

**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 TO AMEND)	ORDER NO. 2551
VOLUME I OF THE COMPREHENSIVE PLAN BY ADOPTING A)	CPA2017-0003 LAND USE ELEMENT
NEW LAND USE ELEMENT AND LAND USE MAP AND TO)	
AMEND VOLUME II OF THE COMPREHENSIVE PLAN BY)	ORDER NO. 2552
ADDING THE 2016 LAND USE BACKGROUND REPORT)	CPA2017-0004 LAND USE MAP

The matter came before the Planning Commission (“Commission”) on July 19, 2017, on a request for approval of CPA2017-0003 to amend Volume I of the Comprehensive Plan by adopting a new Land Use Element (Chapter 3) to provide a more user-friendly format and to reflect recent planning efforts, demographic changes, land supply, and future housing and employment needs. CPA2017-0003 also amends the Amendment Procedures Element (Chapter 1) and the Public Facilities and Services Element (Chapter 5) by removing references to the location of the Urban Planning Area Agreement. CPA2017-0003 adds the 2016 Land Use Background Report as a supporting document to Volume II of the Comprehensive Plan. CPA2017-0004 amends Volume I of the Comprehensive Plan by adopting a new Land Use Map.

Pursuant to Sections 1.1 through 1.6 of the Comprehensive Plan, the Commission conducted a public hearing on July 19, 2017, and considered testimony and exhibits on the subject proposals.

The public raised concerns regarding the proposed Regional Commercial plan designation shown on the Land Use Map for properties located along SW Canyon Road, east of Highway 217. The Commission also expressed concern about applying the Regional Commercial plan designation along the entire corridor, stating that it was at conflict with the Beaverton Community Vision. The Commission discussed the existing uses and future aspirations for the area, as well as the implications of creating a mismatch between the existing zoning and proposed land use designations. The Commission found that the intersection of SW Canyon Road and SW 87th Avenue was an appropriate location for a Neighborhood Center. The original proposal applied Regional Center and Neighborhood Residential - Medium Density plan designations to this area. The Commission made a motion that the area north of SW Canyon Road and south of SW Canyon Lane that the original proposal designated Regional Commercial instead be designated as Neighborhood Center, and that the area designated Neighborhood Residential – Medium Density north of SW Canyon Road and south of SW Canyon Lane change to Neighborhood Center, and that the area south of SW Canyon Road east of SW 87th Avenue change from Regional Commercial to Neighborhood Center.

The public raised concerns regarding the proposed Community Commercial plan designation shown on the Land Use Map for properties located along SW Cedar Hills Boulevard, generally between SW Hall Boulevard and SW Walker Road. The property owner stated that the designation would potentially limit “large-format” retail or allow changes to the Development Code that would reduce flexibility within the existing Community Service zoning district.

The Commission discussed the differences between implementing zones for the Regional Commercial and Community Commercial plan designations. In response, staff provided information on allowed uses in the General Commercial and Community Service zones, both of which allow retail with no limitation on maximum square footage. Staff stated that the existing uses and planned development along Cedar Hills Boulevard would be allowed under the proposed plan designation and that no changes are proposed to existing zoning. Staff discussed the policy emphasis on pedestrian connections and building design under the Community Commercial designation, noting that the area is adjacent to the city's Downtown Regional Center. In general, the proposed Land Use Map applies the Regional Commercial land use designation, which allows land intensive uses with extensive outdoor storage, toward the outer edges of the city or near highway interchanges. The Commission adopted a motion to retain the Community Commercial designation and to recommend that the City Council give additional consideration to the appropriate land use designation for Cedar Hills Boulevard.

The Commission noted that a recently annexed parcel, located at the southeast corner of NW Cornell Road and NW Murray Boulevard, is not shown on the proposed Land Use Map. In response, staff stated that the land use designation for the property is Town Center. The proposed changes to the Land Use Map would not affect this property. The Commission made a motion to add the property at the southeast corner of NW Cornell Road and NW Murray Boulevard to the Land Use Map prior to the City Council hearing.

The Commission discussed the area designated as Regional Commercial along NW Cornell Road. The parcel located on the southeast corner of NW Cornell Road and NW

Bethany Court is developed with a multi-story office building. This parcel is the only commercially zoned property on the south side of NW Cornell Road. Other properties on the south side of NW Cornell Road are designated Employment or Industrial. Staff noted that office use is allowed under the existing Community Service zone. The Commission discussed the policies for the Employment designation, as well as the implications of creating a mismatch between the existing zoning and proposed land use designations. The Commission made a motion that the parcel located on the southeast corner of NW Cornell Road and NW Bethany Court that the original proposal designated Regional Commercial instead be designated as Employment. The Commission also requested that staff reach out to the property owner prior to the City Council hearing to discuss the proposed change.

The Commission raised concern over the lack of policies related to automobile transportation. In response, staff identified previous text changes that were made to clarify the role of the automobile under various plan designations. The Commission made a motion to move Goal 3.6.1, Policy e) to Goal 3.1.1, to give the policy citywide applicability.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts by reference the July 12, 2017, Staff Report and the findings and conclusions contained therein, as applicable to the approval criteria contained in Section 1.5.1.A-D of the Comprehensive Plan.

Therefore, **IT IS HEREBY ORDERED** that pursuant to Section 1.6.2 of the Beaverton Comprehensive Plan, the Planning Commission **RECOMMENDS APPROVAL** of CPA2017-0003 (Land Use Element) and CPA2017-0004 (Land Use Map) to the City Council based on

the reports and evidence presented during the public hearing on the matter, and based on the facts and findings found in the Staff Report dated July 12, 2017, with the following modifications:

CPA2017-0003 (Land Use Element)

1. Move Policy e) from Goal 3.6.1 to Goal 3.1.1. Policy e) states: "Accommodate automobile access and parking in an efficient manner that does not detract from the desirability of other modes."

CPA2017-0004 (Land Use Map)

2. Add the recently annexed parcel at the southeast corner of NW Cornell Road and NW Murray Boulevard to the Land Use Map. The property is designated Town Center.
3. Apply the Employment plan designation to the property located at the southeast corner of NW Cornell Road and NW Bethany Court. The Commission recommends that staff to reach out to the property owner prior to the City Council hearing to discuss the proposed change from Regional Commercial to Employment.
4. Apply the Neighborhood Center plan designation to the area located north of SW Canyon Road and south of SW Canyon Lane in lieu of the Regional Commercial and Neighborhood Residential-Medium Density designations.
5. Apply the Neighborhood Center plan designation to the area south of SW Canyon Road and east of SW 87th Avenue in lieu of the Regional Commercial designation.
6. In response to oral testimony, the Commission recommends that the City Council focus specially on Cedar Hills Boulevard and decide whether the Community Commercial or Regional Commercial plan designation is more appropriate for the area.

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

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

Dated this 1st day of August, 2017.

To appeal the decision of the Planning Commission, as articulated in Land Use Order Nos. 2551 and 2552, 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 p.m. on August 11th 2017.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



CASSERA PHIPPS
Associate Planner

APPROVED:



KIM OVERHAGE
Chair



ANNA SLATINSKY
Planning Division Manager