

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2975
OF A DESIGN REVIEW THREE, TNHC OREGON,) DR32023-00188 ORDER APPROVING
LLC, APPLICANT.) PANZER MIXED USE DEVELOPMENT, DESIGN
) REVIEW THREE.

The matter came before the Planning Commission on November 15, 2023, on a request for a Design Review Three approval for a mixed-use development, including six residential-only multi-dwelling buildings, four mixed-use buildings with ground floor commercial and residential units above, and 62 townhomes. The site is located south of W Baseline Road, west of SW 179th Avenue, east of SW 185th Avenue and southeast of SW Stepping Stone Drive at 17980 SW Baseline Road, specifically identified as tax lots 3600, 3700, 3702, 3800, 3900, 4000, 4100 and 4200 on Washington County Tax Assessor’s Map 1S106BC04200.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 8, 2023, the supplemental memo dated November 15, 2023, and the findings contained therein, as applicable to the approval criteria contained in Section 40.03 and Section 40.20.15.3.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **DR32023-00188** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 8, 2023, the supplemental memo dated November 15, 2023, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure that the Preliminary Subdivision (PS22023-00189), Planned Unit Development (PUD32023-00187), Tree Plan Two (TP22023-00190) and Zoning Map Amendment (ZMA32023-00191) applications have been approved and are consistent with the submitted plans. (Planning / ES)

B. Prior to issuance of the Site Development permit, the applicant shall:

1. Submit a recorded copy (recorded with Washington County) of the previously approved Replat One (LD2023-0003). (Planning / ES)
2. Submit plans detailing how the retaining wall near the intersection of SW 185th Avenue and SW Stepping Stone Drive is treated. (BDC 60.05.25.8) (Planning / ES)
3. Submit plans demonstrating that street trees are provided along all streets and planted at a maximum linear spacing of 30 feet on center, in compliance with Section 60.15.15.6 and 60.55.30.3, except where utility or infrastructure conflicts exist, subject to approval by the City Arborist. (Planning / ES)
4. Obtain a revised TVF&R Service Provider Permit to match submitted plans approved at land use. (Planning / ES)
5. Submit revised plans demonstrating that the maximum parking ratios in Table 60.30.10.5.A are not exceeded. (Planning / ES)
6. Submit plans demonstrating that Lots 119 and 120 have a 5-foot wide, differentiated hard surface pedestrian path that connects the lots to Street F. (Planning/ES)
7. Submit plans showing that the existing TriMet bus stop facilities are not affected by the proposed development or are replaced at a minimum consistent with their current level of amenity (Planning / ES)

8. Submit site plans demonstrating that all pedestrian walkways crossing parking lots and/or drive aisles will be constructed with paving material different from that primary on-site paving materials. (BDC 40.03.1. and 60.05.40) (Transportation / KM)
9. Resubmit photometric data to demonstrate that all pedestrian walkways throughout the site meet the lighting standards contained in BDC 60.55.25.10.B.7. (BDC 40.03.1 and 60.55.25) (Transportation / KM)
10. Resubmit site plans to demonstrate that every pedestrian walkway terminating at a curb shall have an ADA-compliant curb ramp. Receiving ramps shall be provided for every curb ramp. (BDC 40.03.1, 60.55.10, and 60.55.25) (Transportation / KM)
11. Submit certified sight distance for all new intersections and driveways pursuant to the City's Intersection Sight Distance Policy in the Engineering Design Manual Section 210.18. (BDC 40.03.1 and 60.55.25) (Transportation / KM)
12. Resubmit site plans to demonstrate that there is a minimum 20-foot spacing between marked intersection crosswalks and head-in on-street parking spaces on the proposed private streets, Streets B1 and B2, unless otherwise approved through a Design Exception Request to the Engineering Design Manual. (BDC 40.03.1 and 60.55.10) (Transportation / KM)
13. Submit plans or other documentation to demonstrate the minimum required short-term and long-term bicycle parking outlined in BDC 60.30 is provided on-site. Plans must also show that design standards contained in both BDC 60.30 and Engineering Design Manual Section 340 are met, unless otherwise approved by the City Transportation Engineer. (BDC 40.03.1, 60.30, and EDM 340) (Transportation / KM)
14. Submit detail drawings for all proposed trash enclosures to demonstrate there will not be swinging gates encroaching into the adjacent parking lot drive aisle. If used, swinging gates must utilize self-closing hinges. (BDC 40.03.1.F and D, and BDC 60.30.15) (Transportation / KM)
15. Submit plans demonstrating that the two driveways along private Street B1 providing access to Buildings 1 through 6 parking lot have a commercial driveway apron consistent with the City's standard drawing 210 for commercial driveway. (BDC 40.03.1, 60.55.35, and EDM Section 210.21) (Transportation / KM)
16. Submit plans demonstrating that the driveway along private Street B2 providing access to Buildings 7 through 10 parking lot has a commercial driveway apron consistent with the City's

standard drawing 210 for commercial driveway. (BDC 40.03.1, 60.55.35, and EDM Section 210.21) (Transportation / KM)

17. Obtain an approved Design Exception Request to the Engineering Design Manual for proposed angled on-street parking on private Street B1 and Street B2. (BDC 40.03.1 and 60.55.10) (Transportation / KM)
18. Submit truck turning templates for anticipated delivery trucks (using a design vehicle type no smaller than WB-40) utilizing the required Type B loading berth as well as maneuvering the parking lots serving the proposed commercial uses. (BDC 40.03.1 and 60.55.10) (Transportation / KM)
19. Resubmit site plans demonstrating that on-street parking will be prohibited near shared driveways and alleys on the proposed local street. On-street parking shall be prohibited within 20-feet on both sides of a shared driveway or alley, as well as restricted for 20' along the curb opposite of the shared driveway or alley. (BDC 40.03.1, 60.55.10, and 60.55.35) (Transportation / KM)
20. Resubmit site plans demonstrating that the proposed parking lots serving the two multi-family phases meet the City's parking lot design standards contained in BDC 60.30.15 and the Engineering Design Manual Chapter 2. (BDC 40.03.1, 60.30.15, and 60.55.10) (Transportation / KM)
21. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or construction access to the County right of way. (Site Development Div. / EMD)
22. Submit a copy of issued permits or other approvals as needed from the State of Oregon Division of State Lands and the United States Army Corps of Engineers for work within or affecting a jurisdictional wetland. (Site Development Div. / EMD)
23. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District (TVWD) for public water system construction, backflow prevention facilities, and service extensions. (Site Development Div. / EMD)
24. Pay any required storm water system development charges (storm water quality, quantity, hydromodification and overall system conveyance) for the new impervious area proposed. (Site Development Div. / EMD)
25. Provide plans for the placement of underground utility lines within the site to the existing home, and for services to the proposed new home site. No overhead services shall remain on the site. If existing utility poles along existing street frontages must be moved

to accommodate the proposed improvements, the affected lines must be either undergrounded or a fee in lieu of undergrounding paid per Section 60.65 of the Development Code. (Site Development Div. / EMD)

26. Washington County / NV:

A. Obtain a Washington County Facility Permit for all public improvements on W Baseline Road, SW 185th Avenue, SW Stepping Stone Drive, SW 179th Avenue, SW 181st Avenue, SW 182nd Avenue, and SW 184th A as noted below.

1. Submit to Washington County Public Assurance Staff: A completed "Design Option." form (original copy), City's Notice of Decision (NOD) and County's Letter dated November 1, 2023.

2. \$60,000.00 Administration Deposit

NOTE: The Administration Deposit is a cost-recovery account used to pay for County services provided to the developer, including plan review and approval, field inspections, as-built approval, and permit processing. The Administration Deposit amount noted above is an estimate of what it will cost to provide these services. If, during the project, the Administration Deposit account is running low, additional funds will be requested to cover the estimated time left on the project (at then-current rates per the adopted Washington County Fee Schedule). If there are any unspent funds at project close out, they will be refunded to the applicant. Any point of contact with County staff can be a chargeable cost. If project plans are not complete or do not comply with County standards and codes, costs will be higher. There is a charge to cover the cost of every field inspection. Costs for enforcement actions will also be charged to the applicant.

3. Electronic submittal of engineering plans, geotech/pavement report, engineer's estimate, preliminary sight distance certification, construction TCP and the "Engineer's Checklist" (Appendix 'E' of County Road Standards) for construction of the following public improvements:

Note: Improvements within the ROW may be required to be relocated or modified to permit the construction of public improvements. All new public improvements shall tie into existing public infrastructure per the County

Engineer. All public improvements and modifications shall meet current County and ADA standards. Public improvements that do not meet County standards shall submit a design exception to the County Engineer for approval.

West Baseline Road:

- a. Construction of a 6-foot sidewalk and a 8.5-foot planter strip or tree wells (includes curb) with street trees on W Baseline Road. The section that fronts the eastbound decel right-turn lane shall include a 10.50-foot sidewalk with 4.50-foot tree wells (includes curb), street trees and a 6-foot bike lane with a 2-foot buffer. The sidewalk shall be located 1 foot from ROW and can meander as needed to avoid the transmission lines. Street trees shall be to City standards and shall use County root barrier detail. Street trees and tree grates shall be maintained by the Developer/Owner. Note: Placement of trees shall not encroach into the Vision Triangle area or conflict with street lighting requirements.
- b. Construction of a stop-controlled public street, Street 'A', on West Baseline Road per the TIA and County Engineer. The approach shall include two (2) outbound lanes (left-turn lane and a through/right-turn lane) and one inbound lane. Curb returns to County standards and turning templates. Include vision triangle clearance. Include receiving ADA ramps per the County Engineer.
- c. Construction of an eastbound decel 14 foot right-turn lane on West Baseline Road at ultimate location. The right-turn lane length and taper shall be to County Engineer requirements. Include truck turning templates and vision triangle clearance.
- d. Installation of continuous street lighting and communication conduit along the site's frontage of W Baseline Road to County standards.
- e. Closure of all existing access on W Baseline Road not approved with this development.
- f. Preliminary Sight Distance Certification for the intersection of Street 'A'/Baseline Road.

SW 185th Avenue:

- a. Reconstruction of a 6-foot sidewalk with a 7.5-foot planter strip or tree wells (includes curb) and street trees. Street trees shall be to City standards and shall use County root barrier detail. The sidewalk shall be located 1 foot from ROW. Street trees shall be maintained by the Developer/Owner. Note: Placement of trees shall not encroach into the Vision Triangle area or impede street lighting requirements.
- b. Installation of continuous street lighting and communication conduit along the site's frontage of SW 185th Avenue to County standards.
- c. Closure of all existing access on SW 185th Avenue not approved with this development. Note: Access to the stormwater facilities is not permitted.
- d. Construction of a signalized collector public street at the intersection of SW 185th Avenue and SW Alderwood Drive. The access shall include a four-way traffic signal with associated equipment, ADA/pedestrian equipment and lane configurations with storage lengths/tapers per the TIA and County Engineering. Include turning templates. Restriping of SW 185th Avenue per the County Engineer. Note: The signal cannot be operational until signal warrants are met.
- e. Preliminary Sight Distance Certification for the intersection of SW 185th Avenue/SW Alderwood Avenue and SW 185th Avenue/SW Stepping Stone Drive.
- f. Reconstruction of the existing Bus Stop to Trimet and County standards.

SW 179th Avenue:

- a. Construction of a half-street improvement to a County NR-4 standard on the site's frontage of SW 179th Avenue. The half-street shall include a 5-foot sidewalk with a 7.50-foot planter strip or tree wells

(includes curb) and street trees. Adequate illumination along the frontage to City standards, including adequate illumination at the intersection of W. Baseline Road to County standards. Upgrades to existing ADA ramps and ADA receiving ramps per County Engineer. The sidewalk shall be located 1 foot from ROW. Street trees shall be to City standards and shall use County root barrier detail. Street trees shall be maintained by the Developer/Owner. Curb return(s) to County standards and turning templates. Note: Placement of trees shall not encroach into the Vision Triangle area or impede street lighting requirements.

- b. Preliminary sight distance certification for the intersection of SW 179th Avenue/Street 'I' and SW 179th Avenue/W. Baseline Road. Parking shall not impede sight distance.
- c. Stop-controlled public street connection to SW 179th Avenue to County standards. Street illumination to City standards. Curb returns to County standards and turning templates.
- d. Closure of existing access not approved with this development.

SW Stepping Stone Drive:

- a. Construction of a 10-foot sidewalk with a 7.5 foot planter strip (includes curb) and street trees. Street trees shall be to City standards and shall use County root barrier detail. The sidewalk shall be located 1 foot from ROW. Street trees shall be maintained by the Developer/Owner. Curb returns to County standards and turning templates.
- b. Installation of continuous street lighting and communication conduit along the site's frontage of SW Stepping Stone Drive to County standards.
- c. Upgrades to the pedestrian crossing equipment, ADA ramps and crosswalks at the intersection of SW Stepping Stone Drive/W. Baseline Road and SW Stepping Stone Drive/SW 185th Avenue. Receiving ADA ramps per County Engineer.

- d. Closure of the existing private access driveway.
- e. LIDA Facility per City/CWS standards. Location shall not impede with street lighting requirements.

SW 181st Avenue, SW 182nd Avenue and SW 184th Avenue:

- a. Street 'C' and Street 'E' connection per County standards. Include adequate street lighting.
 - b. Install a fence and signage per County standards at the future connection with SW 182nd Avenue.
27. Obtain a Washington County Facility Permit and modify the pavement markings in the median of SW 185th Avenue to a two-way left-turn lane pavement marking from the southern property line of Tax Lot 8500 to the northern edge of Tax Lot 8501 site driveway on Washington County Assessor's Map 1S201AD or otherwise as directed by Washington County. (City of Hillsboro / JA)

C. Prior to Building permit issuance, the applicant shall:

- 1. Submit fence details for all proposed fences, demonstrating compliance with applicable standards identified in Section 60.50.20. (Planning / ES)
- 2. All active open spaces abutting collector or higher street designation shall have a minimum of a three (3) foot tall fence. (BDC 60.35.15.4.B). (Planning/ES)
- 3. Submit plans, demonstrating compliance with applicable yard setback standards for the parent parcel, as identified in Table 20.20.15 Multiple Use Development Standards. (Planning / ES)
- 4. Submit revised landscaping plans demonstrating that the landscaped areas located between the onsite parking directly south of Building 9 and Street A, as well as the landscape areas located onsite between Street B2 and Street A, are screened by evergreen shrubs from Street A. (Planning / ES)
- 5. Submit plans demonstrating compliance with BDC Section 60.35.20 Building Architecture (for single-detached dwellings located within the Planned Unit Development). (Planning / ES)
- 6. Provide cut sheets demonstrating that all fixtures either incorporate lens shields, shades or have a cut-off angle of less than 90-degrees. (Planning / ES)

7. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. / EMD)

D. Prior to recordation of the final plat, the applicant shall:

1. Submit a draft copy of the Covenants, Conditions and Restrictions or deed restrictions for City review. (Planning/ES)
2. Have commenced construction of site development improvements to provide minimum critical public services to each proposed lot (access graded, cored, and rocked, wet utilities installed) as determined by the City Engineer and to allow for verification that the location and width of proposed rights of way and easements are adequate for the completed infrastructure, per adopted City standards. (Site Development Div. / EMD)

3. Washington County / NV:

A. The following shall be recorded with Washington County Survey Division (503.846.8723):

1. Provision of a non-access restriction along the site's frontage of W Baseline Road, SW 185th Avenue and Stepping Stone Drive except for the accesses approved with this land use approval.
2. Dedication of right-of-way to meet 51 feet the centerline of W Baseline Road including adequate corner radius. Dedication of right-of-way to meet 63 feet from the centerline of W. Baseline Road for the right-turn lane per approved plans.
3. Dedication of right-of-way to meet 52 feet from the centerline of SW 185th Avenue, including adequate corner radius at the intersection with Stepping Stone Drive and Street 'A'. Note: All signal/pedestrian equipment shall be located within County rights-of-way.
4. Dedication of right-of-way to meet 37 feet from the centerline of Stepping Stone Drive including adequate corner radius at the intersection with SW 185th Avenue and W. Baseline Road. Note: All signal/pedestrian crossing equipment shall be located within County rights-of-way.
5. Dedication of right-of-way to meet 32 feet from the centerline of SW 179th Avenue, including adequate corner radius at the intersection with W. Baseline Road and Street 'T'.

E. Prior to final inspection/occupancy of any building permit, the applicant shall:

1. Ensure all construction is completed for the new Collector street (labeled as Street A in the applicant's site plans). Construction shall include, but is not limited to: street lighting, street trees, 10-foot wide sidewalks with tree wells, standard curb, 5-foot wide bike lane with additional 2-foot wide painted buffer, 11-foot wide travel lanes, 7-foot wide parking lanes where shown on Applicant's submitted plans, and 14-foot wide turn lanes where shown on Applicant's submitted plans. (BDC 40.03.1, 60.55.10) (Transportation / KM)
2. Substantially complete the required Local Street improvements associated with the proposal. Local street improvements include:
 - a. Construction of Street C, D, E, F, G, H, and I to the City's adopted L1 Local Street standard but with on-street parking provided on one-side only.
 - b. Construction of Street E with an interim L1 Local Street design which will provide 20-foot paved two-way travel way for vehicles, and standard curb and pedestrian facilities along the eastern frontage.
3. Substantially complete the required frontage improvements along the site's frontage of SW 185th Avenue, an arterial street under the jurisdiction of Washington County. (BDC 40.03.1, 60.55.10) (Transportation / KM)
4. Substantially complete the required frontage improvements along the site's frontage of West Baseline Road, an arterial street under the jurisdiction of Washington County. (BDC 40.03.1, 60.55.10) (Transportation / KM)
5. Substantially complete the required frontage improvements along the site's frontage of SW Stepping Stone Drive, an arterial street under the jurisdiction of Washington County. (BDC 40.03.1, 60.55.10) (Transportation / KM)
6. Washington County / NV:
 - a. The road improvements required in condition Design Review Three (DR32023-00188) B.26.A.3 above shall be completed and accepted by Washington County, including final sight distance certification for all accesses to County streets.
 - b. A 2-year monitoring/maintenance period is required for the signal. The monitoring period will commence from the date of signal operation. The existing access that serves Willow Creek Apartments shall be monitored for safety impacts due to the new signal at 185th Avenue and Alderwood Street. It is the

applicant's responsibility to ensure that the north access on SW 185th Avenue can operate safely. If safety/operational problems arise, the applicant will be responsible for assuring the safe operation of the access. This may require that the applicant retrofit additional traffic control devices to limit turning movements and/or physical improvements to the roadway not to exceed the applicant's Engineer's estimate. All changes and the engineer's estimate are subject to Washington County approval.

- c. Pay a Fee-in-Lieu cash assurance for the anticipated costs for access modification(s) for Willow Creek Apartments to Washington County in any amount to be determined by the County Engineer based on anticipated future driveway restriction costs and an engineer's estimate from the applicant.

Motion **CARRIED**, by the following vote:

AYES: McCann, Ellis, Lawler, Nye, Winter
NAYS: None.
ABSTAIN: None.
ABSENT: Akkal, Glenewinkel

Dated this 22 day of November, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2975 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on December 2, 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

ELENA SASIN
Associate Planner



JENNIFER NYE
Chair

ANNA SLATINSKY
Planning Division Manager

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

| | |
|---|-------------------------------|
| IN THE MATTER OF A REQUEST FOR APPROVAL) | ORDER NO. 2976 |
| OF A PRELIMINARY SUBDIVISION, TNHC) | PS22023-00189 ORDER APPROVING |
| OREGON, LLC, APPLICANT.) | PANZER MIXED USE DEVELOPMENT |
| |) PRELIMINARY SUBDIVISION |

The matter came before the Planning Commission on November 15, 2023, on a request for a Preliminary Subdivision approval for the creation of 187 new lots for a mixed-use development, including six residential-only multi-dwelling buildings, four mixed-use buildings, 62 townhomes and 123 single detached dwellings. The site is located south of W Baseline Road, west of SW 179th Avenue, east of SW 185th Avenue and southeast of SW Stepping Stone Drive at 17980 SW Baseline Road, specifically identified as tax lots 3600, 3700, 3702, 3800, 3900, 4000, 4100 and 4200 on Washington County Tax Assessor’s Map 1S106BC04200.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 8, 2023, the supplemental memo dated November 15, 2023 and the findings contained therein, as applicable to the approval criteria contained in Section 40.03 and Section 40.45.5.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **PS22023-00189** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 8, 2023, the supplemental memo dated November 15, 2023, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure that the Design Review Three (DR32023-00188), Planned Unit Development (PUD32023-00187), Tree Plan Two (TP22023-00190) and Zoning Map Amendment (ZMA32023-00191) applications have been approved and are consistent with the submitted plans. (Planning / ES)

B. Prior to recordation of final plat, the applicant shall:

1. Dedicate property for right of way purposes for the future collector street (identified as Street A in the applicant's site plans), consistent with the minimum width for a 3-lane collector of 72-feet wide and with the future collector alignment in the City's adopted Transportation System Plan Figure 6.4. (BDC 40.03.1, and 60.55.10) (Transportation / KM)
2. Dedicate property for right of way purposes for the public local street network as identified in the applicant's Preliminary Plat (see Applicant's plan sheet C020). Local streets shall be a minimum of 51-feet wide consistent with the City's adopted L1 Local Street Standards excluding on-street parking on one-side of the street. Local streets subject to this condition of approval include (as referenced in applicant's plan sheet C035, "Street Sections" (BDC 40.03.1, and 60.55.10) (Transportation / KM):
 - Street C
 - Street D
 - Street E (approximately 50-foot in length until interim condition applies, see condition of approval below)
 - Street F
 - Street G
 - Street H
 - Street I
3. Dedicate property for right of way purposes for Street E (from approximately 50-feet south of intersection with Street D until

southern site boundary) for an interim L1 Local Street standard requiring 35.5-feet of width. (BDC 40.03.1, and 60.55.10, and EDM Section 210.16 Widths) (Transportation / KM)

4. Dedicate 20-foot-wide reciprocal access easement for the benefit of Lots 118, 119, and 120. Easement language shall be consistent with the City’s Engineering Design Manual Section 210.21 Driveways. (BDC 40.03.1 and 60.55.10) (Transportation / KM)
5. Dedicate 20-foot-wide reciprocal access easement for the benefit of Lots 81 and 82. Easement language shall be consistent with the City’s Engineering Design Manual Section 210.21 Driveways. (BDC 40.03.1 and 60.55.10) (Transportation / KM)
6. Dedicate public access easements on private Street B1 and private Street B2 as shown on submitted site plans. (BDC 40.03.1, 60.55.10, and 60.55.25) (Transportation / KM)
7. Dedicate public pedestrian easements along proposed pedestrian walkways within the following tracts (as reference in the applicant’s plan sheet C020, “Preliminary Plat – Overall”:
 - Tract L
 - Tract M
 - Tract V
 - Tract W
 - Tract Y
 - Tract AA
 - Tract BB
 - Tract CC
 - Tract EE
 - Tract GG
 - Tract FF
 - Tract HH
 - Tract II

Motion **CARRIED**, by the following vote:

AYES: McCann, Ellis, Lawler, Nye, Winter
NAYS: None.
ABSTAIN: None.
ABSENT: Akkal, Glenewinkel

Dated this 22 day of November, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2976 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on _____ December 2 , 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

ELENA SASIN
Associate Planner



JENNIFER NYE
Chair

ANNA SLATINSKY
Planning Division Manager

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2977
OF A PLANNED UNIT DEVELOPMENT, TNHC) PUD32023-00187 ORDER APPROVING
OREGON, LLC, APPLICANT.) PANZER MIXED USE DEVELOPMENT PLANNED
) UNIT DEVELOPMENT

The matter came before the Planning Commission on November 15, 2023, on a request for a Planned Unit Development approval for the creation of 187 new lots for a mixed-use development, including six residential-only multi-dwelling buildings, four mixed-use buildings, 62 townhomes and 123 single detached dwellings. The site is located south of W Baseline Road, west of SW 179th Avenue, east of SW 185th Avenue and southeast of SW Stepping Stone Drive at 17980 SW Baseline Road, specifically identified as tax lots 3600, 3700, 3702, 3800, 3900, 4000, 4100 and 4200 on Washington County Tax Assessor’s Map 1S106BC04200.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 8, 2023, the supplemental memo dated November 15, 2023 and the findings contained therein, as applicable to the approval criteria contained in Section 40.03 and Section 40.15.6.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **PUD32023-00187** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 8, 2023, the supplemental memo dated November 15, 2023, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure that the Design Review Three (DR32023-00188), Preliminary Subdivision (PS22023-00189), Tree Plan Two (TP22023-00190) and Zoning Map Amendment (ZMA32023-00191) applications have been approved and are consistent with the submitted plans, unless otherwise modified and approved by the decision-making authority. (Planning / ES)

Motion **CARRIED**, by the following vote:

AYES: McCann, Ellis, Lawler, Nye, Winter
NAYS: None.
ABSTAIN: None.
ABSENT: Akkal, Glenewinkel

Dated this 22 day of November, 2023.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2977 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on December 2, 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

ELENA SASIN
Associate Planner



JENNIFER NYE
Chair

ANNA SLATINSKY
Planning Division Manager

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF A REQUEST FOR APPROVAL) ORDER NO. 2978
OF A TREE PLAN TWO, TNHC OREGON, LLC,) TP22023-00190 ORDER APPROVING
APPLICANT.) PANZER MIXED USE DEVELOPMENT TREE
) PLAN TWO

The matter came before the Planning Commission on November 15, 2023, on a request for a Tree Plan Two approval for the removal of 16 Community Trees from the site to accommodate a mixed-use development, including six residential-only multi-dwelling buildings, four mixed-use buildings, 62 townhomes and 123 single detached dwellings and associate public and private street network. The site is located south of W Baseline Road, west of SW 179th Avenue, east of SW 185th Avenue and southeast of SW Stepping Stone Drive at 17980 SW Baseline Road, specifically identified as tax lots 3600, 3700, 3702, 3800, 3900, 4000, 4100 and 4200 on Washington County Tax Assessor’s Map 1S106BC04200.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 8, 2023, the supplemental memo dated November 15, 2023 and the findings contained therein, as applicable to the approval criteria contained in Section 40.90.15.2.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that **TP22023-00190** is **APPROVED**, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 8, 2023, the supplemental memo dated November 15, 2023, and the findings contained therein, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure that the Design Review Three (DR32023-00188), Preliminary Subdivision (PS22023-00189), Planned Unit Development (PUD32023-00187) and Zoning Map Amendment (ZMA32023-00191) applications have been approved and are consistent with the submitted plans, unless otherwise modified and approved by the decision-making authority. (Planning / ES)

Motion **CARRIED**, by the following vote:

AYES: McCann, Ellis, Lawler, Nye, Winter
NAYS: None.
ABSTAIN: None.
ABSENT: Akkal, Glenewinkel

Dated this 22 day of November, 2023.

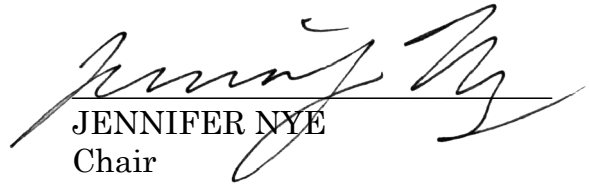
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2978 an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 4:30 p.m. on December 2, 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

ELENA SASIN
Associate Planner



JENNIFER NYE
Chair

ANNA SLATINSKY
Planning Division Manager

**BEFORE THE PLANNING COMMISSION FOR
THE CITY OF BEAVERTON, OREGON**

| | |
|--|-------------------------------------|
| IN THE MATTER OF A REQUEST FOR APPROVAL) | ORDER NO. 2979 |
| OF A QUASI-JUDICIAL DISCRETIONARY ZONING) | ZMA32023-00191 ORDER RECOMMENDING |
| MAP AMENDMENT TO RECONFIGURE THE) | APPROVAL OF PANZER MIXED USE |
| EXISTING ZONING OF STATION COMMUNITY) | DEVELOPMENT, QUASI-JUDICIAL |
| MULTIPLE – USE (SC-MU) AND STATION) | DISCRETIONARY ZONING MAP AMENDMENT. |
| COMMUNITY – HIGH DENSITY RESIDENTIAL) | |
| (SC-HDR) ON THE SUBJECT SITE, TNHC) | |
| OREGON, LLC, APPLICANT.) | |

The matter came before the Planning Commission on November 15, 2023, on a request for a Quasi-Judicial Discretionary Zoning Map Amendment to modify the location and area of the Station Community – Multiple Use SC-MU and SC-HDR zoning districts on a site consisting of eight parcels. The site is currently split zoned Station Community Multiple Use (SC-MU) and Station Community – High Density Residential (SC-HDR) and is located south of W Baseline Road, west of SW 179th Avenue, east of SW 185th Avenue and southeast of SW Stepping Stone Drive at 17980 SW Baseline Road, specifically identified as tax lots 3600, 3700, 3702, 3800, 3900, 4000, 4100 and 4200 on Washington County Tax Assessor’s Map 1S106BC04200.

Pursuant to Ordinance 2050 (Development Code) Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated November 8, 2023, the supplemental memo dated November 15, 2023, and the findings contained

therein, as applicable to the approval criteria contained in Section 40.97.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that the Planning Commission **RECOMMENDS APPROVAL** of **ZMA32023-00191** to the City Council, based on the testimony, reports and exhibits, and evidence presented during the public hearing on the matter and based on the facts, findings, and conclusions found in the Staff Report dated November 8, 2023, and the supplemental memo dated November 15, 2023, subject to the conditions of approval as follows:

A. General Conditions, the applicant shall:

1. Ensure that the Design Review Three (DR32023-00188), Preliminary Subdivision (PS22023-00189), Planned Unit Development (PUD32023-00187) and Tree Plan Two (TP22023-00190) applications have been approved and are consistent with the submitted plans, unless otherwise modified and approved by the decision-making authority. (Planning / ES)

Motion **CARRIED**, by the following vote:

AYES: McCann, Ellis, Lawler, Nye, Winter

NAYS: None.

ABSTAIN: None.

ABSENT: Akkal, Glenewinkel

Dated this 22 day of November, 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

ELENA SASIN
Associate Planner



JENNIFER NYE
Chair

ANNA SLATINSKY
Planning Division Manager