



## MEMORANDUM

TO: Planning Commission  
FROM: Lauren Russell, AICP, Associate Planner  
DATE: September 6, 2022  
SUBJECT: Cedar Hills Apartments (DR2022-0030 / LD2022-0015)

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This memorandum is intended to supplement the staff report dated August 31, 2022, for the proposed Cedar Hills Apartments (DR2022-0030 / LD2022-0015). The memorandum provides new public comments to the Planning Commission and staff's response.

### New Public Comments

The following exhibits are being submitted to the record for public comment:

- Exhibit 2.3** Letter from John Goeke, Facilities Services Branch, Oregon Department of Transportation, received September 2, 2022
- Exhibit 2.4** Email from Karl Winkler, received September 3, 2022
- Exhibit 2.5** Email from Jim Duggan, received September 6, 2022

In response to Exhibit 2.3 staff references Sheet DR 103, Site Plan DMV Access, on page 43 of the applicant's plan set (Staff Report Exhibit 3.13), which shows how the parking lot of the abutting property to the west, which is not part of the project site, will still be able to function after the Cedar Hills Apartments project is constructed. As shown on this plan sheet, there will be 105 parking spaces on this property, including those next to the DMV building that are labeled for DMV vehicles only or for drive test vehicles.

The uses on this property include the DMV, which is approximately 9,000 square feet according to Exhibit 2.3, and Harbor Freight, which occupies the remaining 14,608 square feet of the existing building. The DMV is considered a Public Building use, defined by Chapter 90 of the Beaverton Development Code as structures, services, and uses such as City Hall, Post Office, Police, and Fire Stations. Harbor Freight is considered a Retail Trade use.

BDC Section 60.30.10.5.A, for a site with Multiple Use zoning, the minimum parking ratio requirements for motor vehicles are 2.7 spaces per 1,000 square feet of gross floor area for Public Building uses and 3.0 spaces per 1,000 square feet of gross floor area for Retail uses. The maximum parking ratio requirements for motor vehicles are 3.4 spaces per 1,000

square feet of gross floor area for Public Building uses and 5.1 spaces per 1,000 square feet of gross floor area for Retail uses. Therefore, the minimum parking requirement is 68 spaces and the maximum allowed is 105 spaces. The applicant has demonstrated that there will be 105 motor vehicle parking spaces, which meets the minimum requirement and does not exceed the maximum requirement.