



CITY OF BEAVERTON
Community Development Department
Planning Division
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PUBLIC HEARING

Hearing Date: **March 1, 2023**

Hearing Body: **Planning Commission**

Project Name:	PARKING POLICY CODE PROJECT TEXT AMENDMENT
Case File No.:	TA2023-0001
Summary of Application:	The City of Beaverton proposes to amend the Beaverton Development Code to comply with new state rules on Climate-Friendly and Equitable Communities. Proposed code amendments include updating parking tables to remove minimum vehicle parking requirements citywide and adding language to comply with state requirements regarding the maximum number of parking spaces allowed on a site, electric vehicle charging infrastructure, and parking lot design.
Applicable Location:	Citywide
Zoning & NAC:	All zoning districts and Neighborhood Association Committees
Applicable Criteria:	Development Code Section 40.85.15.
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 12725 SW Millikan Way beginning at 6:30 p.m. Note: Public Hearings are being held remotely and can be viewed at the following link: https://www.beavertonoregon.gov/291/Agendas-Minutes .
Staff Contact:	Jena Hughes, 503-526-3725 / jhughes@beavertonoregon.gov
How to Participate:	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: <ul style="list-style-type: none">• In writing via email to the project planner at jhughes@beavertonoregon.gov or mailboxceddplanning@beavertonoregon.gov• In writing via mail to the project planner at PO Box 4755, Beaverton, OR 97076• Join Zoom Webinar via phone or computer. Meeting ID and password, as well as the meeting link, can be found at https://www.beavertonoregon.gov/291/Agendas-Minutes.• In person on a video link. The Planning Commission Meeting can be viewed from the Beaverton Building Council Chambers,

and in-person public hearing testimony may be provided on a computer set up in the Beaverton Building.

Due Date for Written Comments: 4:30 p.m. March 1, 2023

For all written comments submitted to the Planning Commission, please reference Case File Number TA2023-0001 and Project Name PARKING POLICY AND CODE PROJECT TEXT AMENDMENT. Comments are encouraged to be provided via email to jhughes@beavertonoregon.gov.

Written comments, emails or exhibits submitted prior to the hearing must be received no later than **4:30 p.m. March 1, 2023**. Mailed written comments to the Commission should be sent to the attention of Jena Hughes, Planning Division, PO Box 4755, Beaverton, OR 97076. For mailed comments more than two pages, provide 10 copies. If you decide to submit written comments or exhibits during the Planning Commission public hearing, all submittals must include no fewer than 10 complete copies of the materials being submitted.

You are receiving this notice to advise you of a proposed ordinance action. Section 50.50.2 of the Beaverton Development Code requires the City to provide written notice of a proposed ordinance action to the applicant, affected Neighborhood Association Committees, relevant Washington County Community Participation Organizations chairs, the Beaverton Committee for Community Involvement chair, Washington County, Metro, the State of Oregon, and owners of property within the City for which the proposed ordinance, if adopted, may in the Director's opinion affect the permissible uses of land. Property owner information is based on the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection. Please contact the project planner for more information or to view documents electronically. A copy of the staff report will be available for inspection at no cost at least seven calendar days before the hearing. A copy of any or all materials will be provided at a reasonable cost. A copy of the staff report may also be viewed online at: www.beavertonoregon.gov/DevelopmentProjects

The Planning Commission shall conduct hearings in accordance with adopted rules of procedure and shall make a recommendation on the application after the hearing closes to be forwarded to the City Council. 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.

Staff strongly encourages you to participate in the public process by reviewing documents online and viewing the public meeting at <https://www.beavertonoregon.gov/291/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.

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 de available at any public meeting or program with 72 hours advance notice. To request services, contact Jena Hughes at 711-503-526-3725 or jhughes@beavertonoregon.gov.

Information about the Parking Policy and Code Project

What is the Parking Policy and Code Project?

The Parking Policy and Code Project will update Beaverton's parking development rules to comply with new state requirements designed to reduce emissions that contribute to climate change. Please visit www.beavertonoregon.gov/ParkingCodeProject for more information.

Why are these rules changing?

The State of Oregon passed new climate rules in 2022 that require Beaverton and other cities to update their development rules regarding parking by June 30, 2023. The state rules are intended to address climate change by reducing minimum off-street parking requirements to give property owners more choice about the number of parking spaces to provide on their properties, reducing the size of parking lots, adding trees and shade to parking lots, and preparing for electrical vehicle charging in apartment parking lots. Most often, property owners will experience these new rules when a property owner decides to make a change on the property, such as adding new development or adding new parking spaces.

For more information about the new state rules, visit the state's website:

www.oregon.gov/lcd/CL/Pages/CFEC.aspx.

Where are we now?

Based on community and decision-maker input, city staff created draft parking rules to respond to state requirements. These draft rules were reviewed and refined based on feedback from Planning Commission and members of the public. After the March 1 Planning Commission hearing, City Council is scheduled to consider adoption on May 2. Per state rules, the Development Code changes must be in effect no later than June 30, 2023.

What's in the proposed development code changes?

Proposed development rule changes can be reviewed on the city's website at

www.beavertonoregon.gov/ParkingCodeProject. Major changes include:

- Removing all minimum off-street parking requirements for private property in the city. Property owners can still provide parking on their property if they choose. (See Section 60.30.10 and other locations throughout the code.)
- Adjusting rules that limit the maximum number of parking spaces allowed on properties near MAX and WES passenger rail stations and along frequent bus corridors. Parking tucked under buildings, underground parking, and spaces in parking structures would not count toward the maximum limit. (See Section 60.30.10).
 - Requiring developers who build new apartment buildings with five or more apartments to provide electric vehicle charging capacity to 40 percent of parking spaces on the property. (See Section 60.30.15).
 - Requiring developments that include more than one-quarter acre of surface parking to provide street trees along driveways and have one of the following on the site: solar panels, a "green" public building, or a tree canopy that shades at least half of the parking lot. (See Section 60.30.15 and Section 60.05.20).

This document is available in other languages and formats upon request

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

本文档是可用在其他语言和格式

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توفر هذه الوثيقة باللغات وغيرها من الأشكال بناءا على طلبها

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