



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2524

Phone: (503) 373-0050

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 3, 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 005-06



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: August 21, 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.

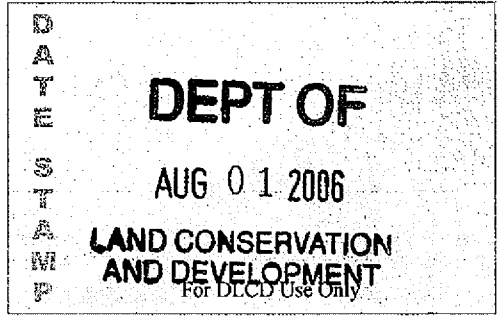
***NOTE: THE APPEAL DEADLINE IS BASED UPON THE DATE THE DECISION WAS MAILED BY LOCAL GOVERNMENT. A DECISION MAY HAVE BEEN MAILED TO YOU ON A DIFFERENT DATE THAN IT WAS MAILED TO DLCD. AS A RESULT YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE DATE SPECIFIED ABOVE.**

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

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2 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: CPA2005-0006/ZMA2005-0007

Date of Adoption: 07/11/2006 Date Mailed: 7/31/06

Date original Notice of Proposed Amendment was mailed to DLCD: 4/10/06

- 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".

Apply a City Comprehensive Plan Land Use Map designation of Neighborhood Residential- Medium Density (NR-MD) and a City zoning designation of Residential- 4,000 square foot of land area per unit , (R-4) to property recently brought inside the urban growth boundary and annexed to the City.

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: Washington County FD-20 to: City of Beaverton NR-MD

Zone Map Changed from: N/A to: City of Beaverton R-4

Location: 16655 SW Scholls Ferry Rd. Acres Involved: 13.5

Specify Density: Previous: 20 acres/ dwelling unit New: up to 8.7 d.u./acre

Applicable Statewide Planning Goals: 1,2,10,11,12

Was an Exception Adopted? NO

DLCD File No.: 005-06 (15138)

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

Forty-five (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

Affected State or Federal Agencies, Local Governments or Special Districts:

City of Beaverton, Washington County, Metro, Tualatin Hills Parks and Recreation District, Beaverton School District

Local Contact: **Hal Bergsma** Phone: **(503) 350-4037** Extension: _____

Address: **PO Box 4755** City: **Beaverton**

Zip Code + 4: **97076-4755** Email Address: **hbergsma@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 (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 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 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 **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

Ordinance No. 4396

AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP AND ORDINANCE 2050, THE ZONING MAP FOR PROPERTY LOCATED AT 16655 SW SCHOLLS FERRY ROAD; CPA2005-0006/ZMA2005-0008

WHEREAS, This property annexed to the City of Beaverton through Ordinance 4379, thus the City designations are applied to the property by this ordinance from the County's land use designations; and

WHEREAS, the Planning Commission held a public hearing on May 24, 2006, to consider CPA2005-0006/ZMA2005-0008, consider comments, and take testimony; and

WHEREAS, on May 24, 2006, the Planning Commission recommended approval of the proposed CPA2005-0006/ZMA2005-0008 application based upon the Staff Report dated March 13, 2006, for the May 24, 2006, Public Hearing, that presented the proposed City designations, addressed approval criteria, and made findings that demonstrated that adoption of the proposed ordinance would comply with applicable approval criteria; and

WHEREAS, the final order (#1869) was prepared memorializing the Planning Commission's decision and no appeal therefrom has been taken; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 4187, the Comprehensive Plan Land Use Map (Figure III-1) is amended to designate the subject property located at 16655 SW Scholls Ferry Road (shown on tax map 2S10600 as lots 101, 102, and 105) Neighborhood Residential – Medium Density, as shown on Exhibit "A".


Section 2. Ordinance No. 2050, the Zoning Map, is amended to designate the same property in Section 1 Residential – 4,000 square feet minimum land area per dwelling unit (R-4).

First reading this 19th day of June, 2006.

Passed by the Council this 10th day of July, 2006.

Approved by the Mayor this 11th day of JULY, 2006.

ATTEST



SUE NELSON, City Recorder

APPROVED:

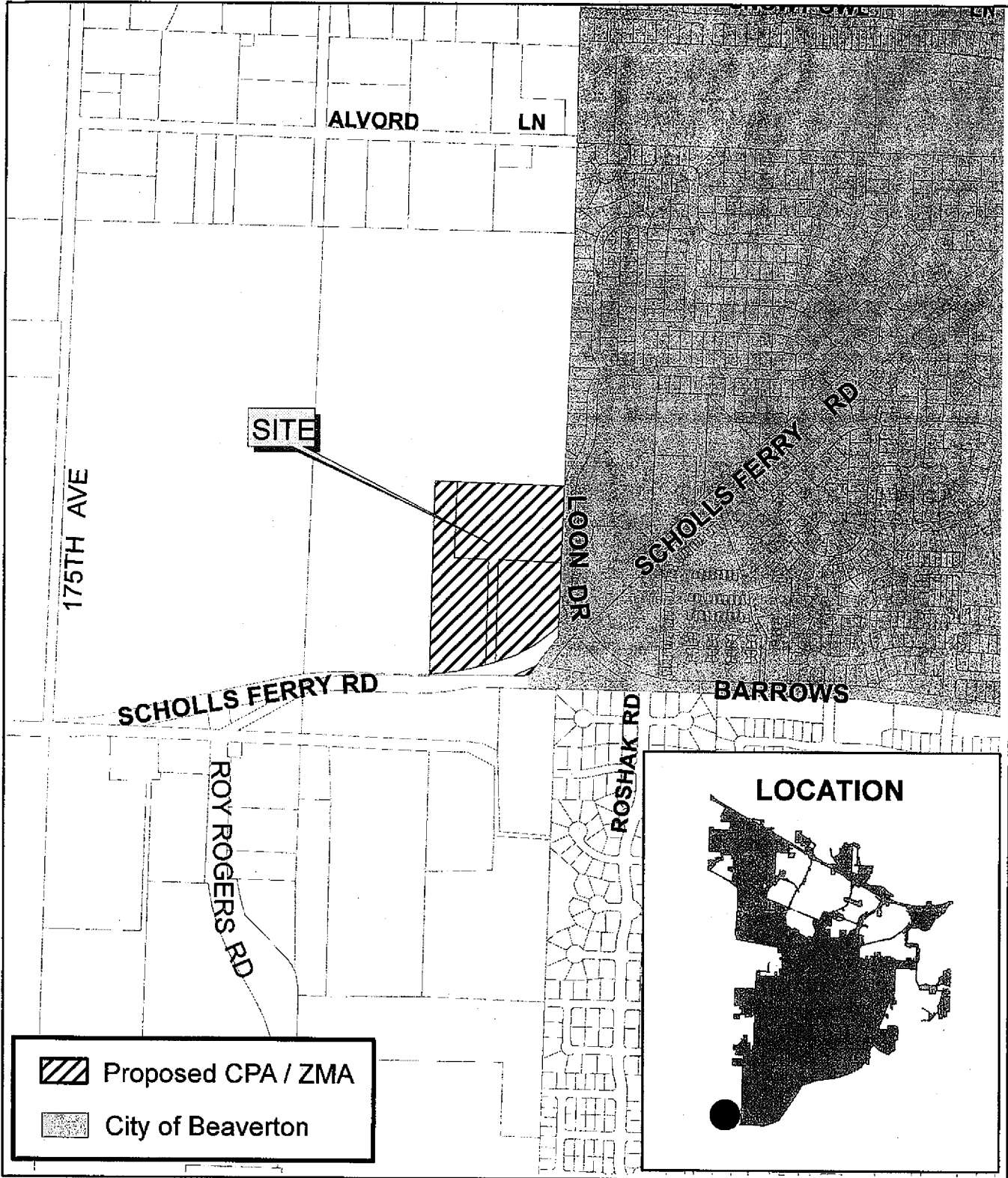


ROB DRAKE, Mayor

VICINITY MAP

Ordinance
NO. 4396

EXHIBIT A



City of Beaverton

16655 SW SCHOLLS FERRY RD
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division

2/22/06

Map #

VARIOUS



Application #

CPA 2005-0007

ZMA 2005-0006