

**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 TEXT)	ORDER NO. 2663
AMENDMENT FOR AFFORDABLE HOUSING CITYWIDE AND)	TA2018-0005 AFFORDABLE HOUSING AND DENSITY TEXT
DENSITY CHANGES IN AREAS OF THE RC-OT ZONING DISTRICT)	AMENDMENT
WHERE THE MAXIMUM HEIGHT IS 40 FEET. CITY OF)	
BEAVERTON, APPLICANT.)	

The matter came before the Planning Commission on January 16, 2019, on a request to amend the Beaverton Development Code to create two new Adjustment applications and to remove the maximum density from residential-only buildings in the RC-OT zone where the maximum height is 40 feet. The two new applications, Minor Adjustment – Affordable Housing and Major Adjustment – Affordable Housing, make it easier for regulated affordable housing developments citywide to receive adjustments to dimensional site development standards. These applications are available only to proposals that include regulated affordable housing. A definition of Regulated Affordable Housing was added to Chapter 90 of the Development Code. The text amendment also removes, for all residential-only buildings, the maximum restriction of 40 units per acre in areas of the Regional Center-Old Town (RC-OT) zone where the maximum height is 40 feet.

Pursuant to Ordinance 2050 (Development Code) Section 50.50 the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The commission requested that the thresholds for the Minor Adjustment – Affordable Housing and Major Adjustment – Affordable Housing, be revised to contain similar language. Therefore, the word “regulated” is to be removed from the threshold for the Minor Adjustment – Affordable Housing application, to reflect the threshold for the Major Adjustment – Affordable Housing threshold. The revised threshold should read, “An application for Minor Adjustment – Affordable Housing shall be required when one or more of the following thresholds apply...” Similarly, the commission requested that the words, “For eligible regulated affordable housing developments” be added to threshold 4.A.3. so that the threshold reads, “For eligible regulated affordable housing developments, any change from the numerical requirements contained in Section 60.30 (Off-Street Parking)” and is consistent with other thresholds for the Major Adjustment – Affordable Housing application.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated January 9, 2019, and the findings contained therein, as applicable to the approval criteria contained in Section 40.85.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED THAT TA2018-0005 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 9, 2019, and this Land Use Order.

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

AYES: Nye, Uba, Brucker, Lawler, Matar, Overhage, Winter.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 17th day of January, 2019.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2663, 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 4:30 p.m. on January 28th, 2019.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



Elena Sasin
Associate Planner

APPROVED:



Jennifer Nye
Chair



ANNA SLATINSKY
Planning Division Manager