



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

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Salem, Oregon 97301-2524

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

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Third Floor/Measure 37 Fax: (503) 378-5318

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

NOTICE OF ADOPTED AMENDMENT

November 28, 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 010-06



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. This amendment was submitted without text.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: December 8, 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
Sambo Kirkman, City Of Beaverton

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D L C D 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

NOV 20 2006

Jurisdiction: City of Beaverton Local File No.: ZMA2006-0006 (If no number, use none)

LAND CONSERVATION AND DEVELOPMENT

Date of Adoption: 11/14/06 Date Mailed: 11/17/06 (Must be filled in) (Date mailed or sent to DLCD)

Date the Notice of Proposed Amendment was mailed to DLCD: 7/28/06

- 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.

The City of Beaverton proposes a Zoning Map Amendment to one parcel from Residential -Urban Medium Density (R-2) to Commercial-Neighborhood Service (NS).

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: None Proposed

Zone Map Changed from: Residential -Urban Medium Density (R-2) to Commercial - Neighborhood Services (NS)

Location: 12720 SW Allen Boulevard (1S1-21AA 01900) Acres Involved: Approx. 0.21 acre

Specify Density: Previous: 22 units per acre New: 0 units per acre

Applicable Statewide Planning Goals: Goals 2, 9, 10, and 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: N/A No:

If no, did The Emergency Circumstances Require immediate adoption. Yes: N/A No:

DLCD # 010-06 (15423)

Affected State or Federal Agencies, Local Governments or Special Districts: City of Beaverton

Local Contact: Sambo Kirkman Area Code + Phone Number: 503-350-4083

Address: PO BOX 4755

City: Beaverton Zip Code+4: 97076-4755

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 - **ATTENTION: PLAN AMENDMENT SPECIALIST.**

AN ORDINANCE AMENDING ORDINANCE NO. 2050,
THE ZONING MAP, REZONING THE PARCEL AT 12720 SW ALLEN BOULEVARD
FROM RESIDENTIAL – URBAN MEDIUM DENSITY (R-2) TO COMMERCIAL
NEIGHBORHOOD SERVICE CENTER (NS); ZMA 2006-0006, MOMENI PROPERTY AT
MAIN AVENUE AND ALLEN BOULEVARD ZONING MAP AMENDMENT

WHEREAS, on September 13, 2006 and October 4, 2006, the Planning Commission conducted public hearings to consider an application to amend Ordinance No. 2050, the Zoning Map, redesignating the site located at 12720 SW Allen Boulevard from Residential - Urban Medium Density (R-2) to Commercial - Neighborhood Service Center (NS); 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 the Development Services Division Staff Report dated September 6, 2006 and Planning Commission Land Use Order No. 1912. Now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 2050, the Zoning Map, is amended to redesignate approximately 9,060 square feet, located at 12720 SW Allen Boulevard, from Residential - Urban Medium Density (R-2) to Commercial - Neighborhood Service Center (NS).

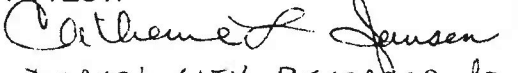
Section 2. The property affected by this ordinance is depicted in the attached map, marked Exhibit "A" and incorporated herein. The property is more specifically described on the records of the Washington County Department of Assessment and Taxation as Tax Lot 1900 of Washington County Assessor's Map 1S1-21AA, Beaverton, Washington County, Oregon.

First reading this 6th day of November, 2006.

Passed by the Council this 13th day of November, 2006.

Approved by the Mayor this 14th day of November, 2006.

ATTEST:


DEPUTY CITY RECORDER for
SUE NELSON, City Recorder

APPROVED:


ROB DRAKE, Mayor

**MOMENI PROPERTY AT MAIN AND ALLEN
ZONING MAP AMENDMENT
(ZMA2006-0006)**

