

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

**After recording return to:**  
City of Beaverton, City Recorder:  
12725 SW Millikan Way  
P.O. Box 4755  
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR APPROVAL ) ORDER NO. 2906  
OF AN ANNEXATION-RELATED DISCRETIONARY ) ZMA2022-0006 ORDER RECOMMENDING  
ZONING MAP AMENDMENT TO APPLY THE ) APPROVAL OF PANZER ZONING MAP  
CITY'S SC-MU STATION COMMUNITY – ) AMENDMENT.  
MULTIPLE USE DISTRICT TO THE SUBJECT )  
SITE UPON ANNEXATION. THE CITY OF )  
BEAVERTON, APPLICANT. )

The matter came before the Planning Commission on September 21, 2022, on a request for an Annexation-Related Discretionary Zoning Map Amendment for part of a site made up of eight parcels at 1065 SW 181st Avenue and 17940 – 18110 W Baseline Road, specifically identified as Tax Lots 3600, 3700, 3702, 3800, 3900, 4000, 4100, and 4200 on Washington County Tax Assessor’s Map 1S106BC, and abutting right of way on 179th Avenue. The request was to apply the City’s SC-MU Station Community – Multiple Use District to the portion of the site in Washington County’s TO: R18-24 Land Use District and to the abutting portion of 179th Avenue, as identified by the solid purple color on the subject site and the abutting 179th Avenue right of way in Exhibit 2 of the Staff Report dated September 14, 2022.

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.

*Major Pedestrian Routes.* The Commission inquired about the process to add Major Pedestrian Routes to the Development Code for properties that are annexed into the City. City staff responded that updating Major Pedestrian Routes in the Development Code requires a Text Amendment and there may be an opportunity to add Major Pedestrian Routes to the subject site after annexation. City staff also acknowledged there needs to be further discussion about the best process for adding Major Pedestrian Routes to streets abutting annexed properties.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated September 14, 2022, and the Staff Memorandum dated September 21, 2022, and the findings contained therein, as applicable to the approval criteria contained in Section 40.97.15.4.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that the Planning Commission **RECOMMENDS APPROVAL** of **ZMA2022-0006** to the City Council, 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 September 14, 2022, and the Staff Memorandum dated September 21, 2022.

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

**AYES:** McCann, Winter, Lawler, Nye, Teater.  
**NAYS:** None.  
**ABSTAIN:** None.  
**ABSENT:** Glenewinkel, Saldanha.

Dated this 29 day of September, 2022.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

\_\_\_\_\_  
LINA SMITH  
Associate Planner

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JENNIFER NYE  
Chair

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BRIAN MARTIN  
Long Range Planning Manager