

**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 ZONING) ORDER NO. 2779
MAP AMENDMENT TO REZONE PROPERTIES IN THE) ZMA2020-0004 DOWNTOWN DESIGN PROJECT
DOWNTOWN DESIGN DISTRICT. CITY OF BEAVERTON,)
APPLICANT.)
)

The matter came before the Planning Commission on September 23, 2020, on a Legislative Zoning Map Amendment request to rezone properties within the proposed Downtown Design District to one of the following zones: Regional Center – Beaverton Central, Regional Center – Old Town, Regional Center – Mixed Use, or Regional Center – Downtown Transition.

Testimony from the public requested that a specific parcel, referred to as the Standard Center, tax lot 1S116AB01900, be excluded from the Downtown Design District. The testimony stated that the parcel was not included in the original Urban Design Framework, and as such, sufficient economic studies and public outreach had not been conducted related to the specific property. The Planning Commission found that the inclusion of the Standard Center property was appropriate, and sufficient outreach had been conducted, and therefore the property should be included the Downtown Design District, and zoned Regional Center – Mixed Use, as proposed.

Testimony from the public requested that two properties be added to the Downtown Design District. The testimony stated that the subject properties, identified as

tax lots 1S115CB04700 and 1S115CB04400, were directly abutting the proposed boundary, and the proximity to Downtown made the inclusion of these properties appropriate. The Planning Commission found that the inclusion of these two properties within the Downtown Design District was appropriate, and should be zoned Regional Center – Old Town.

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.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated September 16, 2020, and the Staff Memorandums dated September 21, 2020, September 23, 2020, two memos dated October 2, 2020, and October 7, 2020, and the findings contained therein, as applicable to the approval criteria contained in Section 40.97.2.C of the Beaverton Development Code.

Therefore, **IT IS HEREBY ORDERED THAT ZMA2020-0004** 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 September 16, 2020, and the Staff Memorandums dated September 21, 2020, September 23, 2020, two memos dated October 2, 2020, and October 7, 2020, and this Land Use Order.

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

AYES:	Overhage, Saldanha, Nye, Uba, Winter
NAYS:	None.
ABSTAIN:	None.


ABSENT: Brucker, Lawler.

Dated this 15th day of October, 2020.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2779, 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 October 26, 2020.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



Steve Regner
Senior Planner

APPROVED:



Jennifer Nye
Chair

Digitally signed by Jennifer Nye
Date: 2020.10.13
10:07:44-07'00'

 Digitally signed by Anna Slatinsky
DN: C=US,
E=aslatinsky@beavertonoregon.gov,
O=City of Beaverton, OU=CDD
Planning Division, CN=Anna Slatinsky
Date: 2020.10.13 15:43:50-07'00'

ANNA SLATINSKY
Planning Division Manager