



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

AMENDED NOTICE OF ADOPTED AMENDMENT

September 4, 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 031-07

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: September 13, 2007

This amendment was submitted to DLCD for review 45 days 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 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.**

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

<paa>

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: **CPA2007-0013/ZMA2007-0013**

Date of Adoption: **8/21/2007**

Date Mailed: **8/23/2007**

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

☐ 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".

The proposal is to amend the Land Use Map in the Comprehensive Plan and the Zoning Map to give one parcel that was annexed in March 2007 City land use and zoning designations. The parcel was designated County R-5 (Residential 5 units per acre) and will be assigned the City's Neighborhood Residential-Standard Density (NR-SD) land use designation and Urban Standard Density (R-7) zoning (minimum 7000 square feet of land area per dwelling). The parcel is 1S1 09 DA 02900. Because the amendments are annexation related and regulated by the terms agreed to in the City/County Urban Planning Area Agreement, the decision is non-discretionary and did not require a 45-day DLCD hearing notice.

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

Plan Map Changed from: Wash. County R-5

to: City Neighborhood Residential Standard Density (NR-SD)

Zone Map Changed from: Wash. County R-5

to: City R-7

Location: 12730 SW Fairfield St.

Acres Involved: 0.22 Acres

Specify Density: Previous: Res: 9 units /ac New: Min lot size of 7,000 sq. ft./dwelling unit (approx. 6.2 units/ac.)

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. 031-01 (NOA)

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

Metro, Washington County, Beaverton School District

Local Contact: **Jeff Salvon**

Phone: **(503) 526-3725** Extension:

Address: **PO Box 4755**

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

City: **Beaverton, OR**

Zip: **97076**

E-mail Address: **jsalvon@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: August 23, 2007 **Date of Final Decision:** August 21, 2007

Ordinance 4444 attached, was first read on the August 13, 2007 City Council agenda then passed by the City Council after second reading on the August 20, 2007 Council agenda. The Mayor approved and signed Ordinance 4446 on August 21 2007.

ORDINANCE 4444. An Ordinance Amending Ord. 4187 Figure III-1, the Comprehensive Plan Land Use Map and Ord. 2050, the Zoning Map for a Property located at 12730 SW Fairfield Street: CPA 2007-0013/ZMA 2007-0013

Location. The parcel is located at 12730 SW Fairfield Street approximately 110 feet East of SW Cedar Hills Boulevard, on the south side of Fairfield Street. The parcel is identified as 1S109DA02900.

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 Friday, August 23, 2007 results in an appeal deadline of **Wednesday, September 13, 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. Jeff Salvon may be contacted at (503) 526-3725 or jsalvon@ci.beaverton.or.us.

Sincerely,

Jeff Salvon
Associate Planner

cc:

Chad Wycoff, Oregon Fairfield Partners
Chuck Oliver, Tiland / Schmidt Architects
Michael Jordan, COO Metro
Ray Bowman, Raleigh West NAC
Nels Mickaelson, Washington County GIS

Holly Isaak, CCI Chair
Andy Back, Washington County DLUT
Beaverton Neighborhood Office
Jennifer Garland, Beaverton School Dist

ORDINANCE NO. 4444

AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP AND ORDINANCE NO. 2050, THE ZONING MAP FOR A PROPERTY LOCATED AT 12730 SW FAIRFIELD STREET; CPA2007-0013 / ZMA2007-0013

- WHEREAS,** The property was annexed to the City of Beaverton under Ordinance 4421 and is being redesignated in this ordinance from the County's land use designation to the closest corresponding City designations in accordance with the Washington County - Beaverton Urban Planning Area Agreement (UPAA); and
- WHEREAS,** Since the UPAA is specific on the appropriate Land Use Map and Zoning Map designations for this parcel, this is not a discretionary land use decision, and no public hearing is required; and
- WHEREAS,** The Council incorporates herein by reference the Community Development Department staff report on CPA2007-0013/ZMA2007-0013 by Associate Planner Jeff Salvon, dated July 2, 2007 ; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

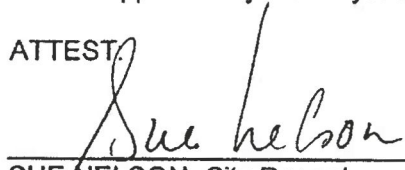
- Section 1.** Ordinance No. 4187, (Figure III-1) the Comprehensive Plan Land Use Map is amended to designate the subject property as shown on Exhibit "A", located at 12730 SW Fairfield Street, Neighborhood Residential-Standard Density (NR-SD) in accordance with the Washington County - Beaverton Urban Planning Area Agreement (UPAA).
- Section 2.** Ordinance No. 2050, the Zoning Map, is amended to zone the same property specified in Section 1, as shown on Exhibit "A", Urban Standard Density Residential (R-7) in accordance with the UPAA.

First reading this 13th day of August, 2007.

Passed by the Council this 20th day of August, 2007.

Approved by the Mayor this 21st day of August, 2007.

ATTEST:

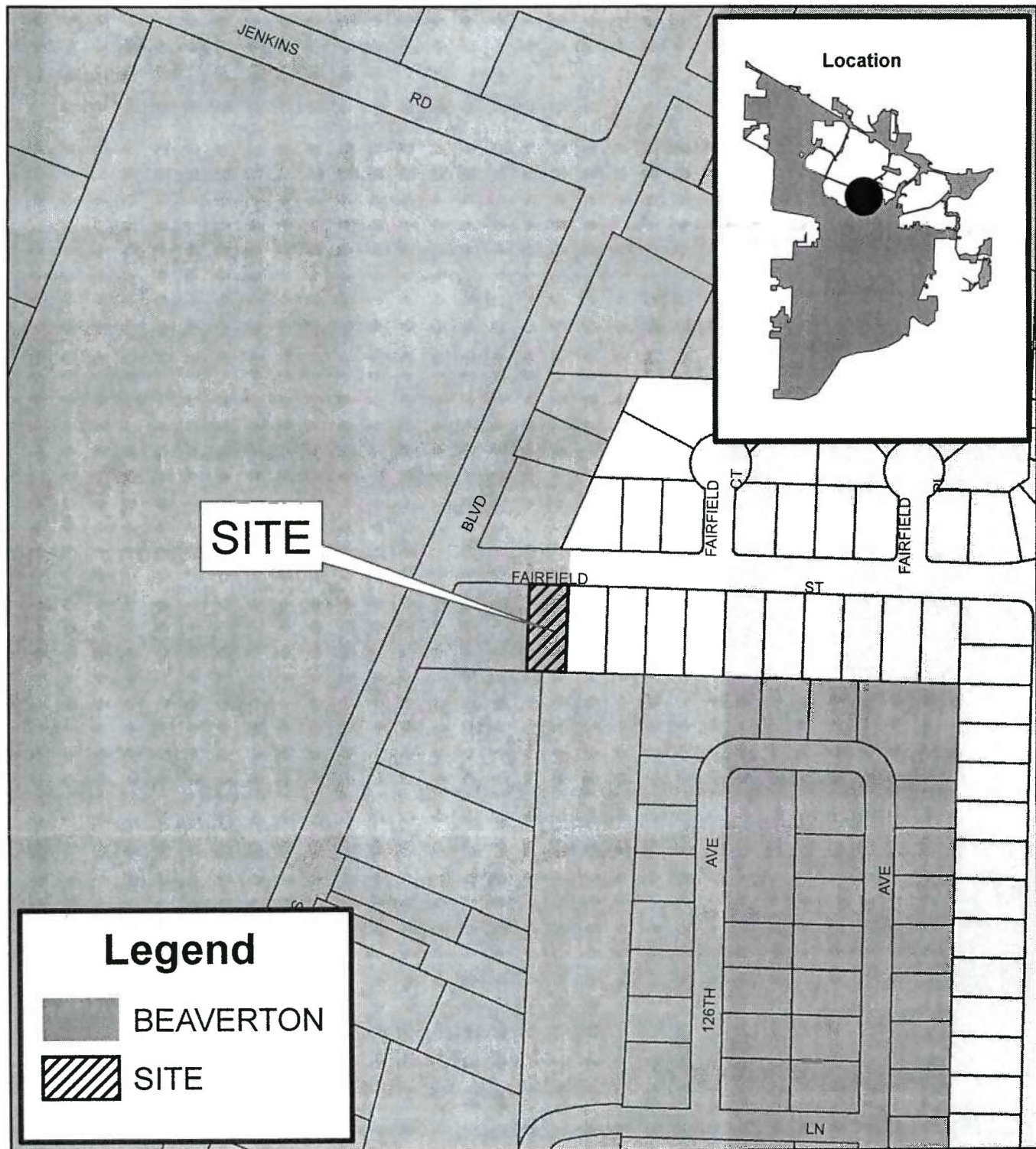

SUE NELSON, City Recorder

APPROVED:


ROB DRAKE, Mayor

VICINITY MAP

EXHIBIT "A"



CITY OF BEAVERTON

CPA2007-0013 / ZMA2007-0013

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

5/17/07

Tax Lot #'s
1S109DA02900



12730 SW
FAIRFIELD ST