



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us

NOTICE OF ADOPTED AMENDMENT

February 11, 2008

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Beaverton Plan Amendment
DLCD File Number 038-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: February 22, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. Pursuant to ORS 197.830 (2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

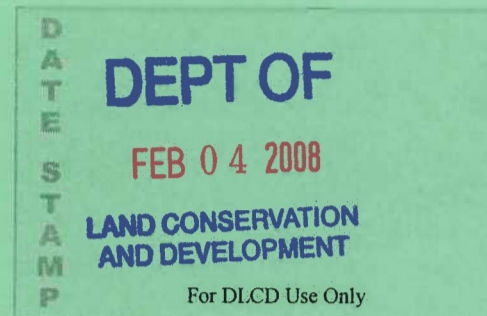
***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner
Steven Sparks, City of Beaverton

<paa> ya

FORM 2 Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18



Jurisdiction: City of Beaverton Local file number: CPA 2007-0018 / TA 2007-0007
Date of Adoption: ~~12/29/08~~ 1/29/2008 Date Mail: 02/01/08
Date original Notice of Proposed Amendment was mailed to DLCD: 10/22/07

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other: _____

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
Amending the Comprehensive Plan and the Development Code to amend the policies and standards for managing and reducing on-street and off-street parking within the Regional Center-Old Town zoning District.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "SAME". If you did not give Notice for the Proposed Amendment, write "N/A".
Same

Plan Map Changed from: N/A to: N/A
Zone Map Changed from: N/A to: N/A
Location: N/A Acres Involved: N/A
Specify Density: Previous: N/A New: N/A
Applicable Statewide Planning Goals: None
Was an Exception Adopted? YES NO

DLCD File No.: 038-07 (16490)

Did the Department of Land Conservation and Development receive a Notice of Proposed Amendment?

Forty-five (45) days prior to first evidentiary hearing? Yes No

If no, do the statewide planning goals apply? Yes No

If no, did Emergency Circumstances require immediate adoption? Yes No

Affected State or Federal Agencies, Local Governments or Special Districts:

None

Local Contact: Steven Sparks, AICP Phone: 503-526-2429 Extension: _____

Address: PO Box 4755 City: Beaverton

Zip Code + 4: 97076-4755 Email Address: _____

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and TWO (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can copy this form on to 8-1/2x11 green paper only; or call the DLCD Office at (503) 373-0050; or Fax your request to:(503) 378-5518; or Email your request to **maru.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 4470

**AN ORDINANCE AMENDING ORDINANCE NO. 4187,
THE COMPREHENSIVE PLAN,
CPA 2007-0018, DOWNTOWN PARKING POLICY AMENDMENT**

WHEREAS, in April 2007, the City of Beaverton completed a parking study within the Downtown area of the City as defined by the boundary of Regional Center - Old Town zoning district; and

WHEREAS, the April 2007 *Beaverton Downtown Parking Solutions* report contains a number of recommendations concerning parking within the subject area including an amendment to the Beaverton Comprehensive Plan regarding parking policies; and

WHEREAS, the City Council embraced the recommendations of the *Beaverton Downtown Parking Solutions* report in June 2007 with adoption of Resolution 3901; and

WHEREAS, on December 19, 2007, the Planning Commission conducted a public hearing to consider a City initiated application to amend Ordinance No. 4187, the Comprehensive Plan, to adopt additional parking management policies for the Beaverton Regional Center Old Town zone previously adopted by Council in Resolution No. 3901; and

WHEREAS, the Planning Commission received and considered the submitted staff report, exhibits, and staff recommended approval of this Comprehensive Plan text amendment; and

WHEREAS, at the December 19, 2007, Planning Commission public hearing, the Planning Commission reached a determination to recommend to the Beaverton City Council adoption of the proposed amendments to the Comprehensive Plan as summarized in Planning Commission Land Use Order No. 2035; and

WHEREAS, no appeal of the Planning Commission recommendation was filed with the City; and

WHEREAS, the Council adopts as to criteria applicable to this request and findings thereon the Public Works Staff Report dated November 30, 2007, and Planning Commission Land Use Order No. 2035, all of which the Council incorporates by their reference herein, and finds that they constitute an adequate factual basis for this ordinance. Now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Ordinance 4187, the Comprehensive Plan Volume I Chapter Six – Transportation Element is amended by amending existing text and adding new text relating to the provision of parking and parking management to read:

6.2.4.b) Limit the provision of parking to meet regional and State standards.

Actions: Work to reduce parking per capita in accordance with Metro and State requirements, while minimizing impacts to neighborhoods. Work to reduce parking in habitat benefit areas, where parking can be provided in other locations including off-site, on the street, through shared uses, or in parking structures. Continue to implement the motor vehicle and bicycle parking ratios in new development. Continue to develop and implement a Regional Center parking plan. Implement residential parking permit districts in neighborhoods as requested and approved by City Council. Work toward implementing other parking-based transportation demand management strategies, such as metered and structured parking, to help achieve Metro's 2040 Non-Single Occupant Vehicle mode split targets.

6.2.4.c) Manage parking in the Regional Center Old Town area by applying the following principles from the Beaverton Downtown Parking Solutions study.

- Make the Old Town area accessible to all users through multiple modes.
- Provide sufficient and convenient parking.
- Recognize that on-street parking is a finite resource that needs to be managed to assure maximum access for customers.
- Make the Old Town area conveniently accessible for the priority user of the public parking system – the customer.
- Provide adequate employee parking and encourage implementation of meaningful public and private sector programs that encourage employee use of modes other than the single-occupant vehicle.
- Make parking user-friendly – easy to access, easy to understand.
- Provide clear and strategic direction to new development to assure that new growth improves the overall system of access.
- Manage the public parking supply using the 85% Rule¹ to inform and guide decision-making.


¹The 85% Rule is a measure of parking utilization that acts as a benchmark against which parking management decisions are based. Within the parking industry, it is assumed that when an inventory of parking shows more than 85 percent occupancy in the peak hour, the supply becomes constrained and may not provide full and convenient access to its intended user. Once a supply of parking routinely exceeds 85 percent occupancy in the peak hour, the 85% Rule would require that parking management strategies be evaluated and/or implemented to bring peak hour occupancies to a level below 85 percent to assure intended uses are conveniently accommodated.

First reading this 14th day of January, 2008.

Passed by the Council this 28th day of January, 2008.

Approved by the Mayor this 29th day of January, 2008.

ATTEST:



SUE NELSON, City Recorder

APPROVED:



ROB DRAKE, Mayor

ORDINANCE NO. 4471

AN ORDINANCE AMENDING ORDINANCE NO. 2050, THE DEVELOPMENT CODE,
TA 2007-0007, DOWNTOWN PARKING AMENDMENT

WHEREAS, in April 2007, the City of Beaverton completed a parking study within the Downtown area of the City as defined by the boundary of Regional Center -Old Town zoning district; and

WHEREAS, the April 2007 *Beaverton Downtown Parking Solutions* report contains a number of recommendations concerning parking within the subject area including an amendment to the Beaverton Development Code regarding parking ratios for off-street parking for commercial and residential uses; and

WHEREAS, the City Council embraced the recommendations of the *Beaverton Downtown Parking Solutions* report in June 2007 with adoption of Resolution 3901; and

WHEREAS, on December 19, 2007, the Planning Commission conducted a public hearing to consider a City initiated application to amend Ordinance No. 2050, the Development Code, to reduce the amount of required off-street parking for allowed commercial uses and allowed residential uses within the Regional Center - Old Town (RC-OT) zoning district; and

WHEREAS, the Planning Commission received and considered the submitted staff report, exhibits, and staff recommended approval of this Development Code text amendment; and

WHEREAS, on December 19, 2007, the Planning Commission conducted a public hearing at the conclusion of which the Planning Commission reached a determination to recommend to the Beaverton City Council to adopt the proposed amendments to the Development Code as summarized in Planning Commission Land Use Order No. 2036; and

WHEREAS, no appeal of the Planning Commission recommendation was filed with the City; and

WHEREAS, the Council adopts and incorporates herein the Development Services Division Staff Report dated December 5, 2007 and Planning Commission Land Use Order No. 2036 as the applicable criteria and finding which constitute an adequate factual basis for this ordinance. Now, therefore,

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THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 2050, the Development Code Chapter 60, Section 60.30 (Off-Street Parking), is amended to read as set out in Appendix "A" to this Ordinance attached to and incorporated herein by this reference.

First reading this 14th day of January, 2008.

Passed by the Council this 28th day of January, 2008.

Approved by the Mayor this 29th day of January, 2008.

ATTEST:



SUE NELSON, City Recorder

APPROVED:



ROB DRAKE, Mayor

EXHIBIT A

1 Section 1: The Development Code, Ordinance No. 2050, Chapter 60 –
2 Special Regulations, Section 60.30 (Off-Street Parking), is amended to read
3 as follows with deleted matter in strikethrough and new matter in
4 highlight:

5
6 **60.30. OFF-STREET PARKING**

7
8 **60.30.05. Off-Street Parking Requirements.** Parking spaces shall be
9 provided and satisfactorily maintained by the owner of the property for
10 each building or use which is erected, enlarged, altered, or maintained
11 in accordance with the requirements of Sections 60.30.05 to 60.30.20.

12 *****

13
14 **60.30.10 Number of Required Parking Spaces.** Except as otherwise
15 provided under Section 60.30.10.1110., off-street vehicle, bicycle, or
16 both parking spaces shall be provided as follows:

17
18 1. Parking Calculation. Parking ratios are based on spaces per 1,000
19 square feet of gross floor area, unless otherwise noted.

20
21 2. Parking Categories.

22
23 A. Vehicle Categories. Contained in the table at Section 60.30.10.5,
24 are vehicle parking ratios for minimum required parking spaces
25 and maximum permitted number of vehicle parking spaces to be
26 provided for each land use, except for those uses which are
27 located in the RC-OT zoning district which are governed by
28 Section 60.30.10.6. These requirements reflect the parking
29 requirements of Title 2 of Metro's Urban Growth Management
30 Functional Plan.

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32 1. Minimum Number of Required Parking Spaces. For each
33 listed land use, the City shall not require more than the
34 minimum number of parking spaces calculated for each
35 use.

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37 2. Parking Zone A. Parking Zone A reflects the maximum
38 number of permitted vehicle parking spaces allowed for
39 each listed land use. Parking Zone A areas include those
40 parcels that are located within one-quarter mile walking
41 distance of bus transit stops that have 20 minute peak
42 hour transit service or one-half mile walking distance of
43 light rail station platforms that have 20 minute peak hour
44 transit service.

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3. Parking Zone B. Parking Zone B reflects the maximum number of permitted vehicle parking spaces allowed for each listed land use. Parking Zone B areas include those parcels that are located within one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both, or that have a greater than 20 minute peak hour transit service. Parking Zone B areas also include those parcels that are located at a distance greater than one-quarter mile walking distance of bus transit stops, one-half mile walking distance of light rail station platforms, or both.

4. Dual Parking Zones. If a parcel is partially located within Parking Zone A, then the use(s) located on the entire parcel shall observe the Parking Zone A parking ratios. Specifically exempted from this requirement are parcels located within the Regional Center - East zoning district. In the cases in the Regional Center - East zoning district where parcels are bisected by the boundary of Parking Zones A and B, the applicable maximum parking ratios may be averaged, and that average may be applied over the whole parcel. [ORD 4107; May 2000]

5. Old Town Parking Zones 1 and 2. Located within the boundary of the Regional Center - Old Town zoning district are two (2) parking zones. Within these two parking zones, the parking requirements of Section 60.30.10.5 do not apply. The required number of parking spaces for the Old Town Parking Zones 1 and 2 shall be governed by Section 60.30.10.6.

B. Bicycle Categories. The required minimum number of short-term and long-term bicycle parking spaces for each land use is listed in Section 60.30.10.5.

4. Bicycle parking in the Old Town Parking Zones 1 and 2 shall be governed by the bicycle parking requirements listed in Section 60.30.10.5.

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5. Parking Tables. The following tables list the required minimum and maximum vehicle and bicycle parking requirements for listed land use types.

6. Old Town Parking Tables. The following tables list the required minimum and maximum vehicle parking requirements for lists land use types in the Regional Center - Old Town zoning district. The RC-OT zoning district is divided into two (2) parking districts.

Parking Ratio Requirements For Motor Vehicles In The RC-OT Zoning District

NOTE: All following parking ratios are proposed to be added to Code

Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Parking Zone 1	Parking Zone 2	Zone A	Zone B
Residential Uses				
Detached dwellings (per unit)	.75	.75	n/a	n/a
Attached dwellings				
One bedroom (per unit)	.75	.75	1.8	1.8
Two bedroom (per unit)	.75	.75	2.0	2.0
Three or more bedrooms (per unit)	.75	.75	2.0	2.0
Dwellings, Live/Work (per unit)	.75	.75	1.8	1.8
Dwelling, Accessory Unit	.75	.75	1.8	1.8
Residential Care Facilities (per bed, maximum capacity)	0.25	0.5	0.5	0.5
Rooming, Boarding, or Lodging Houses (per guest room)	0	0	1.25	1.5
Commercial Amusements				
Arena / Stadium (per seat, maximum occupancy)	0	0	0.25	0.25
Movie Theaters (per seat, maximum occupancy)	0	0	0.4	0.5
Sports Clubs / Recreational Facilities	0	0	5.4	6.5
Tennis / Racquetball Courts	0	0	1.3	1.5
Institutions				
Hospital (per bed)	2.0	2.0	3.0	4.0
Public Buildings or other Structures	2.7	2.7	3.4	4.1
Welfare or Correctional Institution (per bed)	0.3	0.3	0.5	0.75

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Parking Ratio Requirements For Motor Vehicles In The RC-OT Zoning District

Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Parking Zone 1	Parking Zone 2	Zone A	Zone B
Commercial Uses				
Retail, including shopping centers	0	0	5.1	6.2
Offices, Administrative Facilities	0	0	3.4	4.1
Bank, Financial Institutions	0	0	5.4	6.5
Service Businesses	0	0	5.1	6.2
Rental Businesses, including vehicle and trailer rental	0	0	3.5	4.1
Medical, Dental Clinics	0	0	4.9	5.9
Mortuaries (per seat, maximum occupancy)	0	0	0.5	0.75
Eating, Drinking Establishments				
Fast Food with drive through service.	0	0	12.4	14.9
Other eating, drinking establishments.	0	0	19.1	23.0
Temporary Living Quarters (per guest room)	0	0	1.25	1.5
Places of Assembly				
Places of Worship (per seat at maximum occupancy)	0.25	0.25	0.6	0.8
Auditoria, meeting facilities; Social or Fraternal Organizations (per seat, maximum occupancy)	0.25	0.25	0.5	0.5
Educational Institutions: College, University, High School, Commercial School (spaces / number of FTE students and FTE staff)	0.2	0.2	0.3	0.3
Educational Institutions: Middle School, Elementary School (spaces / number of FTE staff)	1.0	1.0	1.5	1.5
Nursery Schools, Day or Child Care Facilities (spaces / number of FTE staff)	0.8	1.5	2.0	2.0
Library, museum, art gallery	2.5	2.5	4.0	6.0
Park and Ride facilities	n/a	n/a	n/a	n/a
Transit Centers	n/a	n/a	n/a	n/a

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1 **Parking Ratio Requirements For Motor Vehicles In The RC-OT Zoning District**
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Land Use Category	Required Parking Spaces		Maximum Permitted Parking Spaces	
	Parking Zone 1	Parking Zone 2	Zone A	Zone B
Industrial				
Manufacturing	1.6	1.6	2.0	2.0
Limited Industrial				
Research Facilities	2.5	2.5	3.4	3.4

3
 4 **6.7. Exceeding Parking Ratios.** More parking spaces for motor vehicle and
 5 bicycle parking may be required as a condition of a Conditional Use.
 6 Variation from the specified minimum or maximum number of
 7 required motor vehicle and bicycle parking spaces may be approved by
 8 the City subject to Section 40.95., Variances, of this Code. However, if
 9 the maximum permitted number of parking spaces and any parking in
 10 excess of the maximum permitted is located in a parking structure, the
 11 parking ratios may be exceeded without requiring an approval of a
 12 Variance for parking.

13
 14 Any parking in excess of the number of required parking spaces may
 15 be designed to any of the City standards for off-street parking lot
 16 design. The Facilities Review Committee may recommend approval of
 17 parallel parking spaces or other non-standard designs for excess
 18 parking in any zone. [ORD 4224; August 2002]

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 20 **8.7. Residential Parking Dimensions.** For all residential uses, any required
 21 parking space shall not be less than 8 1/2 feet wide and 18 1/2 feet
 22 long. (See also Section 60.30.15., Off-Street Parking Lot Design for
 23 other standards.) [ORD 4312; June 2004]

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 25 **9.8. Parking Space Calculation.**

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 29 **10.9. Location of Required Vehicle Parking**

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 33 **11.10. Exceptions.** (ORD 3358) Exceptions to the required vehicle and bicycle
 34 parking standards as listed in Sections 60.30.10.5. and 60.30.10.6 may
 35 be granted in the following specific cases:

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12.11. Compact Cars. Compact car parking spaces may be allowed as follows:

- A. For residential uses, required vehicle parking spaces shall be provided at standard size pursuant to Section 60.30.10.78. Parking in excess of the required parking may be provided as compact parking subject to Section 60.30.10.67..

13.12. Carpool and Vanpool Parking Requirements. [ORD 3965, October 1996] In industrial, institution, and office developments, including government offices, with 50 or more employee parking spaces, at least three percent of the employee parking spaces shall be designated for carpool and/or vanpool parking. For the purposes of this section, carpool is defined as two or more persons per car, and vanpool is defined as five or more persons per van. The carpool/vanpool spaces shall be clearly marked and signed for reserved carpool and/or vanpool parking. The reserved carpool/vanpool parking time may be specified so that the reserved spaces may be used for general parking if the reserved spaces are not occupied after a specific time period, which shall be clearly posted on the sign.

Location: Designated carpool/vanpool spaces shall be the closest employee motor vehicle parking spaces to the building entrance normally used by employees, except for the motor vehicle parking spaces designated for persons with disabilities, which shall be the closest to the building entrance. [ORD 4107; May 2000] [ORD 4302, May 2004]

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City of Beaverton
Community Development Department
4755 S.W. Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

TO:

PLAN AMENDMENT SPECIALIST
OREGON DEPARTMENT OF LAND CONS
635 CAPITOL STREET NE SUITE 150
SALEM OR 97301-2540