

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

After recording return to:

City of Beaverton, City Recorder:
12725 SW Millikan Way
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR A TEXT AMENDMENT TO)	ORDER NO. 2931
AMEND THE BEAVERTON DEVELOPMENT CODE TO COMPLY)	TA2023-0001 ORDER RECOMMENDING APPROVAL OF
WITH STATE CLIMATE-FRIENDLY AND EQUITABLE)	PARKING POLICY AND CODE PROJECT TEXT AMENDMENT
COMMUNITIES RULES. PROPOSED DEVELOPMENT CODE)	
AMENDMENTS REMOVE MINIMUM VEHICLE PARKING)	
REQUIREMENTS CITYWIDE AND ADD LANGUAGE TO COMPLY)	
WITH STATE REQUIREMENTS REGARDING PARKING)	
MAXIMUMS, ELECTRIC VEHICLE CHARGING)	
INFRASTRUCTURE, AND PARKING LOT DESIGN.)	

The matter came before the Planning Commission on March 1, 2023, on a request to amend the Beaverton Development Code (BDC) to comply with State Climate-Friendly and Equitable Communities Rules. The amendment was initiated by the City of Beaverton. Proposed Development Code amendments include updating parking tables to remove minimum vehicle parking requirements for all uses 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.

Testimony from the public in favor of the proposal supported allowing private property owners and developers to determine how many parking spaces are needed on a site, mandating electric vehicle charging infrastructure, discouraging car use, and promoting more walkability. Testimony from the Greenway NAC supported the proposal and suggested the one-quarter acre threshold for developments adding surface parking

be lowered so smaller parking lots would be required to include more tree canopy or other design requirements.

Testimony from the public in opposition of the proposal did not support removing minimum parking requirements. Reasons included concerns that removing parking minimums would result in property owners not providing enough parking on sites and would lead to more parking in the street and/or people spending more time looking for available parking. Some people did not support requiring electric vehicle charging due to cost.

Testimony from the public neither in favor nor in opposition of the proposal had concerns about the cost of requiring electric vehicle charging infrastructure and potential impacts on the cost of housing. There were specific concerns from the Beaverton School District on the impacts of the parking lot design requirements for developments adding more than one-quarter acre of surface parking.

Pursuant to Section 50.50 of the Beaverton Development Code, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

At the end of the public hearing, it was moved and seconded to recommend approval of TA2023-0001 based on the facts and findings presented in the staff report dated February 22, 2023. Chair Jennifer Nye proposed four separate friendly amendments to the motion related to four issues:

- (1) Amendment 1 asked staff to consider whether the city should lower the one-quarter acre of surface parking threshold for the requirement to add tree canopy or other parking lot design elements and share staff

recommendations with the City Council. A majority of Commissioners voted in favor of this amendment, which passed.

(2) Amendment 2 asked staff to consider issues raised by the Beaverton School District's testimony by revising the tree canopy requirements section to better accommodate school buses and public vehicles in parking lots and share recommendations with the City Council. A majority of Commissioners voted in favor of this amendment, which passed.

(3) Amendment 3 sought to lower the Climate-Friendly and Equitable Communities parking maximum limits for studios to 1 space per unit and for non-studios to 1.5 spaces per unit. A majority of Commissioners voted against this amendment, so the amendment failed.

(4) Amendment 4 asked staff to consider revisions to the required tree canopy calculations that would mean more parking lot area is counted as covered by tree canopy to meet the 50 percent standard and share recommendations with the City Council. A majority of Commissioners voted in favor of this amendment, which passed.

Amendments 1, 2, and 4 were then included in the motion.

The Commission discussed the proposal and found that it met the approval criteria, including consistency with the City's Comprehensive Plan and the Metro Urban Growth Management Functional Plan.

The Commission, after holding the public hearing and considering all oral and written testimony, including the two Staff Memorandums dated March 1, 2023, adopts the Staff Report dated February 22, 2023, and the findings contained therein, as

applicable to the approval criteria contained in Section 40.85.15.1.C of the Development Code.

Therefore, **IT IS HEREBY ORDERED** that the Planning Commission **RECOMMENDS APPROVAL** of **TA2023-0001** 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 February 22, 2023.

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

AYES: Nye, McCann, Akkal, Ellis, Glenewinkel, Lawler, Winter
NAYS:
ABSTAIN:
ABSENT:

Dated this 7 day of March, 2023.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:

APPROVED:

JENA HUGHES
Associate Planner

JENNIFER NYE
Chair



ANNA SLATINSKY
Planning Division Manager