



## **MEMORANDUM**

**Community Development Department - Planning Division**

**To: Planning Commission**

**From: Jeff Salvon, AICP, Associate Planner**

**Date: August 17, 2016**

**Subject: CPA2014-0005 / ZMA2014-0003 – Atonement Lutheran Land Use and Zoning Map Amendments**

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Good evening Commissioners,

Some questions have arisen with regard to CPA2014-0005/ZMA2014-0003 that require clarification. The purpose of this memo is to answer questions expressed by the Commission that may not have been clear in the materials handed out at the July 27, 2016 meeting.

### **Project Summary**

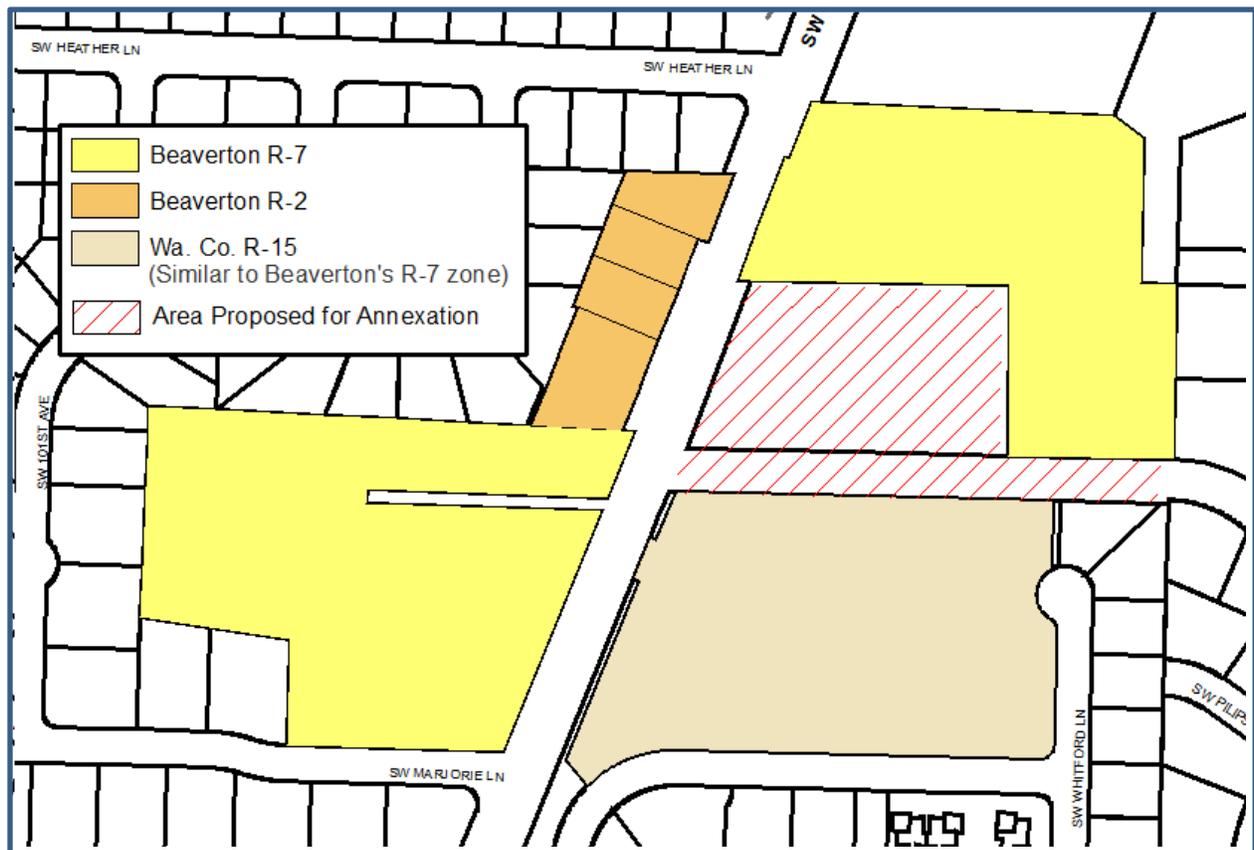
CPA2014-0005/ZMA2014-0003 is a proposal to adopt annexation related comprehensive plan map and zoning map amendments for a property that is in the process of expanding their building to include additional kitchen and bathroom facilities. The property is currently in unincorporated Washington County and would normally rely upon Washington County and special districts for all construction related services necessary to secure occupancy.

The City of Beaverton has an agreement with Washington County that specifies when new development results in additional service burdens to city maintained facilities, the developer must obtain a Service Availability letter from the City in order for the project proposal to obtain completeness. In the case of CPA2014-0005/ZMA2014-0003, the additions proposed will add additional flows to city maintained storm lines.

The City of Beaverton maintains a policy that requires property owners in such cases to annex into the City of Beaverton so that the owner can defray some of the costs associated with additional impacts upon the existing system. These agreements were typically made between the property owner and the city with

the understanding that construction could proceed under the condition that said property would need to be annexed.

The current proposal involves applying the most appropriate Comprehensive Plan and Zoning Map designations to the property in accordance with said agreement policies that exist between the City of Beaverton and Washington County. In this case, the agreement calls for the most restrictive abutting zone which staff believes to be Urban Standard Density (R-7) as illustrated in the figure below.



### Additional considerations

There are several considerations of note that may deserve additional explanation. They are as follows:

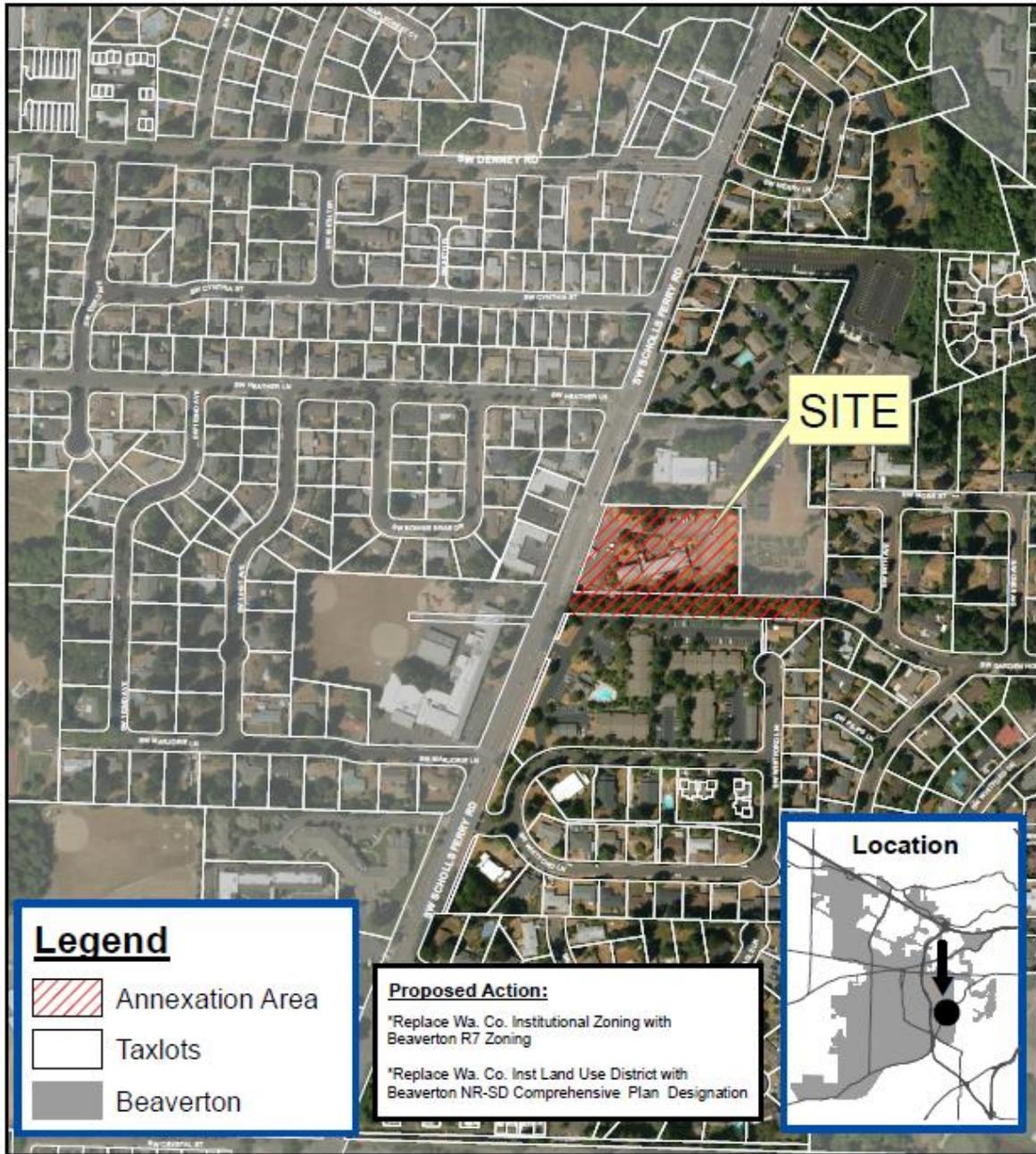
- Construction activities triggering annexation are under way. Until annexation occurs the city has no authority to impose city standards.
- The proposed plan and zone changes affecting the property are being processed concurrent with the annexation petition.

- State law dictates that no annexation may occur within 90 days prior to a general election. Therefore, the proposed plan and zone changes will not take effect until November 9, 2016, at the earliest.
- Per Section 20.05.20.9 of the Development Code, the proposed zoning to R-7 allows Places of Worship (the current use of the property) as a Conditional Use.
- The inclusion of adjacent street in annexations and related plan/zone amendments is city policy and is included in the proposal pursuant to Comprehensive Plan Goal #3, which dictates that the city “encourage growth by orderly expansion outward from existing areas of development and thereby avoid unnecessary tax burdens usually associated with scattered unrelated development”.
- The current proposal does not include any proposed use of the property nor improvements to the adjacent right of way. Any proposal involving such would be subject to a separate public process.
- The area that is the focus of this hearing is illustrated in Exhibit A to this memo (attached).

Please feel free to contact Jeff Salvon with any questions pertaining to this project at 503-526-3725, or by email at [jsalvon@beavertonoregon.gov](mailto:jsalvon@beavertonoregon.gov)

# VICINITY MAP

# EXHIBIT "A"



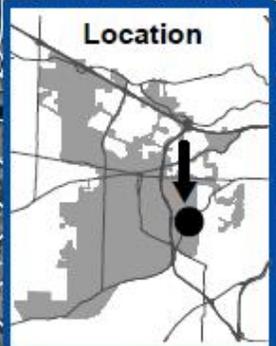
### Legend

-  Annexation Area
-  Taxlots
-  Beaverton

### Proposed Action:

- \*Replace Wa. Co. Institutional Zoning with Beaverton R7 Zoning
- \*Replace Wa. Co. Inst Land Use District with Beaverton NR-SD Comprehensive Plan Designation

### Location



**CPA 2014-0005 / ZMA 2014-0003**

4/28/16



COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division

Tax Lot #s  
**1S123DB03700**