



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

Date: 02/13/2015
Jurisdiction: City of Beaverton
Local file no.: ZMA 2014-0008
DLCD file no.: 010-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 02/06/2015. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD less than 35 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE
File No.: 010-14 {22537}
Received: 2/6/2015

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption.** (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: City of Beaverton
Local file no.: **ZMA2014-0008 (Ordinance No. 4653)**
South Cooper Mountain High School Site Zoning Map Amendment

Date of adoption: 02/03/2015 Date sent: 02/06/2015

Was Notice of a Proposed Change (Form 1) submitted to DLCD?
Yes: Date (use the date of last revision if a revised Form 1 was submitted): 10/29/2014
No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No
If yes, describe how the adoption differs from the proposal: No

Local contact (name and title): Leigh Crabtree, Associate Planner
Phone: 503-526-2458 E-mail: lcrabtree@BeavertonOregon.gov
Street address: 12725 SW Millikan Way / PO Box 4755 City: Beaverton, OR Zip: 97076-4755

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.
- Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from County AF-20	to City R1	Acres: 46.6
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): Northwest corner of the intersection of SW Scholls Ferry Road and SW 175th Avenue, inclusive of the addresses 17595, 17651, and 17745 SW Scholls Ferry Road. Washington County Assessor’s Map 2S1 06 as Tax Lots 00200 and 00800. Only the portion of Tax Lot 00200 that is west of SW 175th Avenue is included in this proposal.

List affected state or federal agencies, local governments and special districts: Metro, Washington County, Clean Water Services, Tualatin Hills Park and Recreation District, Beaverton School District, Hillsboro School District

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

South Cooper Mountain Community Plan - concurrent adoption of Ordinance No. 4651, “An Ordinance Amending Ordinance No. 4187, the Comprehensive Plan, CPA 2014-0011, South Cooper Mountain Community Plan Comprehensive Plan Text Amendment, and CPA 2014-0012, South Cooper Mountain Community Plan Comprehensive Plan Land Use Map Amendment”

ORDINANCE NO. 4653

AN ORDINANCE AMENDING ORDINANCE NO. 2050, THE ZONING MAP, ZMA 2014-0008, SOUTH COOPER MOUNTAIN HIGH SCHOOL SITE ZONING MAP AMENDMENT

- WHEREAS,** on December 3, 2014, and December 10, 2014, the Planning Commission conducted a public hearing to consider a City-initiated application to amend Ordinance No. 2050, the Zoning Map, to designate the subject site R1, Residential Urban High Density; and
- WHEREAS,** the subject site is located at the northwest corner of the intersection of SW Scholls Ferry Road and SW 175th Avenue, inclusive of the addresses 17595, 17651, and 17745 SW Scholls Ferry Road. The properties are specifically identified on Washington County Assessor's Map 2S1 0600 as Tax Lots 200 and 800. Only the portion of Tax Lot 200 located west of SW 175th Avenue is included in this proposal; and
- WHEREAS,** the quasi-judicial zoning map amendment will change the zoning of the subject site from Washington County's AF-20, Agriculture & Forestry, 80-acre minimum lot size, land use district; and
- WHEREAS,** the City is concurrently proposing implementation of the City of Beaverton's NRHD, Neighborhood Residential – High Density, land use designation as part of the proposed South Cooper Mountain Land Use Map Amendment, CPA 2014-0012; and
- WHEREAS,** the Planning Commission received and considered the 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 November 26, 2014, and Planning Commission Land Use Order No. 2386. Now, therefore,

THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:

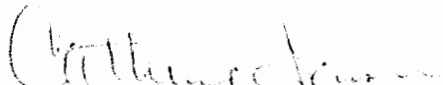
- Section 1.** Ordinance No. 2050, the Zoning Map, is amended to designate the subject site identified in Section 2 to the zoning designation R1, Residential Urban High Density.
- Section 2.** The property affected by this ordinance is depicted in the attached map, marked Exhibit "A", as incorporated herein.

First reading this 13th day of January, 2015.


Passed by the Council this 3rd day of February, 2015.

Approved by the Mayor this 4th day of February, 2015.

ATTEST:


CATHY JANSEN, City Recorder

APPROVED:


DENNY DOYLE, Mayor

by Randy Ealy, Mayor Pro Tem

ZMA2014-0008 South Cooper Mountain High School Site

Washington County Assessor's Map 2S 1W

Tax Lots 00200 (portion) and 00800

