



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 30, 2007



TO: Subscribers to Notice of Adopted Plan or Land Use Regulation Amendments

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Tualatin Plan Amendment
DLCD File Number 007-06 A

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: April 17, 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
Stacy Humphrey, DLCD Regional Representative
Matthew Crall, Dlcd Transportation Planner
Cindy Hahn, City of Tualatin

<paa> ya/

FORM 2

DEPT OF

MAR 28 2007

DLCD NOTICE OF ADOPTION

CONSERVATION AND DEVELOPMENT

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 Tualatin

Local File Number: PMA 06-01

Date of Adoption: March 12, 2007

Date Mailed: March 16, 2007

Date the Notice of Proposed Amendment was mailed to DLCD? July 20, 2006

- 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."

To apply the Institutional (IN) Planning District designation to 37.91 acres of land owned by Grace Community Church at 23370 SW Boones Ferry Road (2S1 35D 106) and abutting rights-of-way of SW Boonew Ferry Road and SW Norwood Road.

Describe how the adopted amendment differs from the proposed amendment. If it is the same, write "Same." If you did not give notice for the proposed amendment, write "N/A."

"Same."

Plan Map changed from: No Zone to IN

Zone Map changed from: No Zone to IN (Note: Tualatin has a one map system)

Location: 2S1 35D 106 Acres Involved: 37.91

Specific Density: Previous: NA New: NA

Applicable Statewide Planning Goals: 1-6, 8-14

Was an Exception Adopted? Yes: No:

DLCD No: 007-06^M(15394)

Did the Department of Land Conservation and Development **receive** a Notice of Proposed Amendment **FORTY-FIVE (45) days prior to the 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:

Affected State or Federal Agencies, Local Governments or Special Districts: DLCD, ODOT, Metro, Washington County, City of Tualatin

Local Contact: Cindy Hahn, Assistant Planner Area Code + Phone Number: (503) 691-3029

Address: 18880 SW Martinazzi Avenue City: Tualatin

Zip Code+4: 97062-7092 Email: chahn@ci.tualatin.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 (2) Copies of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL ST NE, STE 150
SALEM, OR 97301-2540**

2. Submit **TWO (2) copies** of the adopted material, if copies are bounded, please submit **TWO (2) complete copies of documents and maps.**
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 be extended if you do not 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 the persons who participated in the local hearing and requested notice of the final decision.
7. **Need more copies?** You may copy this form on to 8½ x 11" green paper only; or 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.

1232-07
ORDINANCE NO. 1230-07

AN ORDINANCE RELATING TO APPLYING THE INSTITUTIONAL (IN) PLANNING DISTRICT DESIGNATION TO 37.91 ACRES OF LAND OWNED BY GRACE COMMUNITY CHURCH AT 23370 SW BOONES FERRY ROAD (TAX MAP 2S1 35D, TAX LOT 106) AND ABUTTING RIGHTS-OF-WAY OF SW BOONES FERRY ROAD AND SW NORWOOD ROAD, AND AMENDING THE TUALATIN COMMUNITY PLAN MAP 9-1 (PMA 06-01).

WHEREAS upon the petition of Lee Leighton (Westlake Consultants, Inc.), on behalf of the property owner, Grace Community Church, a public hearing was held before the City Council of the City of Tualatin on February 26, 2007, relating to applying the Institutional (IN) Planning District designation to 37.91 acres of land located at 23370 SW Boones Ferry Road, identified as Tax Map 2S1 35D, Tax Lot 106, and abutting rights-of-way of SW Boones Ferry Road and SW Norwood Road, amending the Tualatin Community Plan Map 9-1; and

WHEREAS notice of public hearing was given as required under the Tualatin Community Plan by publication on August 10, 2006, in The Times, a newspaper of general circulation within the City which is evidenced by the Affidavit of Publication marked "Exhibit A," attached and incorporated by this reference; by posting a copy of the notice in two public and conspicuous places within the City, which is evidenced by the Affidavit of Posting, marked "Exhibit B," attached and incorporated by this reference; by mailing to property owners within 300 feet of the subject property, which is evidenced by the Affidavit of Mailing marked "Exhibit C," attached and incorporated by this reference; and

WHEREAS the Council conducted a public hearing on February 26, 2007, and heard and considered the testimony and evidence presented by the City staff and those appearing at the public hearing; and

WHEREAS after the conclusion of the public hearing the Council vote resulted in approval of the application by a vote of 7-0; and

WHEREAS based upon the evidence and testimony heard and considered by the Council and especially the City staff report which is attached as "Exhibit D", the Council makes and adopts as its Findings of Fact the findings and analysis in the staff report, which are incorporated by this reference; and

WHEREAS based upon the foregoing Findings of Fact, the City Council finds that it is in the best interest of the residents and inhabitants of the City and public; the public interest will be served by adopting the amendment at this time;

and the amendment conforms with the Tualatin Community Plan; and therefore, the Tualatin Development Code should be amended. Therefore,

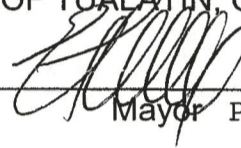
THE CITY OF TUALATIN ORDAINS AS FOLLOWS:

Section 1. The subject property known as Tax Map 2S1 35D, Tax Lot 106, is placed in the Institutional (IN) Planning District as shown on TDC Map 9-1, which is attached and incorporated by this reference.

INTRODUCED AND ADOPTED this 12TH day of March, 2007.

CITY OF TUALATIN, Oregon

BY



Mayor Pro tem

ATTEST

BY



City Recorder

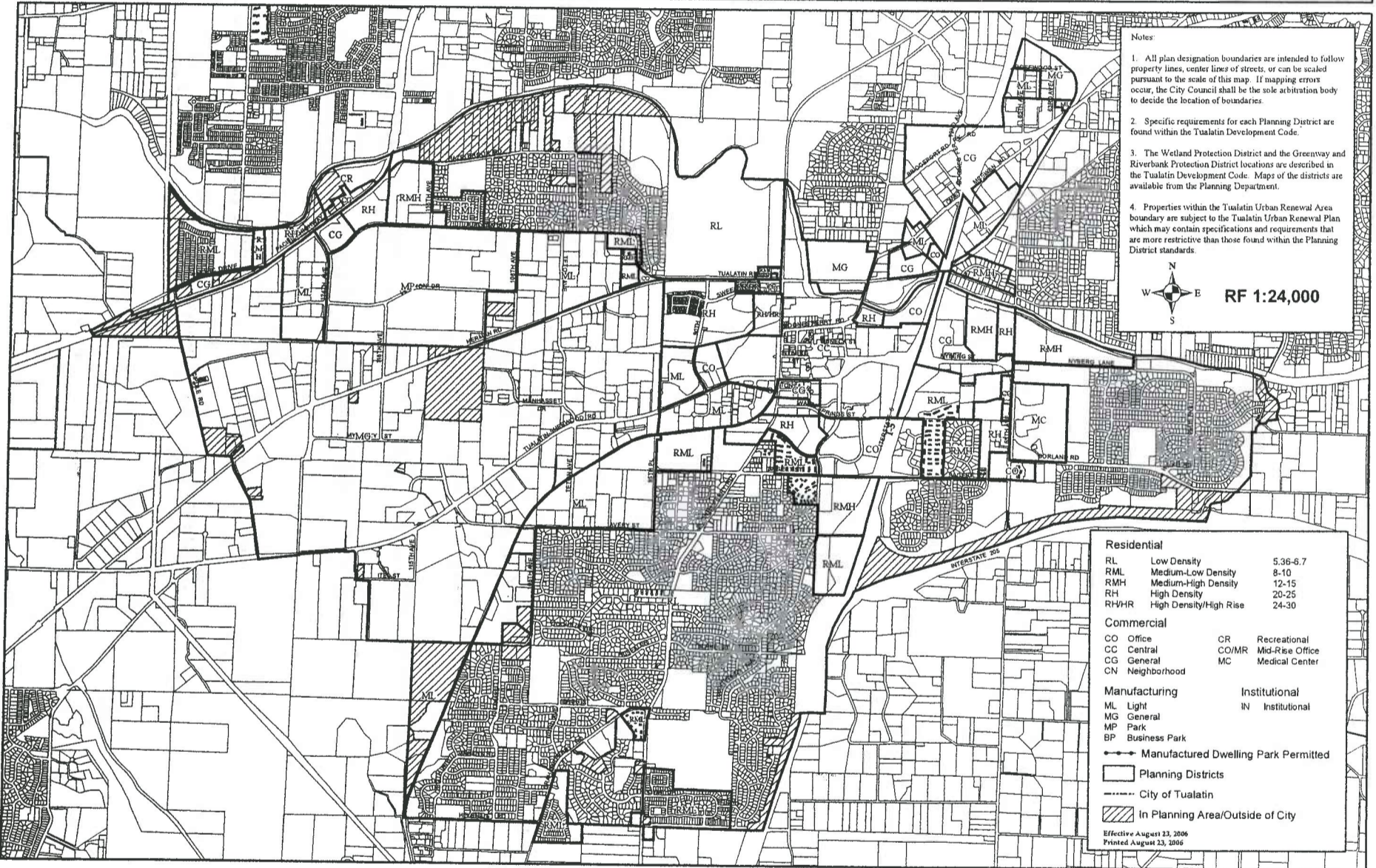
1232-07

Ordinance No. ~~1230-07~~ - Page 2 of 2

Map 9-1 Community Plan Map

TUALGIS

MAP 9-1



Notes:

1. All plan designation boundaries are intended to follow property lines, center lines of streets, or can be scaled pursuant to the scale of this map. If mapping errors occur, the City Council shall be the sole arbitration body to decide the location of boundaries.
2. Specific requirements for each Planning District are found within the Tualatin Development Code.
3. The Wetland Protection District and the Greenway and Riverbank Protection District locations are described in the Tualatin Development Code. Maps of the districts are available from the Planning Department.
4. Properties within the Tualatin Urban Renewal Area boundary are subject to the Tualatin Urban Renewal Plan which may contain specifications and requirements that are more restrictive than those found within the Planning District standards.

RF 1:24,000

Residential		
RL	Low Density	5.36-6.7
RML	Medium-Low Density	8-10
RMH	Medium-High Density	12-15
RH	High Density	20-25
RH/HR	High Density/High Rise	24-30

Commercial		Institutional	
CO	Office	CR	Recreational
CC	Central	CO/MR	Mid-Rise Office
CG	General	MC	Medical Center
CN	Neighborhood		

Manufacturing		Institutional	
ML	Light	IN	Institutional
MG	General		
MP	Park		
BP	Business Park		

- Manufactured Dwelling Park Permitted
- Planning Districts
- City of Tualatin
- ▨ In Planning Area/Outside of City

Effective August 23, 2006
Printed August 23, 2006

ITEMS REFERRED TO AS EXHIBITS IN THE FOREGOING ORDINANCE ARE ATTACHED TO THE ORIGINAL. THEY HAVE BEEN OMITTED FROM THE COUNCIL PACKET AS A CONSERVATION MEASURE. IF THESE EXHIBITS NEED TO BE EXAMINED, PLEASE CONTACT THE INTERIM CITY RECORDER.