



MEMORANDUM

TO: Planning Commission

FROM: Anna Slatinsky, Planning Division Manager

DATE: July 12, 2021

SUBJECT: Updated Proposal for Land Use Ordinances Not Subject to Type 4 Process

At the hearing on June 9, 2021, Planning Commission voted to continue the hearing for TA2021-0003 Charter Implementation Text Amendment until July 14, 2021 to allow staff to update the proposed text amendment to address the processing of land use ordinances not subject to the Type 4 land use process. The updates address processing of Street Vacations, Non-Discretionary Zoning Map Amendments, Quasi-Judicial Zoning Map Amendments, and Discretionary Annexation Related Zoning Map Amendments. This memo summarizes the updates to the proposal, which are shown in full in Exhibit 1.6, Proposed Text, and Exhibit 1.5, Supplementary Analysis Table. In addition to providing a complete update of the full proposed text, Exhibit 1.6 corrects errors to Exhibit 1.3 published on June 2, 2021.

Pursuant to Oregon law, Street Vacation applications are reviewed under the Type 3 land use process, except that no hearing is held at Planning Commission, and the decision-maker is the City Council. The proposed text includes amendments to Chapters 40 and 50 to clarify this process.

Non-Discretionary Annexation Related Zoning Map Amendments are zoning map amendments that apply upon annexation when the Beaverton Comprehensive Plan Section 1.5.2, Table 1 identifies a Beaverton Land Use Designation and Zoning District that closely corresponds to the designations that were in place in Washington County. These are processed as Type 1 applications and adopted as ordinances by City Council, pursuant to the City Charter. The proposed text includes amendments to Chapter 50 to clarify this process.

Quasi-Judicial Zoning Map Amendments are proposed changes to the Zoning Map that affect a small number of properties. These are processed as Type 3 land use applications, reviewed by the Planning Commission which makes a recommendation to City Council and is adopted as an ordinance pursuant to the City Charter. The proposed text includes amendments to Chapters 40 and 50 to clarify this process.

Discretionary Annexation Related Zoning Map Amendments are zoning map amendments to properties for which the Beaverton Comprehensive Plan Section 1.5.2, Table 1 does not identify a Beaverton Zoning District that closely corresponds to the designations that were in place in Washington County. These are processed as Type 3 land use applications, and reviewed by the Planning Commission which makes a recommendation to City Council and is adopted as an ordinance pursuant to the City Charter. The proposed text includes amendments to Chapters 40 and 50 to clarify this process.