



CITY OF BEAVERTON
Planning Division
Community Development Department
Tel: 503-526-2420
www.beavertonoregon.gov

PUBLIC HEARING NOTICE

Hearing Date: May 11, 2022

Hearing Body: Planning Commission

Project Name: **HOUSING OPTIONS PROJECT** Comprehensive Plan Amendment, Development Code Text Amendment, and Zoning Map Amendment

Case File Nos.: CPA2022-0004, TA2022-0002, ZMA2022-0004

Summary of Application: The City of Beaverton proposes to amend the Comprehensive Plan (including the Land Use Map), Development Code and Zoning Map to implement the requirements of House Bill 2001 (2019 state legislation) and related Oregon Administrative Rules. Proposed Development Code amendments allow additional housing variety in residential zones and make other associated changes to several chapters in the code. Proposed Zoning Map amendments would combine six residential zoning districts into four zoning districts and rename those districts. Proposed Comprehensive Plan amendments would change the Land Use Map, which zoning districts implement residential land use designations, and which Beaverton land use designations and zoning districts are considered similar to Washington County land use designations.

Applicable Location: Citywide.

Zoning & NAC: All zoning districts, including changes to allowed uses in R1, R2, R4, R5, R7, R10, NS, CS, CC, GC, RC-E, TC-MU, TC-HDR, SC-MU, and SC-HDR. All Neighborhood Association Committees.

Applicable Criteria: Development Code Section 40.85.15.1.C and 40.97.15.2.C
Comprehensive Plan Chapter 1, Section 1.5.1

Hearing Place and Time: City Council Chambers, First Floor
Beaverton Building, 2725 SW Millikan Way
Beginning at 6:30 p.m.
Note: Public Hearings are being held remotely and can be viewed at the following link:
<https://www.beavertonoregon.gov/291/Agendas-Minutes>

Staff Contact: Rob Zoeller, 503-526-3730, rzoeller@beavertonoregon.gov

How to Participate:

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:

In writing via email to the project planner, rzoeller@beavertonoregon.gov or, mailboxceddplanning@beavertonoregon.gov

In writing via mail to project planner at PO Box 4755, Beaverton, OR 97076

Join Zoom webinar conference via phone or computer. Meeting ID and password, as well as the meeting link, can be found at

<https://www.beavertonoregon.gov/291/Agendas-Minutes>. If you do not have the technology to join the meeting virtually to provide testimony, and you wish to do so, please contact planning staff for assistance.

NOTE: The Community Development Department is currently open to the public on a limited basis from 8:30 a.m. to 4:30 p.m. Monday through Thursday. The Community Development Department is not open to the public on Fridays. Staff recommends visiting <https://www.beavertonoregon.gov/163/Community-Development> for the most up-to-date information about in-person and virtual services.

You are receiving this notice to advise you of a proposed ordinance action. Comprehensive Plan Section 1.4.1 and Development Code Section 50.50.2 require 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 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.

Pursuant to Section 50.83 of the Beaverton Development Code, written comments, emails or exhibits submitted prior to the hearing to be submitted by staff at the hearing must be received by staff no later than 4:30 p.m. on the day of the scheduled hearing. Mailed written comments to the Commission should be sent to the attention of Rob Zoeller, Planning Division, PO Box 4755, Beaverton, OR 97076.

To be made a part of the staff report, correspondence needs to be received by May 4, 2022. All written testimony received prior to the meeting will be provided to Planning Commission prior to their decision. Please reference case file numbers CPA2022-0004, TA2022-0002, and ZMA2022-0004 and project name HOUSING OPTIONS PROJECT in your written comments. Comments may also be provided via email to rzoeller@beavertonoregon.gov.

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A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection at the Beaverton Planning Division, 4th Floor, Beaverton Building, 12725 SW Millikan Way, between the hours of 8:30 a.m. and 4:30 p.m. Monday through Thursday except holidays. A copy of the staff report will be available for inspection at no cost at least seven (7) calendar days before the hearing. A copy of any or all materials will be provided at reasonable cost. A copy of the staff report may also be viewed online at: www.beavertonoregon.gov/DevelopmentProjects.

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.

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.

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 de available at any public meeting or program with 72 hours advance notice. To request services, contact Rob Zoeller at 711-503-755-9544 or rzoeller@beavertonoregon.gov.

Housing Options Project Amendments

The Comprehensive Plan Amendment, Development Code Amendments and Zoning Map Amendments are intended to promote housing variety in Beaverton by more widely allowing duplexes, triplexes, quadplexes, townhomes, and cottage clusters in Beaverton. Those housing types are commonly referred to as “**middle housing**.”

Zoning map changes (ZMA2022-0004)

Beaverton’s current zoning map can be found here at <https://gis.beavertonoregon.gov/BeavertonSearch>.

The proposed code would replace the current R1, R2, R4, R5, R7 and R10 zones with four new zones, Multi-Unit Residential (MR), Residential Mixed A (RMA), Residential Mixed B (RMB), and Residential Mixed C (RMC). The new zones would use the same geographies as the current zones, although some zones would be renamed and some merged. ZMA2022-0004 will include the following zone changes.

- R1 is renamed MR.
- All lots in the current R2 zone will be changed to the RMA zone.
- All lots in R4 and R5 will change to the RMB zone.
- All lots in the R7 and R10 zone will become RMC.

Boundaries for all other zones would remain the same.

Development Code changes (TA2022-0002)

Allowed uses

Changes to allowed uses would include:

MR (formerly R1). New single-detached dwellings no longer would be permitted, but existing single-detached homes could be expanded or rebuilt if destroyed. See Table 20.05.20.A, Footnote 1, and Table 20.05.15., Footnote 17, in the proposed code.

RMA (formerly R2). All middle housing types would be allowed in this zone.

RMB (formerly R4 and R5). All middle housing types would be allowed in this zone. New self-storage facilities no longer would be permitted in the current R4. Temporary living quarters would be conditionally allowed in the current R5.

RMC (formerly R7 and R10). All middle housing types now would be allowed in this zone.

NS, CS, CC, GC. Single-detached dwellings no longer would be permitted (existing homes are permitted and could be expanded or rebuilt if destroyed). See table 20.10.20.A, Footnote 10.

RC-E, TC-MU, TC-HDR, SC-MU, SC-HDR. Single-detached dwellings no longer would be permitted (existing homes are permitted and can be expanded or rebuilt if destroyed, see Table 20.20.20.A, Footnote 6). Footnote text that allowed Compact Detached Dwellings would be removed.

Minimum lot sizes and minimum density

Development code change would allow smaller lot sizes than currently allowed in RMA, RMB and RMC, as shown in Table 1. This would mean more lot divisions could take place to enable housing variety and would development potential if property owners in those zones decide to add additional homes to their property. Minimum residential density is proposed to be 7 units per acre for RMC, 10 units per acre for RMB and 17 units per acre for RMA.

Table 1: Minimum lot sizes in square feet

| Proposed zone | Townhouse | Single-detached and duplex | Triplex and quadplex | Cottage cluster |
|---------------------------|-----------|----------------------------|----------------------|-----------------|
| Residential Mixed A (RMA) | 1,100 | 2,000 | 3,500 | 7,000 |
| Residential Mixed B (RMB) | 1,300 | 3,500 | 4,000 | 7,000 |
| Residential Mixed C (RMC) | 1,500 | 5,000 | 5,000 | 7,000 |

In some cases, the Development Code changes also would allow smaller setbacks (the distance between the lot lines and the structures on a lot); limit the amount of floor area on the site (basically, the amount of livable floor space within buildings on a lot); change minimum off-street parking requirements; and modify other regulations regarding residential development. Other proposed amendments involve site and building design for single-detached homes and middle housing, including requirements for outdoor open space and tree planting. Proposed amendments also delete solar access standards and revise standards for manufactured homes and planned unit developments.

Proposed Comprehensive Plan changes (CPA2022-0004)

The Comprehensive Plan includes the cities goals and policies that provide the future vision and development direction for the city. The Comprehensive Plan includes a Land Use Map that designates land use districts for all lots in the city. It is available at <https://www.beavertonoregon.gov/DocumentView.aspx?DID=876>

CPA2022-0004 proposes the following changes to the map:

- The “Low Density Neighborhoods” designation is proposed for deletion and the geography merged the “Standard Density Neighborhoods” geography.
- “Standard Density Neighborhoods” is renamed “Lower Density Neighborhoods” and proposed to cover the geography currently covered by “Low Density Neighborhoods”. Zones that can be applied property to implement “Lower Density Neighborhoods” are RMB and RMC.
- For “Medium Density Neighborhoods,” zones that can be applied to property are proposed to change to RMA and RMB.
- For “High Density Neighborhoods,” zones that can be applied to property are proposed to change to MR.

CPA2022-0004 also includes some policy changes and minor modifications to reflect changes in wording in the Development Code.

Additional information is available at www.BeavertonOregon.gov/HOP.

This document is available in other languages and formats upon request

Este documento está disponible en otros idiomas y formatos para quien lo solicite

本文档是可用在其他语言和格式

Tài liệu này có sẵn trong các ngôn ngữ khác và các định dạng theo yêu cầu

توفر هذه الوثيقة باللغات و غيرها من الأشكال بناءا على طلبها

이 문서는 요청에 따라 다른 언어와 형식으로 사용할 수 있습니다

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