



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

10/11/2011

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 010-10

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: Wednesday, October 26, 2011

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: Jason T., City of Beaverton  
Angela Lazarean, DLCD Urban Planning Specialist  
Anne Debbaut, DLCD Regional Representative  
Bill Holmstrom, DLCD Transportation Planner

<paa> YA/I



FORM **2**

**DLCD**

# Notice of Adoption

In person  electronic  mailed

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DEPT OF

OCT 06 2011

LAND CONSERVATION  
AND DEVELOPMENT

For Office Use Only

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

Jurisdiction: **City of Beaverton**

Local file number: **ZMA2010-0011**

Date of Adoption: **9/28/2011**

Date Mailed: **10/3/2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 7/1/2011

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 City initiated a series of legislative zoning map amendments (ZMA's) to replace obsolete zones with either new or existing zoning map designations. For this specific ZMA, the City amend the zoning map to delete the obsolete Office Commercial (OC) zone and in the Greater Cornell Road are and replace it with the Neighborhood Service (NS) and Community Service (CS) zones as appropriate.

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

Plan Map Changed from:

to:

Zone Map Changed from: **OC & CV**

to: **CS & NS**

Location: **Central Beaverton Area**

Acres Involved: **2**

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**

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:

Washington County DLUT & Metro

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Local Contact: **Jason T**

Phone: (503) 350-4038 Extension:

Address: **PO Box 4755**

Fax Number: 503-526-3720

City: **Beaverton**

Zip: **97076-**

E-mail Address: **jasont@beavertonoregon.gov**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 5 working 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 the adopted amendment, please print a completed copy of Form 2 on **light green paper if available**.
3. Send this Form 2 and **one complete paper copy** (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

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

9. **Need More Copies?** Please print forms on 8½ -1/2x11 **green paper only if available**. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail **plan.amendments@state.or.us**.

ORDINANCE NO. 4572

**AN ORDINANCE AMENDING ORDINANCE NO. 2050,  
THE ZONING MAP, ZMA 2010-0011, CENTRAL  
BEAVERTON OFFICE COMMERCIAL/CONVENIENCE  
SERVICE CENTER ZONING MAP AMENDMENT**

- WHEREAS,** on August 24, 2011, the Planning Commission conducted a public hearing to consider a City-initiated application to amend Ordinance No. 2050, the Zoning Map, designating four parcels in the vicinity of Central Beaverton from the obsolete Office Commercial (OC) and Convenience Service Center (CV) zoning designations to the Community Service (CS) or Neighborhood Service Center (NS) zoning designations; and
- WHEREAS,** the legislative zoning map amendment will change the zoning of the subject parcels from Office Commercial (OC) and Convenience Service Center (CV) to Community Service (CS) or Neighborhood Service Center (NS); and
- WHEREAS,** the Planning Commission received and considered the submitted staff report, exhibits, public testimony and staff recommended approval of this zoning map amendment; and
- WHEREAS,** no appeals were filed with the City; and
- WHEREAS,** the Council adopts as to criteria applicable to this request and findings thereon the Planning Division Staff Report dated August 17, 2011, and Planning Commission Land Use Order No. 2259; now, therefore,

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

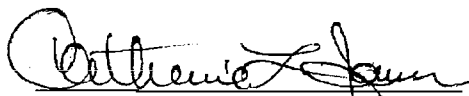
- Section 1.** Ordinance No. 2050, the Zoning Map, is amended to designate the parcels identified in Section 2 to the zoning designation Community Service (CS) or Neighborhood Service Center (NS).
- Section 2.** The properties affected by this ordinance are depicted in the attached map, marked Exhibit "A" and listed in Exhibit "B" and incorporated herein.

First reading this 20th day of September, 2011.

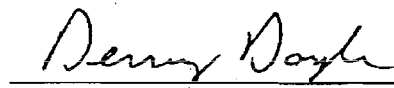
Passed by the Council this 27th day of September, 2011.

Approved by the Mayor this 28th day of September, 2011.

ATTEST:

  
Cathy Jansen, City Recorder

APPROVED:

  
Denny Doyle, Mayor

# VICINITY MAP

EXHIBIT "A"  
Ord. No. 4572

**Legend**

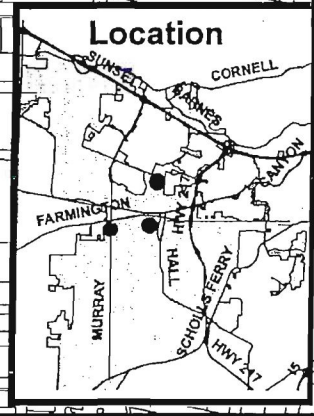
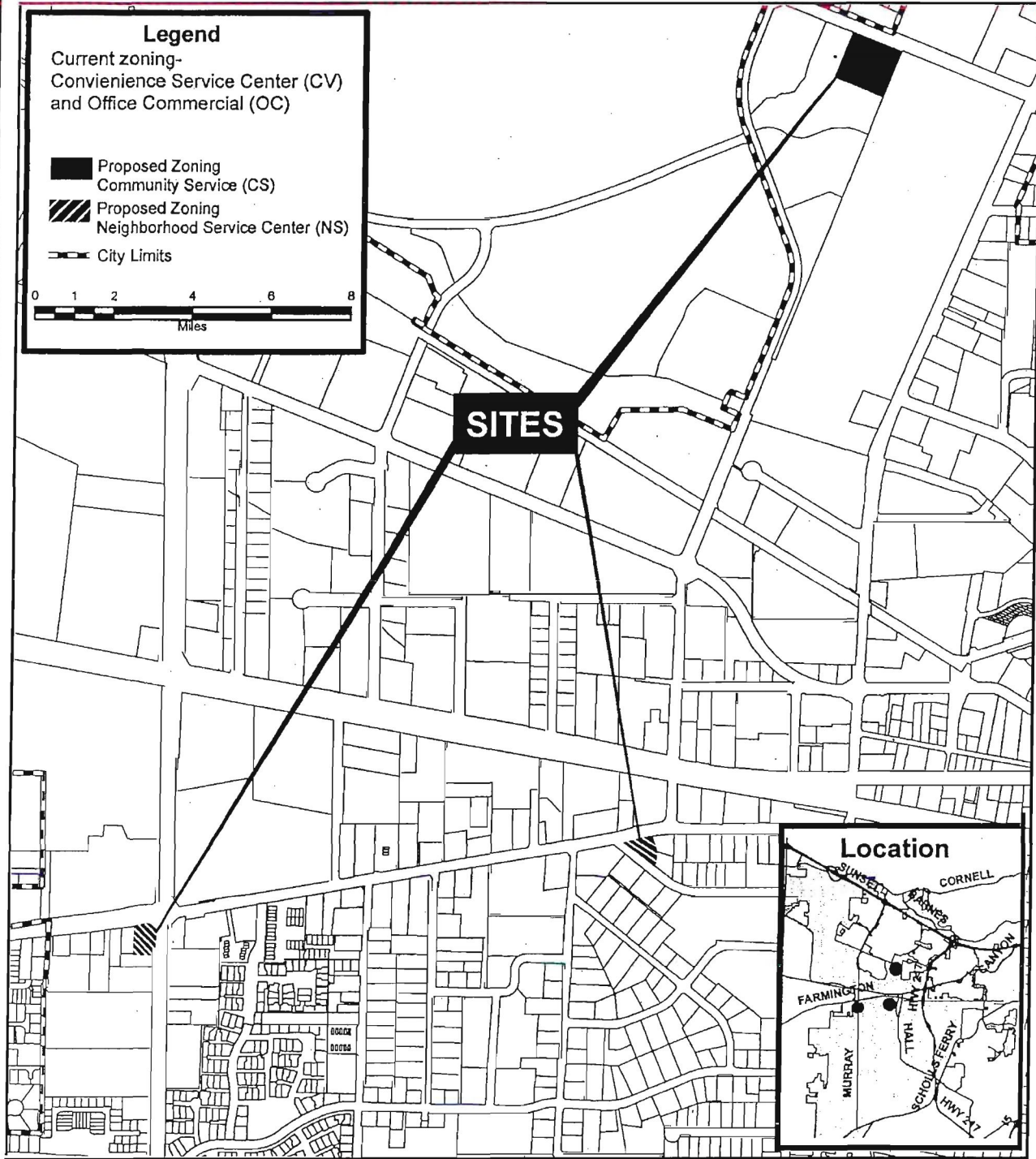
Current zoning-  
Convenience Service Center (CV)  
and Office Commercial (OC)

■ Proposed Zoning  
Community Service (CS)

▨ Proposed Zoning  
Neighborhood Service Center (NS)

--- City Limits

0 1 2 4 6 8  
Miles



CENTRAL BEAVERTON OFFICE COMMERCIAL/  
CONVENIENCE SERVICE ZONE MAP AMENDMENT

COMMUNITY DEVELOPMENT DEPARTMENT  
Planning Division

07/08/10



Application #  
ZMA2010-0011

**EXHIBIT B**  
Ord. No. 4572

**ZMA2010-0011 Central Beaverton Office Commercial/Convenience Service Center ZMA**

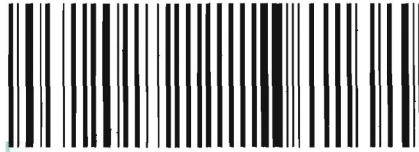
<b>Tax Lot</b>	<b>Proposed Zoning Designation</b>
1S117AD02900	NS
1S117AD02901	NS
1S116AC04400	NS
1S109AC15000	CS



*Cdd*  
**CITY of BEAVERTON**

4755 S.W. Griffith Drive  
P.O. Box 4755  
Beaverton, OR 97076-4755

**CERTIFIED MAIL**



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FIRST CLASS



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