

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

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 3014
OF A MAJOR MODIFICATION OF A) CU32023-00555 ORDER APPROVING
CONDITIONAL USE, ASHCREEK PLAYSCHOOL,) LU32023-0000557 ASHCREEK PLAYSCHOOL
APPLICANT.) MAJOR MODIFICATION OF A CONDITIONAL
USE.

The matter came before the Planning Commission on October 9, 2024 and October 23, 2024, on a request for a Major Modification of a Conditional Use for expanding child enrollment at Ashcreek Playschool from 20 children to 60 children. The site is located at 15050 SW Weir Road, specifically identified as Tax Lot 400 on Washington County Tax Assessor’s Map 1S132AA.

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 heard public testimony expressing concern about the noise impacts to the surrounding area caused by the increase in child enrollment. The Commission concluded that the noise impacts related to the enrollment increase could not be found to have minimal impact on livability and appropriate use of properties in the surrounding area. Based on these noise impacts, Commission found that the application did not meet approval criterion BDC 40.15.15.4.C.5. Failure to comply with this criterion is the Commission’s basis for denying the application.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated October 2, 2024, the

supplemental memo dated October 2, 2024, two supplemental memos October 8, 2024, three supplemental memos dated October 9, 2024, and two supplemental memos dated October 23, 2024 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03.1 and 40.15.15.4 of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **CU32023-00555** is **DENIED**, 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 October 2, 2024, the supplemental memo dated October 2, 2024, two supplemental memos October 8, 2024, three supplemental memos dated October 9, 2024, and two supplemental memos dated October 23, 2024 and this Land Use Order

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

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

Dated this 31st day of October, 2024.


To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 3014 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 Tuesday, November 12, 2024.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

STEVE REGNER
Senior Planner



CHELSEA MCCANN
Chair

JANA FOX
Current Planning Manager