



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

05/11/2012

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 007-12

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, May 24, 2012

This amendment was not submitted to DLCD for review prior to adoption pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

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

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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

MAY 07 2012

LAND CONSERVATION  
AND DEVELOPMENT

For Office Use Only

Jurisdiction: **City of Beaverton**  
**0004**

Local file number: **CPA2012-0002/ZMA2012-**

Date of Adoption: **5/2/2012**

Date Mailed: **5/3/2012**

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

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".

Amend the Comprehensive Land Use Map to NR-SD (Neighborhood Residential-Standard Density) and Zoning Map to R7 (Urban Standard Density) for Raleigh Hills Elementary School concurrent with annexation to the City of Beaverton to provide City Zoning and Land Use consistent with the adopted UPAA with Washington County.

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

Plan Map Changed from: **INST**

to: **NR-SD**

Zone Map Changed from: **INST**

to: **R7-Urban Standard Density**

Location: **5225 SW Scholls Ferry Road**

Acres Involved: **9**

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

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. 007-12 (19330) [17028]



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**DLCD file No.** \_\_\_\_\_

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

Washington County, Metro

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Local Contact: **Jana Fox**

Phone: **(503) 526-3710** Extension:

Address: **PO Box 4755**

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

City: **Beaverton**

Zip: **97076-**

E-mail Address: **jfox@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](mailto:plan.amendments@state.or.us).

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

Updated December 30, 2011

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**DLCD file No.** \_\_\_\_\_

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**0004**

Local file number: **CPA2012-0002/ZMA2012-**

Date of Adoption: **5/2/2012**

Date Mailed: **5/3/2012**

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

- Comprehensive Plan Text Amendment
- Land Use Regulation Amendment
- New Land Use Regulation
- Comprehensive Plan Map Amendment
- Zoning Map Amendment
- Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

Amend the Comprehensive Land Use Map to NR-SD (Neighborhood Residential-Standard Density) and Zoning Map to R7 (Urban Standard Density) for Raleigh Hills Elementary School concurrent with annexation to the City of Beaverton to provide City Zoning and Land Use consistent with the adopted UPAA with Washington County.

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Specify Density: Previous:

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Applicable statewide planning goals:

- |                                     |                                     |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |                          |
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| <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 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"/> | <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

ORDINANCE NO. 4586

**AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP TO APPLY THE CITY'S NEIGHBORHOOD RESIDENTIAL-STANDARD DENSITY (NR-SD) DESIGNATION AND ORDINANCE 2050, THE ZONING MAP, TO APPLY THE CITY'S URBAN STANDARD DENSITY (R7) ZONE TO ONE PARCEL LOCATED AT 5225 SW SCHOLLS FERRY ROAD IN BEAVERTON. CPA 2012-0002/ZMA 2012-0004, CITY OF BEAVERTON APPLICANT**

**WHEREAS,** a proposal to annex the subject properties into the City of Beaverton is being considered by City Council on April 17, 2012; and

**WHEREAS,** the Washington County – City of Beaverton Urban Planning Area Agreement specifies that “upon annexation the City agrees to convert County plan and zoning designations to City plan and zoning designations which most closely approximate the density, use provisions, and standards of the County designations”; and

**WHEREAS,** pursuant to Ordinance No. 4187, Section 1.4.3.B.6, and Ordinance No. 2050, Section 40.97.15.C, the Beaverton Community and Economic Development Department, on April 10, 2012, published a written staff report with findings and recommendations demonstrating applicability of the UPAA to the proposed action a minimum seven (7) calendar days in advance of the scheduled City Council meeting on April 17, 2012; and

**WHEREAS,** the City Council adopts as to criteria, facts and findings described in Community and Economic Development Department staff report on CPA2012-0002/ZMA2012-0004 by Associate Planner, Jana Fox, dated April 3, 2012, and attached hereto as Exhibit “B”; now, therefore,

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

**Section 1.** Ordinance No. 4187, the Comprehensive Plan Land Use Map, is amended to designate Tax Lot 1S113CA00400 Neighborhood Residential-Standard Density, as shown on Exhibit “A”.

**Section 2.** Ordinance No. 2050, the Zoning Map, is amended to designate Tax Lot 1S113CA00400 Urban Standard Density (R7) as shown on Exhibit “A”.

**Section 3.** This ordinance shall become effective thirty (30) days after its adoption by the Council and approval by the Mayor or upon the effective date of the ordinance annexing the subject property, whichever is later.


First reading this 17th day of April, 2012.

Passed by the Council this 1st day of May, 2012.

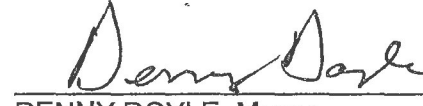
Approved by the Mayor this 2nd day of May, 2012.



ATTEST:

  
CATHY JANSEN, City Recorder

APPROVED:

  
DENNY DOYLE, Mayor

# VICINITY MAP

# EXHIBIT "A"

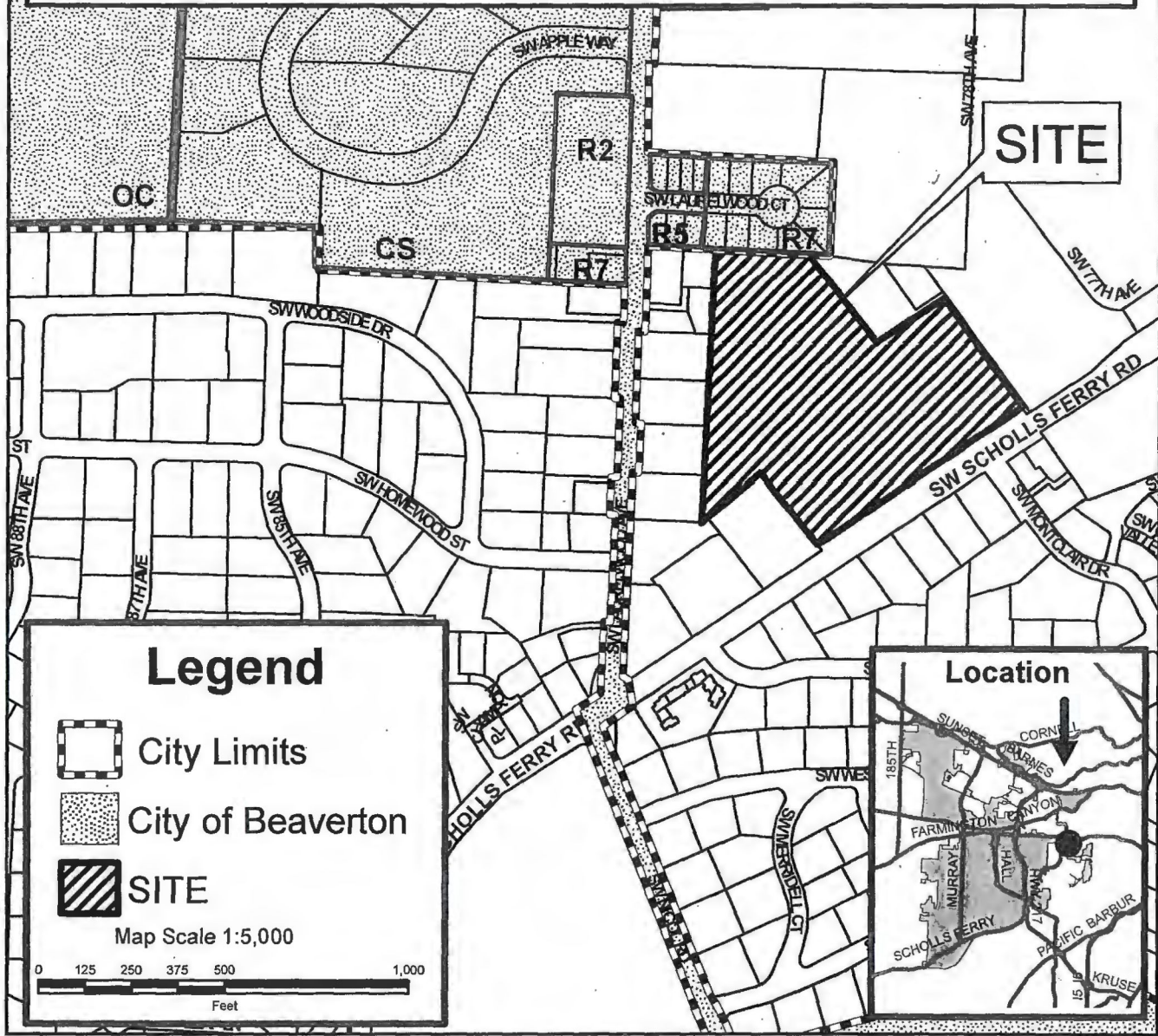
Ordinance No. 4586

**Current:**  
Land Use: Washington County  
Institutional

**Proposed:**  
Land Use: City of Beaverton  
Neighborhood Residential-  
Standard Density (NR-SD)

**Zoning :** Washington County  
Institutional

**Zoning:** City of Beaverton  
Urban Standard Density (R7)



**RALEIGH HILLS ELEMENTARY SCHOOL  
Comp Plan Map and Zoning Map Amendment**

**COMMUNITY AND ECONOMIC DEVELOPMENT  
Planning Division**

02/29/2012 N  
Tax Lot #'s  
1S113CA00400

Application #  
CPA2012-0002  
ZMA2012-0004





## STAFF REPORT

**TO:** City Council

**AGENDA DATE:** April 17, 2012      **REPORT DATE:** April 3, 2012

**FROM:** Jana Fox, Associate Planner

**APPLICATIONS:** CPA2012-0002 (Raleigh Hills Elementary School Land Use Map Amendment)  
ZMA2012-0004 (Raleigh Hills Elementary School Zoning Map Amendment)

**LOCATION:** The subject parcel is located on the north side of SW Scholls Ferry Road and is commonly known as Raleigh Hills Elementary School. The parcel is addressed as 5225 SW Scholls Ferry Road and is also identified as tax lot number 400 on Washington County's Tax Assessors tax map 1S113CA.

**NEIGHBORHOOD ASSOCIATION:** The property is proposed to be annexed to the City of Beaverton Denney Whitford/Raleigh West Neighborhood Association Committee (NAC) from Washington County's Citizen Participation Organization (CPO) 3 in a concurrent process.

**REQUEST:** Apply the City's Urban Standard Density (R7) zoning designation and the City's Neighborhood Residential-Standard Density (NR-SD) land use designation to the subject parcels; The UPAA designates that properties with Institutional designations be rezoned to the most restrictive abutting zone, which in the case of the subject site is Urban Standard Density (R7). The Neighborhood Residential-Standard Density land use designation is the only designation that implements the R7 zone.

**APPLICANT:** City of Beaverton Community Development Director

**APPROVAL CRITERIA:** Comprehensive Plan Section 1.5.2 and the Development Code Section 40.97.15.3.C

**RECOMMENDATION:** Staff recommends the City Council adopt an ordinance applying the *Neighborhood Residential-Standard Density (NR-SD) land use designation and the Urban Standard Density (R7) zoning designation* to the subject parcels effective 30 days after adoption of the proposed ordinance or upon the effective date of the related annexation – whichever occurs later.



# VICINITY MAP

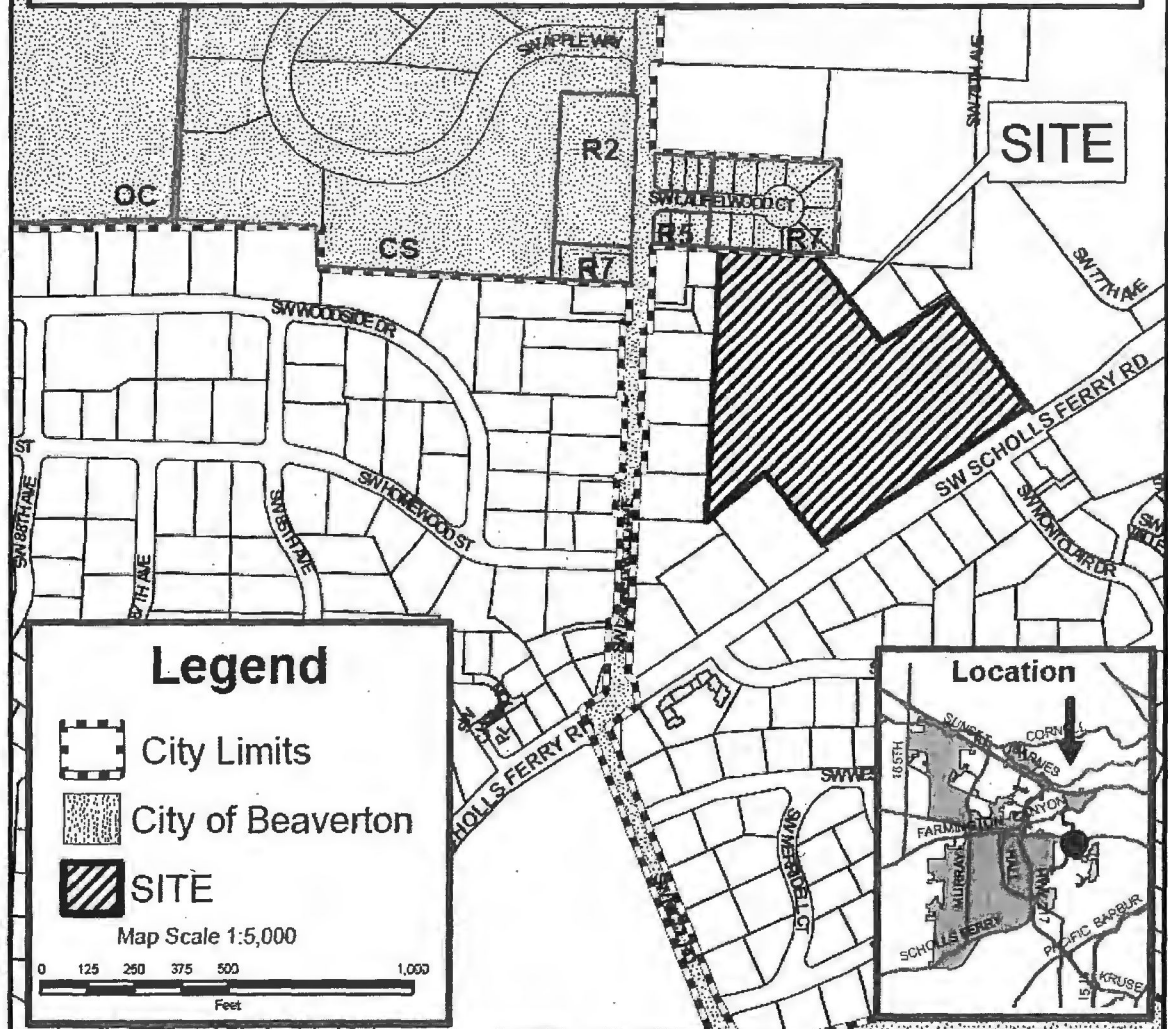
# EXHIBIT "A"

**Current:**  
Land Use: Washington County  
Institutional

**Proposed:**  
Land Use: City of Beaverton  
Neighborhood Residential-  
Standard Density (NR-SD)

**Zoning:** Washington County  
Institutional

**Zoning:** City of Beaverton  
Urban Standard Density (R7)



**RALEIGH HILLS ELEMENTARY SCHOOL**  
Comp Plan Map and Zoning Map Amendment  
**COMMUNITY AND ECONOMIC DEVELOPMENT**  
Planning Division

02/29/2012 N  
Tax Lot #'s  
1S113CA00400  
Application #  
CPA2012-0002  
ZMA2012-0004

## BACKGROUND

CPA2012-0002 proposes amendment of the Land Use Map and ZMA2012-0004 proposes amendment of the Zoning Map. Both amendments are requested in order to apply City land use and zoning to the subject parcels which are being annexed into the City through a separate process. The parcels currently carry Washington County's Institutional (INST), designation, as depicted on the County's *Raleigh Hills-Garden Home Community Plan Map*.

### EXISTING CONDITIONS

**Uses.** The parcel supports an elementary school and associated facilities.

**Character.** The property is located north of SW Scholls Ferry Road near the intersection of SW Laurelwood Avenue. This parcel also fronts SW Scholls Ferry Road – a major arterial. The site contains the Raleigh Hills Elementary School. This parcel is approximately 9.68 acres in size which is sufficient space to support the elementary school.

**Natural Resources.** The Washington County *Raleigh Hills-Garden Home Community Plan Significant Natural and Cultural Resources Map* identifies an existing school playground on the site. As the property is already developed as a school and no changes are proposed the existing playground will remain.

## ANALYSIS

### COMPATIBILITY OF LAND USE DESIGNATIONS

**City of Beaverton Standard Density land use designation.** Section 3.13.3 of the Land Use Element of the *Comprehensive Plan for the City of Beaverton* addresses the City's Neighborhood Residential-Standard Density (NR-SD) land use designations. The goals and related policies for the NR-SD designation are relevant to this proposal. It is as follows:

*"3.13.3 Goal: Establish Standard Density Residential areas to provide moderate sized lots for typical single family residences with private open space."*

The policies of Section 3.13.3 include the following:

- a) *Apply zoning districts as shown in subsection 3.14 Comprehensive Plan and Zoning District Matrix to allow a variety of housing choices.*

This proposal is to apply the City's NR-SD plan designation to property which is being annexed to the City of Beaverton. This proposal also includes the recommendation that the City apply its Urban Standard Density (R7) zoning to the property in complying with UPAA provisions, which required rezoning to the most restrictive adjacent zoning



designation. Correlation of the R7 zone with the NR-SD plan designation for the subject parcel complies with the provisions contained in subsection 3.14 Comprehensive Plan and Zoning District Matrix.

For the reasons specified above, assignment of the NR-SD designation to the subject parcel will implement the City's Comprehensive Plan goals and polices.

**COMPATABILITY OF ZONING DISTRICTS**

All subject property carries Washington County's Institutional zoning. The Washington County-Beaverton UPAA identifies the County's Institutional zone as appropriate for rezoning to the most restrictive abutting zoning, which in the case of the subject property is the City of Beaverton Urban Standard Density (R7) zone. A matrix of City-County land use equivalents appears as Exhibit B in the UPAA and occupies Section 3.15 of the City's Comprehensive Plan. The portion of that matrix pertinent to this proposal is provided below.

<p>WASHINGTON COUNTY – BEAVERTON URBAN PLANNING AREA AGREEMENT</p> <p>EXHIBIT "B" CITY – COUNTY LAND USE DESIGNATION EQUIVALENTS</p>		
<p>COUNTY</p>	<p>BEAVERTON</p>	
<p><u>Plan/Zoning</u> Institutional</p>	<p><u>Plan</u> Shown on Plan</p>	<p><u>Zoning</u> Most restrictive abutting zone</p>

Compatibility between these zone classifications can be summarized as follows:

**Washington County Institutional / City of Beaverton Urban Standard Density R7 district designation comparison.**

Section 330-1 of the *Washington County Community Development Code* states that;

*"This District is intended to implement the policies of the Comprehensive Plan by providing standards and procedures for reviewing proposed institutional facilities for support of community development. The purpose of the District is to provide for identification of existing and proposed institutional facilities..."*

The City's R7 zone allows for educational institutions as a conditional use through a Type 3 process. The Raleigh Hills Elementary School is an existing use of the subject site. All future changes to the school must comply with the City of Beaverton Development Code. The City's R7 zone does not specify a maximum permitted lot size and allows for the maximum building height allowance that is lower than what is allowed in the Washington County Institutional zone.

**Summary.** For the subject parcels, the UPAA specifies that the City's most restrictive abutting zoning designation and the corresponding land use designation should be

applied to the subject parcels. By doing so, the proposal is consistent with the City's planning goals and policies, as indicated above, and conforms to specifications in the Comprehensive Plan and Zoning District Matrix.

#### **COUNTY RESPONSIBILITY TO NOTIFY**

Special Policy II.A. of the UPAA states in part, "...the COUNTY will advise the CITY of adopted policies which apply to the annexed areas and the CITY shall determine whether CITY adoption is appropriate and act accordingly." Washington County was sent notice of the proposal on March 13, 2012. The County has not advised the city of adopted policies which may apply to the subject area.

The *Raleigh Hills - Garden Home Community Plan* does not identify the subject parcel as part of an Area of Special Concern.

Subject to this comprehensive plan and zoning map amendment, the City of Beaverton will apply its plan and zone designations to the parcels as a substitute for what had been imposed by Washington County. Selection as to which designations are appropriate will be dictated by the terms specified in the *Beaverton - Washington County Urban Planning Area Agreement* (UPAA). The intent is to apply City designations that most closely correspond to what had previously been applied by Washington County. Subsequently, all City design standards pertaining to pedestrian access, landscaping, etc. will be applied in a development review process once application for a proposed development is submitted.

It should be noted that SW Scholls Ferry Road is a Washington County facility and as such, access standards pertaining to this area of the street are under the control of Washington County.



## PROCESS

### THRESHOLD

The subject parcels are designated on the County's *Raleigh Hills-Garden Home Community Plan Map* as Institutional which, in a non-discretionary process, requires implementation of the City's zoning "to the most restrictive abutting zone" under the *Urban Planning Area Agreement (UPAA)* which in this case is Urban Standard Density (R7) zone. The Neighborhood Residential-Standard Density (NR-SD) land use designation is the only land use designation which implements the R7 zoning designation.

**Comprehensive Plan Process.** Non-discretionary amendments are amendments to the Comprehensive Plan Land Use Map to add annexed property to the Map with a Land Use Map designation assigned through direct application of the UPAA. The UPAA states that the appropriate City of Beaverton Land Use designation for the subject property is the one which is shown on the plan for the zoning designation. In this case the UPAA states that property with the Washington County Institutional designation should be zoned to the most restrictive abutting zone, R7. The Neighborhood Residential-Standard Density (NR-SD) is the Land Use designation for which the R7 is an implementing zone and is therefore the appropriate designation for the subject site. The proposed plan map amendment satisfies the Non-Discretionary Annexation Related threshold requirements and no interpretation or exercise of discretion is necessary to identify NR-SD as the appropriate plan designation for the property.

**Development Code Process.** Due to the zoning and land use designations being called out in the County's *Raleigh Hills-Garden Home Community Plan*, review and approval of this proposed Zoning Map Amendment qualifies as a Non-Discretionary Annexation Related Zoning Map Amendment per Development Code Section 40.97.15.3.A, which states that, "An application for Non-Discretionary Annexation Related Zoning Map Amendment shall be required when the following thresholds apply:

1. "The change of zoning to a City zoning designation as a result of annexation of land into the City."
2. "The Urban Planning Area Agreement (UPAA) is specific as to the City zoning designation to be applied to the parcel being annexed and does not allow for discretion."

The subject property is being concurrently annexed to the City of Beaverton through a separate process. The UPAA is specific with regard to City Zoning to be applied to the parcel and does not allow discretion. Thus, thresholds 1 and 2 above both apply to the proposal.

### SUBMISSION REQUIREMENTS

According to Development Code Section 40.97.15.3.D. "An application for a Non-Discretionary Annexation Related Zoning Map Amendment may be initiated by the City pursuant to Section 10.40 after:

1. The adoption of a resolution by the City Council directing initiation of an annexation process for the subject property;
2. The submittal of a valid annexation petition; or
3. The submittal of an executed annexation agreement

As noted the property is being annexed to the City of Beaverton through a separate process.

### **PUBLIC NOTICE**

Section 1.4.3.A of the Comprehensive Plan prescribes the notice to be provided for these types of applications.

Notice for Non-Discretionary Annexation Related Comprehensive Plan Map Amendments must be provided, not less than twenty (20) and not more than forty (40) calendar days prior to when the item first appears on the City Council's agenda.

1. Legal notice was published in the Beaverton Valley Times on March 15, 2012.
2. Notice was mailed to the Denney Whitford/Raleigh West Neighborhood Association Committee, Raleigh Hills - Garden Home Citizen Participation Organization (CPO 3), Chair of the Committee for Citizen Involvement (CCI), the Washington County Department of Land Use and Transportation (DLUT), and to the subject property owner on March 13, 2012.
3. Notice was posted at Beaverton City Hall, in the Beaverton Downtown Library, in the Beaverton Branch Library, and on the City's website on March 13, 2012.

The City Council has not directed staff to provide additional notice for this amendment beyond the notices described above. The notice requirements for this CPA/ZMA have been met.

## **CRITERIA FOR APPROVAL**

### **COMPREHENSIVE PLAN AMENDMENT CRITERIA**

Comprehensive Plan Section 1.5.2.A specifies that non-discretionary annexation related map amendments need not comply with Plan criteria because they are not land use decisions under Oregon Statutes and are stipulated by Exhibit "B" of the Urban Planning Area Agreement. Findings to address Comprehensive Plan sections which address Statewide Planning Goals and Metro Urban Growth Regional Framework Plan criteria are therefore regarded as not applicable to this proposal.

## ZONING MAP AMENDMENT CRITERIA

Development Code Section 40.97.15.3.C., which contains Non-Discretionary Annexation Related Zoning Map Amendment Approval Criteria, states:

“In order to approve a Non-Discretionary Annexation Related Zoning Map Amendment application, the decision making authority shall make findings of fact based on evidence provided by the applicant demonstrating that all the following criteria are satisfied:”

- 1. The proposal satisfies the threshold requirements for a Non Discretionary Annexation Related Zoning Map Amendment application.***

Section 40.97.15.3.A. Threshold, states:

“An application for Annexation Related Zoning Map Amendment shall be required when one or more of the following thresholds apply:

1. The change of zoning to a City zoning designation as a result of annexation of land into the City.
2. The Urban Planning Area Agreement (UPAA) is specific as to the City zoning designation to be applied to the parcel being annexed and does not allow for discretion.”

The zone change is requested in order to apply City land use and zoning to the subject parcel which is concurrently undergoing annexation to the City of Beaverton. The parcels carry the Washington County Institutional designation, as depicted on the County's *Raleigh Hills-Garden Home Community Plan Map*.

As noted in the Process section of this report, the UPAA specifies the City's most restrictive abutting zoning designation for the County Institutional designation. Therefore, no discretion is required in determining the appropriate zoning designation.

**Finding: Staff finds that the request satisfies the threshold requirements for a Non-Discretionary Annexation Related Zoning Map Amendment application.**

- 2. All City application fees related to the application under consideration by the decision making authority have been submitted.***

Policy Number 470.001 of the City's Administrative Policies and Procedures manual states that fees for a City initiated application are not required where the application fee would be paid from the City's General Fund. The Community Development Department, which is a General Fund program, initiated the application. Therefore, the payment of an application fee is not required.

**Finding: Staff finds that this criterion is not applicable.**



**3. The proposal contains all applicable application submittal requirements as specified in Section 50.25.1 of the Development Code.**

Development Code Section 50.25.1 states, "Non-Discretionary Annexation Related Zoning Map Amendments shall be determined to be complete upon submittal of a valid annexation petition or executed annexation agreement." A valid petition for annexation has been submitted and the annexation is being processed through a separate process.

**Finding: Staff finds that the request satisfies the application submittal requirements for a Non-Discretionary Annexation Related Zoning Map Amendment application.**

**4. The proposed zoning designation is consistent with the Washington County - Beaverton UPAA.**

As noted in the Analysis section of this report, the UPAA is specific for the proposed amendment. Washington County Institutional goes to the most restrictive abutting zoning designation, in this instance the R7 zoning designation. The subject site is adjacent to City of Beaverton R7 zoning and Washington County Residential 5 and Residential 24. The UPAA specifies that Washington County R5 zoning is generally equivalent to City of Beaverton R7 zoning. Both zoning designations allow approximately 5 dwelling units per acre. The Washington County R24 designation allows 24 dwelling units per acre which is significantly less restrictive than the City of Beaverton R7 and Washington County R5 designations. Therefore the City of Beaverton R7 zoning designation is the appropriate designation for the subject site according to the UPAA as it is the most restrictive abutting zoning designation.

**Finding: The R7 zoning district is specified by, and are therefore consistent with, the Washington County – Beaverton UPAA.**

**5. Applications and documents related to the request, which will require further City approval, shall be submitted to the City in proper sequence.**

No further applications and documents are required of this request.

**Finding: Staff finds this criterion is not applicable.**

## **CONCLUSION**

Based on the facts and findings presented, staff concludes that amending the Comprehensive Plan Land Use Map to depict the Neighborhood Residential-Standard Density (NR-SD) land use designation and amending the City's Zoning Map to depict the Urban Standard Density (R7) zoning district is appropriate for the subject parcels and is consistent with the Washington County – Beaverton *Urban Planning Area Agreement*.

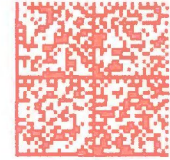
**Beaverton**  
REGON

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

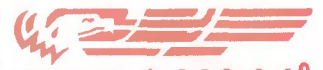
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**ATTN: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND  
CONSERVATION AND DEVELOPMENT  
635 CAPITOL ST NE, SUITE 150  
SALEM, OR 97301-2540**