



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

01/28/2013

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 017-12

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: Friday, February 08, 2013

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

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FORM 2

DLCD

# Notice of Adoption

In person  electronic  mailed

DATE  
STAMP

DEPT OF

JAN 21 2013

LAND CONSERVATION  
AND DEVELOPMENT

For Office Use Only

This Form 2 must be mailed to DLCD within **20-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 0011**

Local file number: **CPA2012-0004ZMA2012-0011**

Date of Adoption: **1/16/2013**

Date Mailed: **1/18/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 10/9/2012

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 City adopted a Comprehensive Plan Map Amendment and Zoning Map Amendment to create one land use and one zonign designation for six of the subject parcels which currently have split land use and zoning designations and amended the remaining 11 parcels to the same land use and zoning designation as the rest of the subdivision. The City designated the subject parcels as Neighborhood Residential Standard Density and zoned Urban Standard Density (R5).

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

Plan Map Changed from: **NR-SD/NR-MD**

to: **NR-SD**

Zone Map Changed from: **R5/R2**

to: **R5**

Location: **SW Merril & SW Lundgren Streets**

Acres Involved: **1**

Specify Density: Previous: **9-22 units/acre**

New: **9 units/acre**

Applicable statewide planning goals:

<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 type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" 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.** 017-12 (19542) [17329]

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

NONE

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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: **97075-**

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

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## ADOPTION SUBMITTAL REQUIREMENTS

**This Form 2 must be received by DLCD no later than 20 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).

**ORDINANCE NO. 4608**

**AN ORDINANCE AMENDING ORDINANCE NO. 2050,  
THE ZONING MAP AND ORDINANCE NO. 4187,  
FIGURE III-1, THE COMPREHENSIVE PLAN LAND  
USE MAP, ZMA 2012-0011 AND CPA2012-0004,  
CENTER STREET PARK MAP AMENDMENTS**

**WHEREAS,** on November 28, 2012, the Planning Commission conducted a public hearing to consider a City-initiated application to amend Ordinance No. 2050, the Zoning Map, and Ordinance No. 4187, Figure III-1, the Comprehensive Plan Land Use Map, to designate seventeen parcels R5 (Urban Standard Density) and NRSD (Neighborhood Residential-Standard Density). Six of the parcels are split between two zoning designations R2 (Urban Medium Density) and R5 (Urban Standard Density) as well as split between two land use designations of NRMD (Neighborhood Residential Medium Density) and NRSD (Neighborhood Residential Standard Density). The remaining eleven parcels are designated R2 (Urban Medium Density) and NRMD (Neighborhood Residential Medium Density); and

**WHEREAS,** the quasi-judicial zoning map amendment will change the zoning of the subject parcels, from a split designation of R5 (Urban Standard Density) and R2 (Urban Medium Density) or entirely R2 (Urban Medium Density) to entirely R5 (Urban Standard Density); and

**WHEREAS,** the comprehensive plan amendment will change the land use designation of the subject parcels, from a split designation of NRMD (Neighborhood Residential Medium Density) and NRSD (Neighborhood Residential Standard Density) or entirely NRMD (Neighborhood Residential Medium Density) to entirely NRSD (Neighborhood Residential Standard Density); 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 November 21, 2012, and Planning Commission Land Use Order No. 2307. 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 R5 (Urban Standard Density).

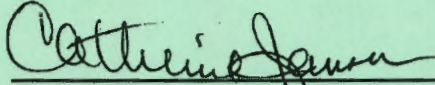
**Section 2.** The property affected by this ordinance is depicted in the attached map, marked Exhibits "A" and "B", and listed in Exhibit "C" as incorporated herein.

First reading this 8th day of January, 2013.

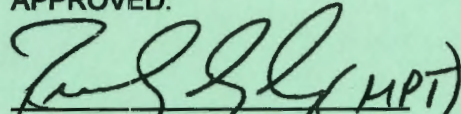
Passed by the Council this 15th day of January, 2013.

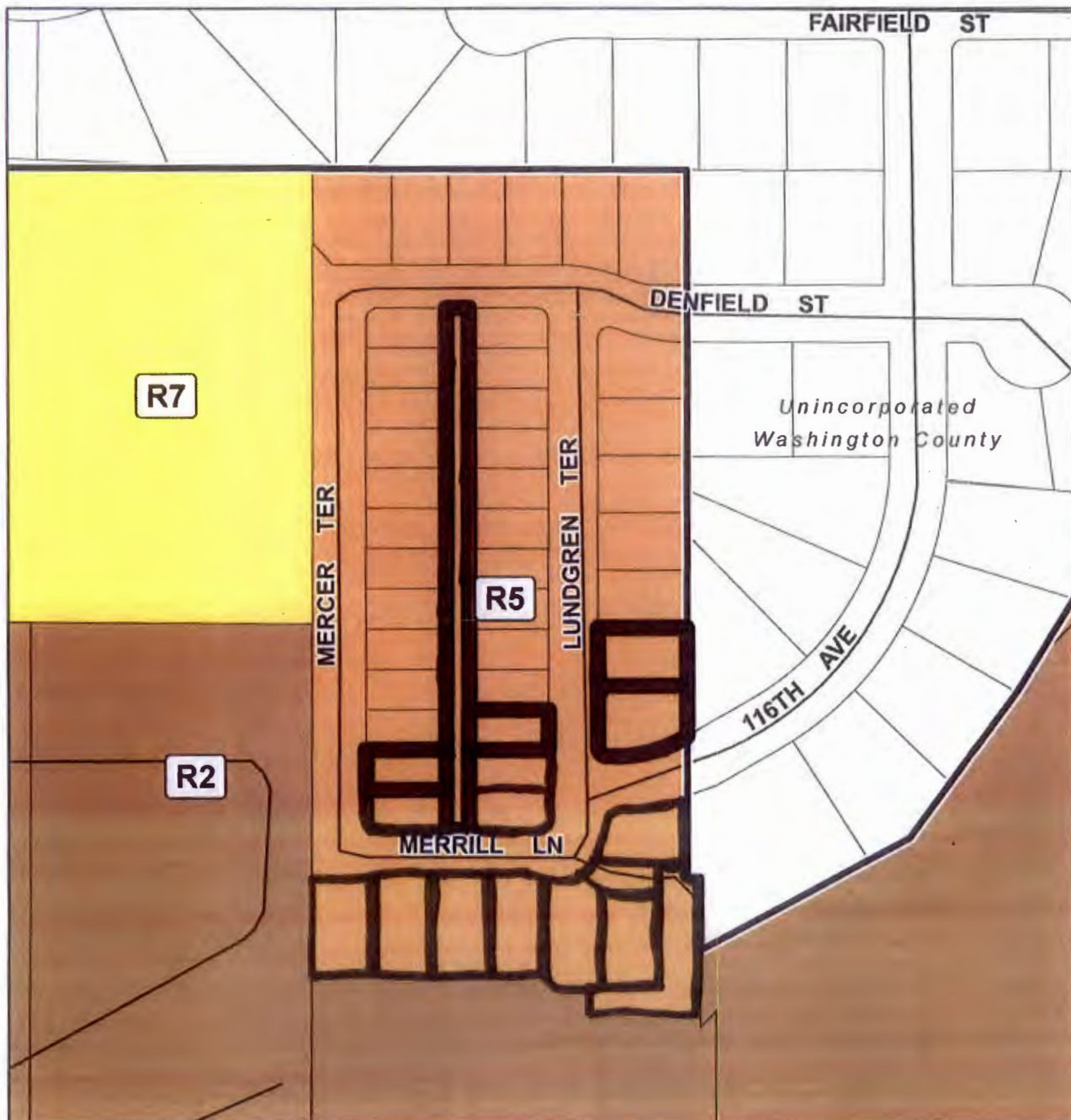
Approved by the Mayor this 16th day of January, 2013.

ATTEST:

  
CATHY JANSEN, City Recorder

APPROVED:

  
DENNY DOYLE, Mayor



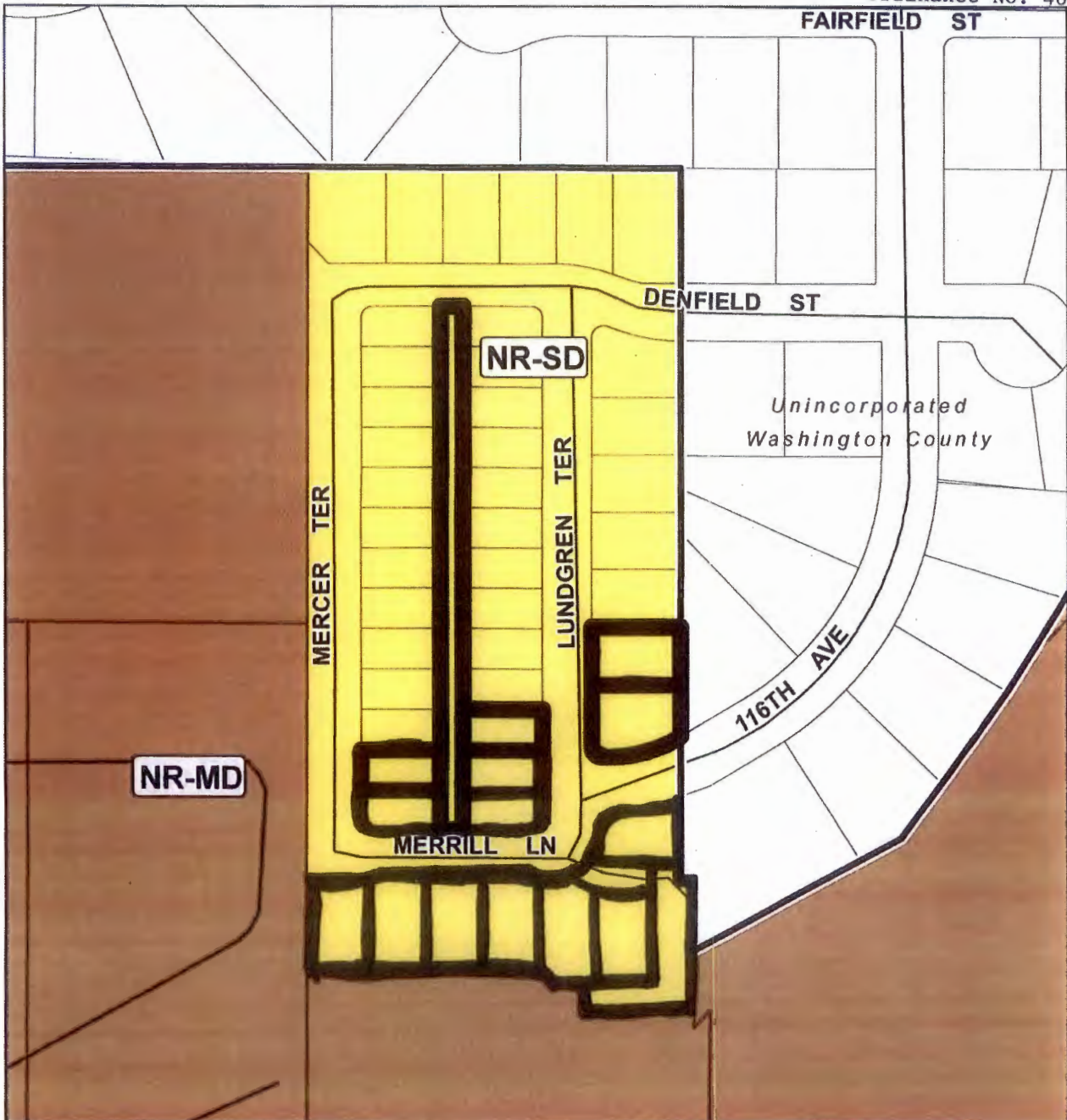
Split Zone Changes, 1S110CA21000, 21100, 23400, 23800, 25200

- |   |   |
|---|---|
|  Split Zone Change           |  Urban Medium Density (R2) |
|  Urban Standard Density (R7) |  Beaverton City Limits     |
|  Urban Standard Density (R5) |  Taxlots                   |



# EXHIBIT B

Ordinance No. 4608



## Split Land Use Changes, 1S110CA21000, 21100, 23400, 23800, 25200

- Split Zone Change
- Standard Density (NR-SD)
- Medium Density (NR-MD)
- Beaverton City Limits
- Taxlots

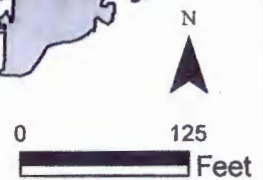


EXHIBIT   C  

## Exhibit C

## Map 1S1-10CA

<u>Tax Lot</u>	<u>Existing Zoning/Land Use</u>	<u>Proposed Zoning/Land Use</u>
20300	R2 & NRMD	R5 & NRSD
20400	R2 & NRMD	R5 & NRSD
20500	R2 & NRMD	R5 & NRSD
20600	R2 & NRMD	R5 & NRSD
20700	R2 & NRMD	R5 & NRSD
20800	R2 & NRMD	R5 & NRSD
20900	R2 & NRMD	R5 & NRSD
21000	R5/R2 & NRSD/NRMD	R5 & NRSD
21100	R5/R2 & NRSD/NRMD	R5 & NRSD
23400	R5/R2 & NRSD/NRMD	R5 & NRSD
23500	R2 & NRMD	R5 & NRSD
23600	R2 & NRMD	R5 & NRSD
23700	R5/R2 & NRSD/NRMD	R5 & NRSD
23800	R5/R2 & NRSD/NRMD	R5 & NRSD
24900	R2 & NRMD	R5 & NRSD
25100	R2 & NRMD	R5 & NRSD
25200	R5/R2 & NRSD/NRMD	R5 & NRSD





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

ADDRESS SERVICE  
REQUESTED

PRESORTED  
FIRST CLASS



U.S. POSTAGE >>> PITNEY BOWES  
  
ZIP 97005 \$ 001.93<sup>0</sup>  
02 1W  
0001371940 JAN 18 2013

SNGLP

DEPT OF

JAN 21 2013

LAND CONSERVATION  
AND DEVELOPMENT

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