



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

02/11/2011

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 015-10

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, February 24, 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: Scott Whyte, City of Beaverton  
Gloria Gardiner, DLCD Urban Planning Specialist  
Anne Debbaut, DLCD Regional Representative  
Angela Lazarean, DLCD Urban Planner  
Bill Holmstrom, DLCD Regional Representative

<paa> YA



PROF 2

DLCD

# Notice of Adoption

In person  electronic  mailed

DATE  
STAMP

DEPT OF

FEB 04 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: **ZMA2010-0014**

Date of Adoption: **February 1, 2011**

Date Mailed: **February 4, 2011**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: August 5, 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".

**This Quasi-Judicial Zoning Map Amendment (ZMA) changes the zoning of two properties within the City of Beaverton totaling 2.3 acres in size. Both properties were zoned Town Center – High Density Residential (TC-HDR) and now have changed to Town Center – Multiple Use (TC-MU) where "utility substations" are recognized as a Conditional Use according to City Code. On these two properties, the applicant, Portland General Electric, proposes to construct a new electrical power substation. The applicant sought ZMA because the current zoning of TC-HDR did not permit utility substations. In reply to the Transportation Planning Rule, the applicant proposed a trip cap and provided analysis about site characteristics and minimum area necessary for uses under TC-MU known to have a higher ITE trip generation. In either zone (TC-HDR or TC-MU) residential is permitted; minimum and maximum density allowed in TC-MU is greater than that allowed in TC-HDR.**

Does the Adoption differ from proposal?

**No, trip cap option determined not necessary as decision making body found potential traffic impacts from development under the proposed zoning are no greater than potential impacts from development under existing zoning; thereby causing no significant adverse effect to existing transportation facilities.**

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **TC-HDR**

to: **TC-MU**

Location: **12350 West Stark Street**

Acres Involved: **2.3**

Specify Density: Previous: **TC-HDR, min. is 18 units/acre** New: **TC-MU is 24 units/acre**

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

DLCD File No. 015-10 (18454) [16505]

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, OR, Metro

Local Contact: **Scott Whyte, Senior Planner**

Phone: (503) 526-2652 Extension:

Address: **4755 SW Griffith Drive**

Fax Number: - -

City: **Beaverton OR**

Zip: **97007**

E-mail Address: **swhyte@ci.beaverton.or.us**

## 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. 4561

AN ORDINANCE AMENDING ORDINANCE NO. 2050,  
THE ZONING MAP, ZMA 2010-0014, QUASI-JUDICIAL ZONING MAP  
AMENDMENT – PGE CORNELL SUBSTATION

**WHEREAS**, on December 8, 2010, the Planning Commission conducted a public hearing to consider a proposal by the applicant, Portland General Electric, to amend Ordinance No. 2050, the Zoning Map, so as to change the zoning of certain property to Town Center – Multiple Use from its former designation as Town Center – High Density Residential; and,

**WHEREAS**, the Planning Commission received and considered the staff report, exhibits and public testimony; and by land use order it recommended approval of this amendment; and,

**WHEREAS**, on December 8, 2010, Planning Commission held a separate public hearing to consider the applicant's concurrent proposal for a land division that would divide an area of land into Parcels 1 and 2 and a wetlands tract, and the Planning Commission's approval of that proposed land division is now final by operation of law; and,

**WHEREAS**, no written appeals have been filed as to the Commission's recommended approval of the Zoning Map Amendment; and

**WHEREAS**, the City Council adopts as applicable approval criteria for this Zoning Map Amendment, the facts and findings described in the Planning Division Staff Report dated December 1, 2010, and Planning Commission Land Use Order No. 2237, dated December 16, 2010, which are incorporated herein by reference; now therefore,

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


Ordinance No. 2050, the Zoning Map, is amended to assign Town Center – Multiple Use zoning to the property shown as Parcel 1 on the map that is Exhibit "A" of this Ordinance, attached hereto and incorporated herein.

First reading this 18 day of January, 2011.

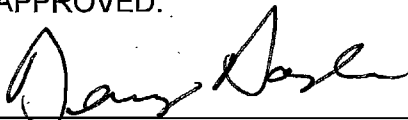
Passed by the Council this 1 day of February, 2011.

Approved by the Mayor this 2 day of February, 2011.

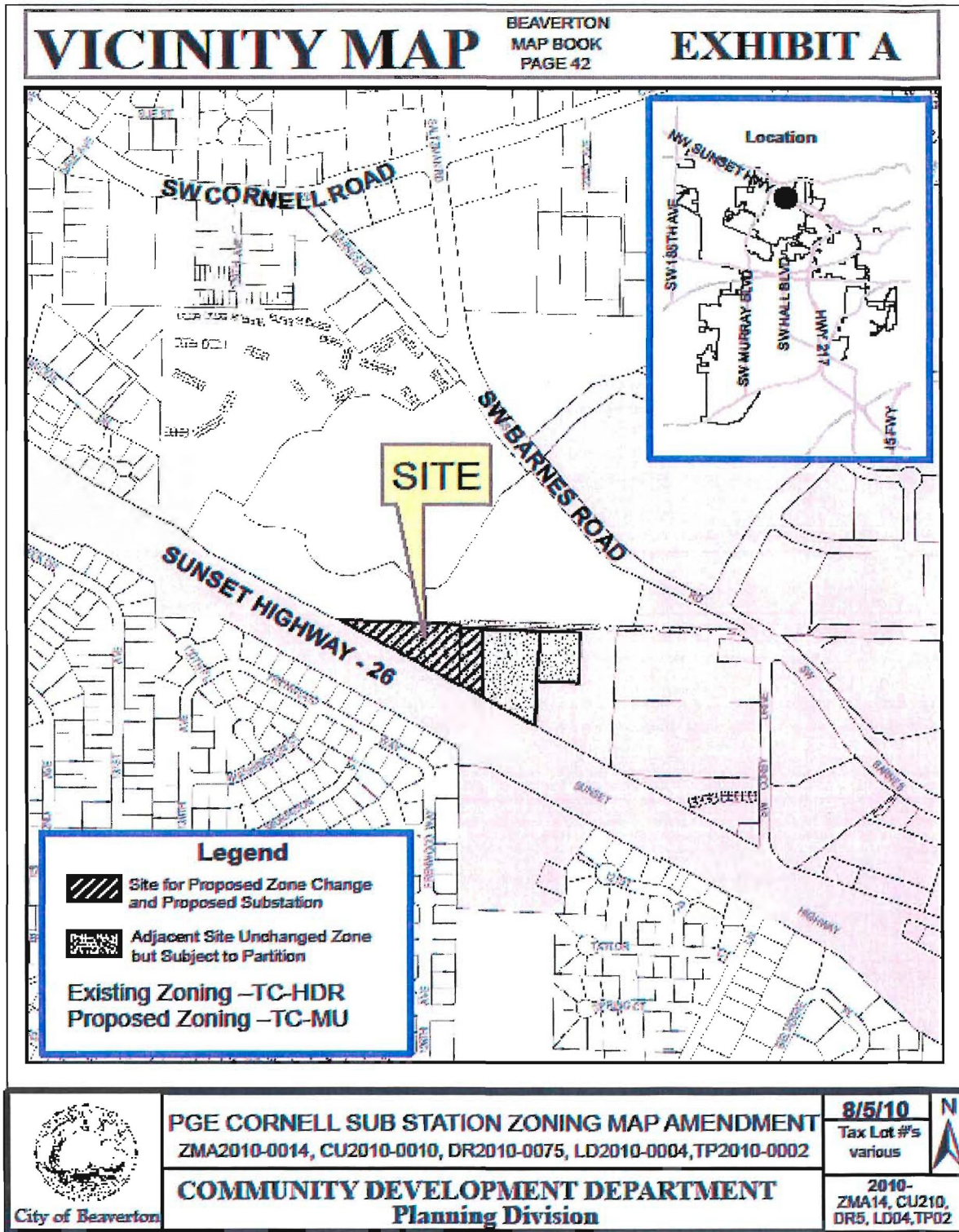
ATTEST:

  
CATHERINE JANSEN, City Recorder

APPROVED:

  
DENNY DOYLE, Mayor

**EXHIBIT "A"**  
Ordinance No. 4561



# Floppy Disk/CD Mailer

LAND CONSERVATION  
AND DEVELOPMENT

FEB 04 2011

DEPT OF



CDD

City of Beaverton

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

TO:

PLAN AMENDMENT SPECIALIST  
DEPT OF LAND AND DEVELOPMENT  
635 CAPITOL ST NE SUITE 150  
SALEM OR 97301-2540

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