



Oregon

Theodore R. Kubongski, 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

01/21/2009

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 015-08

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: Tuesday, February 10, 2009

This amendment was submitted to DLCD for review 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 THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Laura Kelly, City of Beaverton
Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative
Thomas Hogue, DLCD Regional Representative
Angela Lazarean, DLCD Urban Planner
Bill Holmstrom, DLCD Transportation Planner

<paa> YA/

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: **Beaverton**

Local file number: **CPA2008-0009/ ZMA2008-0009**

Date of Adoption: **1/13/09**

Date Mailed: **1/20/09**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 10/21/2008

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".

Quasi-judicial Comprehensive Plan Map Amendment and Zoning Map Amendment for two (2) properties previously annexed into the City. Amends the Plan Map designation from the County's Station Community to the City's Station Community (SC). Amends the Zoning Map designation from the County's Industrial to the City's Station Community - Employment (SC-E). Located north of the LRT line, south of SW Terman Road, east of SW Schottky Terrace and west of SW 141st Place.

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

Plan Map Changed from: **County, Station Community** to: **City, Station Community (SC)**

Zone Map Changed from: **County, Industrial** to: **City, SC-Employment (SC-E)**

Location: **north of the LRT line between Schottky and 141st** Acres Involved: **4**

Specify Density: Previous: **n/a** New: **n/a**

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? 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. _____

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

Metro and Washington County

Local Contact: **Laura Kelly**

Phone: **(503) 526-2548** Extension:

Address: **4755 SW Griffith Drive**

Fax Number: **503-526-3720**

City: **Beaverton**

Zip: **97005-**

E-mail Address: **lkelly@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 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. 4499

AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP AND ORDINANCE NO. 2050, THE ZONING MAP FOR PROPERTY LOCATED IN THE GENERAL VICINITY OF NORTH OF THE LRT LINE, SOUTH OF SW TERMAN ROAD, EAST OF SW SCHOTTKY TERRACE AND WEST OF SW 141ST PLACE: CPA 2008-0009/ ZMA 2008-0009 (FELTON PROPERTIES)

WHEREAS, The intent of the proposed amendments to the Comprehensive Plan Land Use Map and Zoning Map is to assign appropriate City land use designations to parcels that have been annexed into the City through a different process, and

WHEREAS, On December 10, 2008, the Planning Commission held a public hearing on the request to assign a Comprehensive Plan Land Use Map designation and Zoning Map designation to properties that were annexed to the City in 2005. The request is to designate these parcels Station Community (SC) on the City's Comprehensive Plan Land Use Map and to designate them Station Community – Employment on the Zoning Map; and

WHEREAS, The Council incorporates by reference the Community Development Department staff report on CPA 2008-0009/ ZMA 2008-0009 by Associate Planner Laura Kelly, dated December 3, 2008; 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 property located in the general vicinity of North of the LRT Line, South of SW Terman Road, East of SW Schottky Terrace and West of SW 141st Place Station Community (SC) on the Comprehensive Plan Land Use Map, as shown on Exhibit "A", in accordance with the Washington County - Beaverton Urban Planning Area Agreement (UPAA). The parcels are identified as Tax Lots 200 and 700 on the Washington County Tax Assessor's Map 1S109-CB.

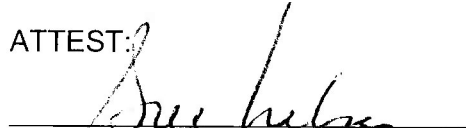
Section 2. Ordinance No. 2050, the Zoning Map, is amended to zone the same property specified in Section 1 Station Community – Employment (SC-E), Sub Area 1, as shown on Exhibit "A", in accordance with the UPAA.

First reading this 5th day of January, 2009.

Passed by the Council this 12th day of January, 2009.

Approved by the Mayor this 13th day of January, 2009.

ATTEST:


SUE NELSON, City Recorder

APPROVED:


DENNIS DOYLE, Mayor

VICINITY MAP

ORDINANCE
NO. 4499

EXHIBIT A

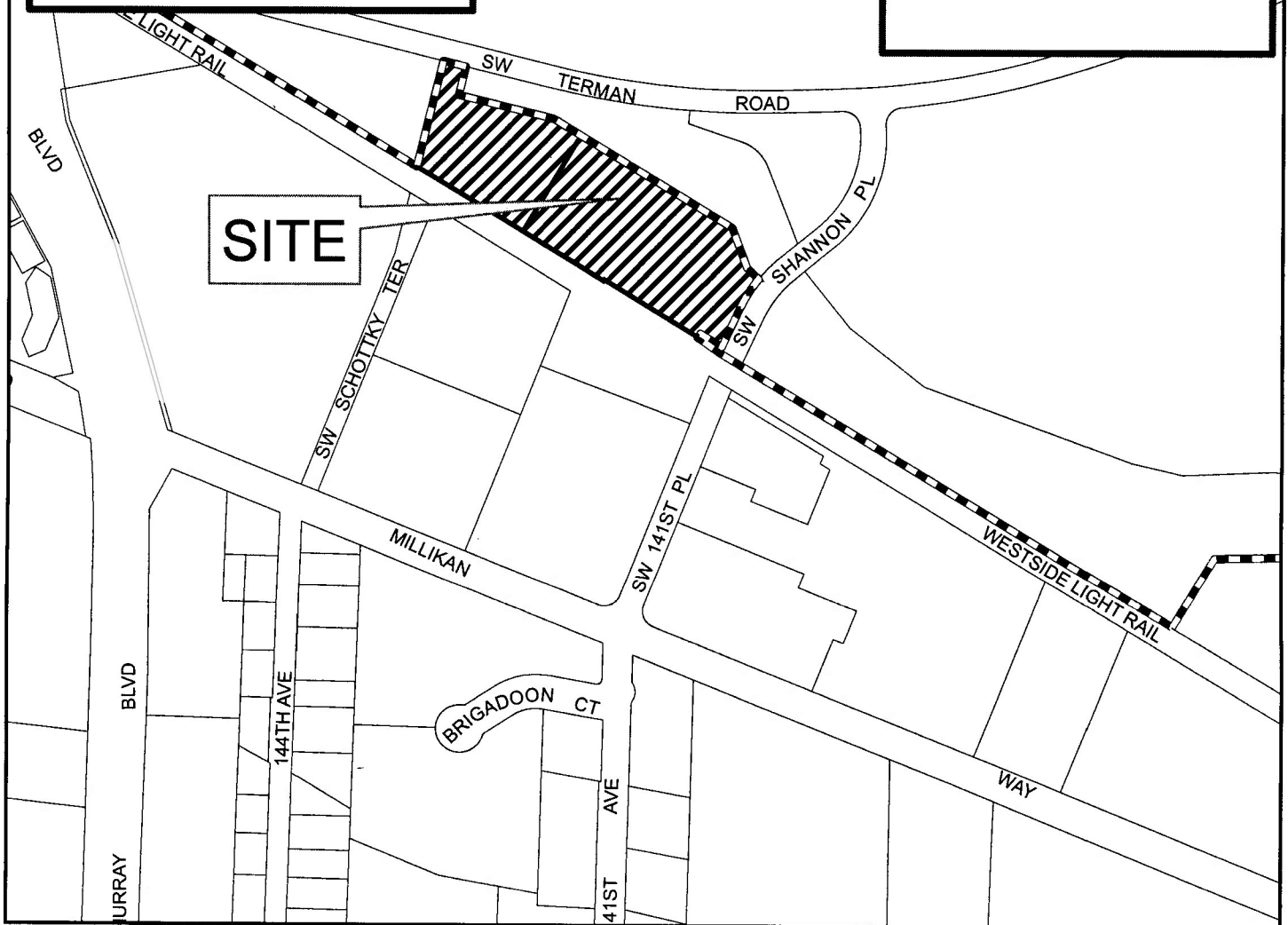
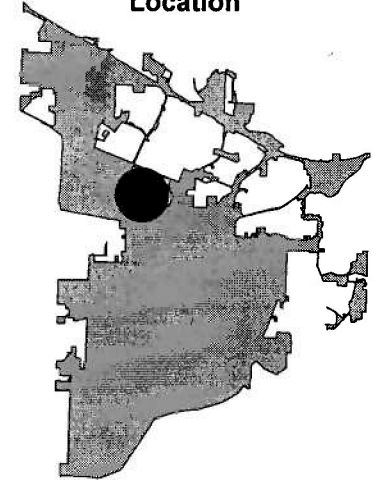
Legend

 City Limits

 SUBJECT SITE

Current: Washington County
Industrial Zoning
Proposed: Station
Community-Employment
& Station Community
Land Use Map

Location



City of Beaverton

Felton Properties CPA/ZMA

COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

10/20/08 N

Tax Lot #'s
1S109CB00200
1S109CB00700

