



# Oregon

Theodore R. Kubongoski, 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

9/30/2010

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Beaverton Plan Amendment  
DLCD File Number 013-10

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: Thursday, October 14, 2010

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 Acknowledgment or 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. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: John Osterberg, City of Beaverton  
Gloria Gardiner, DLCD Urban Planning Specialist  
Anne Debbaut, DLCD Regional Representative  
Bill Holmstrom, DLCD Transportation Planner

<paa> YA



FORM

2

DLCD

# Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

In person  electronic  mailed

DATE  
STAMP

DEPT OF

SEP 24 2010

LAND CONSERVATION  
AND DEVELOPMENT  
For Office Use Only

Jurisdiction: City of Beaverton  
Date of Adoption: Sept. 21, 2010

Local file number: ZMA2010-0012  
Date Mailed: Sept. 24, 2010

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes Date: June 24, 2010

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 applicant, Costco, requests that the City of Beaverton establish City zoning at the Costco Store property at SW 158<sup>th</sup> Ave. and Jenkins Rd. The request is a Discretionary, Annexation-related Zoning Map Amendment that will delete the existing Washington County zone and place the most similar City of Beaverton zone on the site. No Development is proposed on the property at this time.**

Does the Adoption differ from proposal?

No, the adoption is no different than the proposal.

Plan Map Changed from: N/A

to: N/A

Zone Map Changed from: Transit Oriented Retail Commercial (TO-RC)

to: Station Community Multiple Use (SC-MU)

Location: 15901 SW Jenkins Road (SW 158<sup>th</sup> & Jenkins Road)

Acres Involved: 13.3

Specify Density: Previous: N/A

New: N/A

Applicable statewide planning goals:

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

If no, did Emergency Circumstances require immediate adoption?

Yes  No

DLCD file No. 013-10 (18372) [16340]

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

Metro

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Local Contact: **John Osterberg**  
Address: **P.O. BOX 4577**  
Fax Number: **503-526-3720**

Phone: **503-526-2416** Extension:  
City: **Beaverton** Zip: **97076**  
E-mail Address: **josterberg@ci.beaverton.or.us**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18**

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light green paper if available.
3. Send this Form 2 and One (1) Complete Paper Copy and One (1) Electronic Digital CD (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD 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**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615 ).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845 ).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615 ).
10. **Need More Copies?** You can now access these forms online at <http://www.lcd.state.or.us/>. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

ORDINANCE NO. 4554

AN ORDINANCE AMENDING ORDINANCE NO. 2050, THE ZONING MAP FOR PROPERTY GENERALLY LOCATED NORTHWEST OF THE INTERSECTION OF SW 158<sup>TH</sup> AVENUE AND SW JENKINS ROAD AND SPECIFICALLY IDENTIFIED BY THE COUNTY AS LOTS 00402, 00403 ON WASHINGTON COUNTY TAX ASSESSOR'S MAP 1S105-CC, AND LOT 04900 ON ASSESSOR'S MAP 1S105CB. ZMA 2010-0012

**WHEREAS,** The intent of the proposed amendments to the 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 August 11, 2010, the Planning Commission held a public hearing; and adopted Land Use Order 2222, dated August 23, 2010, recommending approval of the request to assign a Zoning Map designation to property that was annexed to the City in 2005; and

**WHEREAS,** No appeals were filed with the City; and

**WHEREAS,** The request is to designate this property Station Community – Multiple Use on the Zoning Map; and

**WHEREAS,** The Council incorporates by reference the Community Development Department staff report on ZMA 2010-0012, dated August 4, 2010; now, therefore,

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

**Section 1.** Ordinance No. 2050, the Zoning Map, is amended to designate the zoning of the property identified by the County Tax Assessor as Map 1S1-05CC Tax lots 00402 & 00403, and Map1S105CB Tax Lot 04900, as Station Community–Multiple Use (SC-MU), as shown on Exhibit "1".

First reading this 13<sup>th</sup> day of September, 2010.


Passed by the Council this 20<sup>th</sup> day of September, 2010.

Approved by the Mayor this 21<sup>st</sup> day of September, 2010.

ATTEST:

  
\_\_\_\_\_  
SUE NELSON, City Recorder

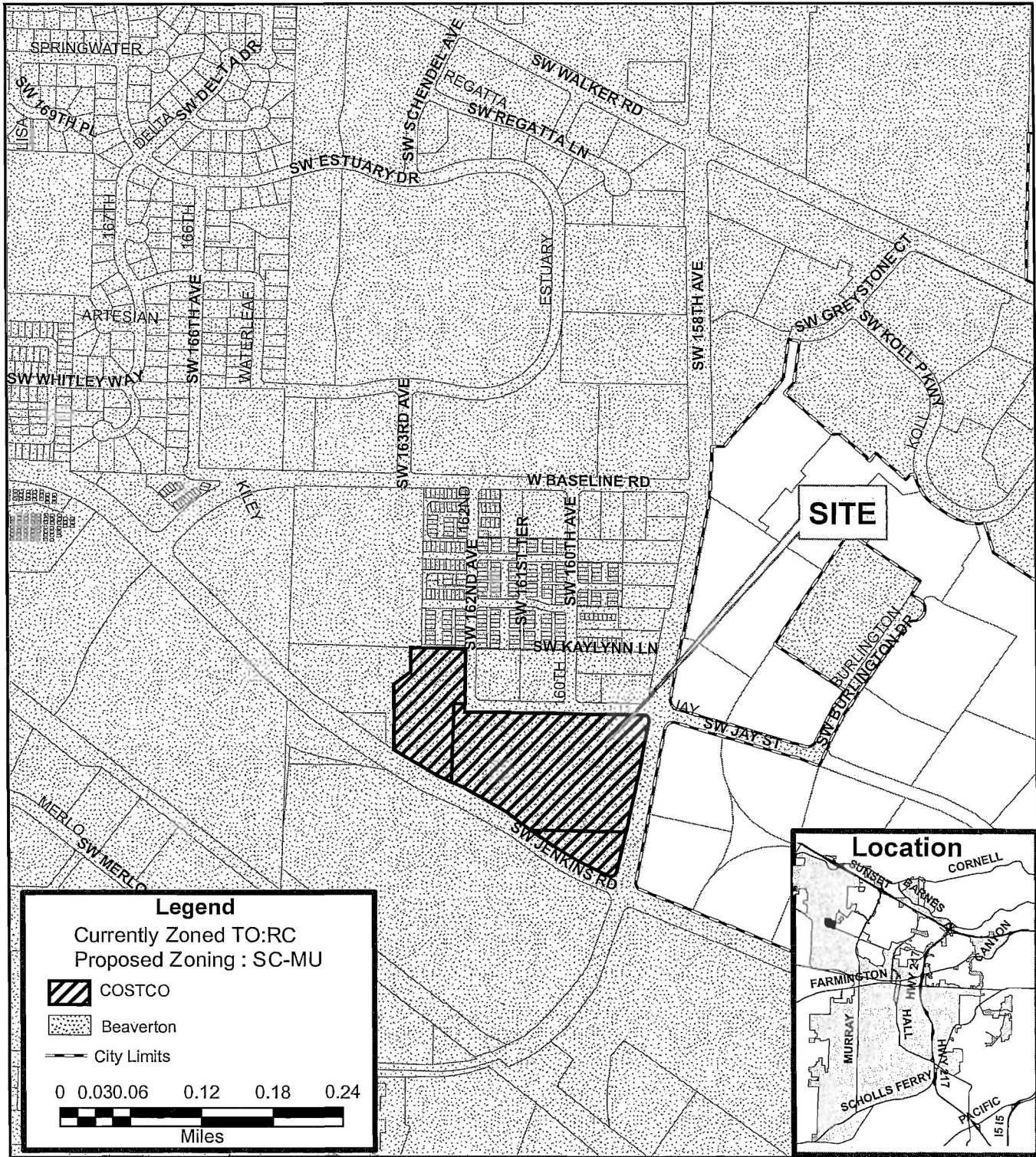
APPROVED:

  
\_\_\_\_\_  
DENNY DOYLE, Mayor

# VICINITY MAP

Exhibit 1

Ordinance No. 4554



City of Beaverton

## 158th & JENKINS ROAD COSTCO ZONE MAP AMENDMENT

**COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division**

06/23/10

1S105CC00403  
1S105CC00402  
1S105CB04900



**Application #**  
ZMA2010-0012

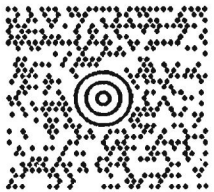
AUXILIARY SERVICES/MAIL ROOM  
503-350-4019  
CITY OF BEAVERTON/CITY HALL  
4755 SW GRIFFITH DRIVE  
BEAVERTON OR 97005

9 LBS

1 OF 1

**SHIP TO:**

PLAN AMENDMENT SPECIALIST  
DLCD  
STE 150  
635 CAPITOL STREET, NE  
SALEM OR 97301-2564

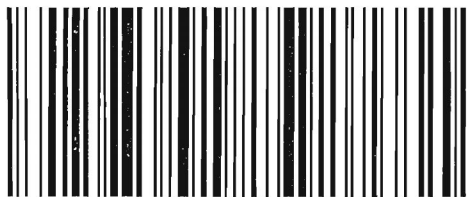


OR 973 0-02



**UPS GROUND**

TRACKING #: 1Z 788 422 03 9424 4071



BILLING: P/P

Reference#1: 001-70-0676  
Reference#2: CDD/PLANNING

UIS 12.8.05. WNTE80 06.0A 07/2010



**City of Beaverton**  
Community Development Department  
4755 S.W. Griffith Drive  
P.O. Box 4755  
Beaverton, OR 97076

PLAN AMENDMENT SPECIALIST  
OREGON DEPARTMENT OF LAND  
CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE SUITE 150  
SALEM OR 97301-2540

DEPT OF

PLANNING  
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