

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

After recording return to:

City of Beaverton, City Recorder:
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL OF A MAJOR)	ORDER NO. 2404
MODIFICATION TO A CONDITIONAL USE APPLICATION TO)	CU2015-0004 ORDER APPROVING
ACKNOWLEDGE AN INCREASE OF 12,850 SQUARE FEET OF)	Valley Catholic High School Science Building
NEW FLOOR AREA THE TO AN EXISTING EDUCATIONAL USE)	
OF A PROPERTY LOCATED IN A RESIDENTIAL ZONING DISTRICT)	
(Valley Catholic High School Science Building)	

The matter came before the Planning Commission on June 10, 2015, on a request for approval of a major modification to a conditional use application to acknowledge an increase of 12,850 square feet of new educational floor area to an existing high school use of a property located in a residential zoning district, with no increase in maximum student/staff capacity of 545. The subject property is part of the Sisters of St. Mary of Oregon campus. The 35.91 acre site can also be identified as 4275 SW 148th Ave, tax lot 200 of Washington County Assessor's Map 1S1-1700.

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 June 3, 2015 and the findings contained

therein, as applicable to the approval criteria contained in Sections 40.03, 40.15.15.2.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT CU2015-0004 is APPROVED** based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report dated June 3, 2015 and this Land Use Order, and subject to the conditions of approval as follows:

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. Approval of CU2015-0003 is subject to approval of DR2015-0030. (Planning/JT)
3. All past Conditional Use approvals shall remain valid and approval of the proposed modification of a conditional use shall not conflict with any prior conditions of approval.
4. The following is a list of previously approved Conditional Use approvals associated with this site and use.
 - CU2003-0004, DR2003-0013, CUP14-91, BDR44-91

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

AYES:	Doukas, Maks, Kroger, Nye, Wilson, and Winter.
NAYS:	None.
ABSTAIN:	None.
ABSENT:	Overhage.

Dated this 18th day of June, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2404 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton's Community Development Department's office by no later than 4:00 p.m. on June, 29 2015.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



Jason T.
Assistant Planner

APPROVED:



FOR MIMI DOUKAS
Chair



STEVEN A. SPARKS, AICP
Planning Division Manager