

**BEFORE THE PLANNING  
COMMISSION FOR  
THE CITY OF BEAVERTON,  
OREGON**

After recording return to:  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2629  
OF A MAJOR ADJUSTMENT (ARCO IRIS SPANISH ) ADJ2018-0002 ORDER APPROVING  
IMMERSION CHARTER SCHOOL) ARCO IRIS ) ARCO IRIS SPANISH IMMERSION CHARTER  
SPANISH IMMERSION CHARTER SCHOOL, ) SCHOOL, MAJOR ADJUSTMENT  
APPLICANT.

The matter came before the Planning Commission on July 18, 2018, on a request for approval of a Major Adjustment to reduce the required number of required bicycle stalls from 56 to twenty eight (28) in conjunction with the proposed K-8 school, containing 504 students. The site is located 8205 SW Creekside Place. The site is also identified as Tax Lot 1000, on Washington County Tax Assessor’s Map 1S127AB.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing; reviewed exhibits; and considered testimony on the subject proposal.

The Commission expressed concern that criterion number 3 of the Major Adjustment was not met. Criterion number 3 states that “Special conditions exist on the site that make it physically difficult or impossible to meet the applicable development standard for an otherwise acceptable proposal.” Staff

clarified that bicycle parking must be within 50-feet of the primary entrance and the only other potential location for bicycle racks would be in a grassy area to the east of the primary entrance. The applicant stated that this grassy area is the only open space near the proposed drop-off/pick-up area and if it were to be occupied by bike racks, would limit the only safe area where students are expected to wait to be picked-up. The applicant also stated that this open space needs to remain open and easily accessible for staff to be able to supervise students. Staff noted that the only other area within 50-feet of the entrance, is within the floodplain. Disturbing additional area in the floodplain, would potentially trigger floodplain mitigation. With the addition of the findings above, the Commission found that criterion number 3 was met.

The Commission identified an error in the staff report that occurred on page FR-4, Criterion D and on page ADJ-1, under Criterion 1 of the staff report. The findings on both pages, identified that the proposed adjustment was 18 fewer bike parking spaces than what was required, when in actuality the applicant was asking for 28 fewer spaces, which is a 50% reduction.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 11, 2018, and the findings contained therein, as well as the findings provided in this land use order, as applicable to the approval criteria contained in Section 40.10.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **ADJ2018-0002** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated July 11, 2018, and the findings contained therein, as well as the findings provided in this land use order. No conditions of approval.

Motion **CARRIED**, by the following vote:

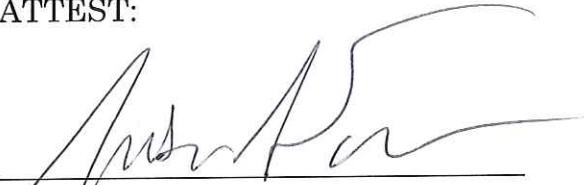
**AYES:** Nye, Matar, Lawler, Overhage, Uba, Winter.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** None.

Dated this 20<sup>th</sup> day of July, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2629 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on July 30, 2018, 2018.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
\_\_\_\_\_  
Jason T.  
Assistant Planner

APPROVED:

  
\_\_\_\_\_  
KIMBERLY OVERHAGE  
Chair

  
\_\_\_\_\_  
JANA FOX  
Current Planning Manager