



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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

Date: December 08, 2015

Jurisdiction: City of Beaverton

Local file no.: TA 2015-0003

DLCD file no.: 006-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 12/07/2015. 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 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.: 006-15 {23988}

Received: 12/7/2015

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.: **TA2015-0003**

Date of adoption: 12/02/2015

Date sent: 12/07/2015

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): 08/26/2015

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:

Local contact (name and title): Sandra Monsalve, AICP, Planning Manager

Phone: 503-526-3718

E-mail: smonsalve@beavertonoregon.gov

Street address: 12725 SW Millikan Way, PO Box 4755

City: Beaverton

Zip: 97076

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:

N/A

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): Citywide in RC-TO zoning district

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:

Removal of Use Restrictions within the Development Code, Chapter 20 - Land Uses. Section 20.20.20; Section 20.20.20.9; Section 20.20.25.21.

For a change to a zoning map:

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

Change from	to	Acres:
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):

List affected state or federal agencies, local governments and special districts: None

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.

To amend the Beaverton Development Code to allow Meeting Facilities as a Permitted use type in certain Multiple-Use Zones, with modified use restrictions if less than 20,000 square feet.

ORDINANCE NO. 4669

**AN ORDINANCE AMENDING ORDINANCE NO. 2050,
THE DEVELOPMENT CODE, TA2015-0003,
THE FALLS EVENT CENTER TEXT AMENDMENT**

WHEREAS, on September 30, 2015; the Planning Commission conducted a public hearing to consider an applicant-initiated proposal to amend the Development Code to allow *Meeting Facilities* as a Permitted (stand-alone) use type in certain Multiple-Use Zones, with modified use restrictions if less than 20,000 square feet. The amendment would be citywide and affect only the Downtown Regional Center – Transit Oriented (RC-TO) zoning district; and

WHEREAS, the Planning Commission received and considered the submitted staff report, exhibits, and staff recommendation of approval of this text amendment; and,

WHEREAS, the Planning Commission voted to recommend approval of the text amendment on September 30, 2015; and,

WHEREAS, no appeal of the Planning Commission’s decision has been filed; and,

WHEREAS, the Council adopts this proposal, based on the relevant criteria and evidence presented, and adopts the proposed findings in the Planning Division Staff Report dated September 23, 2015, and Planning Commission Land Use Order No. 2428; now therefore,

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF BEAVERTON, OREGON:

Section 1: Ordinance No. 2050, the Development Code, is amended to read as set forth in Exhibit “A” to this Ordinance attached to and incorporated herein by this reference.


First reading this 10th day of November, 2015.

Second reading and passage this 1st day of December, 2015.

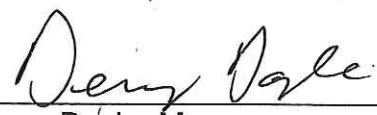
Approved by the Mayor this 2nd day of December, 2015.

Attest:

Approved:



Catherine Jansen, City Recorder



Denny Doyle, Mayor

Section 1: The Development Code, Ordinance No. 2050, Chapter 20 - Land Uses, Section 20.20.25, LAND USES, will be amended to read as follows:

20.20.25. USE RESTRICTIONS

The following Use Restrictions refer to superscripts found in Section 20.20.20.

- 21. Meeting facilities less than 20,000 sq ft are Permitted; exceeding 20,000 sq ft require Conditional Use approval. Use only accessory to temporary living facilities or office uses, except in the RC-TO zone. Use may be a stand alone use in the RC-TO zone.

STATE OF OREGON,
COUNTY OF WASHINGTON, } ss CERTIFICATION
CITY OF BEAVERTON

I, CATHERINE JANSEN, Recorder for the City of Beaverton, Washington County, Oregon, certify that this instrument is a true and correct copy of the original which is part of the official records of the City of Beaverton, Oregon. (ORDINANCE NO. 4669)

Dated this 3RD day of DECEMBER, 2015

Catherine Jansen
RECORDER, City of Beaverton