

**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 A TEXT AMENDMENT TO)	ORDER NO. 2886
CHANGE THREE "VEHICLE" USE SUB-CATEGORIES –)	TA2021-0006 ORDER RECOMMENDING APPROVAL OF
"AUTOMOTIVE SERVICE, MAJOR", "AUTOMOTIVE SERVICE,)	DOWNTOWN AUTO USES TEXT AMENDMENT
MINOR", AND "SALES OR LEASE" – FROM PROHIBITED TO)	
CONDITIONALLY ALLOWED IN THE REGIONAL CENTER –)	
BEAVERTON CENTRAL (RC-BC), REGIONAL CENTER – MIXED)	
USE (RC-MU) AND REGIONAL CENTER – OLD TOWN (RC-OT))	
PURSUANT TO SPECIAL REGULATIONS.)	

The matter came before the Planning Commission on May 4, 2022, on a request to amend the Beaverton Development Code (BDC) to change three "Vehicle" use sub-categories – "Automotive service, major", "Automotive service, minor", and "Sales or Lease" – from Prohibited to Conditionally Allowed in the Regional Center – Beaverton Central (RC-BC), Regional Center – Mixed Use (RC-MU) and Regional Center – Old Town (RC-OT) pursuant to special regulations. In addition to amending the table in BDC 70.15.20 and creation of a new footnote 14, the text amendment creates a new code section in the BDC, 70.15.22 that would allow existing uses established prior to January 8th, 2021, to rebuild structures and operate on the same site if destroyed by a disaster. 70.15.22 also extends existing provisions in Chapter 30 addressing non-conforming uses and structures to the identified vehicle uses. Other new uses in these sub-categories would remain Prohibited.

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.

Public testimony heard during the hearing raised concerns that the proposed text amendment would encourage uses that are not compatible with downtown to remain and potentially undo progress made with the Downtown Design code update in 2021. The Commission discussed the proposal and found that it met the approval criteria, including consistency with the City's Comprehensive Plan and the Metro Urban Growth Management Functional Plan. One Commissioner was not in support of the Text Amendment as proposed because of potential conflict with the City's Comprehensive Plan policies to limit or prohibit auto-oriented uses.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 27, 2022, with minor edits to correct references within Section 70.25.22.E.2 of the draft code language, 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 the Planning Commission **RECOMMENDS APPROVAL** of **TA2021-0006** 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 April 27, 2022.

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

AYES:	Glenewinkel, Winter, Lawler, Saldanha, McCann, Nye.
NAYS:	Teater

ABSTAIN:
ABSENT:

Dated this 19 day of May , 2022.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2886, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on May 30, 2022.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

KATE McQUILLAN, AICP
Senior Planner

JENNIFER NYE
Chair

ANNA SLATINSKY
Planning Division Manager