



CITY OF BEAVERTON
Planning Division
Community Development Department
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STAFF REPORT

Report date: March 23, 2022

Application/project name: Beaverton School District Long-Range Facility Plan Update and Chapter 1 Comprehensive Plan Amendment

Application Numbers: CPA2022-0003

Proposal: The City proposes to amend the Beaverton Comprehensive Plan to adopt the 2021 Beaverton School District Long-Range Facility Plan by reference. In addition, the City proposes minor revisions to Comprehensive Plan Chapter 1 intended to 1) clarify the Planning Commission's role in the legislative process as a recommendation-making body to the City Council, 2) correct existing scrivener's errors, and 3) allow the Community Development Director to correct scrivener's errors administratively in the future. The applicable approval criteria for amending the Comprehensive Plan can be found in Comprehensive Plan Section 1.5.

Proposal location: Citywide

Applicant: City of Beaverton

Recommendation: Staff recommend the Planning Commission review the proposal, take public testimony, deliberate on the proposal, and make a recommendation of approval to City Council.

Hearing information: 6:30 p.m. March 30, 2022, online and at City Hall, 12725 SW Millikan Way. See options for viewing meeting and providing testimony at:
<https://www.beavertonoregon.gov/291/Agendas-Minutes>

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Exhibits

Exhibit 1. Materials submitted by Staff

- Exhibit 1.1 Analysis Table of Proposed Amendments to the Comprehensive Plan
- Exhibit 1.2 Proposed Comprehensive Plan Text
- Exhibit 1.3 2021 Beaverton School District Long-Range Facility Plan

Exhibit 2. Public Comments

None Received

CPA2022-0003 Comprehensive Plan Amendment Background and Summary

The need for and location of schools is closely related to residential development and housing densities. Beaverton School District #48J (the District) is responsible for providing public schools in Beaverton. To assist with monitoring enrollment potential, the city provides the District with information on development proposals that may potentially impact a present or future school site and the capacity of existing schools.

Oregon Revised Statute (ORS) 195.020 requires the City to initiate planning activities with a school district. ORS 195.110 requires that school districts with an enrollment of over 2,500 students adopt a School Facility Plan to identify school facility needs based on population growth projections as well as land use designations contained in local government comprehensive plans. Beaverton School District serves well over 2,500 students and is obligated to comply with ORS 195.110.

State Statute (ORS 195.110(9)(a)) requires the City to accept the District's formally adopted school capacity criteria as its own for purposes of evaluating applications for a Comprehensive Plan amendment or for a residential land use regulation amendment. ORS 195.110(13) allows the City to deny a residential development request based on a lack of school capacity.

The 2010 Beaverton School Facility Plan is currently a supporting document to the City of Beaverton Comprehensive Plan and is adopted by reference. Beaverton School District adopted the Beaverton School District Long-Range Facility Plan on May 26, 2021. Adoption of the Beaverton School District Long-Range Facility Plan 2021 satisfies the City's obligations under ORS 195.110.

This Comprehensive Plan Amendment also proposes minor revisions to Comprehensive Plan Chapter 1 to 1) clarify the Planning Commission's role in the legislative process as a recommendation-making body to the City Council, 2) correct existing scrivener's errors, and 3) allow the Community Development Director to correct scrivener's errors administratively in the future. Proposed changes to Chapter 1.1.1 and 1.1.2 would eliminate redundant language regarding public hearing procedures that is already included, and more appropriately located, in Chapter 1.4 (Notice Requirements) and 1.6 (Hearings Procedures). Staff notes that the city's notice provisions are consistent with Oregon State law per ORS 197.610(6) and OAR 660-018-0045(3) which require renoticing a proposed comprehensive plan or land use regulation if, after submitting the materials to DLCD, the proposed change is altered to such an extent that the materials submitted no longer reasonably describe the proposed change. Proposed changes to Chapter 1.1.1 also help clarify the Comprehensive Plan amendment process and Planning Commission's advisory role to City Council.

CPA2022-0003 ANALYSIS AND FINDINGS FOR A COMPREHENSIVE PLAN AMENDMENT

CPA2022-0003 Comprehensive Plan Amendment Procedures and Approval Criteria

Section 1.1.1 establishes procedures for city-initiated amendments of the Comprehensive Plan, stating that amendment requests shall be submitted to the Community Development Director for preparation and analysis for a Planning Commission public hearing or City Council consideration. The Planning Commission and City Council have the right to accept, reject or modify any specific request for amendments in accordance with the city's policies and procedures.

Section 1.3 identifies legislative amendments to the Comprehensive Plan text or map as those having a generalized nature that are initiated by the city, and which apply to an entire land use map category or a large number of individuals or properties, or that establish or modify policy or procedure. Legislative amendments include additions or deletions of text or land use map categories.

Section 1.4.1 establishes the notice requirements for legislative amendments including: inter-agency notice of the initial hearing to the Department of Land Conservation and Development (DLCD), as well as to Neighborhood Association Committees (NACs) and Beaverton Committee for Community Involvement (BCCI); publication in a newspaper of general circulation; posting in Beaverton City Hall and the Beaverton City Library; and posting on the city's website.

Section 1.5.1 outlines the criteria for legislative amendment decisions. For the proposed comprehensive plan amendments, the findings are as follows:

Section 1.5.1.A.1

The proposed amendment is consistent and compatible with relevant Statewide Planning Goals and related Oregon Administrative Rules

FINDING:

Of the 19 Statewide Planning Goals, staff finds that the following goals are directly relevant to the proposed amendment: Goal 1 (Citizen Involvement), Goal 2 (Land Use Planning), Goal 8 (Recreational Needs), Goal 9 (Economic Development), Goal 10 (Housing), , Goal 11 (Public Facilities and Services), Goal 12 (Transportation), and Goal 13 (Energy Conservation).

Goal 1 Citizen Involvement: To develop a citizen involvement program that ensures the opportunity for citizens to be involved in all phases of the planning process.

The Beaverton Citizen Involvement Program adopted by Resolution 2229 in 1980 established a formalized public participation program for the BCCI that provides a method by which the committee and other community members can communicate their opinions

and inquiries about city matters, including the planning process. The proposed amendment is subject to the public notice requirements of the Comprehensive Plan. At the public hearing, the Planning Commission will consider written or oral testimony before making a recommendation to City Council.

Consistent with procedures outlined in the Beaverton Comprehensive Plan, notice of the proposed amendment was sent to all NAC chairs, the Chair of the BCCI, Washington County's Department of Land Use and Transportation, Metro, and DLCD. Copies of the hearing notice were posted at City Hall and the City Library and published in the newspaper, consistent with noticing requirements. A notice was also posted on the city's website. Staff finds that the City has provided adequate notice and opportunity for public involvement. Furthermore, the comprehensive plan amendment itself includes updates to clarify the hearings procedures for legislative and quasi-judicial amendments, which will improve the transparency and predictability of the decision-making process. Therefore, staff finds that the comprehensive plan amendment is consistent with Goal 1.

Goal 2 Land Use Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual basis for such decisions and actions.

Changes to the Beaverton Comprehensive Plan require a Type 4 review process, which includes noticing and a public comment period, prior to a hearing before the Planning Commission. The hearing is open to the public and includes an opportunity to receive public testimony. At the conclusion of the hearing, the Planning Commission can continue the hearing to a later date, keep the record open for more information or make a recommendation to the City Council, the ultimate decision-making authority. Prior to adoption of the Comprehensive Plan amendments, the City Council will consider all the evidence in the record, including any testimony provided at the Planning Commission hearing and any recommended changes to the proposal.

The proposed comprehensive plan amendment fits within the established process and framework. The findings contained within this report establish an adequate factual basis for the proposal. Therefore, staff finds that the comprehensive plan amendment is consistent with Goal 2.

Goal 8 Recreational Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Goal 8 requires cities to consider the recreational needs of Oregon's citizens. The 2021 Beaverton School District Long-Range Facility Plan addresses the efficient use of school sites and consideration for providing sufficient fields, outdoor recreation space, and the operation of indoor recreational and instructional spaces. Therefore, staff finds the criterion is met.

Goal 9 Economic Development: To provide adequate opportunities throughout the state for a variety of economic activities vital to health, welfare, and prosperity of Oregon's citizens.

Goal 9 requires cities to consider economic activities vital to the health, welfare, and prosperity of Oregon's citizens. Comprehensive plans for urban areas are required to include, among other things: an analysis of economic patterns, potentialities, strengths, and deficiencies; policies concerning economic development; and land use maps that provide for at least an adequate supply of sites for a variety of industrial and commercial uses. The Comprehensive Plan demonstrates compliance with Goal 9.

The 2021 Beaverton School District Long-Range Facility Plan addresses ORS 195.110(5)(a)(D) which requires that school districts include in their Long-Range Facility Plan: "Financial plans to meet school facility needs, including an analysis of available tools to ensure facility needs are met." The School Facility Plan addresses capital financing, including the financing tools available to the school district and its capacity for generating capital resources. The School Facility Plan also includes a 10-year capital plan that identifies funding strategies for addressing the facility needs of the district. Therefore, staff finds that the criterion is met.

Goal 10 Housing: To provide for the housing needs of the citizens of the state.

Beaverton's Housing Needs Analysis (HNA) was published in October 2015. It demonstrated a need for all housing types in the 20-year period ending in 2035. This was true for both the current Beaverton city limits as well as the city limits plus the assumed urban service area, which is an area where it is assumed Beaverton will provide governance in the future. The state Department of Land Conservation and Development (DLCD) found it to be consistent with the requirements of Statewide Planning Goal 10.

Based on the findings in Beaverton's Housing Strategies Report in Volume II of the Comprehensive Plan, which includes the city's Buildable Lands Inventory and Housing Needs Analysis, Beaverton updated its Comprehensive Plan's Housing Element and Land Use Element to address the identified housing needs. DLCD also found these Comprehensive Plan changes consistent with the Statewide Planning Goals. In addition, the city successfully applied for an Urban Growth Boundary expansion in 2018 and is currently planning for the 1,200-acre Cooper Mountain expansion area.

The proposed comprehensive plan amendments are intended to adopt the 2021 Beaverton School District Long-Range Facility Plan, and update Beaverton Comprehensive Plan Chapter 1 for increased clarity. As stated below in response to the goals and policies in Chapter 4 (Housing) of the Comprehensive Plan, the proposal will not negatively impact the ability of the City to meet its share of the housing needs. However, the amendment does improve the clarity and transparency of procedures for amending the Comprehensive Plan.

Goal 11 Public Facilities and Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

The primary purpose of the 2021 Beaverton School District Long-Range Facility Plan is to evaluate the adequacy of existing educational facilities within the context of current educational objectives, plan for future capital improvements for those facilities as needed, and address how student populations will be accommodated over the next 10 years. The School Facility Plan provides a strategic framework for management of Beaverton School District's facilities over time, such that they continually support the ongoing success of District's students, staff, and community. The School Facility Plan includes an analysis of existing facilities including age, condition, energy use, deferred maintenance, and recent capital expenditures. It also includes an analysis of facility utilization as well as capital financing and a 10-year capital plan. Staff finds that the criterion is met.

Goal 12 Transportation: To provide and encourage a safe, convenient, and economic transportation system.

The 2021 Beaverton School District Long-Range Facility Plan includes a Future Study to explore the long-term future of educational need and facility delivery in the district. The School Facility Plan includes various facility management strategies related to the utilization of school sites and a description of the opportunities offered by each approach. Implications associated with increased or decreased busing of students is assessed as part of the Future Study.

The School Facility Plan also provides a facility condition assessment that includes the school district's four transportation facilities. Within the context of identifying future school sites, the plan addresses parking and bus requirements. An analysis of the alternatives to new construction discuss that the adjustment of attendance boundaries could potentially lead to increased busing requirements. Staff finds that the criterion is satisfied.

Goal 13 Energy Conservation: To conserve energy.

The 2021 Beaverton School District Long-Range Facility Plan evaluates energy performance by facility. The Energy Use Intensity (EUI) metric is used to evaluate which facilities will provide the most return on investment in terms of energy improvement. Facilities have been scored on a scale of one to five to assess the greatest opportunities for improvement. Staff finds that the criterion is satisfied.

State Land Use Goal Compliance Summary: Staff finds that the proposed comprehensive plan amendments comply with applicable Statewide Planning Goals and Oregon Administrative Rules.

Conclusion: Staff finds the criterion is therefore met.

Section 1.5.1.A.2

The proposed amendment is consistent and compatible with the applicable titles of the Metro Urban Growth Management Functional Plan and the Regional Transportation Plan.

FINDING:

Metro's 2040 Growth Concept establishes a vision for the preferred form of regional growth and development. To implement the 2040 Growth Concept, Metro established two functional plans – the Urban Growth Management Functional Plan (Functional Plan) and the Regional Transportation Functional Plan (RTFP). The Functional Plan is the general implementation tool for achieving the goals and objectives in the 2040 Growth Concept. The RTFP is the primary implementation tool for transportation-related policies. As described in Section 5(e)(2) of the Metro Charter, the Functional Plan requires that cities update comprehensive plans and implementing regulations to comply with regional policies. The Functional Plan currently includes 11 Titles. The applicable Titles of the Functional Plan (Chapter 3.07) are addressed below, along with findings for the RTFP.

Title 8: Compliance Procedures

Title 8 establishes a process for determining whether city or county comprehensive plans and land use regulations substantially comply with requirements of the Functional Plan and requires cities to submit proposed comprehensive plan amendments to Metro for their review. Metro requires the city to submit the proposed amendment to Metro at least 35 days before the first evidentiary hearing, which is the Planning Commission hearing. The city provided the notice on February 22, 2022, more than 35 days before the Planning Commission hearing. The city has not received any comments from Metro. The proposed amendment complies with this title.

Regional Transportation Functional Plan

Title 5 of the RTFP addresses the amendment of comprehensive plans. However, the proposed amendment does not include:

- 1) any proposed changes to the Transportation Element (Chapter 6),
- 2) any proposed changes to the Transportation System Plan (TSP), or
- 3) new development; therefore, approval criteria A-E in Title 5 are not applicable.

In addition, the requirements and findings for Statewide Planning Goal 12 are applicable to the RTFP. As stated below in the TPR findings under Goal 12, the proposal will not significantly affect the transportation system.

The city's 2035 TSP was adopted in 2010 with full review by Metro for consistency with the 2035 Regional Transportation Plan (RTP). The Transportation Element will be amended in the next two to three years to ensure compliance with Metro's updated RTP, now known as the 2018 Regional Transportation Plan.

Conclusion: Staff finds that the proposed comprehensive plan amendments are consistent with the applicable provisions of the UGMFP and the RTP. Therefore, staff finds the amendment meets the criteria for approval.

FINDING:

OAR (Oregon Administrative Rules) 660-012-000 through 660-012-0070, referred to as the Transportation Planning Rule (TPR), provide guidance on compliance with Statewide Planning Goal 12. A Transportation System Plan (TSP), adopted pursuant to OAR Division 12, fulfills the requirements for public facilities planning required under ORS (Oregon Revised Statute) 197.712(2)(e), Goal 11 and OAR Chapter 660, Division 12 as they relate to transportation facilities. Volume IV of the Comprehensive Plan contains the City's adopted TSP, effective October 21, 2010.

The proposed amendment does not: 1) change the functional classification or standards implementing a functional classification system; 2) change any land use designations, zoning, or development regulations; 3) change anything that would result in types or levels of travel or access that are inconsistent with the functional classification of an existing or planned transportation facility; or 4) degrade performance of an existing transportation facility.

Conclusion: Staff finds that the proposed amendments will not result in "significant effects" to a transportation facility, defined by OAR 660-012-0060, that would require additional steps to put land use and transportation in balance.

Section 1.5.1.A.3

The proposed comprehensive plan amendment is consistent with the City's Comprehensive Plan and other applicable local plans.

FINDING:

Beaverton's Comprehensive Plan provides policy direction on matters related to future growth and physical development of the city including land use, economy, transportation, housing, natural resources, and other relevant topics. Oregon state law requires all cities and counties to prepare and adopt comprehensive plans that are consistent with Statewide Planning Goals. The applicable chapters of the Comprehensive Plan are addressed below.

Chapter 2: Community Involvement Element

Goal 1: The Planning Commission, City Council, and other decision-making bodies shall use their best efforts to involve the community in the planning process.

Following the procedures outlined in Section 1.4.1, notice of the proposed amendment was sent to all NAC chairs, the Chair of the BCCI, Washington County's Department of Land Use and Transportation, Metro, and the Department of Land Conservation and

Development. Copies of the hearing notice were posted at City Hall and the City Library, and published in the newspaper, consistent with Beaverton Comprehensive Plan requirements. A notice was also posted on the city's website.

Chapter 3: Land Use

Goal 3.1.1. Encourage development and land use patterns that support a variety of transportation options

Policy b) Encourage development and programs that reduce the need for vehicle use and ownership.

The 2021 Beaverton School District Long-Range Facility Plan addresses the need to provide schools throughout the city as well as the areas of lower enrollment and strategies to help increase bussing of students.

Goal 3.2.1 Provide for thoughtful and strategic infill and redevelopment

Policy b) Encourage and support quality redevelopment in target areas that is consistent with city goals.

The 2021 Beaverton School District Long-Range Facility Plan includes analysis to prioritize the redevelopment of schools to ensure that neighborhoods have access to education.

Goal 3.3.1 Promote sustainable development, resilience, and resource protection

Policy c) Encourage and incentivize sustainable building and site design approaches that minimize environmental impacts of the build environment while creating healthy, safe places for people to live, work and play through:

- i. Energy conservation and renewable energy
- ii. Reducing resource consumption and waste
- iii. Reducing water consumption and wastewater generation, including use of non-potable water systems where appropriate
- iv. Integration of storm water and natural systems
- v. Protecting and supporting human health
- vi. Designing for adaptability over time

Policy e) Increase the resiliency of the build environment by:

- i. Promoting retrofits to existing buildings and public facilities to increase the likelihood that buildings will stand and people can remain in place.

- ii. Increasing awareness of natural hazard risks and the value of mitigation and preparedness measures
- iii. Encouraging the design of new public buildings to provide safe gathering spaces in the event of a natural disaster or other major emergency event
- iv. Promoting the design of new buildings and infrastructure to withstand a natural disaster with minimal or no repair

This goal sets policies for development that mitigates and adapts to climate change impacts, reduces energy and resource consumption in buildings, reduces the energy and fossil fuel consumption associated with transportation, connects people to the environment, protects people, anticipates natural events and disasters, and improves the community's ability to prepare for, adapt to, and recover from potential shocks and stresses. Policies 'c' and 'e' address energy conservation and retrofitting existing buildings.

The 2021 Beaverton School District Long-Range Facility Plan evaluates energy performance by facility. The Energy Use Intensity (EUI) metric is used to evaluate which facilities will provide the most return on investment in terms of energy improvement. The plan also assesses the condition of school facilities, including seismic evaluations, for planning prioritization of facility improvements.

The Chapter 1 comprehensive plan amendments are procedural in nature. The comprehensive plan amendments do not change any development standards or resource standards.

Goal 3.6.1 Support pedestrian-oriented mixed use areas

Policy a) Provide a mix of commercial, residential, employment, and civic uses at relatively high densities to create vibrant, walkable areas where many activities can be accomplished on foot or by bike or transit.

The 2021 Beaverton School District Long-Range Facility Plan addresses the need to provide schools throughout the city. The Beaverton Development Code permits schools in mixed use areas.

Goal 3.7.1 Enhanced Commercial Centers and Corridors

Goal 3.7.2 Regional Commercial: Provide suitable locations for commercial uses that serve the broader region and require large sites, significant access and visibility

Goal 3.7.3 Community Commercial: Provide for commercial services that serve the surrounding community, with limited auto-oriented uses

Goal 3.7.4 Neighborhood Center: Provide opportunities for small-scale commercial development that serves adjacent neighborhoods

Goals 3.7.1 through 3.7.4 provide goals and policies for commercial centers and corridors. The comprehensive plan amendment applies city-wide and does not change the comprehensive plan designations or regulations affecting any lands currently designated as commercial use.

Goal 3.8.1 Complete and livable Neighborhoods

Policy g) Ensure integration of parks and schools into neighborhoods in locations where safe, convenient connections from adjacent neighborhoods on foot and by bike are or will be available.

The 2021 Beaverton School District Long-Range Facility Plan addresses walking, biking, and transit access to reduce vehicle demands.

Goal 3.9.1 Successful employment lands

Policy a) Emphasize and prioritize employment and industrial uses – ensure that other uses allowed within these plan designations support and do not detract from the desirability of these areas for employment and industrial uses.

The 2021 Beaverton School District Long-Range Facility Plan addresses the siting of current and future school locations. The Beaverton Development Code permits schools in employment and industrial use areas in limited circumstances.

Chapter 4: Housing

Goal 4.1.1 Provide an adequate supply of housing to meet future needs

Goal 4.2.1 Provide a variety of housing types that meet the needs and preferences of residents

Goal 4.3.1 Increase the supply of housing in and near Beaverton’s Downtown Regional Center

Goal 4.4.1 Encourage the development and preservation of fair and affordable housing

Goal 4.5.1 Ensure that Beaverton continues to be one of the most livable communities in the region

Chapter 4 of the Comprehensive Plan establishes goals and policies to help the city meet the housing needs of current and future residents in a manner consistent with the Comprehensive Plan’s major themes - livability, equity, sustainability, and resiliency. The comprehensive plan amendments apply city-wide and do not change the comprehensive plan designations or regulations affecting any currently designated residential use lands.

Chapter 5: Public Facilities and Services

Goal 5.3.1 Ensure long-term provisions of adequate urban services within existing City limits and areas to be annexed in the future.

Policy a) The City shall maintain agreements with special districts and the County to plan for the long-term provision of services within the City's Urban Services Area

Comprehensive Plan Chapter 5 identifies the Beaverton School District as the city's urban service provider for K – 12 schools. The comprehensive plan amendments adopt the 2021 Beaverton School District Long-Range Facility Plan by reference as a component of the Comprehensive Plan to ensure the long-term provisions of public schools within existing City limits and areas to be annexed in the future.

The comprehensive plan amendments adopt the 2021 Beaverton School District Long-Range Facility Plan by reference as a component of the Comprehensive Plan. The proposal does not affect existing provisions associated with storm water management, water service, or sanitary sewer systems.

Goal 5.7.1 Cooperate with the Beaverton School District in its efforts to provide the best possible educational facilities and services to Beaverton residents.

Policy a) The City shall encourage the School District to provide facilities that will adequately accommodate growth while recognizing the limited supply of buildable land in the city for such facilities.

Policy b) Schools should locate within or adjacent to residential districts for the convenience of those the facilities serve. However, public and private school proposals should be assessed for compatibility in order to assure that the stated purposes of the residential districts are not unnecessarily eroded.

Policy c) The City shall encourage the School District to provide for schools throughout the City in locations that are easily accessible to those they are intended to serve.

Policy d) The City shall work cooperatively with the School District in implementation of the Comprehensive Plan through the District's various programs, joint acquisition and development efforts

The comprehensive plan amendments adopt the 2021 Beaverton School District Long-Range Facility Plan by reference as a component of the Comprehensive Plan. Adoption of the School Facility Plan fulfills the city's obligations under ORS 195.020, which requires the City to initiate planning activities with a school district. ORS 195.110 requires that school districts with an enrollment of over 2,500 students adopt a School Facility Plan to identify school facility needs based on population growth projections as well as land use designations contained in local government comprehensive plans. Adoption of the School Facility's Plan demonstrates the City's cooperation with the

Beaverton School District in its efforts to provide the best possible educational facilities and services to Beaverton residents, thereby satisfying Comprehensive Plan Goal 5.7.1.

The comprehensive plan amendments adopt the 2021 Beaverton School District Long-Range Facility Plan by reference as a component of the Comprehensive Plan. The proposal does not affect existing provisions associated with parks and recreation, police protection, or fire and emergency medical services.

Chapter 6: Transportation

The goals and the policies in Chapter 6 generally address transportation needs, improvements, programming, funding priorities and maintenance. The comprehensive plan amendment does not change the classification of any existing or proposed transportation facility, does not change the standards implementing a functional classification system, does not address the design and use of public streets or manage the right of way, and does not change or require changes to the Transportation System Plan. The goals and policies of Chapter 6 are not affected by the comprehensive plan amendment.

Chapter 7: Natural, Cultural, Historic, Scenic, Energy and Groundwater Resources

The goals and policies in Chapter 7 address regulations and programs designed to protect natural, cultural, historic, scenic, energy and groundwater resources. The comprehensive plan amendment does not include any changes to the programs and regulations that implement the resource-protection goals in Chapter 7. The comprehensive plan amendment likewise does not address site design or design standards. For those reasons, the goals and policies in Chapter 7 are not applicable to the comprehensive plan amendment.

Chapter 8: Environmental Quality and Safety

Chapter 8 contains goals and policies intended to protect and maintain the condition of air, water, and land resources and to protect public safety by prohibiting or regulating development of land in hazardous areas or by managing the hazards to protect existing development. The comprehensive plan amendment does include any changes to the environmental quality and safety standards that implement the goals and policies in Chapter 8. Accordingly, the goals and policies in Chapter 8 do not apply to the comprehensive plan amendment.

Chapter 9: Economy

Chapter 9 contains goals and policies that establish approaches to help the city meet its current and future economic development needs in keeping with the Comprehensive Plan's major themes – livability, equity, sustainability and resiliency. The proposed amendment implements the 2021 Beaverton School District Long-Range Facility Plan by reference as a component of the Comprehensive Plan. The goals and policies of Chapter 9 do not apply.

Chapter 10: Community Health

Goal Improve the quality of the built and natural environments

Policy 1) Coordinate the development of complete neighborhoods that include neighborhood amenities, such as access to food, multiple modes of transportation (e.g. sidewalks, bike facilities, transit, safe routes to schools, automobile safety), medical care, and schools, for the health, safety, and welfare of all residents.

The goals and policies in Chapter 10 are intended to provide choices to Beaverton residents related to healthy food, physical activity, healthy environment, access to health care, access to quality educational services, and social safety net. Policy 1, as noted above, identifies schools as an element of complete neighborhoods. The 2021 Beaverton School District Long-Range Facility Plan addresses the siting of current and future school locations in addition to student equity and access to high-quality education.

Conclusion: Staff finds the amendments meet the criteria for approval.

Conclusion and Recommendation

Based on the facts and findings presented, staff offers the following recommendation for the conduct of the March 30, 2022, public hearing for CPA2022-0003, Beaverton School District Long-Range Facility Plan Update and Chapter 1 Comprehensive Plan Amendment.

- A. Conduct the public hearing and receive all public testimony relating to the proposal.
- B. Considering the public testimony and the facts and findings presented in the staff report, deliberate on policy issues and other issues identified by the Commission or the public.
- C. Recommend **APPROVAL** of comprehensive plan amendment application CPA2022-0003 Beaverton School District Long-Range Facility Plan Update and Chapter 1 Comprehensive Plan Amendment to the City Council.