



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

May 22, 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 004-07



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: June 7, 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
Liz Jones, City of Beaverton

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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

In person electronic mailed

DATE STAMP

DEPT OF

MAY 18 2007

LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: **City of Beaverton**

Local file number: **ZMA2006-0015**

Date of Adoption: **May 15, 2007**

Date Mailed: **May 17, 2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 2/23/07

- | | |
|------------------------------------------------------------|-----------------------------------------------------------|
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input 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".

The City is proposing a Zoning Map Amendment for an area known as Progress Ridge. Currently there are four (4) different zoning districts in the area, some of which do not follow parcel lines, thus resulting in some parcels having split-zoning. The amendment would remove the residential zoning district from the subject area and realign the existing multiple-use zoning districts to follow parcel lines in order to eliminate the occurrences of split zoning.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan Map Changed from: **n/a** to: **n/a**

Zone Map Changed from: **R4, TC-MU, TC-HDR & TC-MDR** to: **TC-MU, TC-HDR & TC-MDR**

Location: **South of Scholls Ferry Rd, SW corner of Beaverton limits** Acres Involved: **70**

Specify Density: Previous: **see attached** New: **see attached**

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

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. 004-07 (15897)

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Liz Jones**

Phone: (503) 350-4082 Extension:

Address: **PO Box 4755**

Fax Number: **503-526-2370**

City: **Beaverton**

Zip: **97076-**

E-mail Address: **ljones@ci.beaverton.or.us**

ORDINANCE NO. 4435

AN ORDINANCE AMENDING ORDINANCE NO. 2050, THE ZONING MAP,
REZONING PARCELS WITHIN THE PROGRESS RIDGE DEVELOPMENT;
ZMA 2006-0015, PROGRESS RIDGE SPLIT ZONING MAP AMENDMENT

WHEREAS, on April 11, 2007, the Planning Commission conducted a public hearing to consider a City-initiated application to amend Ordinance No. 2050, the Zoning Map, redesignating certain parcels within the Progress Ridge development so that existing zoning districts would match established parcel lines; and

WHEREAS, the affected zoning designations include: R4 (Urban Medium Density Residential), TC-MU (Town Center - Multiple Use), TC-HDR (Town Center - High Density Residential), and TC-MDR (Town Center - Medium Density Residential); and

WHEREAS, the Planning Commission received no public testimony and considered the submitted staff report, exhibits, and staff recommended approval of this zoning map amendment; 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 April 4, 2007 and Planning Commission Land Use Order No. 1952. Now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

Section 1. Ordinance No. 2050, the Zoning Map, is amended to redesignate the parcels identified in "Exhibit A" to the zoning designations also identified in "Exhibit A".

Section 2. The properties affected by this ordinance are depicted in the attached map, marked Exhibit "A" and incorporated herein. The properties are more specifically described on the records of the Washington County Department of Assessment and Taxation as identified in Exhibit "B", Beaverton, Washington County, Oregon.

First reading this 7th day of May, 2007.

Passed by the Council this 14th day of May, 2007.

Approved by the Mayor this 15th day of May, 2007.

ATTEST:


SUE NELSON, City Recorder

APPROVED:


ROB DRAKE, Mayor

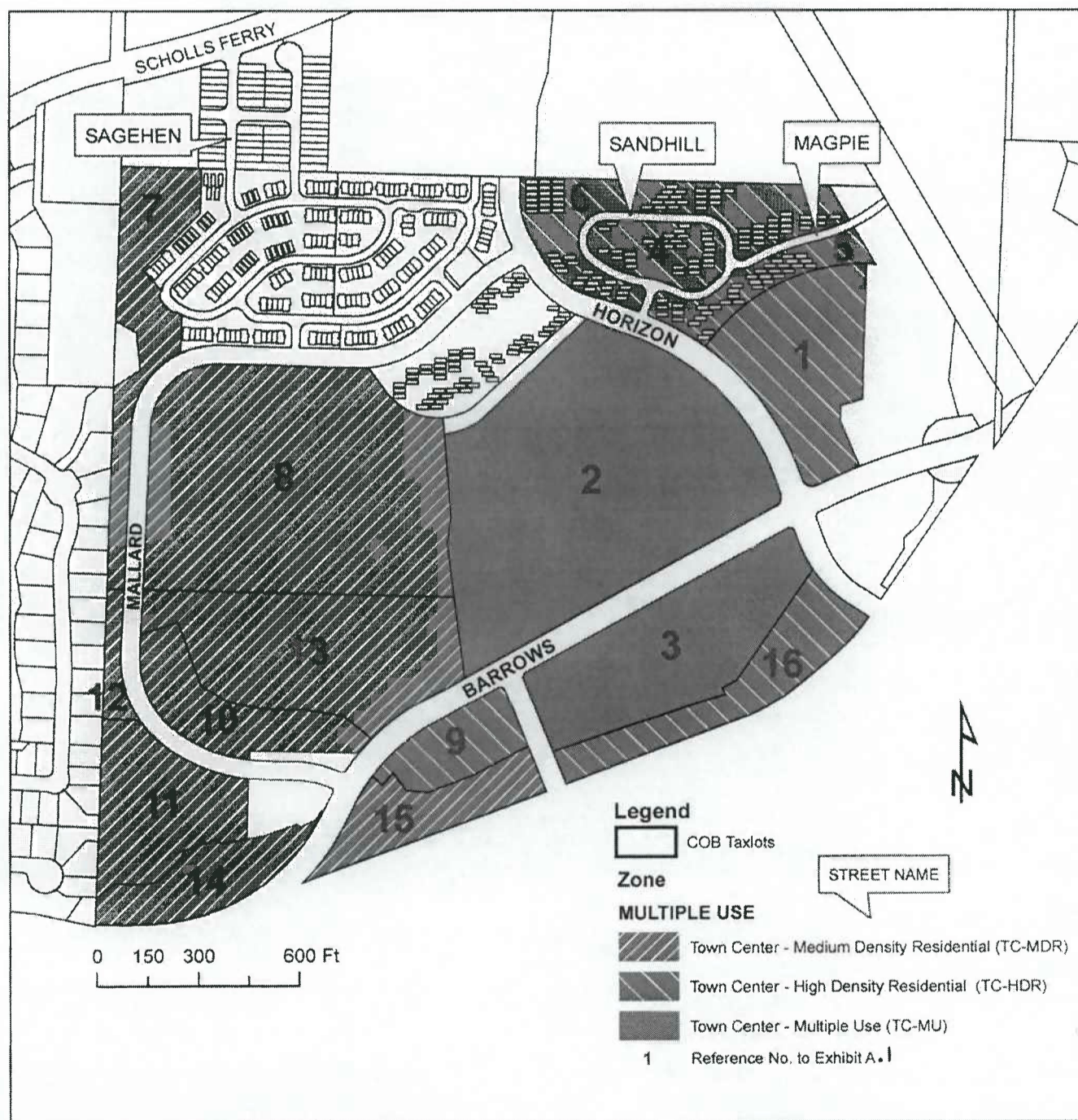
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ORDINANCE NO. 4435 -

Agenda Bill No. 07093

Progress Ridge

Proposed Zone Changes



ORDINANCE NO. 4435

EXHIBIT A.1

Reference No.	Tax Lot ID No.	Site Address	Existing Zoning	Proposed Zoning
1	2S105AA02200	12200-12360 SW Horizon Blvd	TC-HDR & TC-MU	TC-HDR
2	2S105AA02301	None (Gramor)	TC-HDR & TC-MU	TC-MU
3	2S105AA02400	None (Com Ph 2)	TC-HDR & TC-MU	TC-MU
4	2S105AA90000	Courtyard Condos	TC-HDR & TC-MU	TC-HDR
5	2S105AA90001	Courtyard Condos	TC-HDR & TC-MU	TC-HDR
6	2S105AA90002	Courtyard Condos	TC-HDR & TC-MU	TC-HDR
7	2S105AB04600	None	R4 & TC-MDR	TC-MDR
8	2S105AB04700	None (lake)	R4, TC-MDR & TC-HDR	TC-MDR
9	2S105AC09700	None (new prod)	TC-MDR & TC-HDR	TC-HDR
		15225-15467 SW Mallard Road (Area G)		
10	2S105AC09800	Area G	R4 & TC-MDR	TC-MDR
11	2S105AC09801	Area G	TC-MDR	NONE
12	2S105AC09901	Area H	R4 & TC-MDR	TC-MDR
13	2S105AC10000	None	R4	TC-MDR
14	2S105AC10100	None (lake & plaza)	R4, TC-MDR & TC-HDR	TC-MDR
15	2S105AC10200	None	R4 & TC-MDR	TC-MDR
16	2S105AC10300	None (creek)	TC-MDR & TC-HDR	TC-MDR
17	2S105AD17000	None (creek)	TC-HDR & TC-MU	TC-HDR

Minimum Density Calculations	
TC-MU	24 units per net acre
TC-HDR	24 units per net acre
TC-MDR	18 units per net acre
R4	8.12 units per net acre

EXHIBIT B

ORDINANCE NO. 4435

Affected Washington County Map and Tax Lot #'s:

2S105AA02400, 2S105AA02900, 2S105AA90000, 2S105AA90111,
2S105AA90122, 2S105AA90132, 2S105AA90142, 2S105AA90152,
2S105AA90161, 2S105AA90211, 2S105AA90222, 2S105AA90232,
2S105AA90242, 2S105AA90252, 2S105AA90261, 2S105AA90311,
2S105AA90322, 2S105AA90332, 2S105AA90342, 2S105AA90352,
2S105AA90361, 2S105AA90411, 2S105AA90422, 2S105AA90432,
2S105AA90442, 2S105AA90452, 2S105AA90461, 2S105AA90511,
2S105AA90522, 2S105AA90532, 2S105AA90542, 2S105AA90552,
2S105AA90561, 2S105AA90611, 2S105AA90622, 2S105AA90632,
2S105AA90642, 2S105AA90652, 2S105AA90661, 2S105AA90711,
2S105AA90722, 2S105AA90732, 2S105AA90742, 2S105AA90752,
2S105AA90761, 2S105AA90811, 2S105AA90822, 2S105AA90832,
2S105AA90842, 2S105AA90852, 2S105AA90861, 2S105AA90911,
2S105AA90922, 2S105AA90932, 2S105AA90942, 2S105AA90952,
2S105AA90961, 2S105AA91011, 2S105AA91022, 2S105AA91032,
2S105AA91042, 2S105AA91052, 2S105AA91061, 2S105AA91111,
2S105AA91122, 2S105AA91132, 2S105AA91142, 2S105AA91152,
2S105AA91161, 2S105AA91211, 2S105AA91222, 2S105AA91232,
2S105AA91242, 2S105AA91252, 2S105AA91261, 2S105AA91311,
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2S105AA91842, 2S105AA91852, 2S105AA91861, 2S105AA91911,
2S105AA91922, 2S105AA91932, 2S105AA91942, 2S105AA91952,
2S105AA91961, 2S105AA92011, 2S105AA92022, 2S105AA92032,
2S105AA92042, 2S105AA92052, 2S105AA92061, 2S105AA92111,
2S105AA92122, 2S105AA92132, 2S105AA92142, 2S105AA92152,
2S105AA92161, 2S105AA92211, 2S105AA92222, 2S105AA92232,
2S105AA92242, 2S105AA92252, 2S105AA92261, 2S105AA92311,
2S105AA92322, 2S105AA92332, 2S105AA92342, 2S105AA92352,
2S105AA92361, 2S105AA92411, 2S105AA92422, 2S105AA92432,
2S105AA92442, 2S105AA92452, 2S105AB04700 and 2S105AD17000.

SPACE RESERVED FOR WASHINGTON CO. RECORDERS USE

**BEFORE THE PLANNING
COMMISSION FOR
THE CITY OF BEAVERTON,
OREGON**

After recording return to:
City of Beaverton, City Recorder:
4755 SW Griffith Drive
P.O. Box 4755
Beaverton, OR 97076

IN THE MATTER OF A REQUEST FOR AN)
AMENDMENT TO THE CITY ZONING MAP TO)
REMOVE THE RESIDENTIAL ZONING DISTRICT) ORDER NO. 1952
FROM THE SUBJECT AREA AND REALIGN THE) ZMA2006-0015 ORDER APPROVING
EXISTING MULTIPLE-USE ZONING DISTRICTS) REQUEST WITH CONDITIONS.
TO FOLLOW PARCEL LINES IN ORDER TO)
ELIMINATE THE OCCURRENCES OF SPLIT)
ZONING (PROGRESS RIDGE SPLIT ZONE MAP.)
CITY OF BEAVERTON, APPLICANT)

The matter came before the Planning Commission on April 11, 2007, on a request for an amendment to the Zoning Map to remove the residential zoning district from the subject area and realign the existing multiple-use zoning districts to follow parcel lines in order to eliminate the occurrences of split zoning. The affected Washington County Map and Tax Lot's are attached as Exhibit A.

Pursuant to Ordinance 2050 (Development Code), Section 50.45, the Planning Commission conducted a public hearing and considered testimony and exhibits on the subject proposal.

The Commission, after holding the public hearing and considering all oral and written testimony, adopts the Staff Report dated April 4, 2007.

Therefore, IT IS HEREBY ORDERED that ZMA2006-0015 is APPROVED, based on the testimony, reports and exhibits, and evidence presented during the public hearings on the matter and based on the facts, findings, and conclusions found in the Staff Report, dated April 4, 2007.

Motion CARRIED, by the following vote:

AYES: Winter, Stephens, Bobadilla, Johansen, Platten, San Soucie, and Maks.
NAYS: None.
ABSTAIN: None.
ABSENT: None.

Dated this 20th day of April, 2007.

To appeal the decision of the Planning Commission, as articulated in Land Use Order No. 1952, an appeal must be filed on an Appeal form provided by the Director at the City of Beaverton Community Development Department's office by no later than 5:00 p.m. on Monday, April 30, 2007.

PLANNING COMMISSION
FOR BEAVERTON, OREGON

ATTEST:


LIZ JONES
Associate Planner


STEVEN A. SPARKS, AICP
Development Services Manager

APPROVED:


DAN MAKs
Chairman