



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

March 15, 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 026-06



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: March 29, 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
Leigh M. Crabtree, City of Beaverton

<paa> ya

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



Jurisdiction: **City of Beaverton** Local file number: **CPA2006-0017, ZMA2006-0023**

Date of Adoption: **3/5/2007**

Date Mailed: **1/8/2007**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: **11/22/2006**

- | | |
|--|--|
| <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"
An Ordinance Amending Ordinance No. 4187, Figure III-1, the Comprehensive Plan Land Use Map and Ordinance No. 2050, the Zoning Map for Six Properties Located in Central Beaverton; CPA 2006-0017/ZMA 2006-0023.

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

The original proposal included 13 parcels, seven less than the six approved. ZMA2006-0023 was approved implementing SC-E Sub area 1 for Tax Lots 1S109CB00300, 1S109CC04400, 1S109CD00300, 1S109CD00400 and 1S109CD00500, and SC-E Sub area 3 for Tax Lot 1S109DC00800. CPA2006-0017 was approved implementing SC for all tax lots listed above.

Plan Map Changed from: **County, Industrial** to: **City, Station Community**
 Zone Map Changed from: **County, Industrial** to: **City, Station Community - Employment**
 Location: **north of Millikan Way between Hocken and Murray** Acres Involved: **10.93**
 Specify Density: Previous: **0** New: **0**

Applicable statewide planning goals:

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

Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

- | | | |
|--|---|-----------------------------|
| 45-days prior to first evidentiary hearing? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| If no, do the statewide planning goals apply? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| If no, did Emergency Circumstances require immediate adoption? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |

DLCD file No. _____

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

Washington County, Metro

Local Contact: Leigh M. Crabtree	Phone: (503) 526-2458	Extension:
Address: 4755 SW Griffith, PO Box 4755	Fax Number: 503-526-3720	
City: Beaverton, OR	Zip: 97076-4755	E-mail Address: lcrabtree@ci.beaverton.or.us

DLCD # 026-06 (15699)



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: March 8, 2007

Date of Final Decision: March 5, 2007

Ordinance 4395 attached, was first read on the February 26, 2007 City Council agenda then passed by the City Council after second reading on the March 5, 2007 Council agenda. The Mayor approved and signed Ordinance 4395 on March 6, 2007.

ORDINANCE 4424. An Ordinance Amending Ordinance No. 4187, Figure III-1, the Comprehensive Plan Land Use Map and Ordinance No. 2050, the Zoning Map for Six Properties Located in Central Beaverton; CPA 2006-0017/ZMA 2006-0023.

Location. The parcels are located north of SW Millikan Way, both north and south of the Light Rail Transit line, and between SW Murray Boulevard and SW Hocken Avenue.

Appeal. Any appeal of this 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 Thursday, March 8, 2007 results in an appeal deadline of **Thursday, March 29, 2007**.

How to Obtain Further Information: This decision is available for review, and a copy may be obtained at a cost, at the following address:

City of Beaverton, Planning Services Division, Beaverton City Hall, 4755 S.W. Griffith Drive, Beaverton, OR 97076. Associate Planner, Leigh Crabtree, may be contacted at (503) 526-2458 or lcrabtree@ci.beaverton.or.us.

Sincerely,

Hal Bergsma
Planning Services Manager

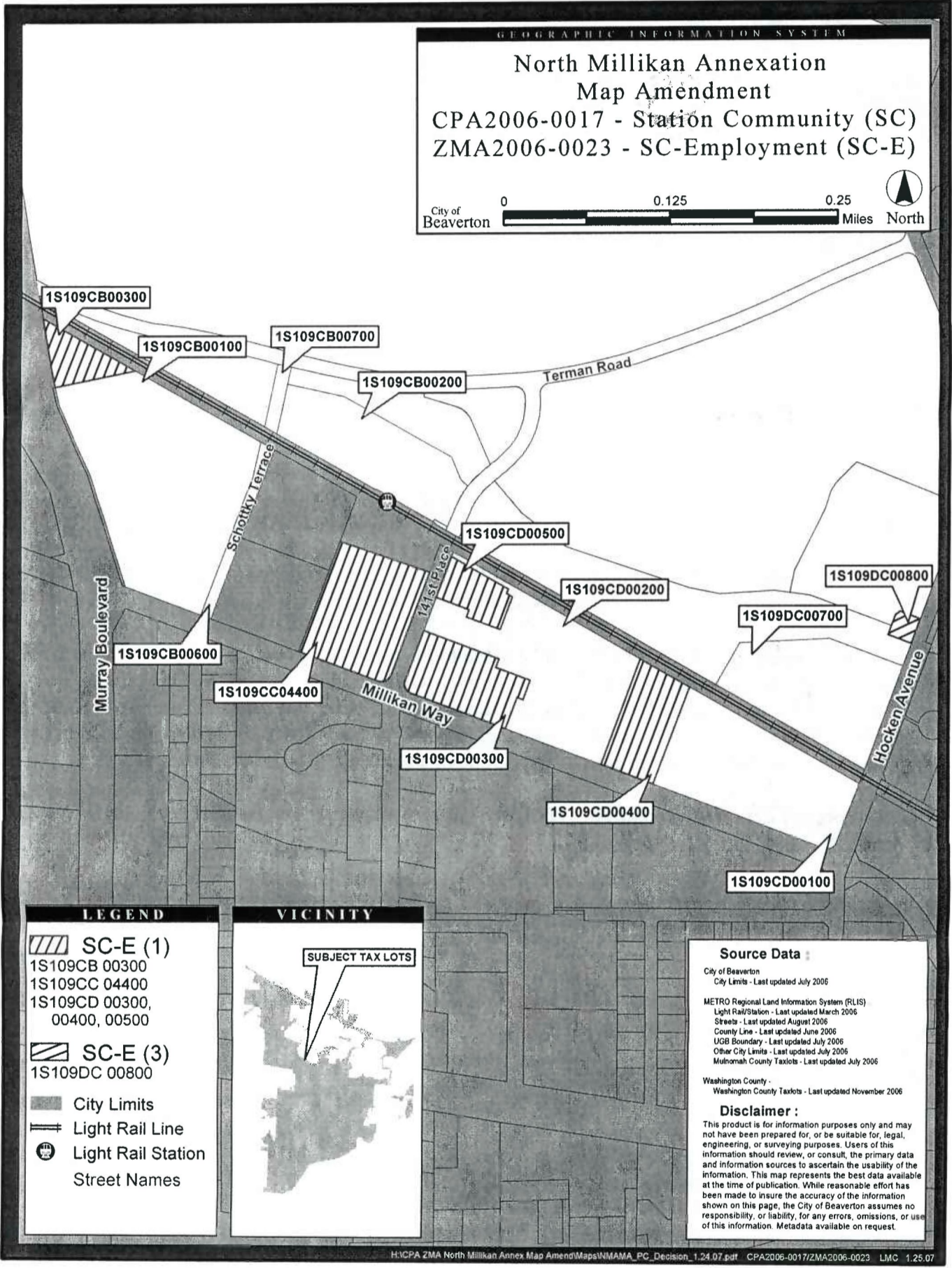
cc: City of Beaverton CCI Chair
City of Beaverton Neighborhood Office
Washington County Extension Office, Washington County CCI
Washington County Department of Land Use and Transportation
Metro

GEOGRAPHIC INFORMATION SYSTEM

North Millikan Annexation Map Amendment

CPA2006-0017 - Station Community (SC)
ZMA2006-0023 - SC-Employment (SC-E)

City of Beaverton 0 0.125 0.25 Miles North



LEGEND

SC-E (1)
1S109CB 00300
1S109CC 04400
1S109CD 00300,
00400, 00500

SC-E (3)
1S109DC 00800

City Limits

Light Rail Line

Light Rail Station

Street Names

VICINITY

SUBJECT TAX LOTS

Source Data :

City of Beaverton
City Limits - Last updated July 2006

METRO Regional Land Information System (RLIS)
Light Rail/Station - Last updated March 2006
Streets - Last updated August 2006
County Line - Last updated June 2006
UGB Boundary - Last updated July 2006
Other City Limits - Last updated July 2006
Multnomah County Taxlots - Last updated July 2006

Washington County
Washington County Taxlots - Last updated November 2006

Disclaimer :

This product is for information purposes only and may not have been prepared for, or be suitable for, legal, engineering, or surveying purposes. Users of this information should review, or consult, the primary data and information sources to ascertain the usability of the information. This map represents the best data available at the time of publication. While reasonable effort has been made to insure the accuracy of the information shown on this page, the City of Beaverton assumes no responsibility, or liability, for any errors, omissions, or use of this information. Metadata available on request.

ORDINANCE NO. 4424

AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP AND ORDINANCE NO. 2050, THE ZONING MAP FOR SIX PROPERTIES LOCATED NORTH OF MILLIKAN WAY, EAST OF MURRAY BOULEVARD, WEST OF HOCKEN AVENUE, AND ALONG EITHER SIDE OF THE WEST SIDE LIGHT RAIL TRACKS; CPA2006-0017/ZMA2006-0023

- WHEREAS,** One property was annexed under Ordinance 4181 and five properties were annexed under Ordinance 4340, thus the properties are being redesignated in this ordinance from Washington County's land use designation to City of Beaverton designations; and
- WHEREAS,** Since the UPAA is not specific on the appropriate designations for these parcels, this is a discretionary land decision and, therefore, a public hearing was held by the Planning Commission January 24, 2007. The Planning Commission voted to recommend approval, in part, and denial, in part, CPA2006-0017/ZMA2006-0023 as described in their Final Order No. 1938; and
- WHEREAS,** The Council incorporates by reference the Community Development Department staff report, dated December 21, 2006, and four memoranda, dated January 10, 2007, January 19, 2007, January 24, 2007, and January 24, 2007 by Associate Planner Leigh Crabtree as to criteria applicable to this request and findings thereon; 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 1S109CB00300, 1S109CC04400, 1S109CD00300, 1S109CD00400, 1S109CD00500, and 1S109DC00800 Station Community (SC), as shown on Exhibit "A".
- Section 2.** Ordinance No. 2050, the Zoning Map, is amended to designate properties on Map and Tax Lots 1S109CB00300, 1S109CC04400, 1S109CD00300, 1S109CD00400, and 1S109CD00500 Station Community – Employment (SC-E) Sub area 1, as shown on Exhibit "A".
- Section 3.** Ordinance No. 2050, the Zoning Map, is amended to designate the property on Map and Tax Lot 1S109DC00800 Station Community – Employment (SC-E) Sub area 3, as shown on Exhibit "A".

First reading this 26th day of February, 2007

Passed by the Council this 5th day of March, 2007

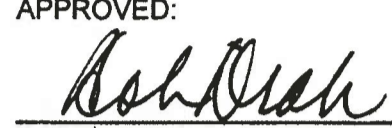
Approved by the Mayor this 6th day of March, 2007

ATTEST:



SUE NELSON, City Recorder

APPROVED:



ROB DRAKE, Mayor