

**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. 2628
OF A NEW CONDITIONAL USE (ARCO IRIS) CU2018-0007 ORDER APPROVING
SPANISH IMMERSION CHARTER SCHOOL)) ARCO IRIS SPANISH IMMERSION CHARTER
ARCO IRIS SPANISH IMMERSION CHARTER) SCHOOL, NEW CONDITIONAL USE
SCHOOL, APPLICANT.

The matter came before the Planning Commission on July 18, 2018, on a request approval of a New Conditional Use to locate a K-8 school, with a maximum enrollment of 504 students, in an existing office building. The site is located at 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 the parking spaces abutting the proposed drop-off/pick-up area could be unsafe for children if someone were to be backing out while children were loading and unloading from vehicles.

After discussion with staff and the applicant, the Planning Commission recommended the following condition of approval:

“Place no parking signs for nine (9) parking stalls abutting the drop-off area, indicating that parking is prohibited during drop-off and pick-up times. Such signs shall be reviewed and approved by the City Traffic Engineer.”

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 applicable to the approval criteria contained in Sections 40.03 and 40.15.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU2018-0007** 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, subject to the conditions of approval as follows:

Conditions of Approval:

1. The Conditional Use permit shall run with the land and shall continue to be valid upon a change of ownership of the site unless otherwise specified in conditions attached to the permit. (Planning/JT)
2. The maximum enrollment shall not to exceed 504 Kindergarten through 8th Grade students. (Planning/JT)
3. Fire lanes are to be kept free and unobstructed at all times. (TVF&R/ JF)

Prior to Final Occupancy of any Building Permit the applicant shall:

4. Place no parking signs for nine (9) parking stalls abutting the drop-off area, indicating that parking is prohibited during drip-off and pick-up times. Such signs shall be reviewed and approved by the City Traffic Engineer.

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

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

Dated this 20th day of July, 2018.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2628 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.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:



JASON T.
Assistant Planner



KIMBERLY OVERHAGE
Chair



JANA FOX
Current Planning Manager