



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 22, 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 014-06



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 5, 2006

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 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
Barbara Fryer, City of Beaverton

<paa>



FORM 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

D
A
Y
E
S
T
A
M
P

DEPT OF
AUG 16 2006
LAND CONSERVATION
AND DEVELOPMENT
For DLCD Use Only

Jurisdiction: City of Beaverton Local file number: CPA2006-0003/ZMA2006-0002

Date of Adoption: 8/8/2006 Date Mailed: 8/14/2006

Date original Notice of Proposed Amendment was mailed to DLCD: 8/14/2006

- | | |
|--|--|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input checked="" type="checkbox"/> Comprehensive Plan Map Amendment |
| <input type="checkbox"/> Land Use Regulation Amendment | <input checked="" type="checkbox"/> Zoning Map Amendment |
| <input type="checkbox"/> New Land Use Regulation | <input type="checkbox"/> Other: _____ |

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".
Assigning City annexing and land use to four properties annexed from the county.

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".
N/A

Plan Map Changed from: County R-9 and OC to: City NRMD and Corridor

Zone Map Changed from: County R-9 and OC to: City R-2 and OC

Location: Northeast Beaverton Acres Involved: 5.34

Specify Density: Previous: N/A New: N/A

Applicable Statewide Planning Goals: N/A

Was and Exception Adopted? YES NO

DLCD File No.: 014-06

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:

None

Local Contact: Barbara Fryer Phone: (503) 652-3718 Extension: _____

Address: PO Box 4755 City: Beaverton

Zip Code + 4: 97076-4755 Email Address: bfryer@ci.beavertn.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.



CITY of BEAVERTON

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

NOTICE OF DECISION

MAIL DATE: August 14, 2006

Date of Final Decision: August 8, 2006

The following Comprehensive Plan Land Use Map Amendment and Zoning Map Amendment was on the August 7, 2006, City Council Agenda. The decision on the amendment is final. Either or both decisions may be appealed to a court of competent jurisdiction.

By Ordinance:

CPA2006-0003/ZMA2006-0002 NUMBER – Adopted by Ordinance No. 4398, Amending Ordinance 4187, Figure III-1, the Comprehensive Plan Land Use Map and Ordinance 2050, the Zoning Map for property located in northeast Beaverton. **Approved.**

A copy of the subject ordinance, including exhibits, is available for review and may be obtained at cost, at the Beaverton City Hall, Community Development Department, located at 4755 SW Griffith Drive in Beaverton. Barbara Fryer, AICP, Senior Planner, can be reached at (503) 526-3718 or bfryer@ci.beaverton.or.us for further information.

Sincerely,



Barbara Fryer, Senior Planner
Planning Services Division

ORDINANCE NO. 4399

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 NORTHEAST BEAVERTON; CPA2006-0003/ZMA2006-0002

- WHEREAS,** The four properties were annexed under Ordinance 4341 in March 2005, thus the property is being redesignated in this ordinance from the County's land use designations to the closest corresponding City designations as specified by the Urban Planning Area Agreement (UPAA); and
- WHEREAS,** Since the UPAA is specific on the appropriate designations for this parcel, this is not a discretionary land use decision and therefore no public hearing is required; and
- WHEREAS,** The Council adopts as to criteria applicable to this request and findings thereon the Community Development Department staff report by Senior Planner Barbara Fryer, dated June 22, 2006, attached hereto as Exhibit B; now, therefore,

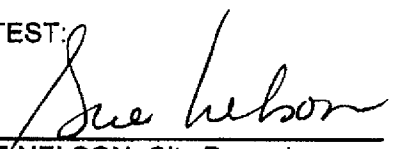
THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

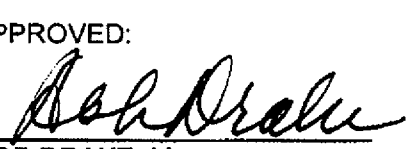
- Section 1.** Ordinance No. 4187, the Comprehensive Plan Land Use Map, is amended to designate the subject properties on Map and Tax Lots 1S101DD02000, 1S101DD02001, and 1S1DD01900 Neighborhood Residential - Medium Density and one property on Map and Tax Lot 1S101DD01800 Corridor on the City of Beaverton Comprehensive Plan Land Use Map, as shown on Exhibit "A" and in accordance with the UPAA.
- Section 2.** Ordinance No. 2050, the Zoning Map, is amended to designate properties on Map and Tax Lots 1S101DD02000, 1S101DD02001, and 1S1DD01900 Residential - 2,000 square foot per dwelling unit and one property on Map and Tax Lot 1S101DD01800 Office Commercial on the City of Beaverton Zoning Map, as shown on Exhibit "A" and in accordance with the UPAA.

First reading this 17th day of July, 2006.

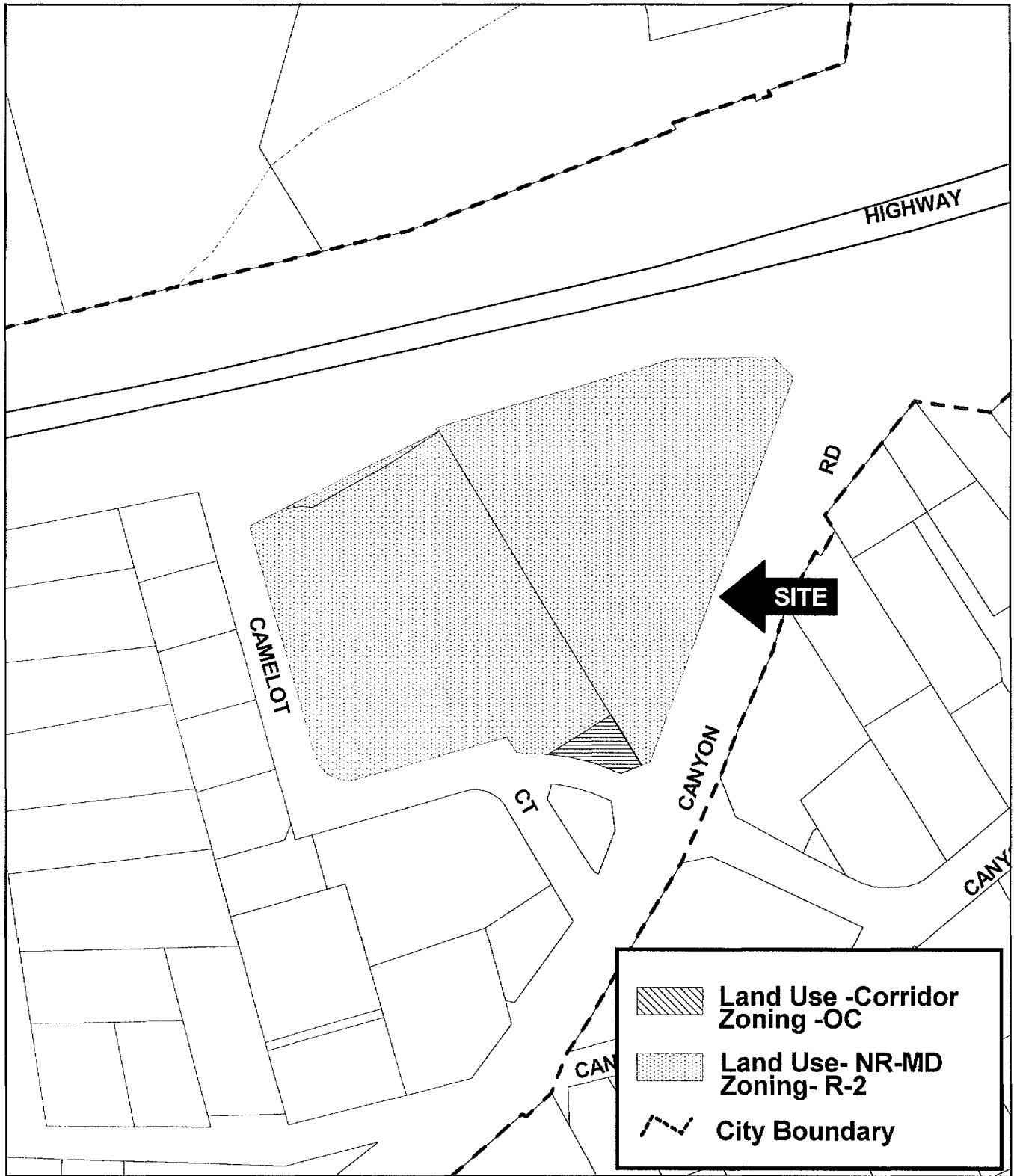
Passed by the Council this 7th day of August, 2006.

Approved by the Mayor this 8th day of August, 2006.

ATTEST:

SUE NELSON, City Recorder

APPROVED:

ROB DRAKE, Mayor

CPA / ZMA VICINITY MAP EXHIBIT "A"



CITY OF BEAVERTON

**WEST SLOPE APARTMENTS COMPREHENSIVE PLAN
LAND USE MAP AMENDMENT AND ZONING MAP AMENDMENT**

COMMUNITY DEVELOPMENT DEPARTMENT

Planning Services Division

2/8/06

Map #
VARIOUS

N



Application #
CPA2006-0003
ZMA2006-0002