

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

IN THE MATTER OF A REQUEST FOR APPROVAL OF A ZONING) ORDER NO. 2889
MAP AMENDMENT TO REZONE PROPERTIES IN THE R1, R2,) ZMA2022-0004 HOUSING OPTIONS PROJECT
R4, R5, R7 AND R10 ZONES TO IMPLEMENT THE HOUSING)
OPTIONS PROJECT. CITY OF BEAVERTON, APPLICANT.)
)

The matter came before the Planning Commission on May 11, 2022, to update the Zoning Map to replace existing Residential Land Use Districts (R1, R2, R4, R5, R7 and R10) with new Residential Land Use districts (MR, RMA, RMB and RMC), which would allow more housing variety in residential neighborhoods.

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.

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 40.97.15.2.C of the Beaverton Development Code.

Therefore, **IT IS HEREBY ORDERED THAT ZMA2022-0004** 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 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:

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

Dated this 19th day of May, 2022.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:



Rob Zoeller
Associate Planner

APPROVED:

Jennifer Nye
Chair

Anna Slatinsky
Planning Division Manager