

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

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2984  
OF A NEW CONDITIONAL USE FOR EMLER ) CUN32023-00761 ORDER APPROVING  
SWIM SCHOOL - TANASBOURNE, ) EMLER SWIM SCHOOL - TANASBOURNE,  
POLKINGHORN GROUP ARCHITECTS, ) POLKINGHORN GROUP ARCHITECTS,  
APPLICANT. ) APPLICANT.

The matter came before the Planning Commission on February 7, 2024, on a request for a New Conditional Use approval for a Commercial School in the Office Industrial District. The site is located on the east side of NW Waterhouse Avenue, and specifically identified as Tax Lot 600 on Washington County Tax Assessor's Map 1N132BD.

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

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 31, 2024, and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03 and 40.15.15.5.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CUN32023-00761** 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 January 31, 2024, subject to the conditions of approval as follows:

**New Conditional Use (CUN32023-00761)**

**A. Prior to final inspection/occupancy of any building permit, the Applicant shall:**

1. Ensure that all required bicycle parking has been installed consistent with the submitted plans and the Beaverton Engineering Design Manual per Section 340. (Planning / AH)

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

**AYES:** Winter, Akkal, Ellis, Glenewinkel, Lawler, McCann, Nye.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** None.

Dated this 12th day of February, 2024.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2984 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 February 22nd, 2024.


PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

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AARON HARRIS  
Senior Planner



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CHELSEA MCCANN  
Chair

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STEVEN REGNER  
Current Planning Manager