



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

June 19, 2007

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 003-07



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: July 5, 2007

This amendment was submitted to DLCD for review 45 days prior to adoption. 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 ABOVE DATE SPECIFIED.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative
Matt Crall, DLCD Regional Representative
Jeff Salvon, City of Beaverton

<paa> ya/

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: CPA2007-0007/ZMA2007-0006/TA2007-0003

Date of Adoption: **6/12/2007**

Date Mailed: **6/14/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 2/20/2007

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other:

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

Staff proposed that the City's amend its Comprehensive Plan Land Use Map and Zoning Map to assign various City land use and zone designations to 315 properties annexed into the City in 2005. As part of this effort staff proposed that the City amend several of its Comprehensive Plan transportation maps to reflect the Counties planning for future street alignments. Finally, staff proposed that the City designate various segments of street in the area as Major Pedestrian Routes in order to promote pedestrian friendly development adjacent to the street. Washington County's transit oriented (TO) designations currently applied to the properties, were established after the City/County Urban Planning Area Agreement was signed. Therefore, the agreement did not adequately specify which City land use and zone designations are most appropriate to the County's TO designations. The proposed amendments were therefore discretionary and subject to a public hearings process.

Does the Adoption differ from proposal? Yes, Please explain below:

In keeping with staff's recommendation, the Planning Commission denied assigning City SC-MU zoning to thirteen of the 315 parcels. This decision was made after it was found that the proposal could not adequately satisfy the Transportation Planning Rule and related City policies without a transportation impact study to assess possible impacts on local street traffic. The County's zoning will therefore remain in place until the City can asses the certain policy implications within the land use section of the Development Code. This work is currently under way.

Plan Map Changed from: TO:18-24,TO:24-40, TO:RC, & TO:BUS to: City Station Community (SC)

Zone Map Changed from: TO:18-24,TO:24-40, TO:RC, & TO:BUS to: City SA-MDR, SC-HDR, & No Change

Location: Northern Beaverton in the Merlo and Elmonica Light Rail Station Areas Acres Involved: Approximately 50

Specify Density: Previous: Res: 18-24 units /ac, & Res 24-40 units/ac New: Res:24 -30 units/ac & Res:24 units/ac-1.0 FAR

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | |
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Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

DLCD # 003-07 (15884)

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:

Local Contact: **Jeff Salvon**

Phone: (503) 526-3725 Extension:

Address: **PO Box 4755**

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

City: **Beaverton, OR**

Zip: **97076**

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 your request to: (503) 378-5518; or Email your request to mara.ulloa@state.or.us - ATTENTION: PLAN AMENDMENT SPECIALIST.

<http://www.lcd.state.or.us/LCD/forms.shtml>

Updated November 27, 2006



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: June 14, 2007

Date of Final Decision: June 12, 2007

The following Comprehensive Plan Land Use Map Amendment was approved on the June 11, 2007, City Council Agenda. The decision on the amendment is final.

By Ordinance:

CPA2007-0007/ZMA2007-0006, An Ordinance Amending Ordinance No. 4187, Figure III-1, the Comprehensive Plan Land Use Map for 315 properties, amending Chapter Six of the Comprehensive Plan to adopt County planned street alignments, and amending Ordinance No. 2050 the Zoning Map for 302 properties located in the Elmonica / Merlo light rail station community area. **Approved**

TA2007-0003, An Ordinance amending Ordinance No. 2050, Section 60.05.55.4, Merlo Station Community – Major Pedestrian Route Map to replace the existing map with a revised map, and rename the section from “Merlo Station Community” to “Elmonica / Merlo Station Community”. **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. Jeff Salvon, AICP, Associate Planner, can be reached at (503) 526-3725 or jsalvon@ci.beaverton.or.us for further information.

Sincerely,

Jeff Salvon, Associate Planner
Planning Services Division

ORDINANCE NO. 4440

AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP FOR 315 PROPERTIES, AMENDING CHAPTER SIX OF THE COMPREHENSIVE PLAN TO ADOPT COUNTY PLANNED STREET ALIGNMENTS, AND AMENDING ORDINANCE NO. 2050 THE ZONING MAP FOR 302 PROPERTIES LOCATED IN THE ELMONICA / MERLO LIGHT RAIL STATION COMMUNITY AREA; CPA2007-0007/ZMA2007-0006

- WHEREAS,** the properties were annexed to the City of Beaverton through Ordinance No. 4338, in 2005, granting the City authority to apply Beaverton's Comprehensive Land Use and Zoning Map designations and related Development Code standards to the properties; and
- WHEREAS,** the Planning Commission held a public hearing on April 25, 2007 to take testimony and deliberate on CPA2007-0007/ZMA2007-0006; and
- WHEREAS,** on April 25, 2007, the Planning Commission recommended approval of CPA2007-0007 and partial approval and partial denial of ZMA2007-0006 based upon the Staff Report dated April 16, 2007 and Supplemental Staff Report dated April 25 2007, incorporated herein by reference; and
- WHEREAS,** Final Order #1954, was prepared memorializing the Planning Commission's decision, and no appeal therefrom was submitted; now, therefore

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

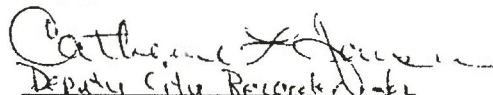
- Section 1.** Ordinance No. 4187, the Comprehensive Plan Land Use Map (Figure III-1) is amended to designate the subject properties Station Community (SC) as shown on Exhibit "A".
- Section 2.** Ordinance No. 2050, the Zoning Map, is amended to designate the subject properties Station Area – Medium Density Residential (SA-MDR) and Station Community – High Density Residential (SC-HDR) as shown on Exhibit "A"
- Section 3.** Ordinance No. 4187, the Comprehensive Plan is amended to replace Figures 6.4, 6.5, 6.7, 6.12, and Table 6.6 with revisions as shown on Exhibits "B, C, D, E, and F."

First reading this 4th day of June, 2007.


Passed by the Council this 11th day of June, 2007.

Approved by the Mayor this 12th day of June, 2007.

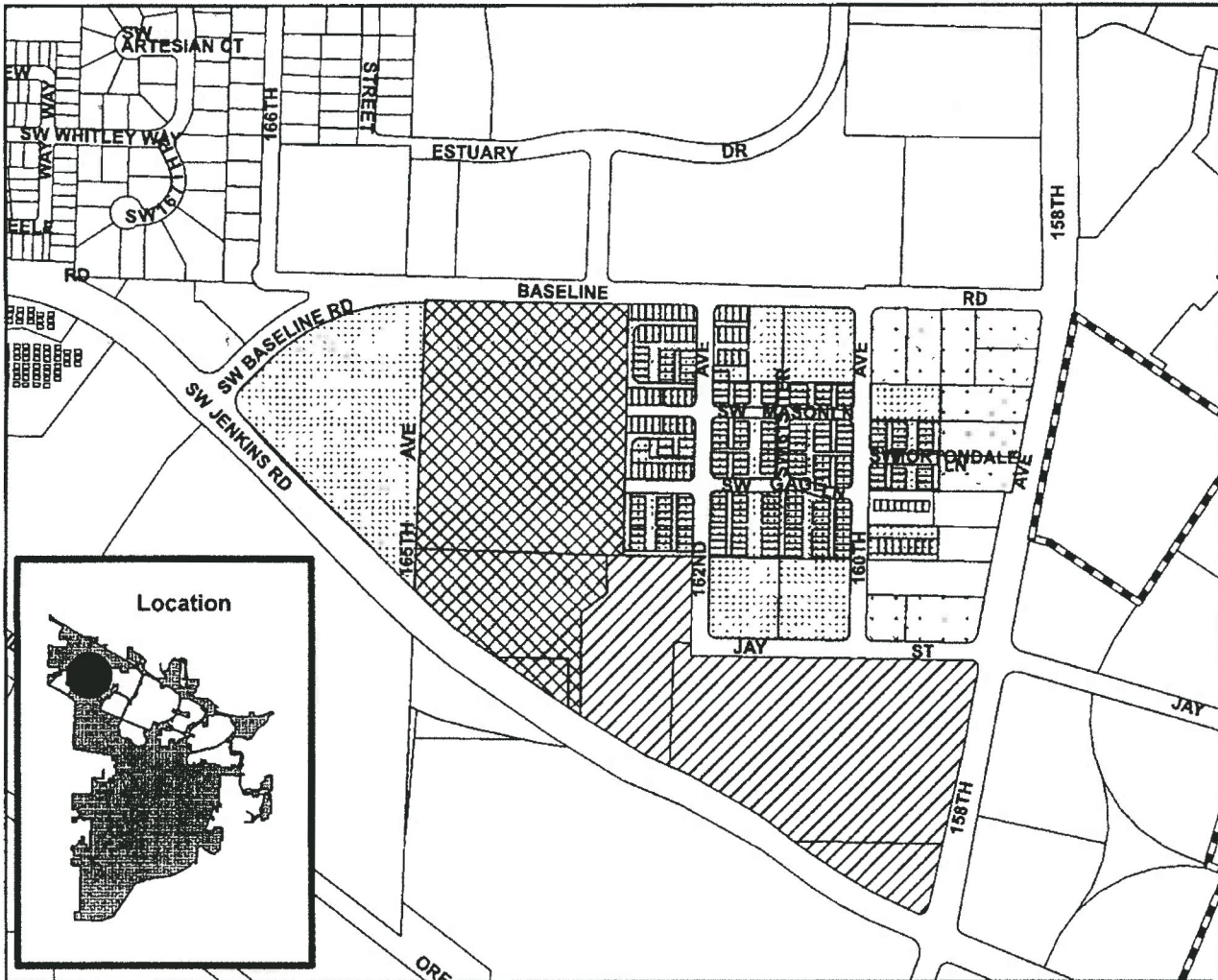
ATTEST:


SUE NELSON, City Recorder.

APPROVED:


ROB DRAKE, Mayor

VICINITY MAP



LEGEND

PROPOSED AMENDMENTS TO BEAVERTON'S COMPREHENSIVE LAND USE MAP AND ZONING MAP

CITY LIMITS

From WASHINGTON COUNTY TO: R18-24

To CITY STATION COMMUNITY (SC) LAND USE DESIGNATION and SA-MDR ZONING

From WASHINGTON COUNTY TO: R24-40

To CITY STATION COMMUNITY (SC) LAND USE DESIGNATION and SC-HDR ZONING

From WASHINGTON COUNTY TO: RC

To CITY STATION COMMUNITY (SC) LAND USE DESIGNATION. NO ZONE CHANGE

From WASHINGTON COUNTY TO: BUS

To CITY STATION COMMUNITY (SC) LAND USE DESIGNATION. NO ZONE CHANGE



CITY OF BEAVERTON

CPA2007-0007/ ZMA2007-0006

**COMMUNITY DEVELOPMENT DEPARTMENT
Planning Services Division**

1/2/07
Tax Lot #
MULTIPLE



SW BASELINE AVE/
SW JENKINS RD



CITY of BEAVERTON

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WHEREAS, on April 25, 2007, the Planning Commission recommended approval of CPA2007-0007 and partial approval and partial denial of ZMA2007-0006 based upon the Staff Report dated April 16, 2007 and Supplemental Staff Report dated April 25 2007, incorporated herein by reference; and

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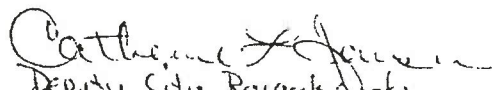
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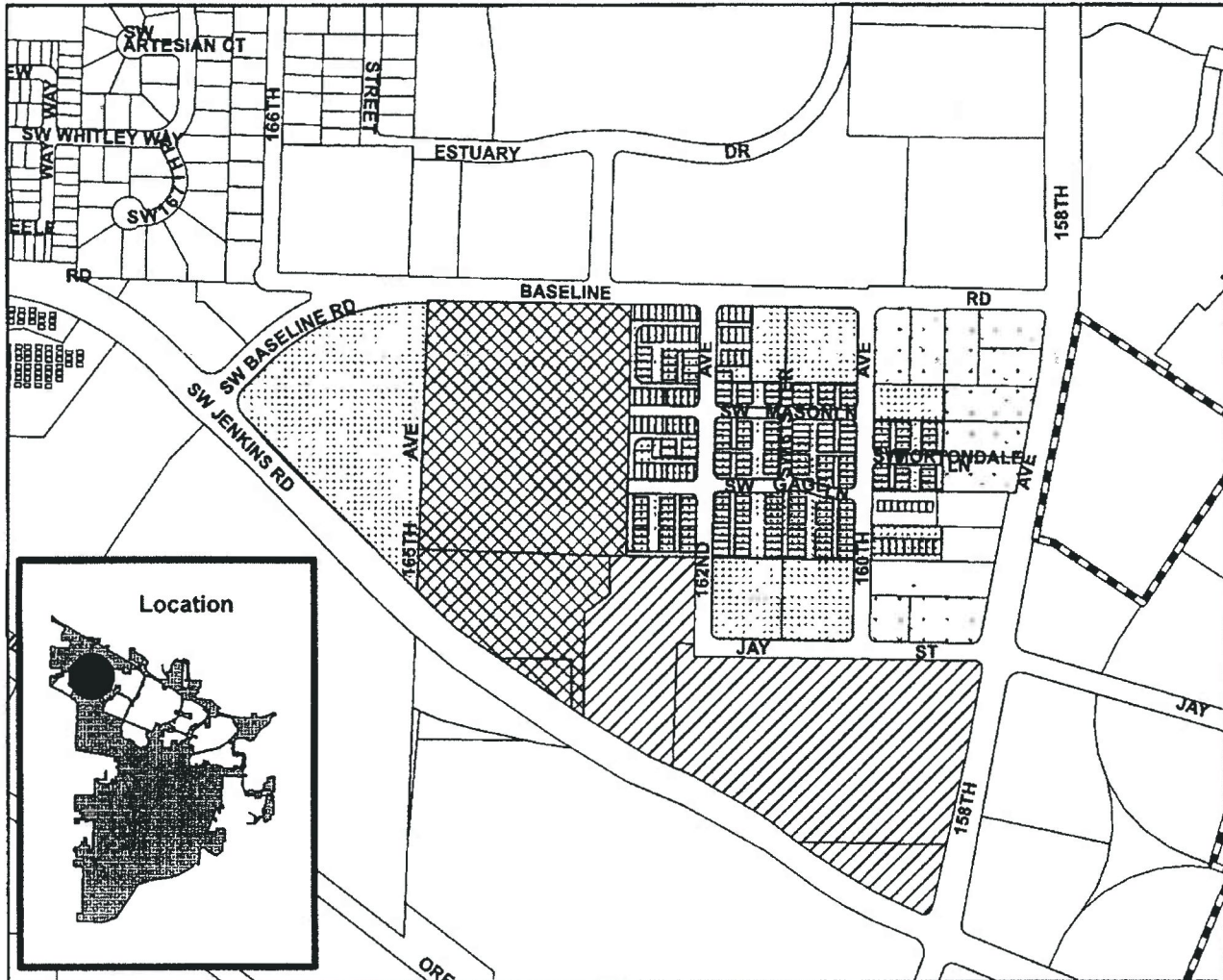
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CITY OF BEAVERTON

CPA2007-0007/ ZMA2007-0006

**COMMUNITY DEVELOPMENT DEPARTMENT
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