

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF A TEXT ) ORDER NO. 2888  
AMENDMENT TO IMPLEMENT THE HOUSING OPTIONS ) TA2022-0002 HOUSING OPTIONS PROJECT  
PROJECT. CITY OF BEAVERTON, APPLICANT. )  
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The matter came before the Planning Commission on May 11, 2022, on a request to amend the Beaverton Development Code to replace existing Residential Land Use Districts with new Residential Land Use districts, update Allowed Land Uses, update Site Development Standards, create new Design Review applications for Single-Detached Homes and Middle Housing, and make other code changes to implement state law, namely House Bill 2001 (passed in 2019), which requires cities to allow middle housing in all areas that allow single-detached dwellings; House Bill 4064 (passed in 2022), which relates to siting standards and design standards for manufactured homes and prefabricated dwellings; Senate Bill 458 (passed in 2021), which requires cities to allow middle housing land divisions; and ORS 197.307(4), which requires clear and objective standards for needed housing.

Testimony from the public supporting the changes acknowledged the need to: increase housing supply, allow more housing variety, and provide context-specific solutions tailored for the Beaverton community. Among those who supported the changes, oral and written testimony included recommendations to reduce off-street parking requirements; consider development incentives that address affordability,

accessibility and tree preservation; consider additional incentives, such as tax exemptions and System Development Charge (SDC) waivers that could improve the feasibility of building affordable homes; and update the tree code through a future project.

Testimony from the public opposed to the changes mentioned concerns that allowing middle housing in neighborhoods would increase traffic, increase on-street parking, increase crime, decrease property values, affect neighborhood character, result in tree removal, and strain the existing infrastructure system. Some testimony included the recommendation to allow more housing in mixed-use and commercial areas of the city. And some testimony expressed a desire to maintain single-family zoning, mentioning concerns about too many rental properties in neighborhoods.

Some testifiers indicated that they support housing variety, but nevertheless, were still concerned about a potential strain on the existing infrastructure system and urban services, increased property taxes, and limited parking.

Pursuant to Section 50.50 of the Beaverton Development Code, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

At the end of the public hearing, a Commissioner moved to recommend approval of CPA2022-0004, TA2022-0002, and ZMA2022-0004 (HOUSING OPTIONS PROJECT) based on the facts and findings presented in the staff report dated April 29, 2022, and with the following requests for staff to review and consider modifying the Beaverton Development Code proposal before the City Council public hearing related to three issues:

(1) Possible exceptions to nonconforming structures for lots with existing homes that are being annexed into the city, and were built according to county zoning standards and ORDER NO. 2888

therefore may not meet minimum density; (2) Allowances for homes to be reasonably rebuilt or expanded if the structure is destroyed for lots with existing homes in the RMA, RMB and RMC zones that may be nonconforming with respect to these proposed changes; and (3) Reduce the height of allowed decks into required yards in the RMA, RMB and RMC zones.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the findings in the Staff Report dated April 29, 2022, and the Staff Memorandums dated May 10, 2022, and May 11, 2022, as applicable to the approval criteria contained in Section 40.85.15.1.C of the Beaverton Development Code.

Therefore, **IT IS HEREBY ORDERED THAT TA2022-0002** is recommended for **APPROVAL** to 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 29, 2022, and the Staff Memorandums dated May 10, 2022 and May 11, 2022, and this Land Use Order.

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

<b>AYES:</b>	Glenewinkel; Lawler; McCann; Nye; Saldanha; Teater; Winter
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	None.

Dated this 19th day of May, 2022.

PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:



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Rob Zoeller  
Associate Planner

APPROVED:

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Jennifer Nye  
Chair

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Anna Slatinsky  
Planning Division Manager