



CITY OF BEAVERTON
Community Development Department
Planning Division
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NOTICE OF PUBLIC HEARING

Hearing Date: October 6, 2021

Hearing Body: Planning Commission

Project Name:

Jenkins Road Comprehensive Plan and Zoning Map Amendments

Case File Nos.:

CPA2021-0003 and ZMA2021-0002

Summary of Application:

The City of Beaverton proposes to amend the City Comprehensive Plan Land Use Map and the Zoning Map to apply City land use and zoning designations to two parcels that are currently annexing into the City of Beaverton and the right of way abutting the subject properties along SW Castlewood Street and SW Ecole Avenue. The properties are currently designated Washington County R-24.

This proposal would also change the City land use and zoning designations to the centerline of the SW Jenkins Road right of way abutting the site. SW Jenkins Road is currently assigned the Interim Washington County land use designation and zone.

The proposed amendment to the Land Use Map (CPA2021-0003) would apply the city's High Density Neighborhoods land use designation. The proposed amendment to the Zoning Map (ZMA2021-0002) would apply the city's R1 Residential Urban High Density zone. Uses that could be allowed with the High Density Neighborhoods designation and R1 zone include, but are not limited to, Attached and Detached Residential Dwellings, Accessory Dwelling Units, Home Occupations, Residential Care Facilities, and Community Gardens.

Project Location:

The site is at 13655 SW Jenkins Road, specifically identified as Tax Lots 00101 and 00106 on Washington County Tax Assessor's Map 1S109BA.

Zoning & NAC:

The subject properties are currently zoned Washington County R-24 and abut the Central Beaverton NAC. SW Jenkins Road is currently assigned the Interim Washington County zone.

Applicable Approval Criteria:

Comprehensive Plan Section 1.5.1.B Annexation-Related Quasi-Judicial Comprehensive Plan Amendments; Development Code Section 40.97.15.4 Discretionary Annexation Related Zoning Map Amendment.

Hearing Time and Place:	City Council Chambers, First Floor, Beaverton Building, 12725 SW Millikan Way, beginning at 6:30 p.m. on October 6, 2021 Note: Public Hearings are being held remotely. See information below.
Staff Contact:	Lina Smith, Associate Planner 503-526-2652 / lsmith@beavertonoregon.gov
How to Participate	<p>Given the current COVID-19 crisis 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:</p> <ul style="list-style-type: none"> • In writing via email to the project planner lsmith@beavertonoregon.gov or mailboxcddplanning@beavertonoregon.gov • In writing via mail to the 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 • In person on a video link. The Planning Commission Meeting can be viewed from the Beaverton Building Council Chambers, and in-person public hearing testimony may be provided on a computer set up in the Beaverton Building.

NOTE: The City of Beaverton has declared a State of Emergency due to COVID-19 and the Community Development Department is closed to the public until further notice. The Community Development Department is evaluating temporary changes to processes and procedures to respond appropriately to the COVID-19 State of Emergency and is committed to ensuring that the land use review process continues to fulfill the requirements of state and local law while protecting the health and wellbeing of the community.

Pursuant to Section 50.88 of the Beaverton Development Code, for written comments or exhibits to be submitted by staff at the hearing, they must be received by the project planner no later than 4:30 p.m. on the day of the scheduled hearing. **To be made a part of the written staff report, correspondence needs to be received by September 24, 2021.** All written testimony provided prior to the meeting will be provided to the Planning Commission prior to their decision. Please reference the Case File Number and Project Name in your written comments. Comments are encouraged to be provided via email to the project planner.

A copy of all documents and evidence submitted by or on behalf of the applicant, and applicable review criteria, are available for inspection. Please contact the project planner for more information or to view documents electronically. A copy of the staff report will be available for inspection at no cost at least seven calendar days before the hearing. A copy of any or all materials will be provided at a 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 decision on the development application after the hearing closes. 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 available at any public meeting or program with 72 hours advance notice. To request these services, contact Lina Smith by calling 711 503-526-2652 or email lsmith@beavertonoregon.gov.

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

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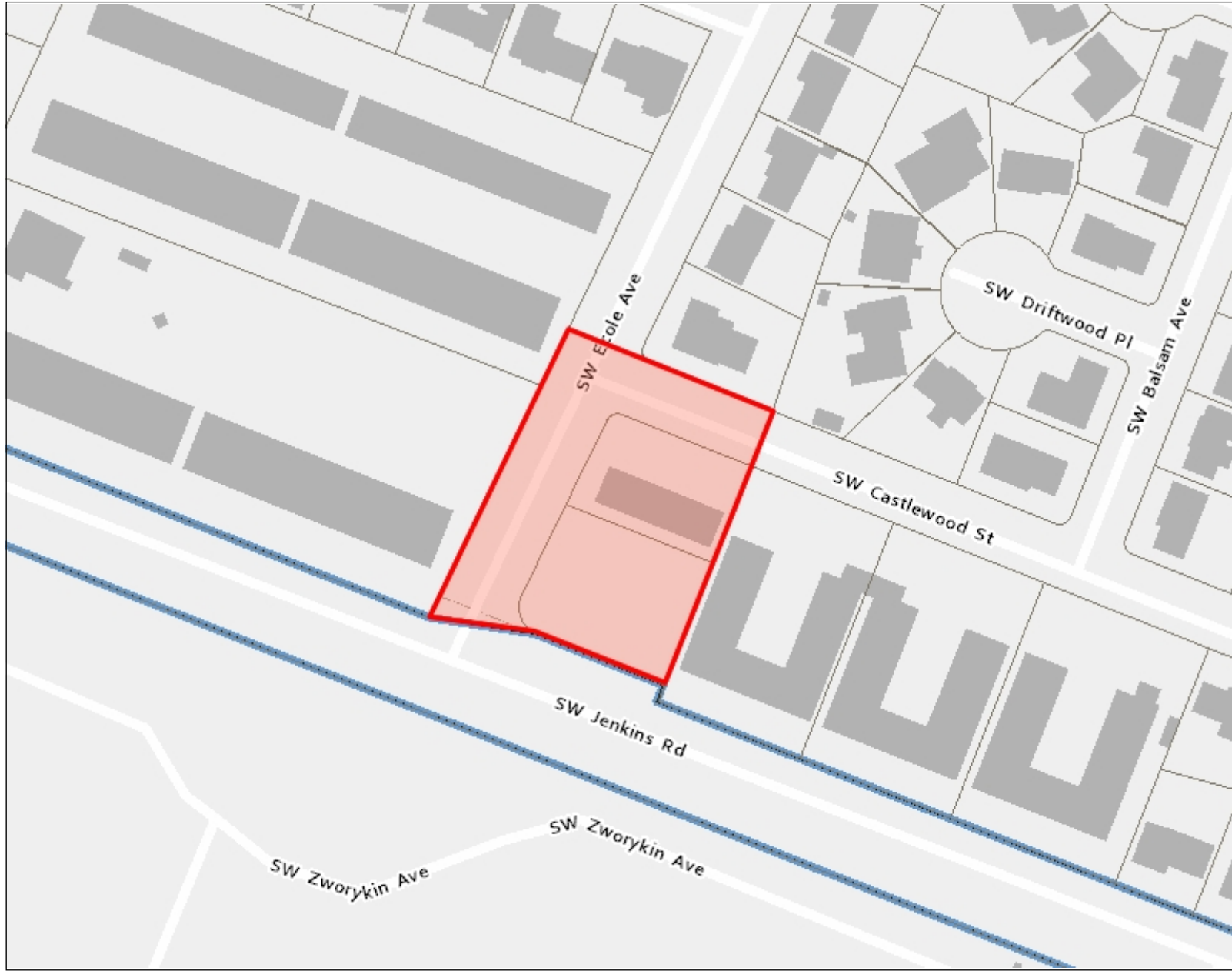
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Этот документ доступен на других языках и форматах по запросу

JENKINS ROAD ANNEXATION



Legend

-  Washington County Taxlots
-  Beaverton City Limits
-  Proposed Annexation Area

Notes



Report Date: 08/20/2021

The information supplied in this application represents the best data available at the time of publication. City of Beaverton GIS makes no claims, representations, or warranties as to its accuracy or completeness.