



MEMORANDUM

TO: Planning Commission

FROM: Anna Slatinsky, Planning Division Manager

DATE: June 8, 2020

SUBJECT: Charter Implementation Development Code Text Amendment (TA2021-0002)

This memo is provided to the Planning Commission to address two topics to inform consideration of the proposed text amendment to implement the 2020 Beaverton Charter through the Development Code.

First, updated findings are provided to better address Oregon Land Use Goal 10, provided in full below:

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 both for 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.

The proposed text amendment concerns the definition and roles of the City Manager and Mayor in Beaverton and land use review procedural requirements. The amendments to procedural requirements include improving the clarity and the transparency of procedures by clarifying the decision-maker for different land use application types and removing appeal of the Planning Commission recommendation to City Council, which is redundant with routine City Council review of Type 4 land use applications. As stated above 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, but will instead have a positive impact on the ability of the City to meet community housing needs.

Second, staff recommends that one part of the proposed text be removed from the proposal. Specifically, the proposed new Section 60.30.20, shown on page should be omitted from the text amendment. This section was incorporated in error, and is not related to implementation of the 2020 Beaverton Charter.