



# Oregon

Theodore R. Kulongoski, Governor

## Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

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First Floor/Costal Fax: (503) 378-6033

Second Floor/Director's Office: (503) 378-5518

Web Address: <http://www.oregon.gov/LCD>

### NOTICE OF ADOPTED AMENDMENT

August 23, 2006

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 007-06



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: September 7, 2006**

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. 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 DATE SPECIFIED ABOVE.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist  
Meg Fernekees, DLCD Regional Representative  
Laura Kelly, City Of Beaverton

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# FORM 2

## 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

(See reverse side for submittal requirements)

DEPT OF  
AUG 18 2006  
LAND CONSERVATION  
AND DEVELOPMENT

Jurisdiction: City of Beaverton Local File No.: ZMA2006-0005  
(If no number, use none)

Date of Adoption: 8/14/2006 Date Mailed: 8/17/2006  
(Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 4/28/2006

Comprehensive Plan Text Amendment  Comprehensive Plan Map Amendment  
 Land Use Regulation Amendment  Zoning Map Amendment  
 New Land Use Regulation  Other: \_\_\_\_\_  
(Please Specify Type of Action)

Summarize the adopted amendment. Do not use technical terms. Do not write See Attached.≡  
Applicant proposes a Zoning Map Amendment to a parcel zoned Urban Standard Density Residential (R-7) {Residential, 7000 square feet per lot}. The proposal would change the approximately 22,464 square foot lot to Urban Standard Density Residential (R-5) {Residential, 5000 square feet per lot}. A Comprehensive Plan Amendment is not necessary as both zoning districts are allowed zones in the Neighborhood Residential-Standard Density (NR-SD) Plan designation.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write Same.≡ If you did not give notice for the proposed amendment, write N/A.≡

Same

Plan Map Changed from: Not Applicable to Not Applicable

Zone Map Changed from: R-7 to R-5

Location: Washington County Assessor Map 1S1 10DD Tax Lot 2900 Acres Involved: 0.51

Specified Change in Density: Previous: 7000 square feet min. lot size New: 5000 square feet min. lot size

Applicable Statewide Planning Goals: Goal 2, 10, 11, 12

Was an Exception Adopted? Yes: \_\_\_\_\_ No: X

DLCD File No.: \_\_\_\_\_

Did the Department of Land Conservation and Development receive a notice of Proposed Amendment

**FORTY FIVE (45) days prior to the first evidentiary hearing.** Yes: X No: \_\_\_\_\_ If no, do the

Statewide Planning Goals apply. Yes: X No: \_\_\_\_\_

DLCD # 007-06 (15200)

If no, did The Emergency Circumstances Require immediate adoption. Yes: \_\_\_ No: \_\_\_  
Affected State or Federal Agencies, Local Governments or Special Districts: none  
Local Contact: Laura Kelly, Associate Planner Area Code + Phone Number: 503-526-2548  
Address: City of Beaverton, PO Box 4755  
City: Beaverton OR Zip Code + 4: 97076-4755

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## **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 (2) Copies** 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. Submit **TWO (2) copies** the adopted material, if copies are bounded please submit **TWO (2) complete copies** of documents and maps.
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 ANotice of Adoption is sent to DLCD.
6. In addition to sending the ANotice 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 copy this form on to 8-1/2x11 green paper only ; or 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](mailto:Larry.French@state.or.us) - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 4400

AN ORDINANCE AMENDING ORDINANCE NO. 2050,  
THE ZONING MAP, AS TO A SPECIFIC PARCEL, FROM URBAN STANDARD DENSITY  
RESIDENTIAL (R-7) TO URBAN STANDARD DENSITY RESIDENTIAL (R-5)  
ZMA2006-0005

**WHEREAS**, on June 14, 2006, the Planning Commission conducted a public hearing to consider an application to amend Ordinance No. 2050, the Zoning Map, redesignating the site located at 3600 SW 110<sup>th</sup> Avenue from Urban Standard Density Residential (R-7) to Urban Standard Density Residential (R-5); and

**WHEREAS**, the Planning Commission received testimony and exhibits and recommended approval of this zone change; and

**WHEREAS**, no appeals were filed with the City; and

**WHEREAS**, the Council adopts as to criteria applicable to this request and findings thereon Development Services Division Staff Report dated June 6, 2006 and Planning Commission Land Use Order No. 1874. Now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

**Section 1.** Ordinance No. 2050, the Zoning Map, is amended to redesignate approximately 0.51 acres, located at 3600 SW 110<sup>th</sup> Avenue from Urban Standard Density Residential (R-7) to Urban Standard Density Residential (R-5).


**Section 2.** The property affected by this ordinance is depicted in the attached map marked Exhibit "A" and incorporated herein. The property is more specifically described on the records of the Washington County Department of Assessment and Taxation as Tax Lot 2900 of Washington County Assessor's Map 1S1-10DD, Beaverton, Washington County, Oregon.

First reading this 7<sup>th</sup> day of August, 2006.

Passed by the Council this 14<sup>th</sup> day of August, 2006.

Approved by the Mayor this 15<sup>th</sup> day of August, 2006.

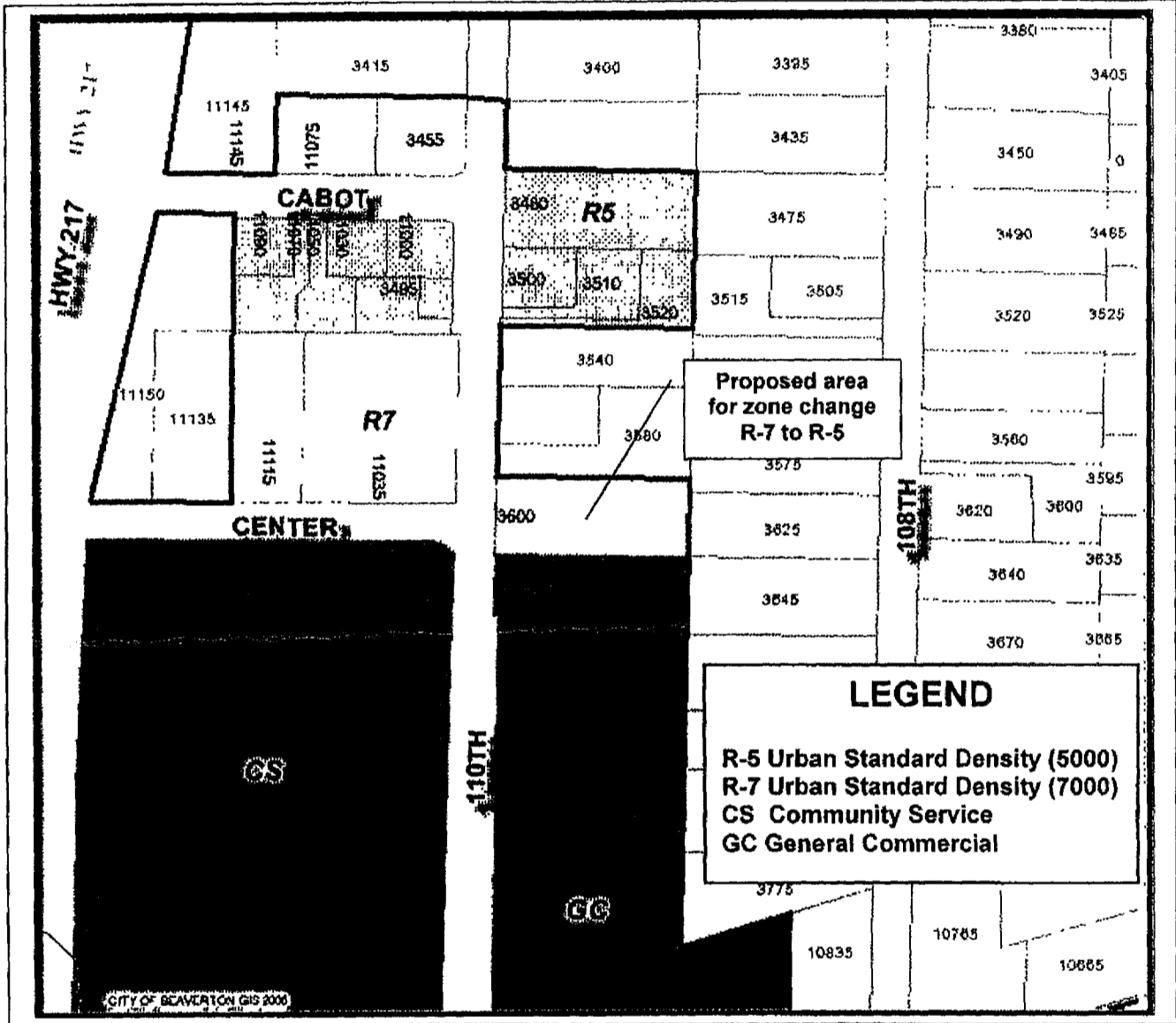
ATTEST:

  
SUE NELSON, City Recorder

APPROVED:

  
ROB DRAKE, Mayor

**EXHIBIT A**



**BUTLER REZONE ZMA2006-0005**

Ordinance No. 4400