



CITY OF BEAVERTON
Community Development Department
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PUBLIC HEARING

Hearing Date: **December 14, 2022** Hearing Body: **Planning Commission**

Project Name:	SHELTER CODE PROJECT TEXT AMENDMENT
Case File No.:	TA2022-0004
Summary of Application:	The City of Beaverton proposes to amend the Beaverton Development Code to change where and how shelters will be allowed in Beaverton. Proposed Development Code amendments allow shelters in all zoning districts citywide and require that new land use applications include public noticing as part of the review process. New definitions are created for mass shelter and domestic violence shelter, and some existing definitions are updated for additional clarity.
Applicable Location:	Citywide
Zoning & NAC:	All zoning districts and Neighborhood Association Committees
Applicable Criteria:	Development Code Section 40.85.15.
Hearing Place and Time:	City Council Chambers, First Floor, Beaverton City Hall, 12725 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:	Jena Hughes, 503-430-4573 / jhughes@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: <ul style="list-style-type: none">• In writing via email to the project planner at jhughes@beavertonoregon.gov or mailboxceddplanning@beavertonoregon.gov• In writing via mail to the project planner at PO Box 4755, Beaverton, OR 97076• Join Zoom Webinar 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.

Due Date for Written Comments: 4:30 p.m. December 14, 2022

For all written comments submitted to the Planning Commission, please reference Case File Number TA2022-0004 and Project Name SHELTER CODE PROJECT TEXT AMENDMENT. Comments are encouraged to be provided via email to jhughes@beavertonoregon.gov.

Written comments, emails or exhibits submitted prior to the hearing must be received no later than **4:30 p.m. December 14, 2022**. Mailed written comments to the Commission should be sent to the attention of Jena Hughes, Planning Division, PO Box 4755, Beaverton, OR 97076. For mailed comments more than two pages, provide 10 copies. If you decide to submit written comments or exhibits during the Planning Commission public hearing, all submittals must include no fewer than 10 complete copies of the materials being submitted.

You are receiving this notice to advise you of a proposed ordinance action. Section 50.50.2 of the Beaverton Development Code requires the City to provide written notice of a proposed ordinance action to the applicant, affected Neighborhood Association Committees, relevant Washington County Community Participation Organizations chairs, the Beaverton Committee for Community Involvement chair, Washington County, Metro, the State of Oregon, and owners of property within the City for which the proposed ordinance, if adopted, may in the Director's opinion 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.

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

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.

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.

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 Jena Hughes at 711-503-430-4573 or jhughes@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

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

توفر هذه الوثيقة باللغات وغيرها من الأشكال بناءا على طلبها

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Information about the Shelter Code Project

What is the Shelter Code Project? The Shelter Code Project is considering updates to the Beaverton's development rules to clarify where and how the city will allow different types of shelters, including for people experiencing homelessness, survivors of domestic violence, folks without air conditioning in a heat wave, and those displaced by wildfire or other disaster.

Why is this important? In 2022, Washington County counted 808 people experiencing homelessness. Twenty-eight percent of those experiencing homelessness were without shelter. The actual need is significantly undercounted. While shelters alone are not enough to end homelessness, they play a critical role in saving lives and connecting people to services and permanent housing.

The community has long identified the need for a year-round shelter and for supporting individuals experiencing homelessness, as described in the city's Diversity Equity and Inclusion Plan, Housing Five-Year Action Plan, and Community Vision Plan. By changing the rules to provide a clear path for allowing year-round shelters, we can help achieve this goal.

Where are we now? Based on community and decision-maker input heard over the past year, city staff created a preferred approach for developing new shelter rules. City Council reviewed and discussed the preferred approach and draft rules in June and November. After the Dec. 14 Planning Commission public hearing, the City Council is scheduled to consider adoption of the new rules in February 2023.

What's in the proposed shelter rules?

A summary of the proposed rules is below. For more details, please visit the project website at www.beavertonoregon.gov/658/Shelter-Code-Project.

Clearly defining different types of shelters

- Clear definitions will be created for **Domestic Violence Shelters** and **Mass Shelters** that operate on a permanent or year-round basis to clarify where and how they are allowed in the code.
- Definitions relating to **Emergency Shelters** will be updated to make these types of shelters easier to open when needed and during emergencies beyond severe heat or cold weather, such as earthquakes and wildfire smoke. Rather than relying on specific temperature thresholds or specific months of the year, the City Manager would determine when and how these life-saving shelters can open.

Allowing shelters in all zones

- Shelters are proposed to be **permitted citywide** in all zoning districts including commercial, multiple use, residential, industrial, and downtown. This approach will allow for the most flexibility in terms of finding available and affordable sites that can best serve shelter clients. To view Beaverton's zoning map, visit: gis.beavertonoregon.gov/BeavertonSearch

Implementing design standards

New buildings are required to follow design standards in order to be approved. This impacts elements on the exterior of the building or on the property, such as building design, open space, parking, setbacks (or how far the building is from the property line), buffers (like trees or plants), and other elements.

- Shelters will be required to **follow the same design standards** as other uses in the area. This will help shelters blend into the surrounding neighborhood and ensure shelters are held to the same level of quality as other buildings in the same zone.
- Existing design standards include setbacks and buffer requirements that provide **separation and privacy when shelters are next to housing** in a residential zone and when shelters in a non-residential zone are next to residential zoning. Setbacks are the minimum distance between the shelter and the front, side, or rear property lines. Buffers are a type of landscaping (such as trees, shrubs, or fencing) that can provide visual screening between two properties.
- Shelters will not have minimum parking requirements so that service providers have more **flexibility** to design the site that best suits their program.

How shelters will be reviewed

Before a new shelter can be permitted, it will be reviewed to ensure it meets all approval criteria. The flow chart below shows the draft land use process.



*Domestic Violence shelters will be exempt from noticing requirements

- Applications for new shelters will go through a **Type 2 land use review**. Staff must approve the application if it meets the clear and objective criteria. A land use review will be required when a new shelter is being constructed, when major changes are proposed to the site, and when a new shelter is moving into an existing building.
- **A public notice** will be sent to neighbors when a new shelter is being proposed (including new and existing buildings), except for shelters that serve survivors of domestic violence to help protect clients' privacy.
- **If there are any appeals** of the land use decision, there will be a public hearing in front of City Council.