



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

07/30/2012

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 006-10

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: Friday, August 10, 2012

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: Jana Fox, City of Beaverton
Gordon Howard, DLCD Urban Planning Specialist
Anne Debbaut, DLCD Regional Representative

<paa> YA/l



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

JUL 23 2012

LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Beaverton**

Local file number: **ZMA2010-0004**

Date of Adoption: **7/18/2012**

Date Mailed: **7/20/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 4/12/2012

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 Beaverton City Council adopted legislative amendments to the Comprehensive Plan and Development COde in 2010 removing the Office Commercial (OC) Zone. This it he last of a series of legislative zoning mpa amendments (ZMA's) to replace the obsolete OC zone with existing zoning map designations of Community Service (CS) or Neighborhood Service (NS), eitehr of which are implementing zones found within the Comprehesnive Plan designation Corridor.

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

Plan Map Changed from:

to:

Zone Map Changed from: **OC**

to: **Either CS or NS**

Location: **Beaverton Hillsdale Highway**

Acres Involved:

Specify Density: Previous:

New:

Applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
<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...

35-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. 006-10 (18312) [17113]

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

Local Contact: **Jana Fox, Associate Planner**

Phone: (503) 526-3710 Extension:

Address: **PO Box 4755**

Fax Number: 503-526-3720

City: **Beaverton**

Zip:

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

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.

<http://www.oregon.gov/LCD/forms.shtml>

Updated December 30, 2011

ORDINANCE NO. 4591

**AN ORDINANCE AMENDING ORDINANCE NO. 2050,
THE ZONING MAP, ZMA 2010-0004, BEAVERTON-
HILLSDALE HIGHWAY OFFICE COMMERCIAL
ZONING MAP AMENDMENT**

- WHEREAS,** on May 30, 2012, the Planning Commission conducted a public hearing to consider a City-initiated application to amend Ordinance No. 2050, the Zoning Map, designating 27 parcels in the vicinity of Beaverton-Hillsdale Highway from the obsolete Office Commercial zoning designation to the Community Service or Neighborhood Service Center zoning designations; and
- WHEREAS,** the legislative zoning map amendment will change the zoning of the subject parcels from OC (Office Commercial) to CS (Community Service) and NS (Neighborhood Service Center); 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 May 23, 2012, and Planning Commission Land Use Order No. 2288. Now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

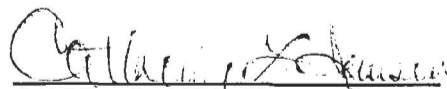
- Section 1.** Ordinance No. 2050, the Zoning Map, is amended to designate the parcels identified in Section 2 to the zoning designation CS (Community Service) or NS (Neighborhood Service Center).
- Section 2.** The properties affected by this ordinance are depicted in the attached map, marked Exhibit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

First reading this 10th day of July, 2012.

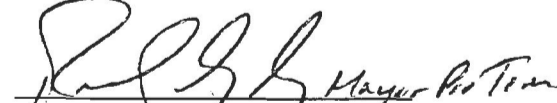
Passed by the Council this 17th day of July, 2012.

Approved by the Mayor this 18th day of July, 2012.

ATTEST:


CATHY JANSEN, City Recorder

APPROVED:


DENNY DOYLE, Mayor
Randy Ealy Mayor Pro Tem

VICINITY MAP

EXHIBIT A



City of Beaverton

BEAVERTON HILLSDALE HWY
OFFICE COMMERCIAL ZONE MAP AMENDMENT
COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division

05/14/10

N

Tax Lot #
VARIOUS

Application #
ZMA2010-0004

EXHIBIT B
Ord. No. 4591

ZMA2010-0004 Beaverton-Hillsdale Highway Office Commercial ZMA

Tax Lot	Zoning Designation
1S115AC07200	CS
1S115AC07100	CS
1S115AC07000	CS
1S115AC06900	CS
1S115AC00600	CS
1S115AC00500	CS
1S115AC00400	CS
1S115AC00300	CS
1S115AC00200	CS
1S115AC00100	CS
1S114BC01700	CS
1S114AD01300	CS
1S114AD00100	CS
1S113BB08100	CS
1S113BB08000	CS
1S113BB07100	CS
1S113BB07000	CS
1S113BB08500	CS
1S113BB08600	CS
1S113BB06800	CS
1S113BB06700	CS
1S113BB08400	CS
1S113BB06400	CS
1S114BA09100	NS
1S114BA08900	NS
1S114BA09000	NS
1S114BA01702	NS



City of Beaverton
4755 SW Griffith Drive
PO Box 4755
Beaverton, OR 97076

**ADDRESS SERVICE
REQUESTED**

PRESORTED
FIRST CLASS



U.S. POSTAGE >>> PITNEY BOWES



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0001371940 JUL 20 2012

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

DEPT OF
JUL 23 2012
**LAND CONSERVATION
AND DEVELOPMENT**

12 FEBRUARY 97301

