



MEMORANDUM

Community Development Department - Planning Division

To: Planning Commission

From: Jeff Salvon, AICP, Associate Planner

Date: August 24, 2016

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

Staff recently received an email (attached) citing a section of the Washington County's Raleigh Hills – Garden Home Community Plan that contains the following design element:

Subarea 13 (Specific Design Elements)

3. Garden Home Road shall not be extended from SW 92nd Avenue through to Scholls Ferry Road.

The purpose of this memo is to acknowledge this plan provision and recognize that it is deserving of consideration at some future occasion if and/or when improvements to the right of way are proposed. Having said that, I would like to make the following points:

1. Tonight's proposal to apply Comprehensive Plan and zoning designations to the area is governed by the Washington County – Beaverton UPAA, specifically, Special Policy (A) which does not bind the city to adopt the provision directly. Rather, it states that "the city recognizes and supports the County's Community Plans...and shall determine whether city adoption is appropriate and act accordingly."
2. Nothing in tonight's proposal involves a specific use of the property or adjacent right-of-way. If, at some future date, a proposal affecting the use of the property or adjacent right of way were presented, that proposal would be subject to a separate public process.

Attachment: Email from Nathalie Darcy, dated August 12, 2016

Jeff Salvon

From: Nathalie DARCY <fannocat@msn.com>
Sent: Monday, August 22, 2016 11:45 PM
To: Jeff Salvon
Subject: CPA2014-0005 / ZMA2014-0003 – Atonement Lutheran Land Use and Zoning Map Amendments

I was advised today of the above-captioned proposal. As noted in your staff report, the county did not advise the city of any policies that pertain to the subject area, thus the city is not considering any policy adoption.

Please be advised that there is a specific policy in place that prohibits extension of Garden Home Road through to Scholls Ferry (Raleigh Hills Garden Home Community Plan, p. 30 Subarea 13 Specific Design Elements #3).

The CPA/ZMA proposal is characterized as a quasi-judicial amendment. If the proposal is approved without any consideration/adoption of the current road extension prohibition policy, the action removes a long-standing policy that has far-reaching impacts for Garden Home and surrounding areas and as such, is a legislative amendment.

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