



Oregon

Theodore R. Kulongoski, 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

October 30, 2007

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Beaverton Plan Amendment
DLCD File Number 036-07



The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT OR DEADLINE TO APPEAL: November 13, 2007

This amendment was not submitted to DLCD for review prior to adoption. Pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

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 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 DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative
Barbara Fryer, City of Beaverton

<paa>

DLCD

Notice of Adoption



THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
 PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

Jurisdiction: **City of Beaverton**

Local file number: **CPA2007-0017/ZMA2007-0020**

Date of Adoption: ~~10/15/2007~~ **10/16/07**

Date Mailed: **10/22/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? No

- | | |
|------------------------------------------------------------|----------------------------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input checked="" type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: |

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

The proposal is to apply the City's Corridor land use designation and the City's Neighborhood Service zoning district in compliance with the Washington County-Beaverton Urban Planning Area Agreement.

Does the Adoption differ from proposal? No

Plan Map Changed from: **County Corridor** to: **City Corridor**

Zone Map Changed from: County Neighborhood Commercial to: **City Neighborhood Service**

Location: 15115 & 15035 SW Walker Road Acres Involved: 0.60

Specify Density: Previous: **N/A** New: **N/A**

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

- | | | |
|----------------------------------------------------------------|------------------------------|----------------------------------------|
| 45-days prior to first evidentiary hearing? | Yes | <input checked="" type="checkbox"/> No |
| If no, do the statewide planning goals apply? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| If no, did Emergency Circumstances require immediate adoption? | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |

DLCD file No. 036-07 (NOA)

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

Washington County Department of Land Use and Transportation

Local Contact: **Barbara Fryer, AICP, Senior Planner** Phone: (503) 526-3718 Extension:

Address: PO BOX 4755

Fax Number: 503-526-3720

City: Beaverton

Zip: 97202

E-mail Address: bfryer@ci.beaverton.or.us

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**

per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: webserver.lcd.state.or.us. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing mara.ulloa@state.or.us.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.



CITY of BEAVERTON

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

NOTICE OF DECISION

Mailing Date: October 22, 2007 **Date of Final Decision:** October 15, 2007

Ordinance 4458 attached, was first read on the October 8, 2007 City Council agenda then passed by the City Council after second reading on the October 15, 2007 Council agenda. The Mayor approved and signed Ordinance 4458 on October 16, 2007.

ORDINANCE 4458. An Ordinance Amending Ord. 4187 Figure III-1 the Comprehensive Plan Land Use Map to Apply the City's Corridor Plan Designation and Ord. 2050 the Zoning Map to Apply the City's Neighborhood Service (NS) Zone to Two Properties Located on the Northwest Corner of Walker Road and SW 150th in Northwest Beaverton CPA2007-0017/ZMA2007-0020, City of Beaverton Applicant

Appeal. Any appeal of this decision should be made to the State of Oregon Land Use Board of Appeals (LUBA) as provided in ORS 197.805 through ORS 197.860. A notice of intent to appeal shall be filed not later than **21 calendar days** after notice of the decision is mailed or otherwise submitted to parties entitled to notice under ORS 197.615. Mailing of the notice on Monday, October 22, 2007 results in an appeal deadline of **Monday, November 12, 2007**.

Applicant. City of Beaverton, contact information below.

How to Obtain Further Information: This decision is available for review, and a copy may be obtained at a cost, at the City of Beaverton, Planning Services Division, Beaverton City Hall, 4755 S.W. Griffith Drive, Beaverton, OR 97076. Barbara Fryer may be contacted at (503) 526-3718 or bfryer@ci.beaverton.or.us.

Sincerely,


Barbara Fryer
Senior Planner

1 Enclosure

cc: Betty Jean Swain
Dave James, Triple Creek/Five Oaks NAC
Holly Isaak, CCI Chair
Bruce Bartlett, CPO 1
Micheal Jordan, COO Metro
Nels Mickaelson, Washington County GIS
Andy Back, Washington County DLUT
Jennifer Garland, Beaverton School District

VICINITY MAP

Ordinance
No. 4458

EXHIBIT "A"

Land Use Designation: Corridor
Zoning District: Neighborhood Service

158th

WALKER ROAD

150th

KOLL PARKWAY

Legend

-  CITY LIMITS
-  BEAVERTON
-  15115 & 15035 SW Walker

Location



City of Beaverton

CPA2007-0017/ CPA2007-0020
15115 & 15035 SW WALKER ROAD

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

8/28/07

Tax Lot #'s

1S105AC00100

1S105AC00200

Application #

CPA2007-0017

CPA2007-0020

N



ORDINANCE NO. 4458

AN ORDINANCE AMENDING ORD. 4187 FIGURE III-1 THE COMPREHENSIVE PLAN LAND USE MAP TO APPLY THE CITY'S CORRIDOR PLAN DESIGNATION AND ORD. 2050 THE ZONING MAP TO APPLY THE CITY'S NEIGHBORHOOD SERVICE (NS) ZONE TO TWO PROPERTIES LOCATED ON THE NORTHWEST CORNER OF WALKER ROAD AND 150TH IN NORTHWEST BEAVERTON CPA 2007-0017/ZMA 2007-0020, CITY OF BEAVERTON APPLICANT

WHEREAS, the purpose of CPA2007-0017/ZMA2007-0020 is to amend Figure III-1, Ordinance 4187, from County Neighborhood Commercial to City Corridor and the Zoning Map, Ordinance 2050, from County Neighborhood Commercial to City Neighborhood Services (NS) on Washington County Assessor's Tax Map 1S1 05AC Tax Lots 00100 and 00200 (15115 and 15035 SW Walker Road); and

WHEREAS, pursuant to Ordinance 4187 Section 1.4.3, written notice was mailed to the property owners subject to the amendment, the Neighborhood Association Chair, Citizen Participation Organization No. 1 and the Chair of the Beaverton Committee for Citizen Involvement, notice was published in the Beaverton Valley Times, notice was posted on the Beaverton City web site; and

WHEREAS, pursuant to Ordinance 4187 Section 1.4.3.B.7 and Ordinance 2050 Section 40.97.3, the Beaverton Planning Services Division, on October 1, 2007 published a written staff report and recommendation a minimum seven (7) calendar days in advance of the scheduled City Council meeting October 8, 2007; and,

WHEREAS, the City Council adopts as to criteria, facts and findings described in Community Development Department staff report on CPA2007-0017/ZMA2007-0020 by Senior Planner Barbara Fryer, dated October 1, 2007, and attached hereto as Exhibit "B"; 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 on Map and Tax Lots 1S1 05 AC 00100 and 00200 Corridor, as shown on Exhibit "A".

Section 2. Ordinance No. 2050, the Zoning Map, is amended to designate the properties on Map and Tax Lots 1S1 05 AC 00100 and 00200 Neighborhood Service, as shown on Exhibit "A".

Section 3. This ordinance shall become effective thirty (30) days after its adoption by the council and approval by the mayor or upon the effective date of the ordinance annexing the subject property, whichever is later.

First reading this 8th day of October, 2007.

Passed by the Council this 15th day of October, 2007.

Approved by the Mayor this 16th day of October, 2007.

ATTEST



SUE NELSON, City Recorder

APPROVED:



ROB DRAKE, Mayor