



CITY OF BEAVERTON  
Planning Division  
Community Development Department  
Tel: 503-526-2420  
[www.beavertonoregon.gov](http://www.beavertonoregon.gov)

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**This is to notify you that the City of Beaverton has proposed land use regulations that may affect the permissible uses of your property and other properties.**

## **PUBLIC HEARING NOTICE**

**Hearing Date:** March 1, 2023

**Hearing Body:** Planning Commission

**Project Name:** PARKING POLICY AND CODE PROJECT  
Development Code 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. More information is provided below and on the Beaverton website at <http://www.beavertonoregon.gov/ParkingCodeProject>

**Applicable Location:** Citywide

**Zoning & NAC:** All zoning districts and Neighborhood Association Committees

**Applicable Criteria:** Development Code Section 40.85.15

**Hearing Time and Place:** 6:30 p.m. March 1. City Council Chambers, First Floor, Beaverton City Hall, 12725 SW Millikan Way. 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](mailto: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:

In writing via email to [jhughes@beavertonoregon.gov](mailto:jhughes@beavertonoregon.gov) or [mailboxceddplanning@beavertonoregon.gov](mailto:mailboxceddplanning@beavertonoregon.gov)

In writing via mail to Jena Hughes 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://www.beavertonoregon.gov/291/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.

For all written comments submitted to the Planning Commission, please reference:

- Case File Number: TA2023-0001
- Project Name: Parking Policy and Code Project Text Amendment

Comments are encouraged to be provided via email to [jhughes@beavertonoregon.gov](mailto: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**. To be made a part of the staff report, correspondence needs to be received by February 22, 2023. All written testimony received prior to the meeting will be provided to Planning Commission prior to their decision. **More information about how to participate is provided later in this document.**

## SUMMARY OF DEVELOPMENT CODE CHANGES

The State of Oregon passed new rules in 2022 to address climate change. These rules require that Beaverton and other cities update development rules regarding parking.

**Because these are state requirements, the City of Beaverton must change its Development Code to address the state rules by June 30, 2023.** The March 1 Planning Commission hearing is a first step. A City Council hearing also is scheduled for May 2.

The state rules are intended to address climate change by reducing minimum off-street parking requirements to give property owners more choice about the minimum 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 have to comply with these new rules when a property owner decides to make a change on the property, such as adding new development (such as housing or commercial uses) or adding new parking spaces.

Development rule changes proposed in TA2023-0001 can be reviewed on the city's website at <http://www.beavertonoregon.gov/ParkingCodeProject> and 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. (The rules do not apply to parking on streets.) (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 (examples include Tualatin Valley Highway west of Downtown and Hall Boulevard south of Downtown). The city already has maximum limits on the number of parking spaces allowed on properties depending on the land uses on the property, but the state rules require some of those to be lowered. The maximum parking limit adjustments include (See Section 60.30.10):
  - Studio apartments (new limit of 1.2 spaces per studio) and other apartments and condominiums (limit of 2 spaces per apartment or condo).
  - Many commercial and retail uses (5 spaces per 1,000 square feet of building floor area).
  - On lots with more than 65,000 square feet of building floor area, surface parking cannot be larger than the building square footage on the lot.
  - For uses where automobile parking maximums apply, the maximum cannot exceed 150 percent of the minimum off-street automobile parking requirement in effect on January 1, 2020.

Parking tucked under buildings, underground parking, and spaces in parking structures would not count toward the maximum limit.

- Citywide, 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. This is so electric vehicle charging stations can be provided in the future. (See Section 60.30.15)
  - Developments that include more than one-quarter acre of surface parking to provide street trees along driveways. (See Section 60.05.20)
  - Developments that include more than one-quarter acre of surface parking to 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)
  - Different design requirements for bicycle parking. (See Section 40.55.15.2.C.5)
  - Food cart pods to not obstruct pedestrian areas. (See Section 60.11.10.1.C)

## MORE PUBLIC HEARING INFORMATION

The following section includes legally required information regarding the hearing as well as useful information about how community members can participate in the hearing.

On March 1, 2023, the City of Beaverton Planning Commission will hold a public hearing regarding the adoption of casefile TA2023-0001. The city has determined that adoption of TA 2023-0001 may affect the permissible uses of your property, and other properties in the affected zone, and may change the value of your property.

Although state law requires the city to include the language that the proposals “may change the value of your property,” **no determination has been or is expected to be made as to the effect of the proposed TA2023-0001 development rule changes on the value of your property.**

TA2023-0001 is available for inspection Monday through Thursday at Beaverton City Hall, 12725 SW Millikan Way. A copy of those casefiles also will be available to review online at <http://www.beavertonoregon.gov/DevelopmentProjects>, and a hard copy can be purchased at a cost of 15 cents per page, double-sided. For additional information regarding TA2023-0001, contact Jena Hughes at 503-526-3725 or [jhughes@beavertonoregon.gov](mailto:jhughes@beavertonoregon.gov).

### The purpose of this notice

You are receiving this notice to advise you of a proposed ordinance action. Development Code Section 50.50.3 requires the city to provide written notice of a proposed ordinance action to the applicant, affected Neighborhood Association Committees (NACs), and owners of property within the city for which the proposed ordinance, if adopted, may 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.

### How to get more information

A copy of all 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 8:30 a.m. and 4:30 p.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. A copy of the staff report may also be viewed online at: [www.beavertonoregon.gov/DevelopmentProjects](http://www.beavertonoregon.gov/DevelopmentProjects). More information also is available on the project website, <http://www.beavertonoregon.gov/ParkingCodeProject>.

### Hearing information and how to participate in the online meeting

The Planning Commission shall conduct a hearing in accordance with adopted rules of procedure and, after the hearing closes, shall make a recommendation on the application 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](mailto:jhughes@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

本文档是可用在其他语言和格式

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