



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

9/25/2009

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 012-09

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 08, 2009

This amendment was submitted to DLCD for review prior to adoption

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 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 THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Scott Whyte, City of Beaverton / Cassera Phipps
Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative

<paa> YA

Notice of Adoption

THIS FORM MUST BE MAILED TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

<input type="checkbox"/> In person	<input type="checkbox"/> electronic	<input type="checkbox"/> mailed
DEPT OF		
SEP 18 2009		
LAND CONSERVATION AND DEVELOPMENT		

Jurisdiction: **Beaverton**

Local file number: CPA2009-0007/ ZMA2009-0004

Date of Adoption: **9/15/09**

Date Mailed: **9/17/09**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 5/14/2009

☐ 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".

Quasi-judicial Comprehensive Plan Map Amendment and Zoning Map Amendment for seventy-nine (79) properties previously developed and annexed into the City. Amends the Comprehensive Plan Map designation from the County's Station Community to the City's Neighborhood Residential - Medium Density (NR-MD). Amends the Zoning Map designation from the County's Transit Oriented Residential (TO:R9-12) to the City's Urban Medium Density R2. Located at the northeast corner of SW 170th Avenue and W Baseline Road.

Does the Adoption differ from proposal? **No.**

Plan Map Changed from: **County, Station Community** to: **City, Neighborhood Residential - Medium Density (NR-MD)**

Zone Map Changed from: **County, Transit Oriented Residential 9-12 units/acre** to: **City, Urban Medium Density R2**

Location: **Northeast corner of SW 170th Ave and W Baseline Rd** Acres Involved: Approx. **7**

Specify Density: Previous: **9-12 d.u./acre**

New: **17.4-21.8 d.u./acre**

Applicable statewide planning goals:

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

45-days prior to first evidentiary hearing?

☒ Yes ☐ No

ORDINANCE NO. 4520

AN ORDINANCE AMENDING ORDINANCE 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP AND ORDINANCE 2050, THE ZONING MAP, FOR THE STEELE PARK PROPERTY LOCATED ON THE NORTHEAST CORNER OF SW 170TH AVENUE AND W BASELINE ROAD; CPA2009-0007 / ZMA2009-0004

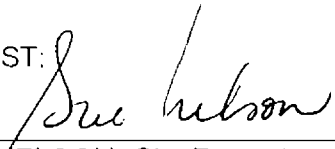
- WHEREAS,** The intent of the proposed amendments to the Comprehensive Plan Land Use Map and Zoning Map is to assign appropriate City land use designations to parcels that have been annexed into the City through a different process; and
- WHEREAS,** On July 22, 2009, the Planning Commission held a public hearing on the request to assign a Comprehensive Plan Land Use Map and Zoning Map designation to properties that were annexed to the City in 2005. The request is to designate these parcels Neighborhood Residential – Medium Density on the City's Comprehensive Plan Land Use Map and to designate Urban Medium Density R2 on the Zoning Map; and
- WHEREAS,** The Council incorporates by reference the Community Development Department staff report on CPA2009-0007/ZMA2009-0004 by Planning Technician Cassera Phipps, dated July 15, 2009; now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

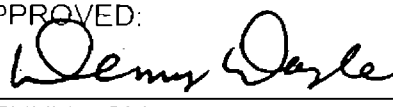
- Section 1.** Ordinance No. 4187, the Comprehensive Plan Land Use Map, is amended to designate the subject property located on the Northeast corner of SW 170th Avenue and W Baseline Road Neighborhood Residential – Medium Density (NR-MD) on the Comprehensive Plan Land Use Map, as shown on Exhibit "A", in accordance with the Washington County – Beaverton Urban Planning Area Agreement (UPAA).
- Section 2.** Ordinance No. 2050, the Zoning Map, is amended to zone the same properties specified in Section 1 Urban Medium Density R2, as shown on Exhibit "A", in accordance with the UPAA.

First reading this 17th day of August, 2009.
Passed by the Council this 14th day of September, 2009.
Approved by the Mayor this 15th day of September, 2009.

ATTEST:


SUE NELSON, City Recorder

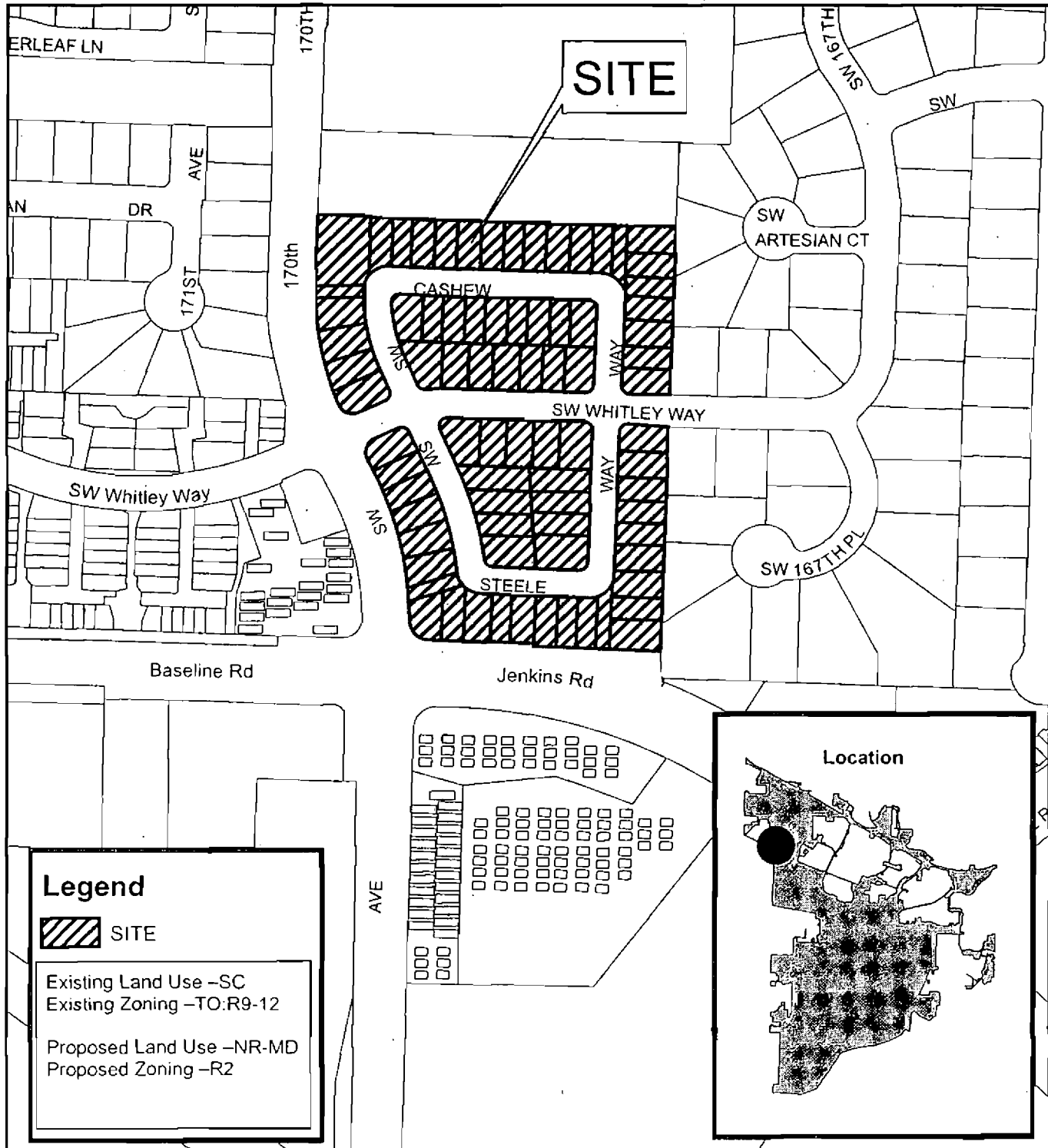
APPROVED:


DENNY DOYLE, Mayor

VICINITY MAP

EXHIBIT A

Ordinance No. 4520



City of Beaverton

Steele Park

CPA2009-0007 / ZMA2009-0004

**COMMUNITY DEVELOPMENT DEPARTMENT
Planning Division**

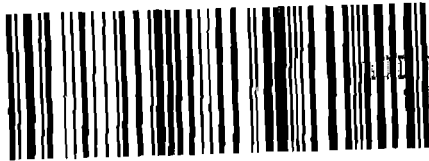
8/5/09

Tax Lot #'s

1S106AD
14700-22500



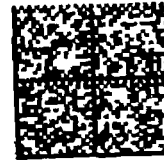
**SITE
Steele Park**




ADDRESS SERVICE
REQUESTED

7006 3450 0003 7860 6359

PRESORTED
FIRST CLASS



UNITED STATES POSTAGE

FITNEY BOWES
02 1A \$ 06.15⁰
0004373521 SEP 17 2009
MAILED FROM ZIP CODE 97005



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

TO:

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