NOTICE OF ADOPTED AMENDMENT

August 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 017-07

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, 2007

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
    Barbara Fryer, City Of Beaverton

<paa> ya/
Notice of Adoption

Jurisdiction: City of Beaverton
Date of Adoption: 08/14/2007
Local file number: CPA2006-0006/ZMA2006-0009
Date Mailed: 08/15/2007

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes Date: 04/24/07
☐ 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”.

The Amendment is to apply the City’s Neighborhood Residential Standard Density land use designation to three properties (1S114BC tax lots 00100, 00300 and 00301) and the City’s R-7 zoning district to one property (1S114BC tax lot 00100). Tax lot 00100 has a site address of 10200 SW Kennedy Street, tax lot 00300 has a site address of 10290 SW Kennedy Street, tax lot 00301 has no site address. The Land Use Map Amendment (CPA2006-0006) proposed modification of all three tax lots from Corridor to the Neighborhood Residential - Standard Density designation. The Zoning Map Amendment (ZMA2006-0009) proposed amendment of the zoning map for one tax lot (1S114BC 00100) from Community Service Commercial to R-7. The designations more closely fit the surrounding neighborhood.

Does the Adoption differ from proposal? No

Plan Map Changed from: Corridor to: Neighborhood Residential Standard Density
Zone Map Changed from: CS to: R-7
Location: Laurel/Kennedy/103rd
Specify Density: Previous: N/A New: N/A

Acres Involved: 6.41

Applicable statewide planning goals:

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19
☐ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑ ☑

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. 017-07(16047)
Please list all affected State or Federal Agencies, Local Governments or Special Districts:
Washington County Department of Land Use and Transportation, Tualatin Hills Park and Recreation District

Local Contact: Barbara Fryer, AICP, Senior Planner
Address: PO BOX 4755
City: Beaverton
Phone: (503) 526-3718
Fax Number: 503-526-3720
E-mail Address: bfryer@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 maraulloa@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
ORDINANCE NO. 4446

AN ORDINANCE AMENDING ORD. 4187 FIGURE III-1
THE COMPREHENSIVE PLAN LAND USE MAP TO
APPLY THE CITY'S NEIGHBORHOOD RESIDENTIAL
STANDARD DENSITY (NR-SD) PLAN DESIGNATION
TO THREE PROPERTIES AND ORD. 2050 THE
ZONING MAP TO APPLY THE CITY'S R-7 ZONE TO
ONE PROPERTY LOCATED IN NORTHEASTERN
BEAVERTON CPA 2006-0006/ZMA 2006-0009

WHEREAS, the purpose of CPA2006-0006/ZMA2006-0007 is to amend Figure III-1,
Ordinance 4187, from Corridor to Neighborhood Residential – Standard Density
and the Zoning Map, Ordinance 2050, from Community Service Commercial
(CS) to Residential – 7,000 square feet per dwelling unit (R-7) on Washington
County Assessor’s Tax Map 1S1 14BC tax lot 100 (10200 SW Kennedy Street),
and to amend Figure III-1, Ordinance 4187, from Corridor to Neighborhood
Residential – Standard Density on Washington County Tax Assessor’s Map 1S1
14BC tax lots 00300 (10290 SW Kennedy Street) and 00301 (no site address); and

WHEREAS, pursuant to Ordinance 4187 Section 1.4.2 and Ordinance 2050 Section 50.45,
written notice was mailed to the property owners subject to the amendment, the
Neighborhood Association Chair, and owners of property within 500 feet of the
proposal, notice was published in the Beaverton Valley Times, notice was posted
on site, at Beaverton City Hall and Beaverton City Library and on the Beaverton
City web site; and

WHEREAS, pursuant to Ordinance 4187 Section 1.5.1 and Ordinance 2050 Section 50.45,
the Beaverton Planning Services Division, on May 30, 2007 published a written
staff report and recommendation a minimum seven (7) calendar days in advance
of the scheduled public hearing before the Planning Commission on June 6,
2007; and,

WHEREAS, pursuant to Ordinance 4187 Section 1.5.1 and Ordinance 2050 Section
40.97.15.1.C, the Planning Commission conducted a public hearing on June 6,
2007, and considered testimony and exhibits on the subject proposal, and at the
conclusion of the hearing, the Planning Commission voted to recommend to the
Beaverton City Council to adopt the proposed amendments to the
Comprehensive Plan Map (Figure III-1) and Zoning Map based on the criteria,
facts and findings set forth in the Community Development Department staff
report by Senior Planner Barbara Fryer dated May 30, 2007, and attached hereto
as Exhibit “B”, the supplemental information found in the Community
Development Department supplemental staff memo by Senior Planner Barbara
Fryer dated June 6, 2007, and attached hereto as Exhibit “C”, and Planning
Commission Order No. 1976 attached hereto as Exhibit “D”;

WHEREAS, no written appeal pursuant to Ordinance 4187 Section 1.7.2 and Ordinance 2050
Section 50.75 was filed by persons of record for CPA2006-0006/ZMA2006-0009,
following the issuance of the Planning Commission Order No. 1976; and,
WHEREAS, the City Council adopts as to criteria, facts and findings described in Planning Commission Order No. 1976 dated June 15, 2007 and the Planning Commission record, all of which the Council incorporates by this reference and finds to constitute adequate factual basis for this ordinance; 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 1S1 14 BC 00100, 00300 and 00300 Neighborhood Residential - Standard Density, as shown on Exhibit "A".

Section 2. Ordinance No. 2050, the Zoning Map, is amended to designate the property on Map and Tax Lot 1S1 14 BC 00100 Residential – 7,000 square feet per dwelling unit (R-7), as shown on Exhibit "A".

First reading this 23rd day of July, 2007.
Passed by the Council this 13th day of August, 2007.
Approved by the Mayor this 14th day of August, 2007.

ATTEST

SUE NELSON, City Recorder

APPROVED:

ROB DRAKE, Mayor
Land Use Designation Change from County to NR-SD
Zoning remains R-7

Land Use Designation Change from Corridor to NR-SD
Zoning Change from CS to R7

LEGEND

site
City of Beaverton

City of Beaverton
Planning Services Division