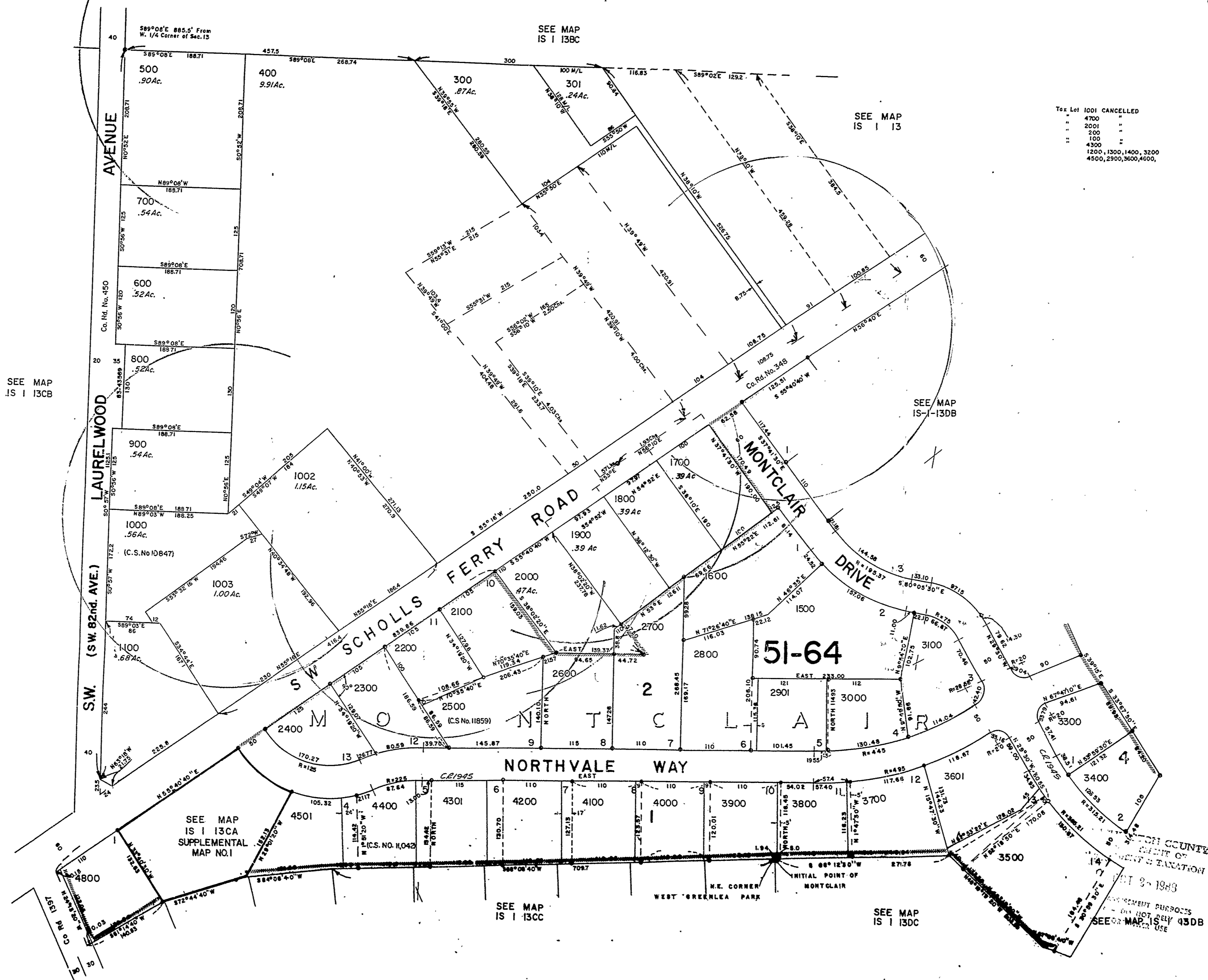
648-8761

NE 1/4 SW 1/4 SECTION 13 T1S R1W W.M.

WASHINGTON COUNTY OREGON

IS 13CA

SCALE 1" = 100'



Tax Lot 1001 CANCELLED

4700	"
2001	"
200	"
100	"
4300	"
1200, 1300, 1400, 3200	"
4500, 2900, 3600, 4600,	"

SEE MAP IS 13CB

SEE MAP IS 13

SEE MAP IS-13DB

SEE MAP IS 13CA SUPPLEMENTAL MAP NO. 1

SEE MAP IS 13CC

SEE MAP IS 13DC

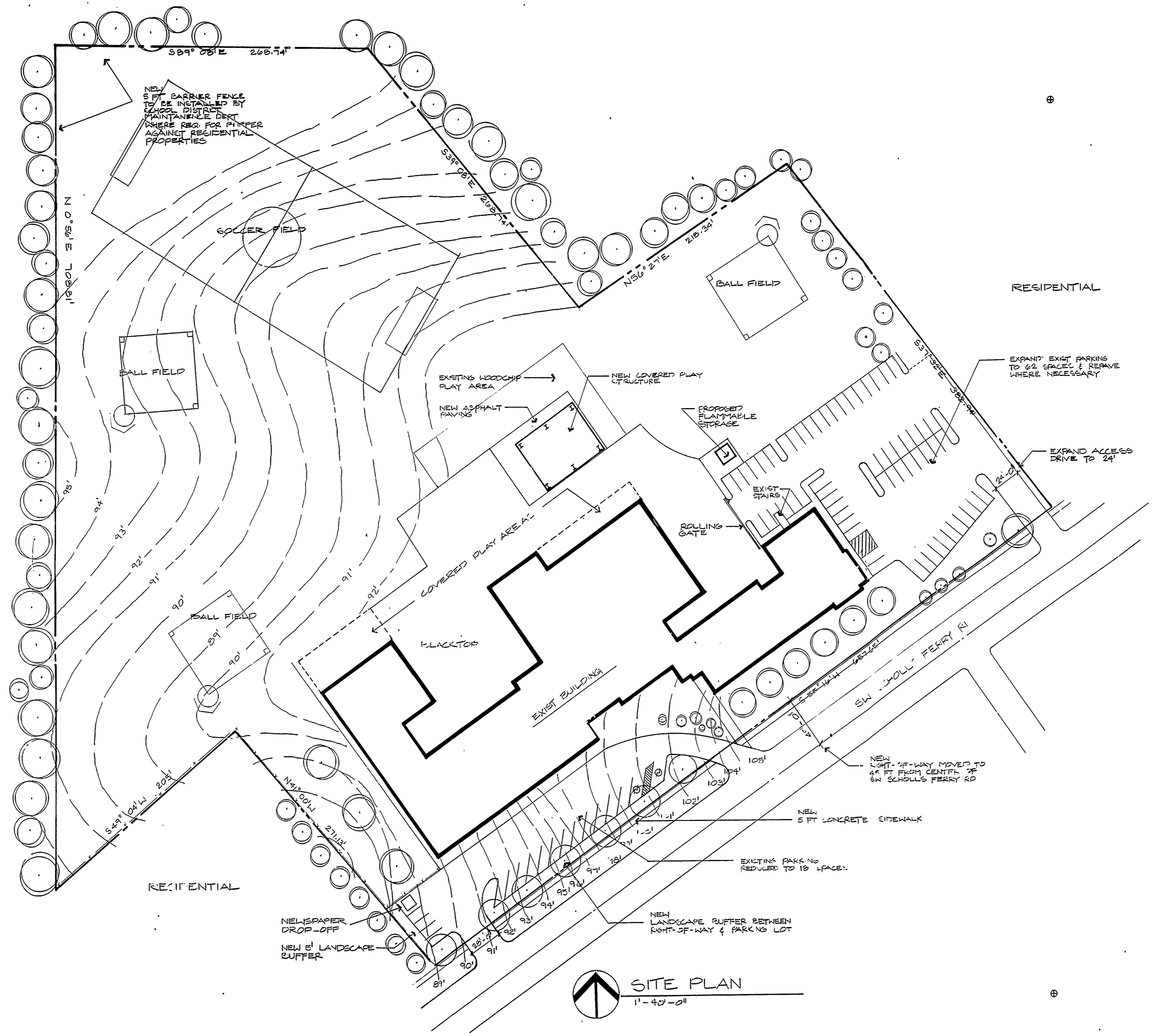
WASHINGTON COUNTY  
 DEPARTMENT OF  
 COUNTY TAXATION  
 MAY 9 1983  
 FOR INFORMATION PURPOSES  
 THIS MAP IS NOT TO BE RELIED UPON  
 FOR ANY PURPOSES  
 SEE OR MAP IS 13DB

IS 13CA

**RALEIGH  
HILLS  
ELEMENTARY  
SCHOOL**

**PARKING  
LOT  
ADDITION**

5225 SW SCHOLLS  
FERRY ROAD  
PORTLAND, OREGON  
JURISDICTION:  
WASHINGTON  
COUNTY



RESIDENTIAL

RESIDENTIAL

**SITE PLAN**  
1"-40'-0"

**BEAVERTON  
SCHOOL  
DISTRICT 48  
BEAVERTON, OREGON**

**DULL  
OLSON  
WEEKES**  
ARCHITECTS

115 NW First Avenue, Suite 301  
Portland, Oregon 97209  
503/236-0950

DATE: 1/16/98  
JOB # 88032-19  
DRAWN BY: R.E.  
CHECKED BY:  
REVISIONS:

**FINAL PLANS**