



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

11/30/2010

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 016-10

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, December 13, 2010

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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Jeff Salvon, City of Beaverton
Gloria Gardiner, DLCD Urban Planning Specialist

<paa> N

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

☐ In person ☐ electronic ☐ mailed

DATE
STAMP

DEPT OF

NOV 23 2010

**LAND CONSERVATION
AND DEVELOPMENT**

For DLCD Use Only

Jurisdiction: **City of Beaverton**
0015

Local file number: **CPA2010-0004/ZMA2010-**

Date of Adoption: **11/17/2010**

Date Mailed: **11/19/2010**

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

- ☐ Comprehensive Plan Text Amendment
- ☐ Land Use Regulation Amendment
- ☐ New Land Use Regulation

- ☒ Comprehensive Plan Map Amendment
- ☒ Zoning Map Amendment
- ☐ Other:

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

Non-discretionary annexation related comprehensive plan map amendment and zoning map amendment for two properties identified on the Washington County Tax Assessors Map as 1S111DB00700 and 1S111DB00701. The adopted designation was prescribed by the Beaverton - Washington County Urban Planning Area Agreement and as such required no discretion in the adoption process.

Does the Adoption differ from proposal? Please select one

No

Plan Map Changed from: **Washington Co. GC**

to: **City of Beaverton Corridor (COR)**

Zone Map Changed from: **Washington Co. R-5**

to: **City of Beaverton GC**

Location: **9015 and 9025 SW Canyon Road**

Acres Involved: **1**

Specify Density: Previous: **N/A - Commercial**

New: **N/A - Commercial**

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:

Washington County, Clean Water Services, West Slope Water District, Tualatin Valley Fire District, Tualatin Hills Park and Recreation District

Local Contact: **Jeff Salvon**

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

Address: **PO Box 4755**

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

City: **Beaverton**

Zip: **97076-4755**

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

ORDINANCE NO. 4559

AN ORDINANCE AMENDING ORD. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP TO APPLY THE CITY'S CORRIDOR PLAN DESIGNATION AND ORDINANCE 2050, THE ZONING MAP TO APPLY THE CITY'S GENERAL COMMERCIAL (GC) ZONE TO TWO PARCELS LOCATED AT 9015 AND 9025 SW CANYON ROAD IN NORTHEAST BEAVERTON AND DECLARING AN EMERGENCY. CPA 2010-0004/ZMA2010-0015, CITY OF BEAVERTON APPLICANT

- WHEREAS,** a proposal to annex the subject property into the City of Beaverton is currently being considered; and
- WHEREAS,** Section 10.40.2 of the Development Code specifies that "[t]he City may consider the zoning for any area proposed for annexation at the same time as it considers annexation of the area..."; and
- WHEREAS,** the Washington County – City of Beaverton Urban Planning Area Agreement specifies that "upon annexation the City agrees to convert County plan and zoning designations to City plan and zoning designations which most closely approximate the density, use provisions and standards of the County designations"; and
- WHEREAS,** pursuant to Ordinance 4187, Section 1.4.3.B.6 and Ordinance 2050, Section 40.97.15.C, the Beaverton Planning Division, on November 9, 2010, published a written staff report with findings and recommendations demonstrating applicability of the UPAA to the proposed action a minimum seven (7) calendar days in advance of the scheduled City Council meeting on November 16, 2010; and
- WHEREAS,** the City Council adopts as to criteria, facts and findings described in the Community Development Department staff report on CPA2010-0004/ZMA2010-0015 by Associate Planner Jeff Salvon, dated November 9, 2010, and attached hereto as Exhibit "B"; and
- WHEREAS,** the City Council adopts this ordinance with emergency provisions in order to hasten the City development review and permitting processes so that construction of proposed improvements may occur in a timely manner, 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 Lot 1S111DB00700 and 1S111DB 00701 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 1S111DB00700 and 1S111DB 00701 General Commercial, as shown on Exhibit "A".

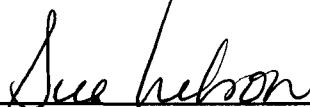
Section 3. This ordinance shall become effective immediately upon, and subsequent to, declaration by the Secretary of State that the annexation pertaining to the subject parcels is effective.

First reading this 16th day of November, 2010.

Passed by the Council this 16th day of November, 2010.

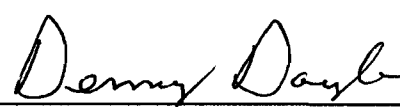
Approved by the Mayor this 17th day of November, 2010.

ATTEST:



SUE NELSON, City Recorder

APPROVED:

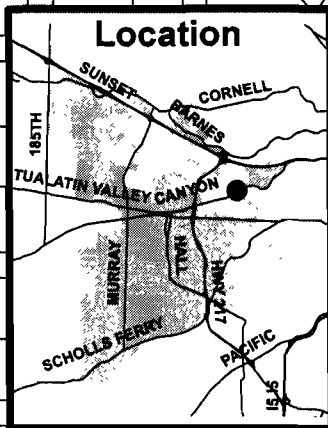


DENNY DOYLE, Mayor

VICINITY MAP

Ord. No. 4559

EXHIBIT A

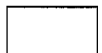


SITE

Legend



SITE



TAX LOTS



Beaverton

PROPOSED CHANGE
FROM WASHINGTON COUNTY GC
TO CITY OF BEAVERTON
CORRIDOR PLAN DESIGNATION
AND GC ZONE DESIGNATION



City of Beaverton

9015 and 9025 SW Canyon Road
COMPREHENSIVE PLAN and ZONE MAP AMENDMENT

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

10/5/10

1S111DB00700
1S111DB00701

Application #
CPA2010-0004
ZMA2010-0015

N





CITY of BEAVERTON

Ord. No. 4559
EXHIBIT B

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

STAFF REPORT

TO: City Council

AGENDA DATE: November 16, 2010 **REPORT DATE:** November 9, 2010

FROM: Jeff Salvon, Associate Planner

APPLICATION: CPA2010-0004
(9015 and 9025 SW Canyon Road Land Use Map Amendment)
ZMA2010-0015
(9015 and 9025 SW Canyon Road Zoning Map Amendment)

LOCATION: SW Canyon Road near the intersection with SW 91st Avenue in east Beaverton. The parcels are identified as tax lots 1S111DB00700 and 1S111DB00701.

NEIGHBORHOOD ASSOCIATION: West Slope Neighborhood Association Committee

REQUEST: Apply the City's Corridor (COR) land use designation and the City's General Commercial (GC) zoning designation to the subject parcel.

APPLICANT: City of Beaverton Community Development Director

APPROVAL CRITERIA: Comprehensive Plan Section 1.5.2 and the Development Code Section 40.97.15.3.C

RECOMMENDATION: **Staff recommends the City Council adopt an ordinance applying the Corridor (COR) land use designation and the General Commercial (GC) zoning designation to the subject parcels effective upon their annexation.**

BACKGROUND

CPA2010-0005 proposes amendment of the Land Use Map and ZMA2010-0015 proposes amendment of the Zoning Map. Both amendments are requested in order to apply City land use and zoning to the two subject parcels which are currently annexing into the City under a separate process. The parcel currently carries the Washington County General Commercial (GC) designation, as depicted on the County's Cedar Hills – Cedar Mill Community Plan Map.

EXISTING CONDITIONS

Uses. Staff performed a field survey and observed the parcels are currently vacant and are being used for parking and automotive display for a dealership adjacent to the subject parcels.

Character. The subject parcels are located on SW Canyon Road, a state maintained street classified on the City's Functional Classification Map as an arterial. The development along this segment of Canyon Road is characterized as strip commercial and is exemplified by auto dealerships, franchise retailers, and office. Off-street parking is typically situated along the street frontage with buildings set back to the rear of the property. However, in many cases where large lots support auto dealerships these features may be randomly distributed. Development behind those fronting Canyon Road are typically single family residential.

Natural Resources. Washington County's *Raleigh Hills – Garden Home Community Plan* map does not depict any significant natural resources affecting the subject parcel.

ANALYSIS

COMPATIBILITY OF DESIGNATIONS

COMPATIBILITY OF LAND USE DESIGNATIONS

In 2000, Washington County adopted Ordinance 561 which amended the Comprehensive Framework Plan, to include a regional planning section for urban areas. This section identifies a number of Metro 2040 Growth Concept Design Types and includes a series of maps that identify the general location of these land use designations.

Policy 40 contains a map identifying areas assigned the Transit Corridor designation. The subject parcel is identified as falling within this design type. Text describing Transit Corridors is as follows: "Transit Corridors generally include areas along transit routes that have or will have frequent service. Transit Corridor development will include a mix of complementary land uses, including rowhouses, duplexes, apartments, office or retail buildings, institutional uses and mixed commercial and residential uses. Commercial and office uses will be allowed at specific points along the Transit Corridors and not in a linear matter that promotes strip commercial development and traffic congestion.

Collectively, these land uses will generate increased pedestrian and transit ridership. Therefore, these areas will feature a high-quality pedestrian environment with wider sidewalks and pedestrian amenities. Transit Corridors will evolve into environments that provide for walking, cycling and transit. Mixed-use development will enhance the vitality of businesses since they can provide services for employees during the day and goods and services to area residents during the evening."

Section 3.2 of the City of Beaverton Comprehensive Plan defines Corridors using the Metro Urban Growth Management Functional Plan definition as "Corridors - along good quality transit lines, corridors feature a high-quality pedestrian environment, convenient access to transit, and somewhat higher than current densities."

Thus, the Comprehensive Plan Land Use Designation of Corridor is appropriate and most closely approximates the County designation of Transit Corridor as applied via Washington County Ordinance 561.

COMPATABILITY OF ZONING DISTRICTS

The subject property is designated with the County General Commercial zoning district. Section 314 of the County Community Development Code states:

"This District is intended to provide for commercial land to serve the traveling public and to provide for commercial uses which require large sites and a high degree of visibility. This District is intended to recognize the existing strip commercial development pattern in the County, but discourage future extensions of strip commercial development..".

The UPAA excerpt, below, specifies that the County's GC designation is equivalent to the City's GC zoning designation.

WASHINGTON COUNTY – BEAVERTON URBAN PLANNING AREA AGREEMENT		
EXHIBIT "B" CITY-COUNTY LAND USE DESIGNATION EQUIVALENTS		
<u>COUNTY</u>	<u>BEAVERTON</u>	
<u>Plan/Zoning</u>	<u>Plan</u>	<u>Zoning</u>
General Commercial (GC)	Corridor (COR) (Previously General Commercial)	GC

In addition to the specifications identified above, Washington County Ordinance 561, the Washington County Comprehensive Framework Plan, specifies the area of the subject parcels as Transit Corridor. This designation corresponds with the City's Corridor land use designation adopted through Ordinance 4125.

Summary: The UPAA specifies the City's GC zoning district as the closest proximate zoning for the property. The proposal therefore fulfills the directives specified in the Beaverton – Washington County Urban Planning Area Agreement and key County Planning documents.

COUNTY RESPONSIBILITY TO NOTIFY

Special Policy II.A. of the UPAA states in part, "...the COUNTY will advise the CITY of adopted policies which apply to the annexed areas and the CITY shall determine whether CITY adoption is appropriate and act accordingly." The County has not advised the city of adopted policies which may apply to the annexed area.

However, the West Slope Subarea Section of the *Cedar Hills – Cedar Mill Community Plan* relates in particular to this area. In this document, an area of Canyon Road extending from SW Walker Road eastward to the junction of SW Canyon Road and SW Canyon Lane that includes the subject parcels is designated as an Area of Concern. It specifies the following:

The Canyon Road commercial strip is of special concern because of existing, virtually unlimited, and thus uncoordinated access onto SW Canyon Road and a confusing array of signs. These features detract from the appearance of the area and impede traffic flow on Canyon Road. As a result, the area is placed at an economic disadvantage relative to other business districts in northeastern Washington County,

Subsequent to the annexation of the subject parcels, the City's Code standards will apply. Generally, the City's sign code is roughly similar to Washington County's sign code. Staff have observed however that County standards that pertain to wall signs are somewhat more restrictive than the City's while City standards on free standing signs are more restrictive than Washington County's. It is also generally acknowledged that City code enforcement is more strictly applied in the City than in Washington County. Therefore staff anticipates that incidents involving non-compliance will be addressed with greater frequency as a result of annexation.

The Cedar Hills – Cedar Mill Community Plan also specifies concerns pertinent to the area that address both auto and pedestrian access off of SW Canyon Road. Provisions relevant to this application include the following:

The intent of the Community Plan in this area is to promote the elimination of those strip commercial features which are traffic and pedestrian safety hazards and the addition of features which will enhance the area's overall appearance. Doing so will make the area more conducive to business activities. The following standards shall apply both to new development and to the modification of existing parking or loading areas:

- a. Access drives and curb cuts shall be consolidated and, if possible, shared between adjoining parcels.*

b. Where no curb cuts onto Canyon Road now exist, new direct access shall be allowed only as an interim use until an alternative right-of-way is completed, pursuant to access management provisions in the Comprehensive Framework Plan and Community Development Code.

c. A safe and convenient means of pedestrian circulation shall be provided to each use. The pedestrian system shall provide access from each use to the property line of adjacent uses and from the use to any public transit facility or stop. The design of new pedestrian facilities shall complement the design of those already constructed to Community Development Code standards in adjacent uses.

d. A landscape buffer area shall be established and maintained along any portion of the property abutting SW Canyon Road, subject to development review.

e. Business identification and directional signs shall be brought into conformance with sign standards in the Community Development Code.

Subsequent to annexation, the City of Beaverton will apply its plan and zone designations to the parcel as a substitute for what had been imposed by Washington County. Selection as to which designations are appropriate will be dictated by the terms specified in the Beaverton – Washington County Urban Planning Area Agreement (UPAA). The intent is to apply City designations that most closely correspond to what had previously been applied. Subsequently, all City design standards pertaining to pedestrian access, landscaping, etc. will be applied in a development review process once application for the proposed development is submitted.

It should be noted that SW Canyon Road is an Oregon Department of Transportation (ODOT) facility and as such, access standards pertaining to this area of street are under the control of ODOT. The City of Beaverton therefore does not have any authority to regulate access or curb cut provisions pertaining to SW Canyon Road.

PROCESS

THRESHOLD

The subject property is designated on the County's *Cedar Hills – Cedar Mill Community Plan Map* as General Commercial, which, in a non-discretionary process, requires that the City apply the terms specified in the Beaverton-Washington County Urban Planning Area Agreement (UPAA). Specifically, the City must apply plan and zone designations which most closely approximate Washington County designations applied to the property. The proposed zone change from County General Commercial (GC) to City General Commercial (GC) conforms to this requirement.

As indicated previously, Policy 40 of Washington County's Comprehensive Framework Plan shows that the Transit Corridor Design Type has also been applied to the property.

The proposed plan map change from the County Transit Corridor design type to the City's Corridor plan designation also conforms to the UPAA requirement that the City apply the plan map designation which most closely approximates Washington County designation.

Comprehensive Plan Process. Non-discretionary amendments are amendments to the Comprehensive Plan Land Use Map to add annexed property to the Map with a Land Use Map designation assigned through direct application of the UPAA. County Ordinance 561 amended Washington County's Comprehensive Framework Plan to apply Metro 2040 design type designations to particular areas of the County. This includes the application of Transit Corridor to the subject parcel. The Transit Corridor Design Type designation was adopted after the UPAA was adopted in 1989 and no updates to the agreement have been adopted since that time. Because both the City Corridor and County Transit Corridor land use designations were adopted pursuant to the Metro Urban Growth Management Functional Plan requirements and contain similar language, application of the City's Corridor plan designation to the subject property therefore constitutes the closest proximate plan designation to Washington County's Transit Corridor design type and satisfies the requirements specified in the UPAA. The proposed plan map amendment therefore satisfies the Non-Discretionary Annexation Related threshold requirements and no interpretation or exercise of discretion is necessary to identify Corridor as the appropriate plan designation for the property.

Development Code Process. Due to annexation of the subject parcel and the non-discretionary nature of the proposal, review and approval of this proposed Zoning Map Amendment qualifies as a Non-Discretionary Annexation Related Zoning Map Amendment per Development Code Section 40.97.15.3.A, which states that, "An application for Non-Discretionary Annexation Related Zoning Map Amendment shall be required when the following thresholds apply:

1. "The change of zoning to a City zoning designation as a result of annexation of land into the City."
2. "The Urban Planning Area Agreement (UPAA) is specific as to the City zoning designation to be applied to the parcel being annexed and does not allow for discretion."

SUBMISSION REQUIREMENTS

According to Development Code Section 40.97.15.3.D. "an application for a Non-Discretionary Annexation Related Zoning Map Amendment shall be made by the submittal of a valid annexation petition or an executed annexation agreement". The annexation of the subject property was owner initiated with consent of the property owner and electors under ORS 222.125, and an annexation petition for annexation was submitted. The annexation associated with this proposal is being considered concurrent with this proposal under a separate process. Proposed plan and zone amendments will be contingent upon approval of annexation of the subject parcel.

PUBLIC NOTICE

Section 1.4.3.A of the Comprehensive Plan prescribes the notice to be provided for these types of applications.

Notice for Non-Discretionary Annexation Related Comprehensive Plan Map Amendments must be provided, as indicated below, not less than twenty (20) and not more than forty (40) calendar days prior to when the item first appears on the City Council's agenda.

1. Legal notice was published in the Beaverton Valley Times on October 25, 2010.
2. Notice was mailed to the West Slope Neighborhood Association Committee, Cedar Hills – Cedar Mill Citizen Participation Organization (CPO 1), Chair of the Beaverton Committee for Citizen Involvement (BCCI), the Washington County Department of Land Use and Transportation (DLUT), and to the subject property owner on October 26, 2010.
3. Notice was posted on the City's website on October 26, 2010.

The City Council has not directed staff to provide additional notice for this amendment beyond the notices described above. The notice requirements for this CPA/ZMA have been met.

CRITERIA FOR APPROVAL

COMPREHENSIVE PLAN AMENDMENT CRITERIA

Comprehensive Plan Section 1.5.2.A specifies that non-discretionary annexation related map amendments need not comply with Plan criteria because they are not land use decisions under Oregon Statutes and are those stipulated by Exhibit "B" of the Urban Planning Area Agreement. Findings to address Comprehensive Plan sections which address Statewide Planning Goals and Metro Urban Growth Regional Framework Plan criteria are therefore regarded as not applicable to this proposal.

ZONING MAP AMENDMENT CRITERIA

Development Code Section 40.97.15.3.C., which contains Non-Discretionary Annexation Related Zoning Map Amendment Approval Criteria, states:

"In order to approve a Non-Discretionary Annexation Related Zoning Map Amendment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:"

- 1. The proposal satisfies the threshold requirements for a Non Discretionary Annexation Related Zoning Map Amendment application.***

Section 40.97.15.3.A. Threshold, states:

"An application for Annexation Related Zoning Map Amendment shall be required when one or more of the following thresholds apply:

1. The change of zoning to a City zoning designation as a result of annexation of land into the City.
2. The Urban Planning Area Agreement (UPAA) is specific as to the City zoning designation to be applied to the parcel being annexed and does not allow for discretion."

The zone change is requested in order to apply City land use and zoning to the subject parcel in the process of annexing into the City. The parcel carries the Washington County General Commercial (GC) designation, as depicted on the County's Cedar Hill – Cedar Mill Community Plan Map.

As noted in the Process section of this report, the UPAA specifies that a City GC zoning designation as the closest proximate zone for the County GC designation. Therefore, no discretion is required in determining the appropriate zoning designation.

Finding: Staff finds that the request satisfies the threshold requirements for a Non-Discretionary Annexation Related Zoning Map Amendment application.

2. ***All City application fees related to the application under consideration by the decision making authority have been submitted.***

The City is assuming the role of the applicant in this proposed zoning map amendment. Fees have not been submitted for review of the application as the City does not require collection of fees from itself.

Finding: Staff finds that this criterion is not applicable.

3. ***The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.***

Development Code Section 50.25.1 states, "Non-Discretionary Annexation Related Zoning Map Amendment and Discretionary Annexation Zoning Map Amendment applications processed by the City shall be determined to be complete upon submittal of a valid annexation petition or executed annexation agreement." The subject property was petitioned with the owners' consent under ORS 222.125. This owner-initiated annexation is being administered concurrently with the proposal to apply City zoning to the property through a separate process. Rezone of the property is contingent upon annexation approval.

Finding: Staff finds that the request satisfies the application submittal requirements for a Non-Discretionary Annexation Related Zoning Map Amendment application.

4. *The proposed zoning designation is consistent with the Washington County - Beaverton UPAA.*

As noted in the Analysis section of this report, the UPAA is specific for the proposed amendment. Washington County General Commercial goes to City General Commercial.

Finding: The GC zoning district is specified by, and is therefore consistent with, the Washington County – Beaverton UPAA.

5. *Applications and documents related to the request, which will require further City approval, shall be submitted to the City in proper sequence.*

No further applications and documents are required of this request.

Finding: Staff find that this criterion is not applicable.

CONCLUSION

Based on the facts and findings presented, staff concludes that amending the Comprehensive Plan Land Use Map to depict the City's Corridor land use designation and amending the City's Zoning Map to depict the City's General Commercial (GC) zoning district is appropriate for the subject parcels and is consistent with the Washington County – Beaverton Urban Planning Area Agreement.

PRESORTED
FIRST CLASS

UNITED STATES POSTAGE
 PITNEY BOWES
 02 1A \$ 00.55⁰
 0004373521 NOV 22 2010
 MAILED FROM ZIP CODE 97005



CD

4755 S.W. Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

TO:

**PLAN AMENDMENT SPECIALIST
OREGON DEPARTMENT OF LAND CONS
635 CAPITOL STREET NE SUITE 150
SALEM OR 97301-2540**

[illegible]