



CITY OF BEAVERTON
Community Development Department
Planning Division
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NOTICE OF PUBLIC HEARING

Hearing Date: September 21, 2022 Hearing Body: Planning Commission

Project Name: **Panzer Comprehensive Plan and Zoning Map Amendments**

Case File Nos.: **CPA2022-0006 / ZMA2022-0006**

Summary of Application: The City of Beaverton proposes to amend the City Comprehensive Plan Land Use Map and Zoning Map to apply City land use and zoning designations to eight parcels at 1065 SW 181st Avenue and 17940 – 18110 W Baseline Road (Tax Lots 3600, 3700, 3702, 3800, 3900, 4000, 4100, and 4200 on Washington County Tax Assessor’s Map 1S106BC) and abutting portions of 179th Avenue, Baseline Road, and Stepping Stone Drive, as shown on the attached maps.

The subject properties contain the following Washington County Land Use Districts:

- Transit Oriented Residential District 18-24 units per acre (TO: R18-24)
- Transit Oriented Residential District 24-40 units per acre (TO: R24-40)

The assignment of City land use and zoning designations to the portion of the site in the County’s TO: R18-24 Land Use District requires a Type 3 Discretionary Procedure. City staff’s preliminary recommendation is to apply the City’s Station Community (SC) land use designation and the Station Community – Multiple Use District (SC-MU) zone to this portion of the site. This recommendation will be reviewed by Planning Commission at the public hearing on September 21, 2022. A list of uses that may be allowed in the SC-HDR zone can be found in Section 20.20.20 of the Beaverton Development Code.

The assignment of City land use and zoning designations to the portion of the site in the County’s TO: R24-40 Land Use District requires a Type 1 Non-Discretionary Procedure, which means the decision to apply a specific land use designation or zone is made under land use standards that do not require interpretation or the exercise of policy or legal judgment. The decision-making authority for this Type 1 Procedure is City Council, and the Type 1 part of this application will not be reviewed by Planning Commission at the public hearing on September 21, 2022. If the annexation is approved by City Council, the portion of the site in the County’s TO: R24-40 Land Use District will be assigned the City’s SC land use designation and SC-HDR zone.

Project Location:	1065 SW 181st Avenue and 17940 – 18110 W Baseline Road. The properties are specifically identified as Tax Lots 3600, 3700, 3702, 3800, 3900, 4000, 4100, and 4200 on Washington County Tax Assessor’s Map 1S106BC. The proposal also includes abutting portions of 179th Avenue, Baseline Road, and Stepping Stone Drive, as shown on the attached maps.
Zoning & NAC:	The properties are in Washington County’s R18-24 and TO: R24-40 Land Use Districts and abut the Five Oaks / Triple Creek NAC.
Applicable Approval Criteria:	<p>Type 3 Discretionary Procedure:</p> <ul style="list-style-type: none"> • Comprehensive Plan Section 1.5.1.B • Development Code Section 40.97.15.4 <p>Type 1 Non-Discretionary Procedure:</p> <ul style="list-style-type: none"> • Comprehensive Plan Section 1.5.2 • Development Code Section 40.97.15.3
Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m. September 21, 2022 Note: Public Hearings are being held remotely. See information below.
Staff Contact:	Lina Smith, Associate Planner 971-313-4244 / lsmith@beavertonoregon.gov
How to Participate	<p>Given the current COVID-19 crisis the City of Beaverton strongly encourages submitting written public testimony via email to the project planner. However, visitor comments and public hearing testimony can be provided in the following ways:</p> <ul style="list-style-type: none"> • In writing via email to the project planner lsmith@beavertonoregon.gov or mailboxcddplanning@beavertonoregon.gov • In writing via mail to the project planner at PO Box 4755, Beaverton, OR 97076 • Join Zoom Webinar Conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at https://beavertonoregon.gov/913/Agendas-Minutes • If you do not have the technology to join the meeting virtually to provide testimony and you wish to do so, please contact planning staff for assistance.

NOTE: The Community Development Department is currently open to the public on a limited basis, Monday through Thursday from 8:30 a.m. to 4:30 p.m. Please note that the Community Development Department is not open to the public on Fridays at this time. Staff recommends visiting <https://beavertonoregon.gov/183/Community-Development> for the most up-to-date information about in-person and virtual services.

Pursuant to Section 50.83 of the Beaverton Development Code, written comments, emails or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received no later than 4:30 p.m. on the day of the scheduled hearing. Mailed written comments to the Commission should be sent to the attention of Lina Smith, Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by **September 9, 2022**. All written testimony received prior to the meeting will be provided to Planning Commission prior to their decision. Please

reference the Case File Number and Project Name in your written comments. Comments may also be provided via email to lsmith@beavertonoregon.gov.

A copy of the pre-application conference notes, neighborhood meeting information, and all other documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 8:30a.m. and 4:30p.m. Monday through Thursday except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://beavertonoregon.gov/913/Agendas-Minutes>. If you do not have the technology to view documents, watch, or participate in the meeting, please contact the project planner for additional support.

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a decision on the development application after the hearing closes. Failure to raise an issue in a hearing, by testifying in person or by letter, or failure to provide statements or evidence with sufficient specificity to afford the decision-making authority an opportunity to respond to such issue, precludes appeal to the Land Use Board of Appeals on the issue.

Accessibility information: This information can be made available in large print or audio tape upon request. Assistive listening devices, sign language interpreters, or qualified bilingual interpreters can be made available at any public meeting or program with 72 hours advance notice. To request these services, contact Lina Smith by calling 711-971-313-4244 or email lsmith@beavertonoregon.gov.

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

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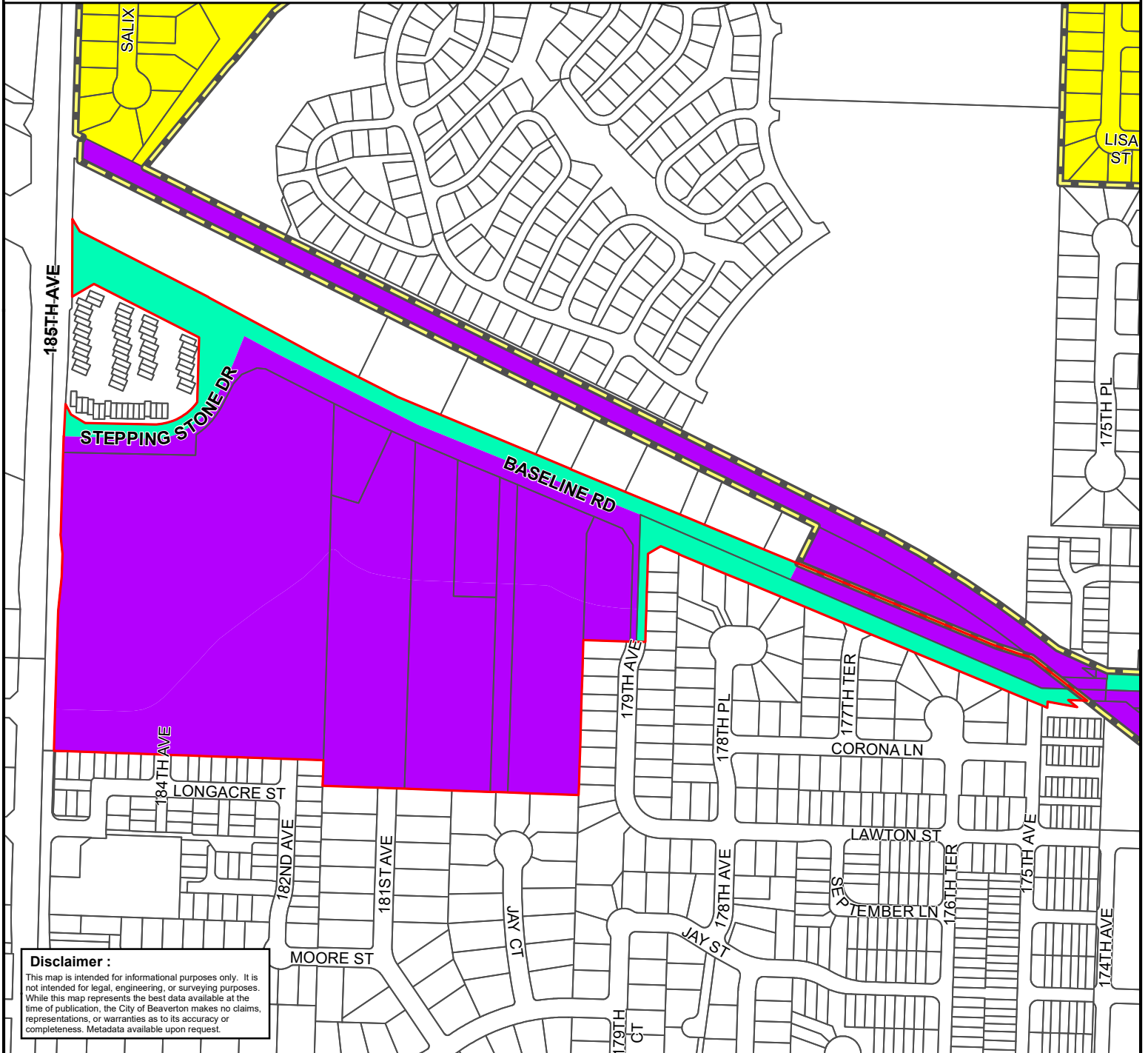
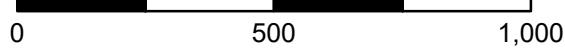
Proposed Comprehensive Plan Map Amendment

Beaverton Land Use

- Low Density (NR-LD)
- Station Community (SC)
- Interim Washington County

- Beaverton City Limits
- Proposed Annexation
- Taxlots

Feet



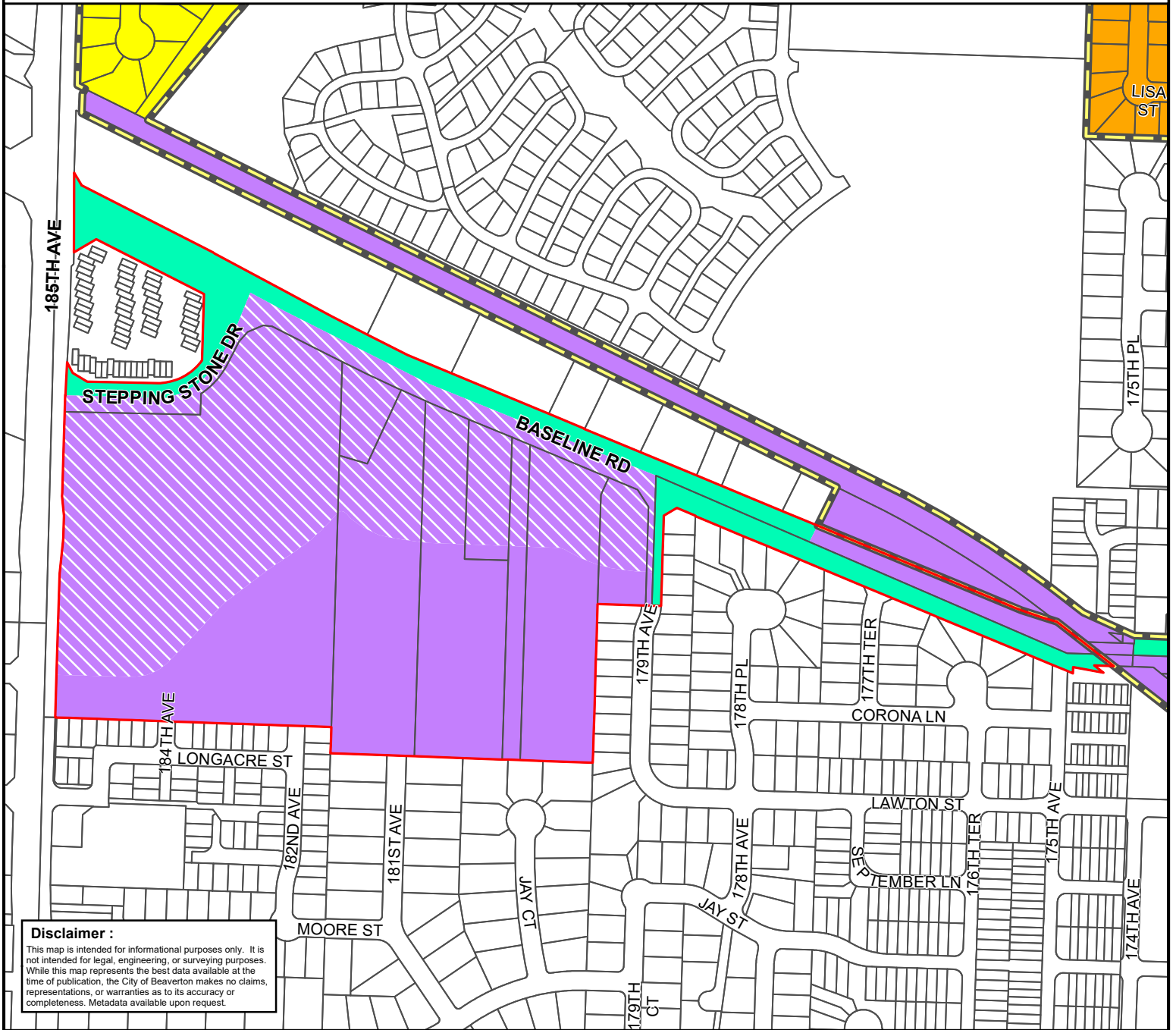
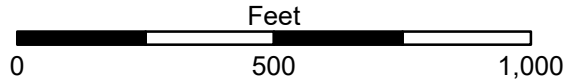
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Proposed Zoning Map Amendment

Beaverton Zoning

- Residential Mixed C (RMC)
- Residential Mixed B (RMB)
- Station Community - Multiple Use (SC-MU)
- Station Community - High Density (SC-HDR)
- Interim Washington County

- Beaverton City Limits
- Proposed Annexation
- Taxlots



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