



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 26, 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 024-07



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: July 11, 2007

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
Jeff Salvon, City of Beaverton

<paa>

FORM 2

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
JUN 21 2007
STAMP
DEPT OF
LAND CONSERVATION
AND DEVELOPMENT
For DLCD Use Only

Jurisdiction: **City of Beaverton**

Local file number: **ZMA2007-0012**

Date of Adoption: **6/19/2007**

Date Mailed: **6/20/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **No** Date:

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 proposal was to amend the Zoning Map to assign the City's Office Commercial (OC) Zone to taxlots 1S102DC05300 and 1S102DC04304. Washington County staff determined that the parcels were previously zoned County Office Commercial (OC) in 1983 prior to the areas designation as right-of-way. The amendment to rezone the parcels from County OC to City OC conforms to the Washington County - Beaverton Urban Planning Area Agreement (UPAA) and is therefore non-discretionary.

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

Plan Map Changed from:

to:

Zone Map Changed from: **County Office Commercial (OC)** to: **City Office Commercial (OC)**

Location: **Intersection of SW Baltic Ave. and SW Barnes Rd.**

Acres Involved: **1.15**

Specify Density: Previous: **Undetermined**

New: **Undetermined**

Applicable statewide planning goals: No Comprehensive Plan amendment was proposed. The action is therefore not a land use decision and goals are not relevant in this case.

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<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"/>	<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"/>	<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

DLCD 024-07 (NOA)

If no, did Emergency Circumstances require immediate adoption? Yes No

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

Metro, Washington County, Tualatin Valley Water District, and Clean Water Services.

DLCD file No. _____

Local Contact: Jeff Salvon

Phone: (503) 526-3725 Extension:

Address: PO Box 4755

Fax Number: 503-526-3720

City: Beaverton

Zip: 97076-

E-mail Address: jsalvon@yahoo.com

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



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

Mailing Date: June 20, 2007

Subject: SW Baltic Ave. / SW Barnes Rd. Annexation Related Zoning Map Amendment (ZMA 2007-0012)

Ordinance 4442 (attached), adopting the subject amendments, was passed by the City Council after second reading on the June 18, 2007 Council agenda. The assigned zoning district designation is consistent with the Washington County – Beaverton Urban Planning Area Agreement (UPAA) and no discretion was exercised its assignment to the subject properties. The Mayor approved and signed Ordinance 4442 on June 19, 2007, which is the legal date of final decision.

Appeal. Any appeal of this final decision should be made to the State of Oregon Land Use Board of Appeals (LUBA) as provided in ORS 197.830 through ORS 197.845. A notice of intent to appeal shall be filed not later than **21 calendar days** after notice of the decision is mailed or otherwise submitted to parties entitled to notice under ORS 197.615. Mailing of the notice on Wednesday, June 20, 2007 results in an appeal deadline of **Thursday, July 11, 2007**.

How to Obtain Further Information: The casefile for this decision is available for review, and copies may be obtained at cost, at the following address:

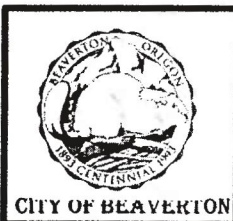
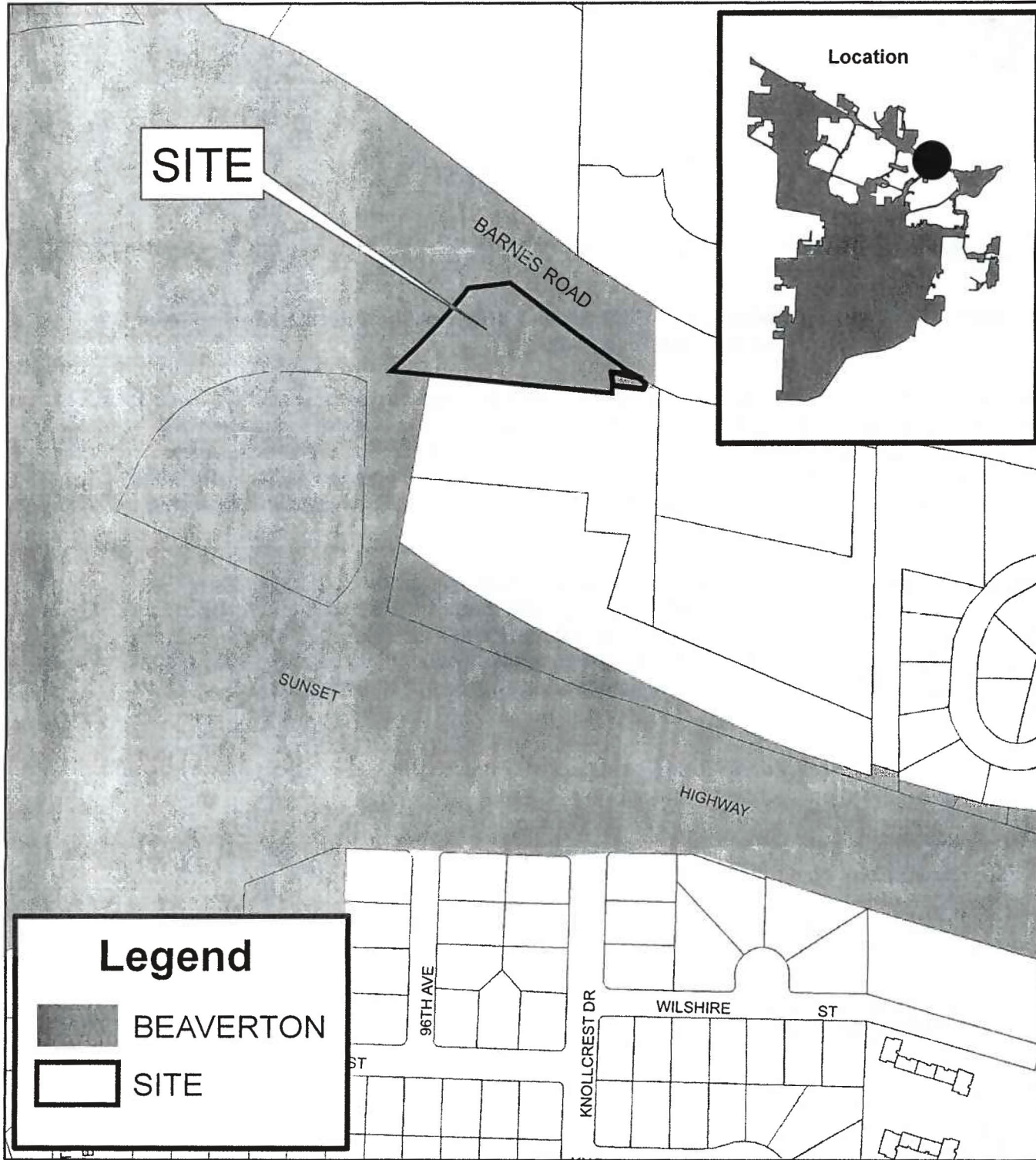
Planning Services Division
Community Development Department
Beaverton City Hall
4755 S.W. Griffith Drive
Beaverton, OR 97076.

If you have any questions, you can contact Jeff Salvon at (503) 526-3725 or jsalvon@ci.beaverton.or.us

Sincerely,

Jeff Salvon
Associate Planner

VICINITY MAP



ZMA2007-0012

COMMUNITY DEVELOPMENT DEPARTMENT
 Planning Services Division

5/16/07

Tax Lot #'s
 1S102DC05300



SW BALTIC
 SW BARNES

ORDINANCE NO. 4442

AN ORDINANCE AMENDING ORDINANCE NO. 2050, THE ZONING MAP FOR TWO PROPERTIES LOCATED IN NORTHERN BEAVERTON; ZMA2007-0012

- WHEREAS,** The site containing the subject properties was annexed to the City of Beaverton through Boundary Commission Ordinance 3978 in 1998, and is being redesignated in this ordinance from Washington County's land use designation to the closest corresponding City designation in accordance with the Washington County - Beaverton Urban Planning Area Agreement (UPAA); and
- WHEREAS,** Since the UPAA is specific on the appropriate City Zoning Map designation for the parcels, this is not a discretionary land use decision and no public hearing is required; and
- WHEREAS,** the Council incorporates herein by reference the Community Development Department staff report on ZMA2007-0012 by Associate Planner Jeff Salvon dated June 4, 2007; now, therefore

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

- Section 1.** Ordinance No. 2050, the Zoning Map, is amended to rezone the subject properties located north of Highway 26, south of SW Barnes Road, and east of SW Baltic Avenue Office Commercial (OC) as shown on Exhibit "A" in accordance with the Washington County - Beaverton Urban Planning Area Agreement (UPAA).

First reading this 11th day of June, 2007.

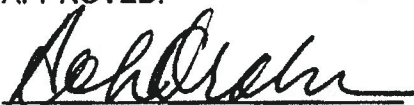
Passed by the Council this 18th day of June, 2007.

Approved by the Mayor this 19th day of June, 2007.

ATTEST:


SUE NELSON, City Recorder

APPROVED:


ROB DRAKE, Mayor