

Brittany Gada

From: Laura Forbes <laura.forbes@comcast.net>
Sent: Monday, August 15, 2022 12:58 PM
To: Brittany Gada
Subject: [EXTERNAL] Rooted Care: original permit

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

I called earlier this morning and left you voice mail regarding this.

I'm not sure where to send this series of questions, but I'll start with you. Please forward as appropriate. We would really like to have some answers before the meeting scheduled on Wednesday during which the Rooted Care expansion plans will be discussed.

These questions are beyond the scope of the immediate request which will be before the committee on August 17th. Therefore it will not be appropriate to bring these matters up during the short amount of time allocated in the community meeting. We still would like Beaverton City Planning's insight.

The Rooted Care expansion proposal has raised a lot of questions among us regarding how, within residential zoning, this property's owner got a 12 bedroom/12 bathroom expansion for elder care approved by the City of Beaverton in the first place. The resulting problems with traffic, double parking at a dangerous corner and overflowing trash bins have been with us for over 5 years now. Even if their request is denied, our existing problems will remain. Since this property and its problems are currently in the spotlight anyway, we in the neighborhood would like to get some clarification about the following:

1. We understand the owners were permitted this expansion as a routine change within the confines of their regular residential zoning. As surprised as we are, we do understand that a request to add 12 bedrooms and 12 bathrooms can be allowed under the residential zoning rules.

The neighbor to their immediate North is currently in the process of getting a permit to put in a garage. To move forward, he has been required to get written permission from all of the neighbors with whom he shares a property line, per the Beaverton City Planning Commission. Two of his neighbors live in Washington County and one lives in Beaverton. Is this permission a new requirement? Why would this requirement be placed upon a resident wishing to build something as benign as a regular garage with ample room all around but not have been applied to a major home expansion involving a two story building placed just 6 feet from the neighbor's fence? I would really like to see the documents showing this expansion was approved by any neighbor. To the contrary, the neighbors were having fits from the start.

2. Currently, the home is owned by one party. Care of the five residents is managed by another party under some business agreement with a separate care company. Employees and county care workers come and going to cover resident needs. Is this type of business arrangement allowed with current residential zoning? If I live in the City of Beaverton in a residential zone, am I permitted to rent out my home to a separate company for elder care while I go to live somewhere else?

3. We understand that caring for five unrelated people in a residential home is protected at the State level as a permitted use by right. But doesn't this require the family of caregivers to live there too?

4. This property was operated as a bed and breakfast for a time, which created a whole separate set of problems with transient traffic and trash in our established neighborhood. I now understand this was illegal because they didn't have the proper permits. As neighbors, what can we do to make sure this doesn't happen again? How are we to know if they have a permit or not? What is our recourse? Are these business operators facing any fines or back taxes for their previous illegal behavior?

5. The Tualatin Valley Fire and Rescue form which was submitted with the application for zoning change states under Project Description: "**Adaptive reuse** of a large single family dwelling for a 15 resident maximum residential care facility. The building was permitted and constructed under City of Beaverton permitting and inspections process **as an Adult Foster Care facility** within the last

8 years." First, this is NOT "adaptive reuse." This building was intentionally constructed for elder care, per the language referenced regarding the permit itself. What is specifically included in the referenced 'City of Beaverton permit' for 12 bedrooms/bathrooms on a residential lot that would have included elder care for 12 persons, if those 12 elder care patients in question would necessitate a completely different zoning for the property in the first place? Why would City of Beaverton permit and inspect a property (as stated) as a care home for 12 if the zoning didn't even support that use?

None of this adds up.

We are left with an unsightly building containing 15 bedrooms in total, rented out to a business. This is not residential. The property owner has no interest in living here as a resident. They have already engaged in illegal bed and breakfast activity, we have a trash, traffic and double parking problem. This is not residential. No one is accountable. None of this is in keeping with a residential zoning.

Please help us understand how we got to this point while the Beaverton City Planning Commission was monitoring and approving all of this.

Laura Forbes
503-297-9255

On 08/11/2022 9:03 AM Brittany Gada <bgada@beavertonoregon.gov> wrote:

Hi Laura,

The links to the applicant materials are working now. I checked all links, and they all load correctly. Please let me know if you have any more trouble and thank you again for bringing this to my attention.

Sincerely,

Brittany Gada, AICP

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