

**From:** [e-citizen@consystency.net](mailto:e-citizen@consystency.net)  
**To:** [Lauren Russell](#)  
**Subject:** RE: [EXTERNAL] Interim County Zone parking DI2021-0003 - Following Up  
**Date:** Monday, January 24, 2022 6:24:10 PM

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Hello Lauren,

I was going to reply but thought my comments were too late to get in. If it can be allowed then yes please include it with the reminder I am only speaking as myself a resident of Beaverton. Also, to be clear, I am against allowing an exception to Beaverton's rules knowing full well that the property is built under one code but then will be moved. If so, then the property should be annexed first and then built. Finally, my apologies for the many typos. In rereading what I wrote there are an atrocious number of misspelling which is a bit of an embarrasment to be sure.

Thank You for the follow up and all your efforts!!!

Ernie Conway  
10150 SW Cynthia  
Beaverton, OR 97008

----- Original Message -----

Subject: RE: [EXTERNAL] Interim County Zone parking DI2021-0003 - Following Up  
From: Lauren Russell <[lrussell@beavertonoregon.gov](mailto:lrussell@beavertonoregon.gov)>  
Date: Fri, January 21, 2022 11:47 am  
To: "'[e-citizen@consystency.net](mailto:e-citizen@consystency.net)'" <[e-citizen@consystency.net](mailto:e-citizen@consystency.net)>

Hello Ernie,

I wanted to check back in with you as I am drafting the Director's Interpretation decision to find out if you want your previous email to be included as public testimony in the project record. If so, I will need a mailing address to ensure that you receive a copy of the decision.

Thank you,

**Lauren Russell**

Associate Planner | Community Development Department  
City of Beaverton | 12725 SW Millikan Way | Fourth Floor  
PO Box 4755 | Beaverton, OR 97076  
office: 503-526-3718 | cell: 503-278-0318  
[lrussell@beavertonoregon.gov](mailto:lrussell@beavertonoregon.gov) | [www.beavertonoregon.gov](http://www.beavertonoregon.gov)

**Please note:** I am working remotely at this time Monday through Friday 8:00 AM to 5:00 PM. You can reach me at 503-278-0318.



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**From:** Lauren Russell

**Sent:** Tuesday, January 4, 2022 10:06 AM

**To:** '[e-citizen@consystency.net](mailto:e-citizen@consystency.net)' <[e-citizen@consystency.net](mailto:e-citizen@consystency.net)>

**Subject:** RE: [EXTERNAL] Interim County Zone parking DI2021-0003

Hi Ernie,

If you would like to submit either your previous email or any subsequent email as public testimony for the Director's Interpretation application, please provide your mailing address. I will make sure that the testimony is added to the project record as a personal comment and not on behalf of any group.

Attached to this email, please find the applicant's submittal materials for the Director's Interpretation. These materials will also be added to the City's Development Projects website today.

The applicant applied for this Director's Interpretation to seek clarity before they annex into the city about how parking requirements will work for a site that would involve retaining the existing attached dwelling units that were permitted under the County and also constructing a new building containing attached dwelling units to be permitted under the City. Director's Interpretation applications may be submitted by anyone and do not have to be tied to a specific property.

As stated in the applicant's narrative, the applicant is requesting that the Director interpret the Development Code so that "upon and after annexation, existing lawfully established parking will become lawfully established nonconforming development, to the extent it does not conform to the City's off street parking standards in Section 60.30. Such parking may continue to rely on the applicable Washington County off-street parking standards, but new development on site must conform to the City of Beaverton's off-street parking standards."

The applicant's property is located at 11700 SW Butner Road. In 2020 they applied for a pre-application conference for this property. I have also attached those pre-app notes for your reference.

Please let me know if you have any additional questions. The best ways to reach me are email and my work cell at 503-278-0318.

Thank you,

**Lauren Russell**

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**From:** [e-citizen@consystency.net](mailto:e-citizen@consystency.net) <[e-citizen@consystency.net](mailto:e-citizen@consystency.net)>

**Sent:** Sunday, January 2, 2022 7:42 PM

**To:** Lauren Russell <[russell@beavertonoregon.gov](mailto:russell@beavertonoregon.gov)>

**Subject:** [EXTERNAL] Interim County Zone parking DI2021-0003

**CAUTION:** This email originated from outside the City of Beaverton. Exercise caution when opening attachments or clicking links from unknown senders.

Hello Lauren,

Speaking solely for myself and not representing any group, organization, board, commission, or agency, I'm curious what I need to submit regarding DI2021-0003?

The City of Beaverton notices do not typically have a lot of detail and this seems to be related to a property that is currently in unincorporated Washington County but that will be annexed by the city when the developer connects to the Beaverton Service District, but the developer does not want to have to address the annexation rules as other developers have. Is that correct?

There have been several discussions and examples in the past few years of property in unincorporated WashCo being bought by a developer, the existing home demolished and either replaced with a single larger home that fills the entire property, or subdivided into several lots and the new construction requires connection to services or in a location that requires annexation for road access, or service districts as part of Metro's goal to reduce that all areas inside the UGB should be annexed as a county is not designed to address municipality issues.

There is no information on where the property is or why the developer feels they are entitled to request this, but in the city's own "Your City" (January/February edition) on page 7 you explain that with all Beaverton's growth the demand for parking is on the rise. There is a new focus on parking meters in order to enforce the issue of vehicles overstaying the time limit of a parking space.

If the city reports in their own publication that the demand for parking is on the rise and more and more on-street parking issues come before the Traffic

Commission, it seems as though allowing a developer to not follow the City's rules before they become part of the city allows that developer to make more money without penalty, then hand over the issue to a property owner who will then ask CoB to solve the problem. Until Beaverton addresses a transit program that is more than just TriMet coverage, as well as completes many of the items listed in the Vision Committee's surveys, then it seems like allowing a developer an exemption from following the City's rules will simply allow them to create a situation that someone else will have to address.

I may be reading this incorrectly, and if so please correct me, but if the developer is asking to use more lenient building codes of a county when the building will be completed on more stringent rules of the city which are in place for a reason, then I would like to understand the reasoning this is coming up now given as I noted, all the other developers who are working with the city to do the best they can for our community!

Thank you,  
Ernie

PS: A reminder that I am not speaking or representing anyone except myself as a concerned citizen.