



# 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](http://www.lcd.state.or.us)

## 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 030-07



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 6, 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>

PROP **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: **CPA2007-0014/ZMA2007-0014**

Date of Adoption: **8/14/2007**

Date Mailed: **8/16/2007**

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

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other:

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

The proposal is to amend the Land Use Map in the Comprehensive Plan and the Zoning Map to give one parcel that was annexed in July 2007 City land use and zoning designations. The parcel was designated County R-9 (Residential 9 units per acre) and will be assigned the City's Neighborhood Residential-Standard Density (NR-SD) land use designation and Urban Standard Density (R-5) zoning (minimum 5000 square feet of land area per dwelling). The parcel is 1S1 13 BC 00401. Because the amendments are annexation related and regulated by the terms agreed to in the City/County Urban Planning Area Agreement, the decision is non-discretionary and did not require a 45-day DLCD hearing notice.

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

Plan Map Changed from: **Wash. County R-9**

to: **City Neighborhood Residential Standard Density (NR-SD)**

Zone Map Changed from: **Wash. County R-9**

to: **City R-5**

Location: **4980 SW Laurelwood Ave.** Acres Involved: **0.36 Acres**

Specify Density: Previous: **Res: 9 units /ac** New: **Min lot size of 5,000 sq. ft./dwelling unit (approx. 8.7 units/ac.)**

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 # 030-07 NOA**

**DLCD file No.** \_\_\_\_\_

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

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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**

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### **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.

ORDINANCE NO. 4447

AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP AND ORDINANCE NO. 2050, THE ZONING MAP FOR A PROPERTY LOCATED AT 4980 SW LAURELWOOD AVENUE; CPA2007-0014 / ZMA2007-0014

- WHEREAS,** The property was annexed to the City of Beaverton under Ordinance 4437 and is being redesignated in this ordinance from the County's land use designation to the closest corresponding City designations in accordance with the Washington County - Beaverton Urban Planning Area Agreement (UPAA); and
- WHEREAS,** Since the UPAA is specific on the appropriate Land Use Map and Zoning Map designations for this parcel, 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 CPA2007-0014/ZMA2007-0014 by Associate Planner Jeff Salvon, dated July 16, 2007 ; now, therefore,

**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

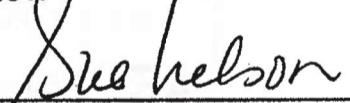
- Section 1.** Ordinance No. 4187, (Figure III-1) the Comprehensive Plan Land Use Map is amended to designate the subject property as shown on Exhibit "A", located at 4980 SW Laurelwood Avenue, Neighborhood Residential-Standard Density (NR-SD) in accordance with the Washington County - Beaverton Urban Planning Area Agreement (UPAA).
- Section 2.** Ordinance No. 2050, the Zoning Map, is amended to zone the same property specified in Section 1, as shown on Exhibit "A", Urban Standard Density (R-5) in accordance with the UPAA.

First reading this 23rd day of July, 2007.

Passed by the Council this 13th day of August, 2007.

Approved by the Mayor this 14<sup>th</sup> day of August, 2007.

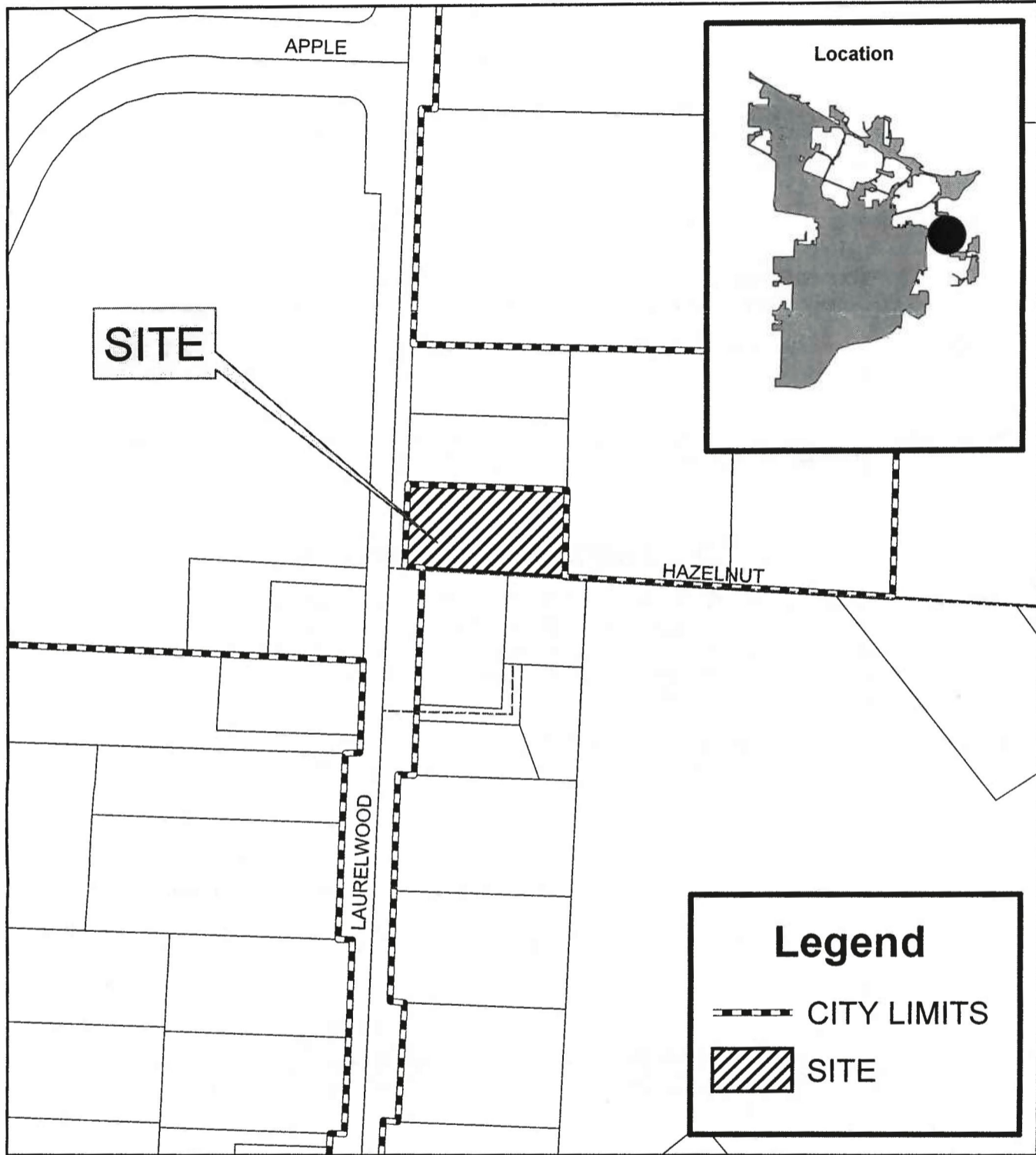
ATTEST:

  
SUE NELSON, City Recorder

APPROVED:

  
ROB DRAKE, Mayor

# VICINITY MAP



CITY OF BEAVERTON

**CPA2007-0014 / ZMA2007-0014**

COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Services Division

6/6/07

Tax Lot #'s  
1S113BC00401

N



4980 SW  
LAURELWOOD AV