



CITY OF BEAVERTON
Community Development Department
Planning Division
12725 SW Millikan Way
PO Box 4755
Beaverton, OR 97076
Tel: 503-526-2420
Fax: 503-526-3720
www.beavertonoregon.gov

PUBLIC HEARING

Hearing Date: April 6, 2022

Hearing Body: Planning Commission

Project Name:	DOWNTOWN AUTO USES TEXT AMENDMENT
Case File No.:	TA2021-0006
Summary of Application:	The applicant, Lanphere Enterprises, proposes to amend the Beaverton Development Code to change three “Vehicle” use sub-categories – “Automotive service, major,” “Automotive service, minor” and “Sales or Lease” –to Conditional in the Regional Center-Beaverton Central (RC-BC), Regional Center-Mixed Use (RC-MU) and Regional Center-Old Town (RC-OT) zones if they comply with a new Footnote 14. Footnote 14 allows existing uses established prior to Jan. 8, 2021, to rebuild structures and operate on the same site if destroyed by a disaster. Conditional uses in the same category could occupy space vacated by those uses if the vacancy is one year or less. Other new uses in those sub-categories would remain Prohibited.
Applicable Location:	RC-BC, RC-MU and RC-OT zones in the Downtown Regional Center.
Zoning & NAC:	RC-BC, RC-MU and RC-OT. Central Beaverton NAC.
Applicable Criteria:	Development Code Section 40.85.15.1.C
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 12725 SW Millikan Way beginning at 6:30 p.m.
Staff Contact:	Kate McQuillan 503-526-2427 / kmcquillan@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 kmcquillan@beavertonoregon.gov or mailboxceddplanning@beavertonoregon.gov• In writing via mail to project planner to PO Box 4755, Beaverton, OR 97076• Over the phone during the live Planning Commission meeting by calling 503-755-9544.• 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 30, 2022

Mailed written comments should be sent to the attention of the Planning Division, PO Box 4755, Beaverton, OR 97076. To be made a part of the staff report, correspondence needs to be received by March 30, 2022. Please reference Case File Number TA2021-0006 and Project Name DOWNTOWN AUTO USES TEXT AMENDMENT in your written comments. If you decide to submit written comments or exhibits before the public hearing, all submittals prior to or at the hearing that are more than two letter-size pages 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 (NACs), 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 available at any public meeting or program with 72 hours advance notice. To request services, contact Kate McQuillan at 503-526-2427 or kmcquillan@beavertonoregon.gov

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