

**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. 2630  
OF A NEW CONDITIONAL USE (ARCO IRIS ) DR2018-0063 ORDER APPROVING  
SPANISH IMMERSION CHARTER SCHOOL ) ARCO IRIS SPANISH IMMERSION CHARTER  
ARCO IRIS SPANISH IMMERSION CHARTER ) SCHOOL, DESIGN REVIEW COMPLIANCE  
SCHOOL, APPLICANT. ) LETTER

The matter came before the Planning Commission on July 18, 2018, on a request approval of a Design Review Compliance Letter for minor exterior modifications to an existing office building 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, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated July 11, 2018, the Supplemental Memorandum dated July 17, 2018, and the findings contained

therein, as applicable to the approval criteria contained in Section 40.20.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR2018-0063** 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 Supplemental Memorandum Dated July 17, 2018 and the findings contained therein, subject to the conditions of approval as follows:

**Prior to Final Occupancy of any Building Permit:**

1. A freestanding sign labeled "Right Turn Only" shall be placed at the entrance/exit of the subject site. All signs shall meet all requirements of Section 60.40 of the Development Code. (Transportation/JK) (Planning/JT)
2. Submit a revised site plan verified by a traffic engineer that shows compliance with the 5-lane arterial standard for SW Hall Boulevard. If dedication is necessary, submit a Dedication of Right-of-Way to the City of Beaverton to be reviewed and approved by the City Attorney. (Transportation/JK)

The City's standard form can be found at:

<https://www.beavertonoregon.gov/DocumentCenter/View/678/Right-of-Way-Dedication>

3. Construct a vehicle mountable turnaround using 6-inch round yellow reflective traffic markers placed at 3 feet on center at the northwest corner of the subject parking lot, in order to ensure safe traffic circulation at drop-off/pickup area as approved by the City Traffic Engineer. (Transportation/JK)

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. 2630 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<sup>th</sup>, 2018.

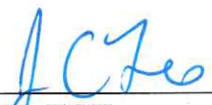
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

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

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

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