



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

12/22/2009

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 013-09

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: Monday, January 04, 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.

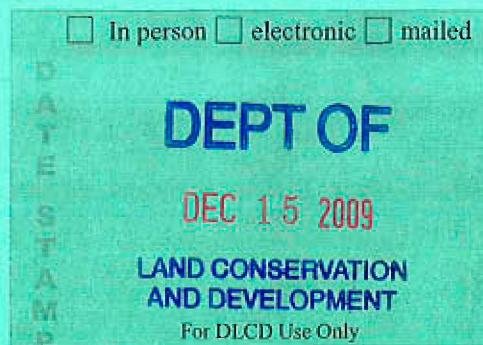
***NOTE:** THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Laura Kelly, City of Beaverton
Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner
Jennifer Donnelly, DLCD Regional Representative

<paa> YA

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: **CPA2009-0008/ ZMA2009-0005**

Date of Adoption: **12/7/2009**

Date Mailed: **12/11/2009**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **5/22/2009**

☐ 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".

Annexation Related Discretionary Comprehensive Plan Map Amendment and Zoning Map Amendment for seven (7) properties previously annexed into the City. Amends the Plan Map designation from the County's Transit Oriented (TO) to the City's Station Community (SC). Amends the Zoning Map designation from the County's Transit Oriented: Retail Commercial (TO:RC) to the City's Station Community-Multiple Use (SC-MU).

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

Plan Map Changed from: **County, Transit Oriented** to: **City, Station Community (SC)**

Zone Map Changed from: **Transit Oriented-Retail Commer** to: **City, SC-Multiple Use (SC-MU)**

Location: **Southwest corner of SW 170th and W Baseline.**

Acres Involved: **8**

Specify Density: Previous: **No minimum**

New: **0.5 FAR**

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, ODOT

Local Contact: **Laura Kelly**

Phone: (503) 526-2548 Extension:

Address: **4755 SW Griffith Drive**

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

City: **Beaverton, OR.**

Zip: **97076-4755**

E-mail Address: **lkelly@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, or by emailing **larry.french@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 **larry.french@state.or.us** - **Attention: Plan Amendment Specialist.**

ORDINANCE NO. 4525

AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP AND ORDINANCE NO. 2050, THE ZONING MAP FOR PROPERTY LOCATED IN THE GENERAL VICINITY OF NORTH OF THE LRT LINE, SOUTH OF SW BASELINE ROAD, AND WEST OF SW 170TH AVENUE; CPA 2009-0008 / ZMA 2009-0005

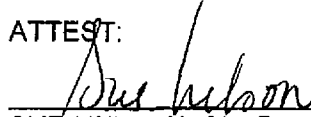
- WHEREAS,** The intent of the proposed amendments to the Comprehensive Plan Land Use Map and Zoning Map is to assign appropriate City land use designations to parcels that have been annexed into the City through a different process; and
- WHEREAS,** On July 22, 2009, the Planning Commission held a public hearing on the request to assign a Comprehensive Plan Land Use Map designation and Zoning Map designation to properties that were annexed to the City in 2005. The request is to designate these parcels Station Community (SC) on the City's Comprehensive Plan Land Use Map and to designate them Station Community – Multiple Use on the Zoning Map; and
- WHEREAS,** The Council incorporates by reference the Community Development Department staff report on CPA 2009-0008 / ZMA 2009-0005 by Associate Planner Laura Kelly, dated July 15, 2009, the findings contained therein, and the supplemental findings contained in the Planning Commission's Land Use Order 2159; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

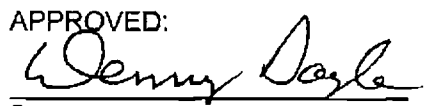
- Section 1.** Ordinance No. 4187, the Comprehensive Plan Land Use Map, is amended to designate the subject property located in the general vicinity of North of the LRT Line, South of SW Baseline Road, and West of SW 170th Avenue; CPA 2009-0008 / ZMA 2009-0005 to the Station Community (SC) designation on the Comprehensive Plan Land Use Map, as shown on Exhibit "A", in accordance with the Washington County - Beaverton Urban Planning Area Agreement (UPAA). The parcels are identified as Tax Lots 100, 200, 400, 500, 600, and 700 on the Washington County Tax Assessor's Map 1S106-DB.
- Section 2.** Ordinance No. 2050, the Zoning Map, is amended to zone the same property specified in Section 1 Station Community – Multiple Use, as shown on Exhibit "A", in accordance with the UPAA.

First reading this 30th day of November, 2009.
Passed by the Council this 7th day of December, 2009.
Approved by the Mayor this 8th day of December, 2009.

ATTEST:

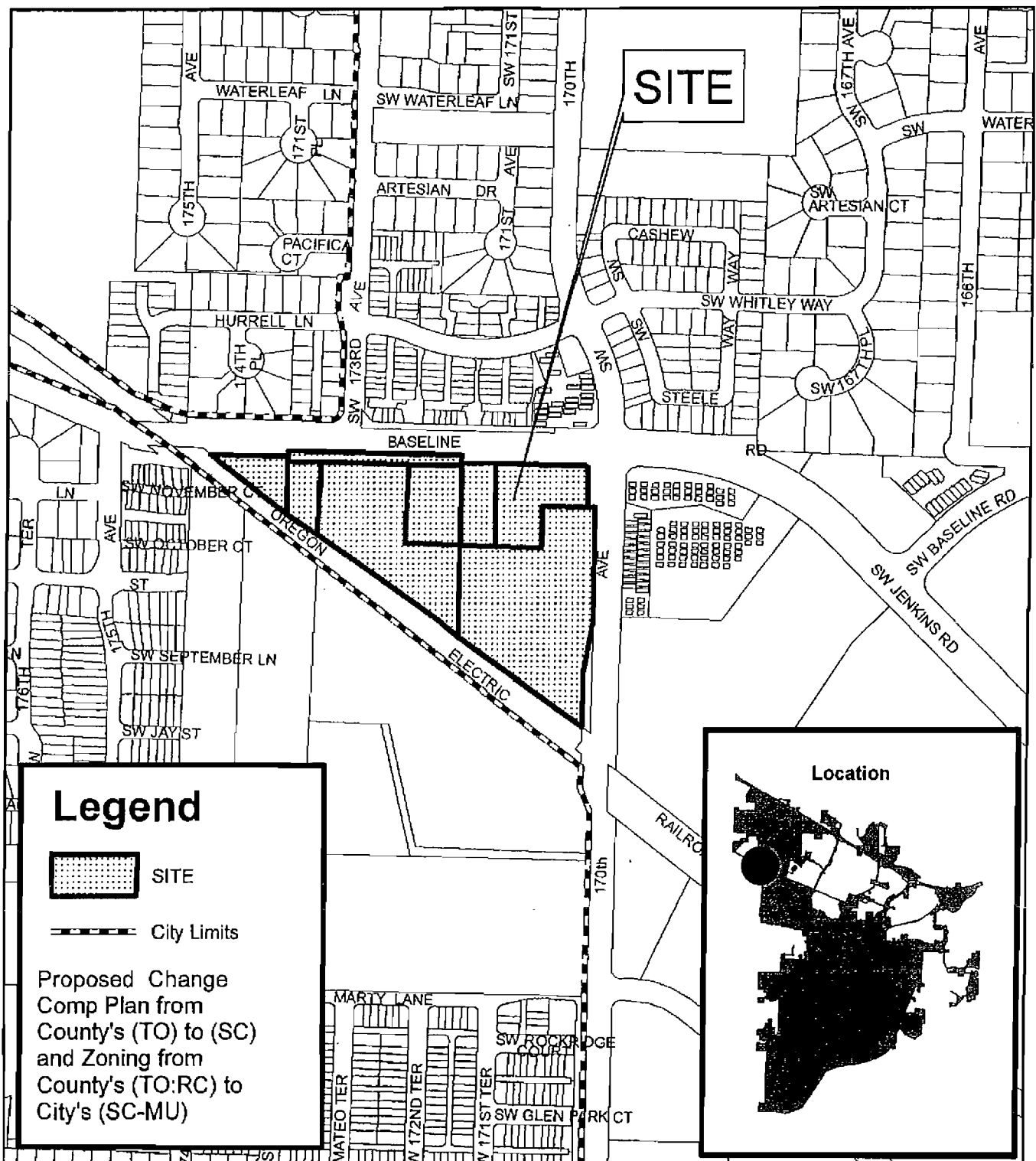

SUE NELSON, City Recorder

APPROVED:


DENNY DOYLE, Mayor

VICINITY MAP

EXHIBIT A
Ordinance No. 4525



City of Beaverton

CPA2009-0008 ZMA2009-0005
170th & Baseline Triangle
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

5/27/09

Tax Lot #'s
VARIOUS

N

02



CITY of BEAVERTON

Community Development Department
4755 S.W. Griffith Drive
P.O. Box 4755
Beaverton, OR 97076-4755

ADDRESS SERVICE
REQUESTED

PRESORTED
FIRST CLASS



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

JEANNEA1 97301

