

**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 FOR A	)	ORDER NO. 2400
CONDITIONAL USE APPLICATION FOR MODIFICATION OF A	)	CU2015-0001 ORDER APPROVING
DECISION TO ACKNOWLEDGE THE CURRENT LEVEL OF	)	BEAVERTON CHRISTIAN CHURCH PARKING
CONDITIONAL USE (BEAVERTON CHRISTIAN CHURCH) FOR	)	
EXISTING PLACE OF WORSHIP, CHILD CARE FACILITY, AND	)	
EDUCATIONAL INSTITUTION USES. BEAVERTON CHRISTIAN		
CHURCH, APPLICANT.		

The matter came before the Planning Commission on April 29, 2015, on a request for approval of a Conditional Use application to acknowledge the current level and types of uses on the subject site. The applicant proposes acknowledgement of the current level and types of existing conditional use of the site and limitation of those uses related to the amount of parking available to accommodate the current uses. Through separate applications, the applicant has requested Parking Determination – Use of Excess Parking (PD2015-0001) approval to declare that previously approved off-street parking is in excess of the amount needed to serve existing conditional uses; and Parking Determination – Shared Parking (PD2015-0002) approval to allow for shared use of required parking spaces upon an abutting property currently occupied by a public elementary school. The subject site is located north and south of SW Allen Boulevard, between SW Menlo Drive and SW Wilson Avenue. The properties are addressed as follows: 5895, 5925, and 5955 SW Menlo Drive, 13745 and 13600 SW Allen Boulevard, and 6300 SW Wilson Avenue. The properties are identified

on Washington County Assessor's Map 1S1 16CD as Tax Lots 01000, 01100, 01200, and 01501 and on Washington County Assessor's Map 1S1 21BA Tax Lots 00600 and 01100.

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 raised concerns regarding the logistics of limiting use of a large facility as related to allowing for a requested reduction in the amount of parking required to serve the uses. The Commission was also concerned with future impacts to the surrounding neighborhood and enforcement, if needed, to address overflow of parking off the parking lots and into the surrounding neighborhood. The Commission found that the shared parking request and agreements between the church, school district, and park district were adequate to serve the minimum parking requirement for the church use. To address their issues, the Commission determined that the proposed conditions of approval provided enough flexibility for reprogramming of church facilities uses, while still limiting the level of use at any one time, so as not to cause the overflow of the parking lots south of Allen Boulevard into the surrounding neighborhood. The Commission did, however, acknowledge that coordination among all users of the parking is key to the success of the proposal and that future changes in use, parking, or private agreements may require the applicant to modify their conditional use approval in the future.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 22, 2015 and the findings contained therein, as applicable to the approval criteria contained in Sections 40.03, 40.15.15.3.C, and 50.95 of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT CU2015-0001 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 April 22, 2015 and this Land Use Order, and subject to the conditions of approval as follows:

1. Final decision shall expire automatically two (2) years from the effective date of decision unless the approval of this decision to establish use is recorded with Washington County within the two (2) year time period. (Planning/LC)
2. The Conditional Use granted shall run with the land and shall continue to be valid upon a change of ownership of the site, structure, or use unless otherwise specified in conditions attached to the permit. (Planning/LC) [Carried over from CU2007-0020]
3. With the approval of CU2015-0001, all prior Conditional Use approvals for the church property are hereby nullified to the extent that they are not incorporated within the approval of CU2015-0001. Nothing in this condition of approval shall be construed to limit or prevent any legally permitted use of the church property already in effect as of MARCH 3, 2015, the date that the application for CU2015-0001 was submitted to the City of Beaverton, however, no expansion of any conditional use or intensification in traffic or parking numbers shall be allowed without a future conditional use approval. (KR / Transportation)
4. The provision of child care services shall be limited during the week to children concurrently enrolled in the church's preschool / kindergarten program. (LC / Planning) [Carried over from CU2007-0020, but modified to preclude non-school commercial daycare operations, which were vacated with the CU2012-0007 approval]
5. The provision of child care services shall be limited on Sundays to children attending the church services with their parents or guardians. (LC / Planning) [Carried over from CU2007-0020, but modified to preclude non-school commercial daycare operations]
6. The Beaverton Christian Church Preschool and Kindergarten shall not exceed an enrollment of 310 students. (LC / Planning) [Carried over from CU2012-0007]
7. The Arco Iris Charter School shall not exceed an enrollment of 304 students. (LC / Planning) [Carried over from CU2012-0007]
8. The starting times and dismissal times of both the Preschool / Kindergarten and the Arco Iris School are to be staggered and are not to coincide with the starting and dismissal times of Fir Grove Elementary to minimize traffic impacts to the surrounding street system. Specifically, with Fir Grove starting at 8:00 AM and

dismissing at 2:35 PM, the Arco Iris School is to start at 8:30 AM and dismiss at 3:20 PM and the Preschool / Kindergarten is to start no earlier than 9:00 AM and dismiss between 3:00 and 3:15 PM. (LC / Planning) [Carried over from CU2012-0007, but modified for clarity]

9. Fire lanes are to be kept free and unobstructed. (LC / Planning) [Carried over from CU2012-0007]
10. Church services are to be managed, scheduled, and designed such that the total number of attendees does not exceed 1,500, which is the number of seats in the main sanctuary. (KR / Transportation)
11. If multiple worship services are scheduled for the same day, they are to be separated by enough time to allow the parking lots to adequately clear between services. (KR / Transportation)
12. Special events that are expected to draw more than 340 vehicles are not to be scheduled on nights when the Fir Grove parking lot will be occupied by other evening events for the school or its athletic fields. (KR / Transportation)
13. If the Tualatin Hills Park and Recreation District (THPRD) or its successor changes its policy or practice to begin allowing use of the Fir Grove athletic fields before noon on Sundays, the church shall limit its activities such that the church's total parking demand does not exceed 448 spaces, less the amount required to meet the demand for the use of the fields. (KR / Transportation)

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

<b>AYES:</b>	Doukas, Kiene, Kroger, Nye, Overhage, Wilson, and Winter.
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	None.

Dated this 7<sup>th</sup> day of May, 2015.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2400 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 May 18 2015.

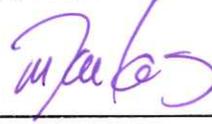
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

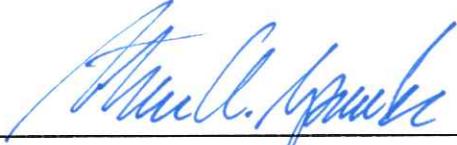


LEIGH M. CRABTREE  
Associate Planner

APPROVED:



MIMI DOUKAS  
Chair



STEVEN A. SPARKS, AICP  
Planning Division Manager