



Oregon

Theodore R. Kubongski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

3/5/2010

TO: Subscribers to Notice of Adopted Plan  
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Beaverton Plan Amendment  
DLCD File Number 021-09

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, March 18, 2010

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

\*NOTE: The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Leigh M Crabtree, City of Beaverton  
Gloria Gardiner, DLCD Urban Planning Specialist

<paa> N



FORM 2

DLCD

# Notice of Adoption

This Form 2 must be mailed to DLCD within 5-Working Days after the Final Ordinance is signed by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person  electronic  mailed

DATE  
STAMP

**DEPT OF**  
**FEB 25 2010**  
**LAND CONSERVATION  
AND DEVELOPMENT**

For Office Use Only

Jurisdiction: **City of Beaverton** Local file number: **CPA2009-0015**  
 Date of Adoption: **February 23, 2010** Date Mailed: **February 25, 2010**  
 Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: **October 28, 2009**  
 Comprehensive Plan Text Amendment  Comprehensive Plan Map Amendment  
 Land Use Regulation Amendment  Zoning Map Amendment  
 New Land Use Regulation  Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

**Amend Land Use Map designation for multiple (seven) tax lots from Neighborhood Residential – Standard Density (NR-SD) to Neighborhood Residential – Medium Density (NR-MD). The properties are currently zoned Urban Medium Density 2,000 Square Feet Per Dwelling Unit (R2) and developed with an approximate average of 4480 square feet per dwelling unit with duplexes. Amending the Land Use Map from NR-SD to NR-MD will align the Land Use designation and Zoning Map districts reflective of the existing development pattern of the properties.**

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **NR-SD** to: **NR-MD**

Zone Map Changed from: to:

Location: **SW Hillcrest Place, north of Hall Blvd., south of Denney Rd.** Acres Involved: approx 1.4

Specify Density: Previous: **2,000 sf per dwelling unit** New: **2,000 sf per dwelling unit**

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19

Was an Exception Adopted?  YES  NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?  Yes  No

If no, do the statewide planning goals apply?  Yes  No

If no, did Emergency Circumstances require immediate adoption?  Yes  No

DLCD file No. \_\_\_\_\_

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

**Metro, Washington County, Tualatin Hills Park and Recreation District, Vose NAC**

Local Contact: **Leigh M Crabtree**

Phone: (503) 526-2458 Extension:

Address: **4755 SW Griffith Drive, PO Box 4755**

Fax Number: **503-526-3720**

City: **Beaverton, OR**

Zip: **97076-4755**

E-mail Address: **lcrabtree@ci.beaverton.or.us**

DLCD File No. 021-09 (17919) [16013]

ORDINANCE NO. 4528

**AN ORDINANCE AMENDING ORDINANCE NO. 4187,  
FIGURE III-1, THE COMPREHENSIVE PLAN LAND  
USE MAP FOR PROPERTY LOCATED IN THE  
GENERAL VICINITY OF THE WEST SIDE OF SW  
HILLCREST PLACE BETWEEN RIDGECREST DRIVE  
AND HILLCREST COURT; CPA 2009-0015,  
HILLCREST LAND USE MAP AMENDMENT**

**WHEREAS,** the intent of the proposed amendment to the Comprehensive Plan Land Use Map is to correct the designation on properties for which the Comprehensive Plan designation was incorrectly applied; and

**WHEREAS,** on January 6, 2010, the Planning Commission held a public hearing on the City's request to reassign the Comprehensive Plan Land Use Map designation for properties that carry the wrong land use designation as depicted on the Comprehensive Plan Land Use Map. A mapping error occurred in the 1980's that incorrectly depicted the properties as within the Neighborhood Residential-Standard Density (NR-SD) designation. The historically legislated designation is Neighborhood Residential-Medium Density (NR-MD). The proposed amendment assigns the NR-MD designation and also provides consistency with the existing zoning district of Urban Medium Density Residential, 2,000 square feet per dwelling unit (R2). The Planning Commission voted to approve the request as submitted; and

**WHEREAS,** the Council incorporated by reference the Community Development Department staff report on CPA 2009-0015 by Associate Planner Leigh M. Crabtree, dated December 9, 2009; and now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

**Section 1.** Ordinance No. 4187, the Comprehensive Plan Land Use Map, is amended to designate the subject properties located in the general vicinity of the west side of SW Hillcrest Place between Ridgecrest Drive and Hillcrest Court, Neighborhood Residential-Medium Density (NR-MD) on the Comprehensive Plan Land Use Map, as shown on Exhibit "A". The parcels are identified as Tax Lots 00801, 03001, 03000, 03102, 03103, 03104, 03100 on Washington County Tax Assessor's Map 1S122CC.

First reading this 8th day of February, 2010.

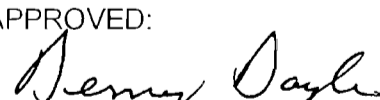
Passed by the Council this 22nd day of February, 2010.

Approved by the Mayor this 23rd day of February, 2010.

ATTEST:

  
\_\_\_\_\_  
SUE NELSON, City Recorder

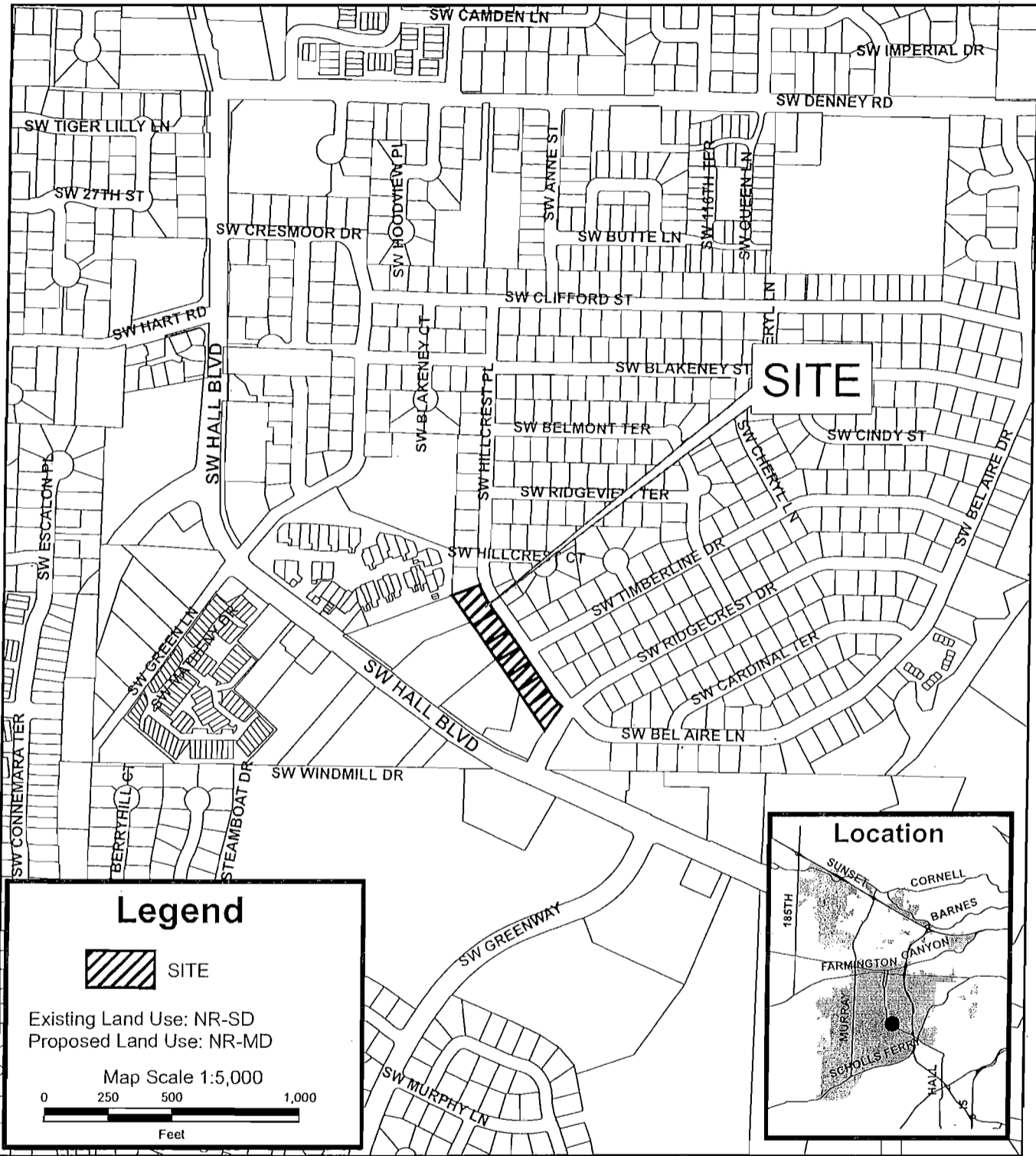
APPROVED:

  
\_\_\_\_\_  
DENNY DOYLE, Mayor

# VICINITY MAP

BEAVERTON  
MAPBOOK  
PAGE 105

# EXHIBIT A



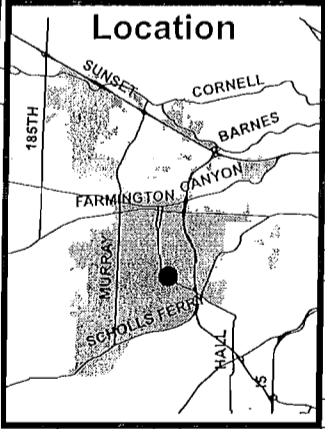
**Legend**

SITE

Existing Land Use: NR-SD  
Proposed Land Use: NR-MD

Map Scale 1:5,000

0 250 500 1,000  
Feet



City of Beaverton

## HILLCREST LAND USE MAP AMENDMENT

COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division

9/24/09

Tax Lot #'s  
VARIOUS

N



Application #

CPA2009-0015

**AGENDA BILL**

**Beaverton City Council  
Beaverton, Oregon**




**SUBJECT:** An Ordinance Amending Ordinance No. 4187, Figure III-1, the Comprehensive Plan Land Use Map for Property Located in the General Vicinity of the West Side of SW Hillcrest Place Between Ridgecrest Drive and Hillcrest Court; CPA 2009-0015, Hillcrest Land Use Map Amendment

**FOR AGENDA OF:** 02-08-2010 **BILL NO:** 10029

**Mayor's Approval:** 

**DEPARTMENT OF ORIGIN:** CDD

**DATE SUBMITTED:** 01-26-2010

**CLEARANCES:** City Attorney   
Planning   
Asst. to Mayor 

**PROCEEDING:** ORDINANCE (First Reading)

- EXHIBITS:**
1. Ordinance
  2. Land Use Order 2179
  3. Draft Planning Commission Minutes 1-6-2010
  4. Planning Commission Staff Report
  5. Planning Commission Memo

**BUDGET IMPACT**

EXPENDITURE REQUIRED\$0	AMOUNT BUDGETED\$0	APPROPRIATION REQUIRED \$0
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**RECOMMENDED ACTION:**  
First reading of ordinance.

**HISTORICAL PERSPECTIVE:**  
On January 6, 2010, the Planning Commission conducted a public hearing to consider Comprehensive Plan Amendment 2009-0015, Hillcrest Land Use Map Amendment. The City of Beaverton initiated the Comprehensive Plan Land Use Map Amendment in order to change the land use designation of seven (7) tax lots from Neighborhood Residential – Standard Density (NR-SD) to Neighborhood Residential – Medium Density (NR-MD). All seven of the properties are currently zoned Urban Medium Density 2,000 Square Feet per Dwelling Unit (R2). The properties were once designated on the land use map as NR-MD, and staff research did not discover an ordinance adopting the NR-SD land use designation. Staff's conclusion is that a mapping error occurred. The Planning Commission recommends approval of CPA 2009-0015 to the Beaverton City Council.

**INFORMATION FOR CONSIDERATION:**  
The Planning Commission record is attached to this agenda bill for Council consideration.

**Agenda Bill No:** 10029

ORDINANCE NO. 4528

AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP FOR PROPERTY LOCATED IN THE GENERAL VICINITY OF THE WEST SIDE OF SW HILLCREST PLACE BETWEEN RIDGECREST DRIVE AND HILLCREST COURT; CPA 2009-0015, HILLCREST LAND USE MAP AMENDMENT

WHEREAS, the intent of the proposed amendment to the Comprehensive Plan Land Use Map is to correct the designation on properties for which the Comprehensive Plan designation was incorrectly applied; and

WHEREAS, on January 6, 2010, the Planning Commission held a public hearing on the City's request to reassign the Comprehensive Plan Land Use Map designation for properties that carry the wrong land use designation as depicted on the Comprehensive Plan Land Use Map. A mapping error occurred in the 1980's that incorrectly depicted the properties as within the Neighborhood Residential-Standard Density (NR-SD) designation. The historically legislated designation is Neighborhood Residential-Medium Density (NR-MD). The proposed amendment assigns the NR-MD designation and also provides consistency with the existing zoning district of Urban Medium Density Residential, 2,000 square feet per dwelling unit (R2). The Planning Commission voted to approve the request as submitted; and

WHEREAS, the Council incorporated by reference the Community Development Department staff report on CPA 2009-0015 by Associate Planner Leigh M. Crabtree, dated December 9, 2009; and now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 4187, the Comprehensive Plan Land Use Map, is amended to designate the subject properties located in the general vicinity of the west side of SW Hillcrest Place between Ridgecrest Drive and Hillcrest Court, Neighborhood Residential-Medium Density (NR-MD) on the Comprehensive Plan Land Use Map, as shown on Exhibit "A". The parcels are identified as Tax Lots 00801, 03001, 03000, 03102, 03103, 03104, 03100 on Washington County Tax Assessor's Map 1S122CC.

First reading this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Passed by the Council this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Approved by the Mayor this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

ATTEST:

APPROVED:

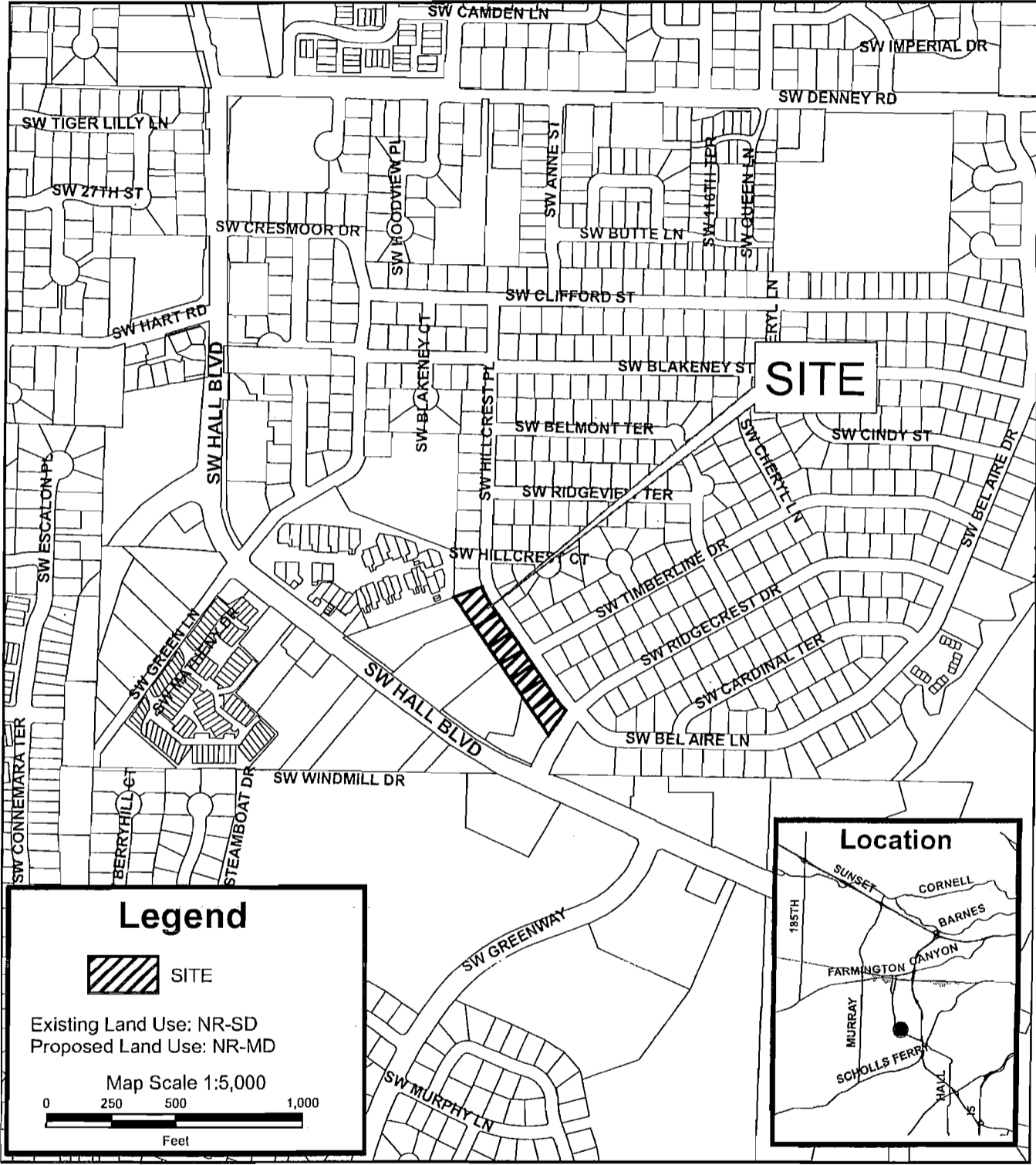
\_\_\_\_\_  
SUE NELSON, City Recorder

\_\_\_\_\_  
DENNY DOYLE, Mayor

# VICINITY MAP

BEAVERTON  
MAPBOOK  
PAGE 105

# EXHIBIT A



## HILLCREST LAND USE MAP AMENDMENT

COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division

9/24/09

Tax Lot #'s  
VARIOUS

Application #  
CPA2009-0015



**BEFORE THE PLANNING COMMISSION FOR  
THE CITY OF BEAVERTON, OREGON**

IN THE MATTER OF CPA2009-0015, A ) ORDER NO. 2179  
REQUEST TO AMEND THE ) APPROVING REQUEST  
COMPREHENSIVE PLAN APPLICABLE TO )  
PROPERTIES LOCATED ON THE WEST SIDE )  
OF HILLCREST PLACE BETWEEN )  
RIDGECREST DRIVE AND HILLCREST )  
COURT (HILLCREST LAND USE MAP )  
AMENDMENT). CITY OF BEAVERTON, )  
APPLICANT.

The matter came before the Planning Commission on December 16, 2009, and continued to January 6, 2010, on the City's request for an amendment to the City's Comprehensive Land Use Map to change multiple (seven) tax lots from Neighborhood Residential – Standard Density (NR-SD) to Neighborhood Residential – Medium Density (NR-MD). The properties are currently zoned Urban Medium Density 2,000 Square Feet per Dwelling Unit (R2) and developed with an approximate average of 4,480 square feet per dwelling unit as duplexes. Amending the Land Use Map from NR-SD to NR-MD will align the Land Use Map designation with the Zoning Map district to reflect the existing development pattern and historical land use designation. No new development on the property is proposed as a part of this application. The proposal provides for these changes applicable to properties located along the west side of Hillcrest Street between Ridgecrest Drive and Hillcrest Court 7755/7765, 7775/7795, 7825/7835, 7845/7855, 7865/7875, 7885/7895 SW Hillcrest Street and 11801/11803 SW Ridgecrest Drive and are identified as

ORDER NO. 2179 Page 1 of 3

Tax Lots 00801, 03001, 03000, 03102, 03103, 03104, and 03100 on Washington County Assessor's Map 1S122CC.

Pursuant to Ordinance 4187 (Comprehensive Plan), Section 1.5.1, the Planning Commission conducted a public hearing and considered testimony and exhibits.

A petition was submitted to the Planning Commission by Anita Brooks of 11790 SW Timberline Drive. The petition states points of opposition to the proposal and was signed by 94 individuals who also listed their addresses on the form; Ms. Brooks is not a signatory. The petition is stamped as Exhibit # 3d and has been placed in the project file. Ms. Brooks, as the person on record submitting the petition, is considered to be the contact person regarding further notice for CPA2009-0015. The 94 signatories to the petition are not considered as parties of record for further notice.

The Planning Commission adopts the Staff Report dated December 9, 2009, as to the applicable criteria contained in Section 1.5.1 of the Comprehensive Plan and findings thereon; now, therefore:

**IT IS HEREBY ORDERED** that **CPA2009-0015** is **APPROVED** based on the facts and findings of the Planning Commission on January 6, 2010.

Motion **CARRIED** by the following vote:

<b>AYES:</b>	Stephens, Maks, Bobadilla, Johansen, Overhage, and Winter.
<b>NAYS:</b>	None.
<b>ABSTAIN:</b>	None.
<b>ABSENT:</b>	None.

Dated this 24<sup>th</sup> day of January, 2010.

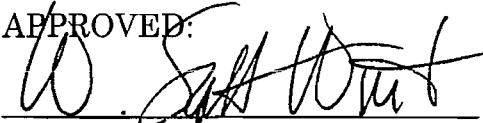
To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 2179, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 5:00 p.m. on Monday, January 25, 2010.

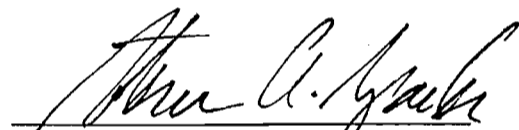
PLANNING COMMISSION  
FOR BEAVERTON, OREGON

ATTEST:

  
LEIGH CRABTREE  
Associate Planner

APPROVED:

  
SCOTT WINTER  
Chairman

  
STEVEN SPARKS, AICP  
Planning Division Manager

**DRAFT**

**EXHIBIT 3**

**PLANNING COMMISSION MINUTES**

**January 6, 2010**

**CALL TO ORDER:**

Chairman Scott Winter called the meeting to order at 6:30 p.m. in the Beaverton City Hall Council Chambers at 4755 SW Griffith Drive.

**ROLL CALL:**

Present were Chairman Scott Winter; Planning Commissioners Melissa Bobadilla, Eric Johansen, Dan Maks, Kim Overhage, and Ric Stephens.

Community Development Director Don Mazziotti, Principal Planner Steven Sparks, AICP, Senior Planner John Osterberg, Senior Planner Scott Whyte, Associate Planner Leigh Crabtree, Associate Planner Laura Kelly, Assistant City Attorney Bill Scheiderich, and Recording Secretary Sheila Martin represented staff.

The meeting was called to order by Chairman Winter, who presented the format for the meeting.

**VISITORS:**

Chairman Winter asked if there were any visitors in the audience wishing to address the Commission on any non-agenda issue or item. There were none.

**STAFF COMMUNICATION:**

Staff indicated that there were no communications at this time.

**OLD BUSINESS:**

Chairman Winter opened the Public Hearing and read the format for Public Hearings. There were no disqualifications of the Planning Commission members. No one in the audience challenged the right of any Commissioner to hear any of the agenda items, to participate in the hearing or requested that the hearing be postponed to a later date.

1 He asked if there were any ex parte contact, conflict of interest or  
2 disqualifications in any of the hearings on the agenda. There was no  
3 response.

4  
5 Chairman Winter announced that both CPA 2009-0015 – Hillcrest  
6 Land Use Map Amendment and CPA 2009-0016 -- Bel Aire Land Use  
7 Map Amendment will be heard at the same time.

8  
9 **CONTINUANCES:**

10  
11 **I. CPA 2009-0015 – HILLCREST LAND USE MAP AMENDMENT**  
12 *(Continued from December 16, 2009)*

13 The City of Beaverton is proposing to change the Comprehensive  
14 Plan Land Use Map designation for multiple (seven) tax lots from  
15 Neighborhood Residential – Standard Density (NR-SD) to  
16 Neighborhood Residential – Medium Density (NR-MD). The  
17 properties are currently zoned Urban Medium Density 2,000 Square  
18 Feet Per Dwelling Unit (R2) and developed with an approximate  
19 average of 4480 square feet per dwelling unit as duplexes.  
20 Amending the Land Use Map from NR-SD to NR-MD will align the  
21 Land Use Map designation and Zoning Map district reflective of the  
22 existing development pattern of the properties. No new develop-  
23 ment on the property is proposed as a part of this application.

24  
25 **II. CPA 2009-0016 – BEL AIRE LAND USE MAP AMENDMENT**  
26 *(Continued from December 16, 2009)*

27 The City of Beaverton is proposing to change the Comprehensive  
28 Plan Land Use Map designation for multiple (30) tax lots from  
29 Neighborhood Residential – Standard Density (NR-SD) to  
30 Neighborhood Residential – Medium Density (NR-MD). The  
31 properties are currently zoned Urban Medium Density 3,500 Square  
32 Feet Per Dwelling Unit (R3.5) and developed with an approximate  
33 average of 3,880 square feet per dwelling unit as duplexes,  
34 townhomes and condominiums. Amending the Land Use Map from  
35 NR-SD to NR-MD will align the Land Use Map designation and  
36 Zoning Map district reflective of existing development of the  
37 properties. No new development on the property is proposed as a  
38 part of this application.

39  
40 Chairman Winter provided a brief description of the applicable  
41 approval criteria and hearing process for both applications.

42  
43 Associate Planner Leigh Crabtree presented the Staff Reports on both  
44 proposal and explained that both are located within the Vose

1 Neighborhood and involve a change from Neighborhood Residential  
2 Standard Density to Neighborhood Residential Medium Density.  
3 Concluding, she offered to respond to questions.  
4

5 Observing that he realizes that staff is making corrections to mapping  
6 errors, Commissioner Maks pointed out that R-2 does not reflect the  
7 existing development pattern of these properties. He questioned why  
8 staff had not instead considered a Comprehensive Plan Amendment to  
9 a Medium Density Residential along with a zone of R-4.  
10

11 Ms. Crabtree responded that this is based partially on legislative  
12 history and correcting that history, adding that it will be possible to  
13 move forward and make necessary changes in the future. She  
14 explained how staff had determined how to make these changes.  
15

16 Commissioner Maks noted that he understands staff's rationale,  
17 adding that it is also necessary to consider the current development  
18 pattern, which matches Residential Medium Density but not R-2.  
19

20 On question, Ms. Crabtree informed Chairman Winter that several  
21 more of these types of corrections are coming forward.  
22

23 Commissioner Bobadilla questioned what prompted staff to want to  
24 make these revisions.  
25

26 Ms. Crabtree explained how a conflict is created when a  
27 Comprehensive Plan designation and a Zoning District don't match  
28 and a development is brought forward.  
29

30 Commissioner Stephens expressed his opinion that we will be dealing  
31 with attempting to increase the city's overall density by 20% over the  
32 next 40 to 50 years.  
33

34 **PUBLIC TESTIMONY:**  
35

36 Observing that she has resided in the Vose Neighborhood for nearly 12  
37 years, **RUTH HOMAN** stated that some of her questions have been  
38 addressed. Noting that the R-4 zone involves multiple dwellings and  
39 increasing population and traffic, she pointed out that she is also  
40 concerned with the four-legged residents of the Fanno Creek area.  
41

42 **ANITA BROOKS** explained that she has serious concerns with  
43 increasing the density of this neighborhood. She pointed out that not  
44 only has the density already been increased in one area, there are also

1 plans to do the same directly across from her home. Observing that  
2 she and others in the neighborhood are single, she expressed her  
3 opinion that higher densities present more of a risk. She mentioned a  
4 petition opposing this action, noting that she believes there are 190  
5 signatures on this document. Emphasizing that the neighborhood is  
6 also very concerned with traffic issues, she noted that there is already  
7 a great deal of cut-through traffic in this neighborhood and that it is  
8 necessary to provide a safe environment for the children and elderly  
9 living there. She discussed the "choke point" at the corner of Nimbus  
10 and Hall, adding that some of the elderly residents have actually quit  
11 driving because of this intersection. She mentioned her concerns with  
12 the possible adverse effect this action could have on the value of her  
13 own property and others in the area. Observing that any change from  
14 single dwellings to apartments also creates an increase in crime, she  
15 pointed out that the neighborhood would be dealing with a different  
16 population. She emphasized that she does not see any reason to  
17 change what has been there all these years.

18  
19 Chairman Winter advised Ms. Brooks that there is no zone change  
20 planned and this proposal is merely changing a number on a map.

21  
22 Ms. Brooks mentioned that she had been advised that the color on the  
23 map had been changed to reflect the concerns of the neighborhood at  
24 that time, adding that these concerns involved higher density housing  
25 next to the single-owner homes. She pointed out that nothing has  
26 changed and the neighbors are still concerned with this issue.

27  
28 Observing that he could understand this concern if something was  
29 going to change, Chairman Winter reiterated that the underlying  
30 zoning would remain the same. He explained that in the early 1980's,  
31 someone had changed the color and the number on a map and the  
32 Commission is merely attempting to correct this.

33  
34 Commissioner Maks clarified that this actually involves a color and  
35 that multiple numbers are allowed in every color, noting that the  
36 current color allows two different densities, R-7 and R-5, and the  
37 change would allow three different densities, R-4, R-3.5, and R-2. He  
38 emphasized that although the colors had been changed erroneously  
39 sometime between 1983 and 1991, the zone has not changed.

40  
41 Ms. Brooks expressed her opinion that this change is not necessary at  
42 this time as long as nothing is proposed or planned.

43

1 Commissioner Johansen explained that the Commission would like to  
2 make the changes so that the maps are accurate and correctly reflect  
3 the underlying zoning.  
4

5 Ms. Brooks emphasized that the neighborhood does not want increased  
6 density and will oppose any action or development that will add to the  
7 traffic problems that already exist in this area.  
8

9 Observing that this neighborhood is already zoned at the highest  
10 possible density, Chairman Winter assured Ms. Brooks that there will  
11 be no development that will increase the traffic.  
12

13 Commissioner Maks advised Ms. Brooks that although this property  
14 developed at a lower density, it is currently zoned R-2, the highest  
15 density, and that apartments are permitted in this neighborhood. He  
16 emphasized that there is a difference between what is currently  
17 developed and what can be developed.  
18

19 Commissioner Bobadilla clarified that even if no action is taken today  
20 this neighborhood is already zoned at the highest density and can be  
21 developed as such.  
22

23 Chairman Winter pointed out that Ms. Brooks has the right to try to  
24 have the current zoning changed to a lower density and that he has no  
25 information with regard to potential development in the neighborhood.  
26

27 Noting that she is no expert with regard to land use or zoning,  
28 **CHRISTINA ERICKSON** expressed appreciation for the information  
29 she had received. She explained that she had moved into this  
30 neighborhood because it appeared to be a pleasant and safe  
31 neighborhood, adding that in the six years she has lived here she has  
32 noticed a significant increase in the traffic on her dead-end street.  
33

34 Commissioner Maks explained that a property owner has the right to  
35 develop their property and how this development contributes to the  
36 growth of a City.  
37

38 Observing that she had purchased her property because of the existing  
39 environment, Ms. Erickson pointed out that if she wanted to live in  
40 downtown Portland she would have moved there.  
41

42 Commissioner Bobadilla encouraged Ms. Erickson to continue to pay  
43 attention to the notices she receives and be actively involved.  
44

1 Observing that the Commission meets every Wednesday, Chairman  
2 Winter noted that they make decisions on a wide array of topics  
3 although they rarely receive much input from the public.  
4

5 The public portion of the Public Hearing was closed.  
6

7 Ms. Crabtree reiterated that there are no zoning changes or  
8 developments proposed. She pointed out an error in the Bel Aire Staff  
9 Report which references the zoning properties as R2 rather than R3.5  
10 in several areas of the document, and clarified that the notice for the  
11 proposal cited the R3.5 zoning of the properties.  
12

13 Emphasizing that there has been a great deal of angst with regard to  
14 these applications that basically involve an administrative action to  
15 bring two maps into alignment, Commissioner Johansen pointed out  
16 that there is no change to the underlying density of the properties in  
17 the neighborhood and that these changes would provide clarification  
18 and consistency to the City's mapping and zoning system. Concluding,  
19 he expressed his support of both applications.  
20

21 Commissioners Stephens, Bobadilla and Overhage concurred with the  
22 comments of Commissioner Johansen and expressed support of both  
23 proposals.  
24

25 Commissioner Maks discussed issues with vehicles speeding through  
26 neighborhoods, adding that it is always a good idea to attend and  
27 participate in the Neighborhood Association Committee meetings and  
28 that he supports both applications.  
29

30 Chairman Winter echoed the comments of his fellow Commissioners,  
31 adding that he also supports both applications.  
32

33 Commissioner Stephens **MOVED** and Commissioner Maks  
34 **SECONDED** a motion to **APPROVE** CPA 2009-0015 Hillcrest Land  
35 Use Map Amendment, based on the facts and findings presented in the  
36 Staff Report dated December 9, 2009.  
37

38 Motion **CARRIED** 6:0.  
39

40 **AYES:** Stephens, Maks, Bobadilla, Johansen, Overhage, and  
41 Winter.

42 **NAYS:** None.

43 **ABSTAIN:** None.

44 **ABSENT:** None.

1           Commissioner Maks **MOVED** and Commissioner Stephens  
2           **SECONDED** a motion to **APPROVE** CPA 2009-0016 Bel Aire Land  
3           Use Map Amendment, based on the facts and findings presented in the  
4           Staff Report dated December 9, 2009, as amended.  
5  
6           Motion **CARRIED** 6:0.  
7  
8           **AYES:**       Maks, Stephens, Bobadilla, Johansen, Overhage, and  
9                        Winter.  
10          **NAYS:**       None.  
11          **ABSTAIN:** None.  
12          **ABSENT:** None.  
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## CITY of BEAVERTON

4755 S.W. Griffith Drive, P.O. Box 4755, Beaverton, OR 97076 General Information (503) 526-2222 V/TDD

### STAFF REPORT

**HEARING DATE:** December 16, 2009

**TO:** Planning Commission

**STAFF:** Leigh M Crabtree, Associate Planner *LMC*

**PROPOSAL:** **CPA2009-0015 (Hillcrest Land Use Map Amendment)**

**LOCATION:** West side of Hillcrest Place between Ridgecrest Drive and Hillcrest Court  
Washington County Assessor Map 1S122CC,  
Tax Lots 00801, 03001, 03000, 03102, 03103, 03104, 03100

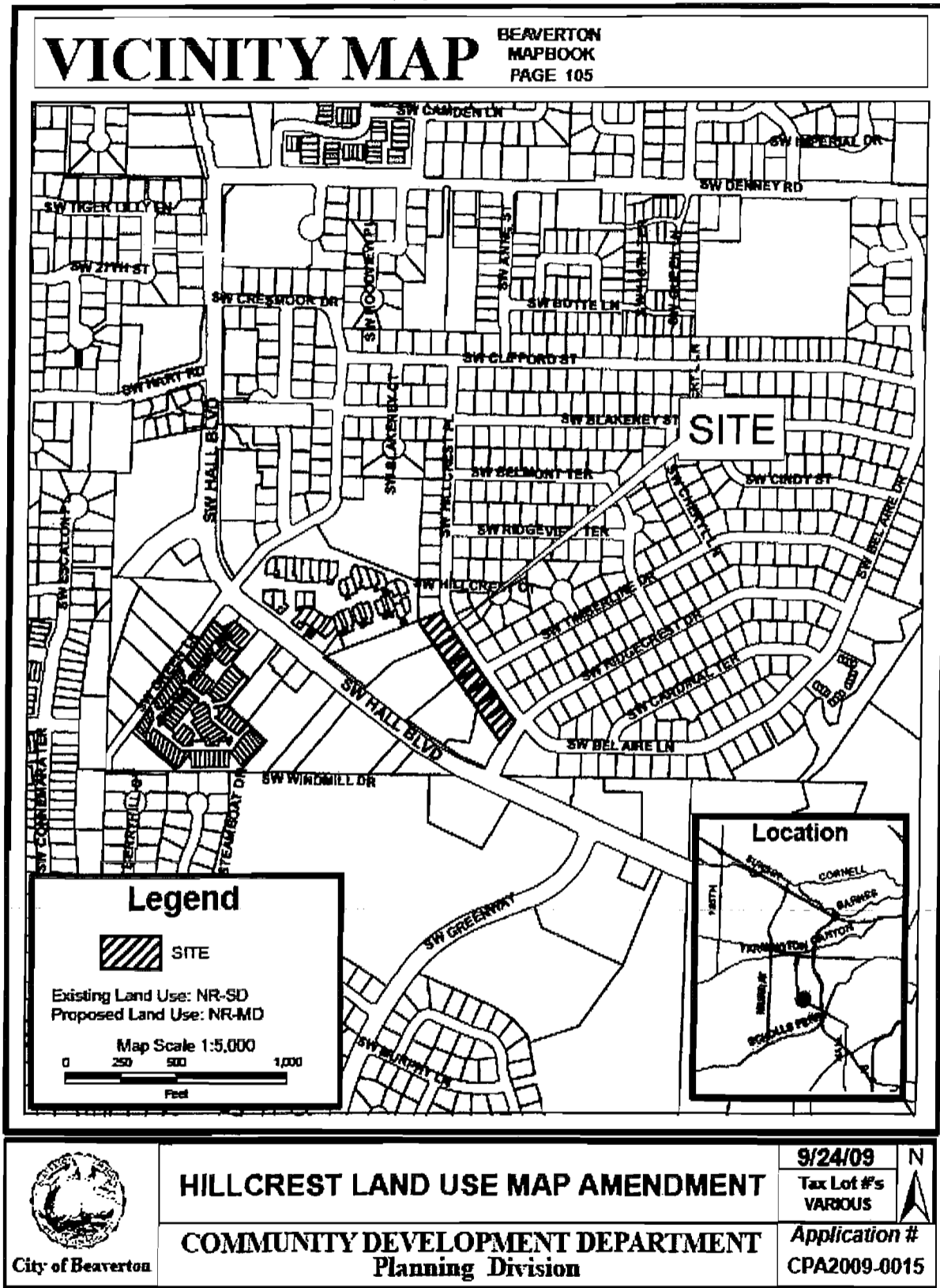
**SUMMARY:** The City of Beaverton is proposing to change the Comprehensive Plan Land Use Map designation for multiple (seven) tax lots from Neighborhood Residential – Standard Density (NR-SD) to Neighborhood Residential – Medium Density (NR-MD). The properties are currently zoned Urban Medium Density 2,000 Square Feet Per Dwelling Unit (R2) and developed with an approximate average of 4,480 square feet per dwelling unit as duplexes. Amending the Land Use Map from NR-SD to NR-MD will align the Land Use Map designation and Zoning Map district reflective of the existing development pattern of the properties. No new development upon these properties is proposed as a part of this application.

**APPLICANT:** City of Beaverton  
Attn: Planning Director  
4755 SW Griffith Drive  
Beaverton, OR 97076

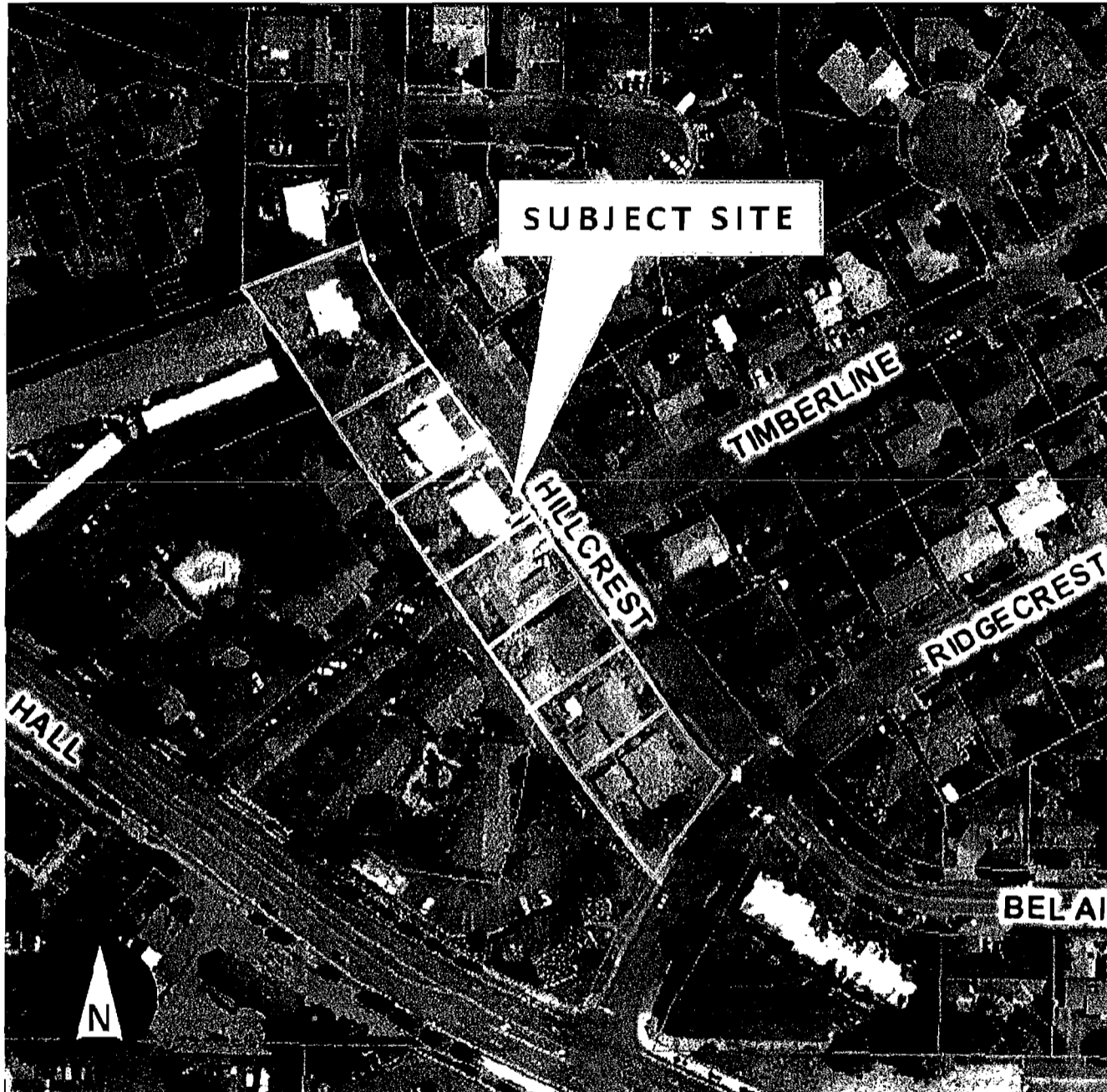
**DECISION CRITERIA:** Criteria for Comprehensive Plan Map Amendments are listed in Section 1.5.1 of the Comprehensive Plan.

**RECOMMENDATION:** **Approval of CPA2009-0015 (Hillcrest Land Use Map Amendment),** with no associated conditions of approval.

VICINITY MAP



AERIAL PHOTO



CPA2009-0015 Hillcrest Land Use Map Amendment

Existing Conditions

<b>Zoning</b>	Urban Medium Density (R-2)	
<b>Current Development</b>	Seven (7) duplexes (14 dwelling units) on individually owned lots.	
<b>Site Size</b>	total for the seven (7) lots is 1.44 acres or 62,726.40 square feet	
<b>NAC</b>	Vose Neighborhood Association Committee	
<b>Comprehensive Plan</b>	<p><b>Land Use:</b> Neighborhood Residential-Standard Density</p> <p><b>Street Functional Classification Plan:</b> SW Hillcrest Place and SW Ridgecrest Drive are classified as Neighborhood Routes.</p> <p><b>Street Improvement Master Plan:</b> The Transportation System Plan Street Improvement Master Plan does not identify improvements to SW Hillcrest Place or SW Ridgecrest Drive.</p> <p><b>Pedestrian &amp; Bicycle Master Plan and Action Plans:</b> The Pedestrian &amp; Bicycle Action Plans do not identify existing or proposed facilities along SW Hillcrest Place or SW Ridgecrest Drive.</p>	
<b>Surrounding Uses</b>		<b>Land Use &amp; Zoning:</b> (City of Beaverton)
	<b>North:</b>	Standard Density Residential R-7 (7,000 sf/du)
	<b>South:</b>	Corridor R-2 (2,000 sf/du) and Office Commercial
	<b>East:</b>	Standard Density Residential R-7 (7,000 sf/du)
	<b>West:</b>	Corridor & Standard Density Residential R-2 (2,000 sf/du) & R-7 (7,000 sf/du)
	<b>Uses:</b>	Single Family Residences
		Apartments & Office
		Single Family Residences
		Apartments



**ANALYSIS AND FINDINGS  
FOR LEGISLATIVE COMPREHENSIVE PLAN AMENDMENTS**

**1.5 Criteria for Amending the Comprehensive Plan**

*The adoption by the City Council of any amendment to the Plan shall be supported by findings of fact, based on the record, that demonstrate the criteria of this Section have been met. The City Council and Planning Commission may incorporate by reference facts, findings, reasons, and conclusions proposed by the City staff or others into their decision.*

**1.5.1. Criteria for Legislative and Quasi-judicial Comprehensive Plan Amendments:**

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

The subject properties were developed between 1969 and 1973. Their construction coincided with the State's adoption of the statewide planning program. Of the 19 Statewide Planning Goals, staff find Goals 1, 2, 10, 11, and 12 are applicable to the proposed map amendment.

***Goal 1: Citizen Involvement***

***To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.***

The proposed Land Use Map amendment is subject to the public notice requirements of the Comprehensive Plan as follows:

Section 1.4.1. of the Comprehensive Plan prescribes the notice requirements for Legislative Amendments to the Comprehensive Plan. Sections 1.4.1.A.1. and 2. require that at least 45 days prior to the initial hearing notice must be mailed to the State Department of Land Conservation and Development (DLCD), Metro, Washington County, the Chair of any City-recognized Neighborhood Association Committee (NAC) or County-recognized Citizen Participation Organization whose boundaries include the property for which the change is contemplated, and the Chair of the Committee for Citizen Involvement (CCI). Sections 1.4.1.A.3. and 4. require that between 20 and 40 days prior to the hearing, notice must be mailed to the subject property owners and surrounding property owners within 500 feet, published in a local newspaper, and posted in City Hall, the City Library, and on the City's Web site.

Notice has been provided, as follows:

1. The required inter-agency DLCD notice was mailed to DLCD, Metro, Washington County, and Tualatin Hills Park and Recreation District on October 28, 2009 - at least forty-five (45) calendar days prior to the initial hearing;



Residential-Standard Density (NR-SD) Land Use designation. Additionally, a mapping error on the Zoning Map occurred in 1990 depicting the zoning for the seven (7) properties as R-7; this error was corrected by a subsequent mapping change in 1997 reverting the zoning to the prior R-2 zoning district.

CPA2009-0016 (Hillcrest Land Use Map Amendment) MAP HISTORY																													
Year	1970'S							1980'S							1990'S							2000'S							
	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9	0	1	2	3	4	5	6	7	8	9
<b>General Plan Map</b>																													
6,000-10,000sf/du																													
2,000-6,000sf/du																													
Commercial Office																													
<b>Land Use Map</b>																													
Urban Medium																													
Urban Standard																													
<b>Zoning Map</b>																													
R-2 (2,000 sf/du)																													
R-7 (7,000 sf/du)																													
<b>Notes</b>																													
1 Staff has been unable to locate an Ordinance that changed the Land Use Map designation from Urban Medium Density to Urban Standard Density																													
2 Ordinance 1736: Duplex Residential (R-2), Tax Lots 3100, 3102, 3103, 3104																													
3 Staff has been unable to locate an Ordinance that changed the Zoning Map district from R-2 to R-7																													
4 Staff has been unable to locate an Ordinance that changed the Zoning Map district from R-7 to R-2																													
5 Zoning Map effective November 30, 1997 (zp113097.apr)																													

The R-2 zoning district is not an implementing zone of the NR-SD land use designation. The NR-SD designation appears to have been a mapping error, as the property owners were not provided notice identifying that a rezone would be required in order to bring the property into conformance with the new land use designation. Furthermore, no findings were made nor ordinance approved by the City Council in support of the NR-SD designation on the subject properties.

COMPREHENSIVE PLAN AND ZONING DISTRICT MATRIX	
Comprehensive Plan Designation	Zoning District
Regional Center	RC-E, RC-OT, RC-TO
Station Community	SC-HDR, SC-MU, SA-MDR, SA-MU
Town Center	TC-HDR, TC-MU, TC-MDR
Main Street Corridor	Office Commercial, Neighborhood Service, Convenience Service Center, R-1, R-2 General Commercial, Convenience Service Center, Office Commercial, Community Service, Neighborhood Service, Corridor-Multiple Use, R-1, R-2, R-3.5, R-4
Employment Areas	Campus Industrial
Industrial	Industrial Park, Light Industrial, Campus Industrial
Neighborhood Residential (equivalent to Metro's Inner and Outer Neighborhood Design Types)	
Low Density	R-10[1]
Standard Density	R-7, R-5[2]
Medium Density	R-4, R-3.5, R-2
High Density	R-1
Any of the plan designations cited above	Institutional
[1] Existing pockets of low density residential may continue, but expansion of low density neighborhood residential areas shall not occur.	
[2] Existing properties with commercial zoning as shown on Figures III-2 through III-5 and listed by tax lot on said maps shall be allowed to continue in perpetuity. Expansion of the district is not allowed, but any use permitted within said district will be allowed subject to City approval through the procedures specified by the Development Code.	

Based on the need to correct the mapping error, staff assessed the appropriate choice of City Comprehensive Plan Land Use Map designations for the subject property. This

assessment was guided by provisions in Section 3.14 (the Comprehensive Plan and Zoning District Matrix) of the City's Comprehensive Plan, above. The Comprehensive Plan has undergone state scrutiny and been acknowledged by the State of Oregon to comply with Goal 2. Since the intent of the proposal is to correct a mapping error, placing the plan designation in compliance with Section 3.14 of the Comprehensive Plan as acknowledged by the State, staff has applied policy framework to the proposal to assure that the decision is consistent with the intent of Goal 2.

***Goal 10: Housing***

*To provide for housing needs of citizens of the state.*

Goal 10 requires that local jurisdictions inventory the supply of buildable lands and develop plans "...in a manner that insures the provision of appropriate types and amounts of land within urban growth boundaries. Such land should be necessary and suitable for housing that meets the housing needs of households of all income levels".

In January of 2002, pursuant to a periodic review work program approved by the State Department of Land Conservation and Development (DLCD) the City adopted a Housing Element into its Comprehensive Plan (Ordinance 4187). Part of that process involved development of a buildable lands inventory, a housing type needs analysis, and a housing density assessment. Compliance with Title 1 of Metro's UGMFP standards was cited as a compliance element in satisfying the requirements of Goal 10. Based upon the findings of those studies, the City adopted policies to encourage a broad mix of housing types at density levels designed to maximize development potential. The City's policies that derived from this process was henceforth acknowledged to comply with Goal 10.

The proposal involves the application of a City plan designation equivalent to one that had previously been applied to the subject properties but was inadvertently altered as a result of a mapping error. The permitted density allotted to the properties resulting from that process was used to comply with Metro's UGMFP provisions – which were themselves subject to compliance with the Statewide Planning Goals. This proposal is to restore the plan designation back to what it was before the mapping error. Because adoption of this designation is proposed to return to the plan designation equivalent to the original plan designation, it is found to comply with the Goal.

Staff finds that the proposed amendment continues to allow for a variety of housing types and densities commensurate with a variety of income levels as prescribed in Goal 10. This amendment complies with Goal 10 of the Statewide Goals.

***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 City of Beaverton is located within the Urban Growth Boundary (UGB) for the Portland metropolitan region. Metro is the regional governing body that determines the regional need for UGB expansions and in doing so, works with local governments to determine the highest and best use of lands within the UGB in order to reduce the need for UGB expansion into rural lands.

Each of the subject properties is developed with a residential duplex structure with associated yards, parking areas and garages. Availability of public facilities and services to serve the property had been addressed at the time they were developed. Public facilities and service continue to be provided to the properties. If the subject properties are proposed for redevelopment in the future it is at that time that site specific issues related to public facilities and services will be addressed as part of development review process.

Staff finds that applying the City's NR-MD Land Use designation to the subject properties does not effect provision of public facilities and services to the subject properties. Therefore, the proposal satisfies the provisions expressed in Goal 11.

*Goal 12: Transportation*

*To provide and encourage a safe, convenient and economic transportation system.*

Oregon Administrative Rules (OAR) 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 Oregon Revised Statutes (ORS 197.712(2)(e)), Goal 11 and OAR Chapter 660, Division 12 as they relate to transportation facilities. Volume 4 of the Comprehensive Plan contains the City's adopted TSP, effective June 6, 2003. OAR 660-012-0060 requires local governments to review Comprehensive Plan and land use regulation amendments with regard to the effect of the amendment on existing or planned transportation facilities. This section is cited as follows:

"A plan or land use regulation amendment significantly affects a transportation facility if it would:

- (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);
- (b) Change standards implementing a functional classification system; or
- (c) As measured at the end of the planning period identified in the adopted transportation system plan:

- (A) Allow land uses or levels of development 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;



***Goal 8: Recreational Needs***

The proposal does not involve the siting of necessary recreational facilities which include destination resorts or opportunities to satisfy the recreational needs to visitors and the citizens of the state. Therefore, this goal is not applicable.

***Goal 9: Economic Development***

The subject properties are now and have been residentially zoned and developed since the late 1960's and early 1970's. This proposal does not change the allowed uses of the subject properties. The currently allowed uses within the R-2 zoning district are residentially, not commercially, based. Therefore, this goal is not applicable.

***Goal 13: Energy Conservation***

In so far as redevelopment of the subject properties under the R-2 zoning district allows for additional residential density upon the subject properties, this proposal carries on the opportunity for energy conservation. However, the proposal does not alter the opportunity for increased residential density upon the subject properties. Therefore, this goal is not applicable.

***Goal 14: Urbanization***

The proposal does not include a request to establish or change the Urban Growth Boundary. Therefore, this goal is not applicable.

***Goal 15: Willamette Greenway***

This goal applies to lands along the Willamette River. The Willamette River is not within, or adjacent to, the City of Beaverton, thus this goal is not applicable to the proposal.

***Goal 16: Estuarine Resources,  
Goal 17: Coastal Shorelands,  
Goal 18: Beaches And Dunes,  
Goal 19: Ocean Resources***

These goals apply to oceanic or coastal resources. The City of Beaverton is more than 80 miles from oceanic or coastal resources; therefore, these goals do not apply to the City of Beaverton.

**Summary Finding:** Staff finds that, for the reasons identified above, the proposed amendment complies with Goals 1, 2, 10, 11, and 12 and finds that Goals 3 through 9, and 13 through 19 are not applicable. Criterion 1.5.1.A is met.

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

The applicable Titles of the Metro Urban Growth Management Functional Plan and the Regional Transportation Plan are addressed below.

***Title 1: Requirements for Housing and Employment Accommodation***

Section 3.07.830 of the UGMFP requires that any Comprehensive Plan change must be consistent with the requirements of the Functional Plan. Section 3.07.130 of the UGMFP states:

*For each of the following 2040 Growth Concept design types, city and county comprehensive plans shall be amended to include the boundaries of each area, determined by the city or county consistent with the general locations shown on the 2040 Growth Concept Map..."*

The 2040 Growth Concept Plan map designates the property included in this proposal under the Inner & Outer Neighborhood design type subject to local interpretation of the Growth Concept Map. Section 3.07.130 of the UGMFP describes Outer Neighborhoods as follows:

*Residential neighborhoods farther away from large employment centers with larger lot sizes and lower densities.*

The properties are near two major streets with commercial businesses, and near transit lines, the properties are developed under the current medium density zoning. Because of these features, staff suggests that the appropriate 2040 Growth Concept Plan designation is Inner Neighborhood. Section 3.07.130 of the UGMFP describes Inner Neighborhoods as follows:

*Residential areas accessible to jobs and neighborhood businesses with smaller lot sizes are inner neighborhoods.*

The City's Neighborhood Residential -- Medium Density plan designation corresponds to Metro's Inner Neighborhood design type. Further, the proposed amendment does not involve alteration of the Zoning Map district assigned to the properties. The RTP which was adopted in August 2000 relied upon the existing zoning to derive projected traffic capacity estimates, therefore, the amendment will not directly alter the traffic counts and

capacity estimates used to assess development impacts. Finally, due to the fact that the proposed amendment does not involve actual development of the subject properties, this amendment does not pose a conflict of any regional significance to the modeling or policies that are the basis for the Regional Transportation Plan.

***Title 2: Regional Parking Policy***

The City has an established minimum and maximum parking ratio related to zones A and B. The subject properties are within Parking Zone A. Consequently, the Maximum Permitted Parking Spaces per Zone A applies to the subject property.

***Title 3: Water Quality and Flood Management and Fish and Wildlife Conservation***

In concert with other local governments in Washington County, the City partnered with Clean Water Services to enact legislation acknowledged to comply with Title 3.

***Title 4: Industrial and Other Employment Areas***

The City and Metro established long-term Industrial and Employment Areas, which are depicted on the Title 4 Industrial and Employment Land Map. This subject properties are not depicted as Employment Land, Industrial Land or a Regionally Significant Industrial Area on the Metro Title 4 Industrial and Employment Land Map.

***Title 5: Neighbor Cities and Rural Reserves***

Title 5 directs Metro to work with its neighbor cities of Canby, Sandy and North Plains. The proposed Comprehensive Plan Map Amendment is within Metro's Urban Growth Boundary inside the City of Beaverton; therefore, this Title does not apply.

***Title 6: Central City, Regional Centers, Town Centers and Station Communities***

Title 6 predominantly focuses on local government strategies to improve implementation of development within Centers. The subject properties are not within the Beaverton designations of Regional Center, Town Center or Station Community. Therefore; this Title is not applicable to the proposed amendment.

### ***Title 7: Affordable Housing***

The intent of Title 7 is to enact a “fair share” housing strategy for each jurisdiction which includes a diverse range of housing types, specific goals for low- and moderate-income housing, housing densities consistent with the regional transportation system, and a balance of jobs and housing. The City adopted Comprehensive Plan Chapter Four to comply with this Metro Title. The sections of the Comprehensive Plan that are applicable

to this Comprehensive Plan Land Use Map Amendment are addressed below to show consistency with Title 7.

Comprehensive Plan Goal 4.2.1.1 states “Maximize use of buildable residential land in the City.” Action items applied to implement this goal have been implemented. Goal 4.2.2.1 states “Provide an adequate variety of quality housing types to serve Beaverton’s citizenry.” The City is working in partnership with the Washington County Housing Authority to preserve the Housing Authority’s portfolio of federally assisted housing at rent levels affordable to extremely and very low-income households. Comprehensive Goal 4.2.3.1 states “Promote the retention of existing affordable housing stock in the City.” The existing zoning of the subject properties, R-2, is not proposed for change with this proposal. This proposal does not reduce the potential of the site to provide affordable housing.

Additionally, the City continues to support affordable housing programs through the Community Development Block Grant and HOME programs, the Citywide Housing Rehabilitation Loan Program, and partnership with local non-profit service providers. Goal 4.2.3.2 states “Promote the production of new affordable housing units in the City.” Participation in local non-profit efforts to develop affordable housing, providing an ombudsman to assist in the development review process, developing revolving loan funding, exploring land banking and employer sponsored affordable housing, supporting alternative funding for affordable housing, and continuing to explore tools and strategies to encourage affordable housing development are actions to implement Goal 4.2.3.2. These goals and actions comply with Title 7.

### ***Title 8: Compliance Procedures***

Information about the proposal was sent to the Chief Operating Officer on October 28, 2009, more than 45 days prior to the first evidentiary hearing as required by Metro Code Section 3.07.820.

### ***Title 9: Performance Measures***

Title 9 directs Metro to measure the progress of the region in implementing the Urban Growth Management Functional Plan (UGMFP). This title is not relevant to this proposal.

### ***Title 10: Functional Plan Definitions***

Title 10 provides definitions for use in Metro's administration of the UGMFP and is, therefore, is not related to compliance of this proposal to the UGMFP.

### ***Title 11: Planning for New Urban Areas***

Title 11 concerns planning for new urban areas. This proposal is within the Urban Growth Boundary and is within the corporate limits of the City of Beaverton. This Title does not apply to the amendment.

### ***Title 12: Protection of Residential Neighborhoods***

Protection of residential neighborhoods is a key to success of the 2040 Growth Concept. Existing development near the subject properties is a mix of standard density and medium density residential. Through this amendment, any redevelopment to occur upon the subject properties will continue to be subject to the regulations of the R-2 zoning district. The density, uses, and other development regulations for the subject properties will not change with approval of this proposal. Therefore, there is no change in the impacts to the residential neighborhoods.

### ***Title 13: Nature In Neighborhoods***

The City, as a member of the Tualatin Basin Natural Resources Coordinating Committee (TBNRCC), has implemented a program that complies with Title 13. The City has also enacted Comprehensive Plan and Development Code regulations that comply with Title 13 as part of the TBNRCC program.

### ***Regional Transportation Plan (RTP)***

Section 6.4.4. Transportation Systems Analysis Required for Local Plan Amendments, portion as follows:

*This section applies to city and county comprehensive plan amendments or to any local studies that would recommend or require an amendment to the Regional Transportation Plan to add significant single occupancy vehicle (SOV) capacity to the regional motor vehicle system, as defined by Figure 1.12. This section does not apply to projects in local TSPs that are included in the 2000 RTP. For the purpose of this section, significant SOV capacity is defined as any increase in general vehicle capacity designed to serve 700 or more additional vehicle trips in one direction in one hour over a length of more than one mile. This section does not apply to plans that incorporate the policies and projects contained in the RTP.*

This amendment does not propose a change that will increase single occupancy vehicle rates. Additionally, the City's Transportation System Plan (TSP) has been adopted for consistency with, and implementation of, the 2000 RTP. Therefore, the density proposed in this amendment has already been accounted for in the RTP and the RTP does not apply to the proposed Comprehensive Plan Land Use Map Amendment.

**Summary Finding:** Staff finds that, for the reasons identified above, the proposed amendment complies with applicable Titles of the Metro Urban Growth Management Functional Plan and the Regional Transportation Plan.

*C. The proposed amendment is consistent and compatible with the Comprehensive Plan and other applicable local plans;*

The following Comprehensive Plan Chapters are addressed below: 1, 2, 3, 4, 5, 6, 7, 8, and 9. Staff finds that no other local plans are applicable to this proposal.

*Chapter 1 Comprehensive Plan Amendment Procedures Element*

*1.1.1 City-Initiated Amendments*

The proposal is a City-initiated amendment to the Land Use Map, originally initiated by the Community Development Director.

*1.2 Periodic Review*

The proposed amendment is not part of a periodic review procedure.

*1.3 Amendment Procedural Categories  
Legislative Amendments*

This Land Use Map Amendment is being processed as a legislative amendment based upon the number of properties included in the proposal.

*1.4.1 Legislative Amendments.*

Section 1.4.1. of the Comprehensive Plan prescribes the notice requirements for Legislative Amendments to the Comprehensive Plan. Sections 1.4.1.A.1. and 2. require that at least 45 days prior to the initial hearing notice must be mailed to the State Department of Land Conservation and Development (DLCD), Metro, Washington County, the Chair of any City-recognized Neighborhood Association Committee (NAC) or County-recognized Citizen Participation Organization whose boundaries include the property for which the change is contemplated, and the Chair of the Committee for Citizen

Involvement (CCI). Sections 1.4.1.A.3. and 4. require that between 20 and 40 days prior to the hearing, notice must be mailed to the subject property owners and surrounding property owners within 500 feet, published in a local newspaper, and posted in City Hall, the City Library, and on the City's Web site.

Notice has been provided, as follows:

1. The required inter-agency DLCD notice was mailed to DLCD, Metro, Washington County, and Tualatin Hills Park and Recreation District on October 28, 2009 - at least forty-five (45) calendar days prior to the initial hearing;
2. The required inter-agency DLCD notice was also mailed to the chair of the Vose Neighborhood Association Committee (NAC) whose boundaries include the properties for which the change is contemplated, and the Chair of the Committee for Citizen Involvement on October 28, 2009, at least forty-five (45) calendar days prior to the initial hearing;
3. Legal notice was published in the Beaverton Valley Times on November 26, 2009.
4. Notice was mailed to property owners included in the proposed change area, and to the owners of property within 500 feet of the subject property for which the change is proposed on November 23, 2009.
5. Notice was posted in City Hall, in the City Library, and on the City's website on November 23, 2009.

The City Council has not directed staff to provide additional notice for this amendment beyond the notices described above. Therefore, staff finds the notice requirements for this CPA have been met.

#### *1.5.1 Criteria for Legislative and Quasi-judicial Comprehensive Plan Amendments*

This staff report is addressing section 1.5.1, reflective of the determination to review this application through the legislative process.

#### *1.6 Hearings Procedures*

The Planning Commission will hold an initial hearing where public testimony and evidence will be entered into the record and used for the Planning Commission's deliberations.

#### *1.7 Final Adoption and Appeals*

The Planning Commission will make a recommendation to City Council, who will follow appropriate procedures for adopting an ordinance implementing the Planning Commission's recommendation and incorporating their findings, unless an appeal of the Planning Commission decision is filed, in which case the Council will conduct a hearing on the appeal.

## *1.8 Application Fees*

Policy Number 470.001 of the City's Administrative Policies and Procedures manual states that fees for a City initiated application are not required where the application fee would be paid from the City's General Fund. The Community Development Department, which is a General Fund program, initiated the application. Therefore, the payment of an application fee is not required.

***Finding: Staff finds that the proposal is a legislative amendment. Staff finds that the appropriate procedures in Chapter 1 of the Comprehensive Plan have been met. Thus, this proposal is in compliance with Chapter 1.***

## *Chapter 2 Public Involvement Element*

Chapter 2 of the Comprehensive plan reiterates criteria from Chapter 1 and goes further to discuss public involvement programs for the City in compliance with Statewide Planning Goal 1, the City Council's Goal for citizen involvement and participation, and the Comprehensive Plan Public Involvement Goal. This application satisfies Chapter 2 by satisfying the applicable procedures within Chapter 1 of the Comprehensive Plan.

***Finding: Staff finds that the appropriate procedures in Chapter 2 of the Comprehensive Plan have been met. Thus, this proposal is in compliance with Chapter 2.***

## *Chapter 3 Land Use Element*

### *Section 3.13 Residential Neighborhood Development*

Sections 3.13.1 and 3.13.4 contain policies that govern Neighborhood Residential – Medium Density (NR-MD) development. The 1982 and prior equivalent land use designation that was applied to the subject properties was assessed and deemed applicable prior to the mapping error that occurred between 1982 and 1991. Staff address the policies in Sections 3.13.1 and 3.13.4, below, in order to determine the appropriateness of the designation to the subject properties today.

*3.13.1 Goal: Provide for the establishment and maintenance of safe, convenient, attractive and healthful places to live.*

- a) Regulate residential development to provide for diverse housing needs by creating opportunities for single and multi-family development of various sizes, types and configurations.*

Existing development of the subject lots consists of duplex residential dwellings. Duplexes are considered as attached dwellings by the development code and are allowed within the underlying R-2 zoning district.

- b) *Encourage a variety of housing types in residential areas, by permitting or conditionally permitting any housing type (one, two or more, family dwellings) within any zoning district so long as the underlying residential density of the zoning district is met. Accessory dwelling units shall not be considered in the calculation of the underlying housing density.*

At present the duplex units upon the subject properties that front on SW Hillcrest Place provide an inconspicuous buffer between the single-family residential to the east and multi-family attached residential to the west.

- c) *Require Planned Unit Development application procedures for projects proposing two or more families within the Low Density and Standard Density land use designations. Planned Unit Developments encourage flexibility in standards and provide a mechanism for staff to make adequate findings with respect to compatibility in size, scale, and dimension. Exceptions to this requirement are dwellings designed as primary units with an accessory dwelling unit, as specified in the Development Code.*
- d) *Apply Residential Neighborhood designations (Low Density, Standard Density, Medium Density and High Density) consistent with the Metro 2040 Growth Concept Map and the City's housing target implementing strategy.*

<b>Residential Neighborhood Designations</b>	<b>Net Square Feet per Dwelling Unit</b>
<i>Low Density</i>	<i>10,000 – 12,500</i>
<i>Standard Density</i>	<i>5,000 – 8,750</i>
<i>Medium Density</i>	<i>2,000 – 4,999</i>
<i>High Density</i>	<i>1,000 – 1,250</i>

The average dwelling unit densities for the subject properties are within the Medium Density range at approximately 4,480 square feet per dwelling unit.

- e) *Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix.*

The existing duplex dwellings were constructed upon the subject properties from 1969 through 1973. City map records show that as late as 1982 the subject properties carried the Duplex Residential (R-2) Zoning Map district and the Residential Urban Medium (2,000-6,000 square feet per unit) Land Use Map designation.

Then, sometime between 1982 and 1991, depiction of the land use designation for the subject properties changed upon the Land Use Map. Staff has been unable to locate an

ordinance declaring a change to the land use designation for the subject properties. Therefore, the conclusion among staff is that, without a legislative process resulting in adoption of an ordinance, the change in the map must have been the result of an error in the mapping process. The mapping error resulted in depiction of the subject properties carrying the Neighborhood Residential-Standard Density (NR-SD) land use designation. Correction of the error has not been attempted since the error occurred.

Some time in 1990 another map error occurred to the Zoning Map. This error changed the depiction of the properties from R-2 to R-7. However, by 1997, the error was reversed. Similar to the Land Use Map error, there is no legislative history ordaining a zone change from R-2 to R-7 then back to R-2.

The primary intent in proposing this amendment is to restore the correlation between the Plan designation and the zoning district, as shown on subsection 3.14 *Comprehensive Plan and Zoning District Matrix*, in order to correct a mapping error. The existing R-2 zoning district is within the family of the proposed Neighborhood Residential-Medium Density (NR-MD) land use designation.

COMPREHENSIVE PLAN AND ZONING DISTRICT MATRIX	
Comprehensive Plan Designation	Zoning District
Regional Center	RC-E, RC-OT, RC-TO
Station Community	SC-HDR, SC-MU, SA-MDR, SA-MU
Town Center	TC-HDR, TC-MU, TC-MDR
Main Street	Office Commercial, Neighborhood Service, Convenience Service Center, R-1, R-2
Corridor	General Commercial, Convenience Service Center, Office Commercial, Community Service, Neighborhood Service, Corridor-Multiple Use, R-1, R-2, R-3.5, R-4
Employment Areas	Campus Industrial
Industrial	Industrial Park, Light Industrial, Campus Industrial
Neighborhood Residential (equivalent to Metro's Inner and Outer Neighborhood Design Types)	
Low Density	R-10[1]
Standard Density	R-7, R-5[2]
<b>Medium Density</b>	<b>R-4, R-3.5, R-2</b>
High Density	R-1
Any of the plan designations cited above	Institutional
[1] Existing pockets of low density residential may continue, but expansion of low density neighborhood residential areas shall not occur	
[2] Existing properties with commercial zoning as shown on Figures III-2 through III-5 and listed by tax lot on said maps shall be allowed to continue in perpetuity. Expansion of the district is not allowed, but any use permitted within said district will be allowed subject to City approval through the procedures specified by the Development Code	

*f) New Commercial zoning districts are not allowed within Residential Neighborhood Standard and Low Density land use designations. Existing properties with commercial zoning as shown on Figures III-2 through III-5 and listed by tax lot on said maps shall be allowed to continue in perpetuity. Expansion of the district is not allowed, but any use permitted within said district will be allowed subject to City approval through the procedures specified in the Development Code.*

This application does not proposed commercial zoning.

- g) Enhance the City's landscape through design measures considering the natural setting of the land and the character of existing residential neighborhoods.*

This application does not include modifications to the design measures set forth by the City. However, the subject properties are currently developed and their landscapes have matured in kind with the character of the neighborhood.

- h) Foster innovation and variety in design to enhance the visual character of the City's landscape. Innovation in design can include designing infill structures to integrate into existing neighborhoods through compatible scale, similar design features, and similar setbacks.*

The subject properties are part of a neighborhood of single-family residential homes and duplexes. The NR-MD designation, which supports the R-2 zone, will permit infill structures that are to be designed in a way that is compatible in scale and setbacks to the existing nearby structures.

- i) Residential development, in compliance with regional mandates, shall achieve at least 80% of the maximum density allowed in the respective zoning districts as applied through 3.14 Comprehensive Plan and Zoning District Matrix.*

Review of proposed residential densities respective of the zoning district occurs at the time of Development Review. This application is not proposing physical development of the subject properties or a change in zoning.

#### *3.13.4. Medium Density Residential Development*

- a) Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix*

The existing R-2 zoning district is within the family of the proposed Medium Density Comprehensive Plan Designation.

- b) Medium Density Residential zoning is located generally in areas with good access to arterial streets, good transit service, commercial services, and public open space, or should be designed in a coordinated manner to provide such amenities in the immediate vicinity.*

The subject properties are located with good access to SW Hall Boulevard, an arterial street with transit and commercial services. Additionally, the subject properties are within 2,000 feet of the Fanno Creek Trail.

Staff concludes that approval of the amendment is needed to meet Policies 3.13.4.a and 3.14.

***Finding: Staff finds that, for the reasons specified above, the policies found in Chapter 3 are met.***

#### ***Chapter 4 Housing Element.***

Discussion under Goal 10 assists in the understanding of the applicability of the Housing Element to this amendment.

The City adopted a Housing Element into its Comprehensive Plan (Ordinance 4187) in January of 2002 pursuant to a periodic review work program approved by the State Department of Land Conservation and Development (DLCD). Part of that process involved development of a buildable lands inventory, a housing type needs analysis, and a housing density assessment. Based upon the findings of those studies, the City adopted policies to encourage a broad mix of housing types at density levels designed to maximize development potential. Policies that are particularly relevant to this proposal include the following:

*Section 4.2.1.1.a) Allow development of a wide variety of housing types in the City.*

*Section 4.2.2.1.a) Increase residential capacity in the City to substantially comply with requirements of Title 1 of the Metro Urban Growth Management Functional Plan.*

Staff addressed the relevance of these policies in the section of this report that addressed Goal 10 compliance. Pursuant to the reasoning contained in that section as it relates to the policies above, staff believes that the proposal fulfills these policies.

***Finding: Staff finds that relevant policies found in Chapter 4 are met.***

#### ***Chapter 5 Public Facilities and Services Element.***

As noted in the Goal 11 discussion, above, the proposal does not physically affect the landscape, corporate boundaries, or the City's public facility plans. The permitted uses on the subject property are dictated by the R-2 zoning district currently in place and that is not proposed for change. The proposal will not affect the City's ability to implement the Public Facilities Plans, Capital Improvement Plan, Urban Planning Area Agreement (UPAA), Urban Service Area, Storm Water and Drainage System, Potable Water System, Sanitary Sewer System, Parks and Recreation, or Police and Fire and Emergency Medical Services. Additionally, because the maximum permitted unit density assigned to the property is not proposed to change, school facilities should not be significantly affected. Thus, the policies, plans and actions found in this chapter are not applicable to the proposed amendment.

***Finding: Staff finds that the policies found in Chapter 5 are not applicable to the proposed amendment.***

## *Chapter 6 Transportation Element.*

Comprehensive Plan Section 6.2.4.c is relevant to the proposed amendment. It states as follows:

*Maintain levels of service consistent with Metro's Regional Transportation Plan and the Oregon Transportation Plan. Applications for Comprehensive Plan Amendments shall comply with the requirements of OAR 660-012-0060 and as appropriate include a transportation Impact Analysis that shows that the proposal will not degrade system performance below the acceptable two-hour peak demand-to-capacity ratio of 0.98...*

Discussion addressing the amendment's compliance with *OAR 660-012-0060* was provided under the section addressing Goal 12 compliance, above. As pointed out in that section, the proposal seeks to amend the land use designation assigned to the subject property from Neighborhood Residential-Standard Density (NR-SD) to Neighborhood Residential-Medium Density (NR-MD). Because the property's zoning is the principal instrument used to control the level of traffic generation derived from a development, and because the status of the property's zoning will not be affected by the proposed amendment, staff concludes that the proposed amendment will not significantly affect the degree of traffic generation on local transportation facilities,

It should also be noted that any redevelopment of the subject property will require that the traffic impacts be assessed by the applicant to demonstrate that traffic generation deriving from the development will not impose excess constraints upon the system. If the impacts of development are forecast to degrade the system beyond the 0.98 demand to capacity ratio, mitigation measures to alleviate the impact may be required. The analysis of the impact of development would be triggered at the time when development of the property is proposed rather than with the amendment being proposed here.

***Finding:*** *Staff finds that for the reasons specified above, the proposal is consistent with the policies found in Chapter 6 of the City's Comprehensive Plan.*

## *Chapter 7 Natural, Cultural, Historic, Scenic, Energy and Groundwater Resources Element.*

Staff reviewed the provisions contained in the Chapter 7 of the City's Comprehensive Plan and concluded that because the proposal does not involve or affect any significant *Natural, Cultural, Historic, Scenic, Energy and Groundwater Resources*, the proposed amendment does not affect the City's ability to implement the provisions in this chapter.

***Finding:*** *Staff finds that the proposed amendment does not affect the City's ability to implement this Chapter.*

*Chapter 8 Environmental Quality and Safety Element.*

Staff reviewed the provisions contained in the Chapter 8 of the City's Comprehensive Plan and concluded that this proposed amendment does not affect Sections 8.2 Water Quality,

8.3 Air Quality, 8.4 Noise, 8.5 Seismic Hazards, 8.6 Geologic Hazards, 8.7 Flood Hazards, or 8.8 Solid and Hazardous Wastes.

***Finding:** Staff finds that the policies found in Chapter 8 are not applicable to the proposed amendment.*

*Chapter 9 Economy Element.*

Staff reviewed the provisions contained in the Chapter 9 of the City's Comprehensive Plan and concluded that economic development, proposed industrial facilities, and employment centers would not be negatively affected by the proposed amendment.

***Finding:** Staff finds that the policies found in Chapter 9 are not applicable to the proposed amendment.*

***Summary Finding:** Staff finds that the proposed Comprehensive Plan amendment is generally consistent and compatible with the Comprehensive Plan. Thus, the requirements of Criterion 1.5.1.C are met.*

***D. If the proposed amendment is to the Land Use Map, there is a demonstrated public need, which cannot be satisfied by other property that now have the same designation as proposed by the amendment;***

The proposed amendment involves assignment of the Neighborhood Residential-Medium Density (NR-MD) plan designation to the subject properties in an effort to correct a mapping error. The mapping error placed the properties within the Neighborhood Residential-Standard Density (NR-SD) plan designation, which is in conflict with the R-2 zoning district upon the properties. This amendment will not change any specific use or development provisions assigned to the property but will restore the correlation between the plan and zone designations specified in Section 3.14 of the Comprehensive Plan.

***Finding:** Staff finds that criterion 1.5.1.D is met for the proposed amendment.*

### SUMMARY

For the reasons identified above, staff finds that the Comprehensive Plan Map Amendment satisfies the approval criteria for a legislative Comprehensive Plan Amendment pursuant to Section 1.5.1 of the Comprehensive Plan.

### CONCLUSION

Based on the facts and findings presented, staff concludes that proposal, **CPA2009-0015 (Hillcrest Land Use Map Amendment)** meets the criteria for approval.

### RECOMMENDATION

Based on the facts and findings presented, staff recommends **APPROVAL** of **CPA2009-0015 (Hillcrest Land Use Map Amendment)** with no recommended conditions of approval.

7450 SW Bel Aire Drive

After City of Beaverton Planning Commission

Planning Division

PO Box 4715

Beaverton, OR 97008

For case file number: CPA 2009-0016, Bel Aire Dr. Land Use Amendment

December 7, 2009

To Members of the planning commission:

In reference to the zoning map just have been filed that I oppose the map being due to the related problems listed below.

RECEIVED  
DEC 8 8 2009  
City of Beaverton  
Community Development Dept.

1) Increased traffic flow has already met its maximum for this neighbor hood during morning and afternoon commuting hours. With the additional traffic flowing over from the Greenway Neighborhood across hill Blvd to the south and additional neighborhoods from Murrayhill and onward. It is a known fact that the access to get to and from Highway 21's access do to inadequate traffic planning has made this neighborhood a less safer location to reside do to less traffic neighborhood flow in itself. Adding additional increased density changes this location for the worse and it's neighborhood quality of living and safety. At this time it is a known fact also that the neighbor hood has already had speed bumps placed in strategic locations throughout the neighbor hood to help with the slowing of vehicles do to its additional flow and speed of traffic. This change of density will impact what has already been done by the current of the neighbor hood and the city's itself. Please note that the speeding still excessively occurs regularly on this road. Before these changes are to move forward if at all will there be a traffic study?

2) Also to be noted to add to the density would bring additional non owner occupied tenants to a location of mostly residential homes. It is a proven fact that the percentage for regard for these location of living isn't the same as it would be for a homeowner. There has been more theft and abuse of driving habits to our owner citizens do our block. This has also already created tension with neighbors with the existing apartment road locations. Also it being a known fact that the increase in theft is also a factor. Along with the change in our section of the (Map Amendment) undiscussed to us on our planning map it is also known that there will also be a change made to the (MSU) on Hillcrest as amend the same zoning. This also negates what this neighbor hood is about. It is also the concern that there would be an additional change in the zoning precluding a potential change that it would also change the zoning from the Hillcrest change to the Bel Aire change to a higher density on this section of road. This is truly not the direction of positive change for the residents in our location.

3) An additional concern is also in Beaverton, but it belongs to Rose Elementary School. How does this affect the quality of the children that are already having lower proficiency levels than the rest of the school district as noted in the State (Report Card) Records? Has there been any study's as to the increase in children and the quality of learning.

George W. Kenderker  
7450 S.W. Bel Aire Dr.  
Beaverton, OR 97008

1 of 1

12/8/2009 9:27 AM

7420 SW Bel Aire Drive

**RECEIVED**DEC 08 2009  
City of Beaverton  
Development Services

Attn: City of Beaverton Planning commission  
 Planning Division  
 PO Box 4755  
 Beaverton, Or 97076  
 Re: case file number: CPA 2009-0016, Be. Aire Dr. Land use Amendment

December 7, 2009

To Members of the planning commission:

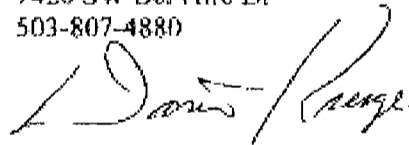
In reference to the zoning changes I have concluded that I oppose the change in zoning do to the related problems listed below.

- 1) Increased traffic flow has already met its maximum for this neighborhood during morning and afternoon commuting hours. With the additional traffic flowing over from the Greenway Neighborhood across Hall Blvd to the South and additional neighborhoods from Murrayhill and onward. It is a known fact that the access to get to and from Highway 217s access do to inadequate traffic planning has made this neighborhood a less safer location to reside do to non traffic neighborhood flow in itself. Adding additional increased zoning changes this location for the worse and its neighborhood quality of living and safety. At this time it is a known fact also that the neighborhood has already had speed bumps placed in strategic locations throughout the neighborhood to help with the slowing of vehicles do to its additional flow and speed of traffic. This change of density would negate what has already been done by the citizens of the neighborhood and the city itself. Please note that the speeding still excessively occurs regularly on this road.
- 2) Also to be noted to add to the density would bring additional non owner occupied tenants to a location of mostly residential homes. It is a proven fact that the percentage for regard for there location of living isn't the same as it would be for a homeowner. There has been more theft and abuse of driving habits to non owner citizens on our block. This has also already created tension with neighbors with the existing apartment condo locations do to intoxicated non owner residences. Also it being a known fact that the increase in theft is also a factor.

Along with the change in our section of the (Map Amendment) undisclosed to us on our planning maps it is also known that there will also be a change made to the (MAP) on Hillcrest to amend the same zoning. This also negates what this Neighborhood is about. It is also the concern that there would be an additional change in the zoning precluding a potential change that it would also change the zoning from the Hillcrest change to the Bel Aire change to a higher density on this section of road. This is truly not the direction of positive change for the Residents in our location. It will knowingly reduce the value in the existing homes surrounding the neighborhood along with the safety of its residences.

- 3) An additional concern is also the Density that it brings to Vose Elementary School. How does this affect the quality of the Children that are already having lower proficiency levels than the rest of the school district as noted in the States (Report Card) Records? Has there been any study's as to the increase in children and the quality of learning. As noted in the Mayor's message located in the city magazine (PCI), it states that we in Beaverton have the best city in Oregon to raise Children. Let's try and maintain what this article states and work first on Vose schools report card before throwing higher density issues at it along also with the safety of the kids that walk these streets to the school. Trying to meet state and local standards for increased density does not fit in this neighborhood.

Sincerely  
Darin Kresge  
7420 SW Bel Aire Dr  
503-807-4880





MEMORANDUM  
CITY OF BEAVERTON  
COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION

"MAKE IT HAPPEN"

**T o :** Planning Commission  
**D A T E :** January 6, 2010  
**F R O M :** Leigh M. Crabtree, Associate Planner  
**S U B J E C T :** ADDITIONAL PUBLIC TESTIMONY  
CPA2009-0015, HILLCREST LAND USE MAP AMENDMENT

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After publication and distribution of the Staff Report dated December 9, 2009 staff received the attached written testimony.

**Benjamin D. Knaupp, PC**

Business, Real Estate and Tax Law  
19720 NW Tanasbourne Dr., Suite 200  
Hillsboro, OR 97124  
Tel. (503) 750-4204  
Fax (503) 419-4912  
Email: bknaupp@gmail.com

RECEIVED  
DEC 09 2009  
City of Beaverton  
Community Development Dept.

Date: December 4, 2009

Planning Division  
PO Box 4755  
Beaverton, OR 97076

**Re: Case File No. CPA 2009-0015, HILLCREST LAND USE MAP AMENDMENT**

Dear Planning Commission:

I have been retained by Anita Brooks, a homeowner residing at 11790 SW Timberline Drive, Beaverton to express her concerns and the concerns of her neighbors about proposed changes to the land use designation of neighboring lots.

My client lives next door to the lots subject to this proposal, and is concerned that this change will increase the density of housing in the neighborhood, and lead to the following problems, which I am stating in her own words:

1. Increased traffic flow at key choke-point. Entering and leaving the neighborhood via Ridgecrest Drive to Hall Blvd. is difficult already during rush hours of the working day and on weekends at peak driving times. Ridgecrest Drive is not large enough to accommodate additional vehicle flow on and off of Hall Blvd., which will increase accident risks at this location, as well as the noise and pollution from frustrated drivers who must wait their turn to enter and exit the neighborhood.
2. Increased traffic through back streets. Delays caused by increased traffic flow at the Ridgecrest / Hall Blvd. intersection will lead to drivers looking for other avenues to enter and leave the neighborhood, thereby increasing traffic along side and back streets. This will increase traffic along residential streets where children and elderly residents in our neighborhood may be crossing streets, putting them at additional risk. Our neighborhood is a quiet, peaceful hidden little community where residents feel safe to take walks and socialize with their neighbors. The proposed changes would adversely affect the safety and the feeling of community in our neighborhood.

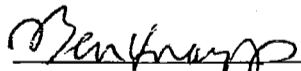
3. Possible displacement of elderly residents. We are concerned that changing the use will lead to future building projects such as development of apartment homes at the expense of some of the older homes that are currently occupied by senior citizens. Their smaller, older homes would be more likely to be demolished in favor of apartments.
4. Adverse effect on property values. We feel that allowing higher density housing will decrease the property value of our homes, since single family homes located next door to apartment homes are valued less than similar homes in strictly residential neighborhoods.
5. Decreased parking. We feel that this change could increase the number of occupants in the area in the future, decreasing the parking currently available on our street, which also leads to safety problems on the hill as cars clog the street and jockey for scarce parking positions.
6. Anticipated increase in crime. We are concerned that future development at a higher density level will lead in increased crime. Statistics show that non-owner-occupied homes and apartment homes have higher crime rates than lower-density residential neighborhoods.
7. Increased animals. Higher density housing will lead to increased animal-related problems, such as stray cats, and dogs, with their waste products, which are already a problem for homeowners with lawns and landscaped areas.

For these reasons, we urge you to reject the proposed changes. Our neighborhood group is determined to oppose any new developments that are out of character of the neighborhood as (mostly) single family dwelling units through all legal means available to us.

If you have any questions, please contact me.


Best regards,

Benjamin D. Knaupp

  
\_\_\_\_\_  
For Benjamin D. Knaupp, PC

7009 2620 0001 7052 8762



 CITY OF BEAVERTON  
DEVELOPMENT SERVICES  
PO BOX 4755  
BEAVERTON OR 97076-4755

PLAN AMENDMENT SPECIALIST  
OREGON DEPART OF LAND CONS  
635 CAPITOL STREET NE SUITE 150  
SALEM OR 97301-2540

FIRST CLASS



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