



Oregon

Kate Brown, 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: September 21, 2015

Jurisdiction: Washington County

Local file no.: 15-299PA

DLCD file no.: 012-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 09/18/2015. 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 37 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.: 012-15 {23945}
Received: 9/18/2015

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: Washington County

Local file no.: **15-299-PA**

Date of adoption: 9/16/2015

Date sent: 9/18/2015

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): 8/7/2015

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

Local contact (name and title): Anne Kelly, Associate Planner

Phone: 503-846-3583

E-mail: anne_kelly@co.washington.or.us

Street address: 155 N. First Ave, Suite 350-14 City: Hil

City: Hillsboro

Zip: 97124-

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 INST to R-6 .75 acres. A goal exception was NOT 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): **1N129AD00600**

The subject property is entirely 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	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:
---------------------------	--------------	----------------

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

List affected state or federal agencies, local governments and special districts: Tualatin Valley Water District, Clean Water Services, Tualatin Valley Fire & Rescue, Metro, TriMet, Tualatin Hills Park & Recreation District, Beaverton 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.



Washington County
 Department of Land Use & Transportation
 Planning and Development Services
 Long Range Planning Section
 155 N. First Avenue, Suite 350, MS 14
 Hillsboro, OR 97124
 503-846-3519 fax: 503-846-4412
 www.co.washington.or.us

NOTICE OF PLANNING COMMISSION DECISION (Plan Amendment)

CASE FILE NO.: 15-299-PA
 PROCEDURE TYPE III

CPO: 7

COMMUNITY PLAN: Bethany

EXISTING LAND USE DISTRICT(S):
 INST (Institutional)

PROPOSED PLAN AMENDMENT:

Change the current Institutional land use designation to R-6 (Residential - 5 to 6 units per acre)

DATE OF NOTICE MAILING: September 21, 2015

A SUMMARY OF THE DECISION OF THE PLANNING COMMISSION IS ATTACHED.

THE COMPLETE ORDER, FINDINGS, AND FILES ARE ON RECORD AT THE DEPARTMENT OF LAND USE AND TRANSPORTATION AND ARE AVAILABLE FOR REVIEW.

THIS DECISION MAY BE APPEALED AND A PUBLIC HEARING HELD BY FILING AN ASSIGNED PETITION FOR REVIEW (APPEAL), AS DESCRIBED ON THE ATTACHED SHEET, WITHIN 14 CALENDAR DAYS OF THE DATE THIS NOTICE WAS PROVIDED. A MOTION FOR RECONSIDERATION MAY BE FILED, AS PROVIDED IN SECTION 208 OF THE COMMUNITY DEVELOPMENT CODE, WITHIN 7 CALENDAR DAYS OF THE DATE THIS NOTICE WAS PROVIDED BUT DOES NOT STOP THE APPEAL PERIOD FROM RUNNING AND IS AVAILABLE ONLY AS AN EXTRAORDINARY REMEDY WHEN A MISTAKE OF LAW OR FACT HAS OCCURRED. ONLY THOSE PERSONS WHO MADE AN APPEARANCE OF RECORD (INCLUDING SUBMISSION OF WRITTEN COMMENTS OR TESTIMONY) ARE ENTITLED TO FILE A PETITION FOR REVIEW (APPEAL) OR MOTION FOR RECONSIDERATION OF THE DECISION.

THIS DECISION WILL BE FINAL IF NO APPEAL IS FILED BY THE DUE DATE AND A MOTION FOR RECONSIDERATION IS NOT GRANTED BY THE REVIEW AUTHORITY.

THE COMPLETE APPLICATION, REVIEW STANDARDS, RECORD OF PROCEEDINGS, FINDINGS FOR THE DECISION AND DECISION ARE AVAILABLE AT THE COUNTY FOR REVIEW. FOR FURTHER INFORMATION, PLEASE CONTACT:

Anne Kelly, Associate Planner

APPLICANT:
 Tualatin Valley Fire & Rescue
 Siobhan Kirk
 11945 SW 70th Avenue
 Tigard, OR 97223

OWNER:

(Same as Applicant)

PROPERTY DESCRIPTION:

ASSESSOR MAP NO(S): 1N129AD

TAX LOT NO(S): 600

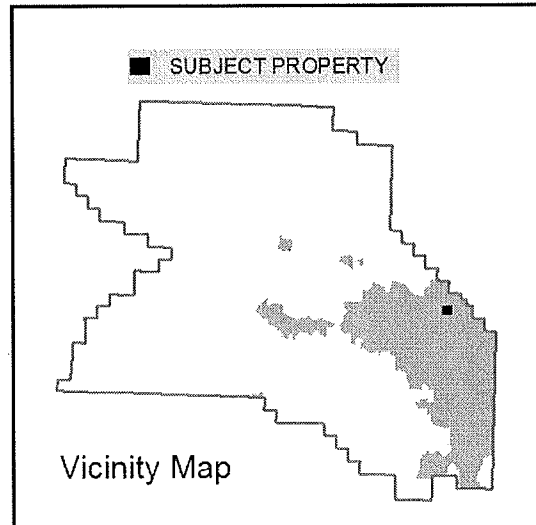
SITE SIZE: .75 Acre

ADDRESS: 3260 NW 147th Place

LOCATION: On the east side of NW 147th Place north of NW West Union Road

AT THE WASHINGTON COUNTY DEPARTMENT OF LAND USE AND TRANSPORTATION, (503) 846-3583.

NOTICE TO MORTGAGEE, LIENHOLDER, VENDOR OR SELLER: ORS CHAPTER 215 REQUIRES



THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER.

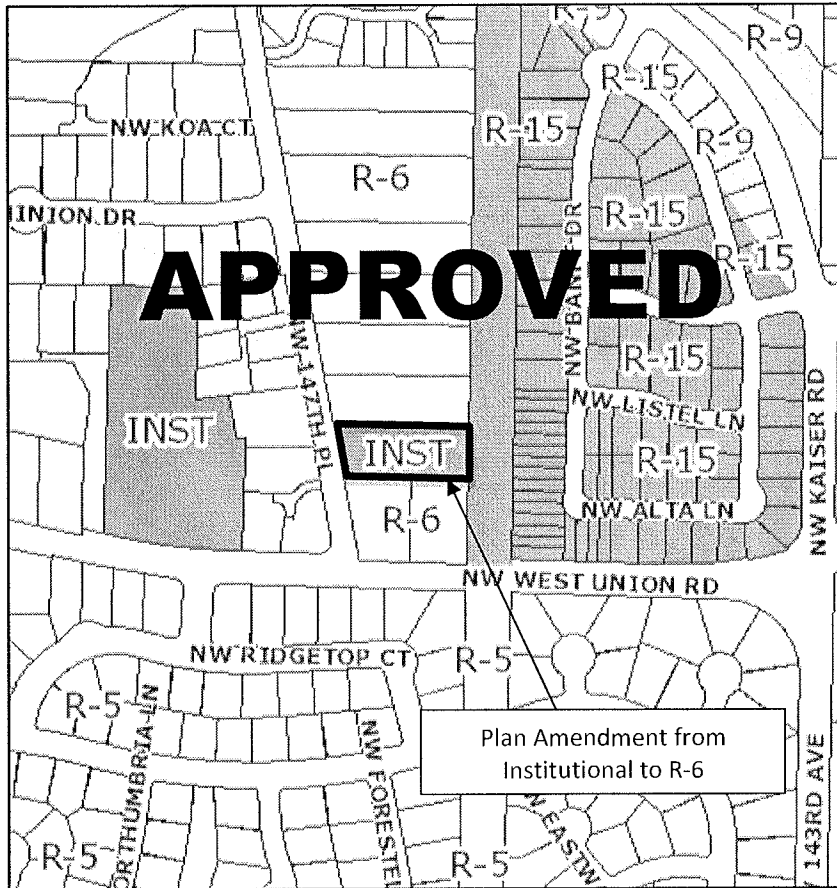
SUMMARY OF DECISION – CASEFILE 15-299-PA

At its meeting on September 16, 2015, the Washington County Planning Commission (Commission) met to hear a request for a plan amendment to change the plan map designation from INST (Institutional) to R-6 (Residential – 5 to 6 Units per Acre) for property described as Assessor Map Number 1N129AD, Tax Lot 600. The lot measures approximately .75 acre.

At the meeting staff provided a staff report and summarized the basis for staff's recommendation that the plan amendment be approved. Staff found that the applicant adequately demonstrated compliance with the applicable state, regional, and local plan policies and requirements. The Commission also received testimony from the applicant and a public comment letter submitted prior to the hearing. No members of the public chose to provide oral testimony at the hearing.

At the meeting Planning Commissioners voted unanimously to approve the plan amendment application (Casefile 15-299-PA) based upon the evidence in the record as recommended by staff.

Tax Map: 1N129AD, Tax Lot 600
 Case File Number: 15-299-PA



Legend: Subject Lot / Area of Consideration



Applicable Land Use Districts:

Applicable Goals, Policies & Regulations:

<p>Institutional</p> <p>R-6 (Residential 5 to 6 units per acre)</p>	<ul style="list-style-type: none"> A. Washington County Comprehensive Framework Plan for the Urban Area, Policies: 1, 2, 8, 13, 14, 18, 21, 22, 23, 30, 31, 32, 33, 39, and 40 B. Washington County Bethany Community Plan, Overview, General Design Elements 5, 6, 8, 9, 12, and 14 and the Thompson Subarea Design Element 2 C. Washington County Community Development Code: Article III, Section 303 (R-6) and 330 (Institutional) D. OAR 660-012-0060 – Transportation Planning Rule E. Washington County Transportation Plan Policies 1, 3, 5, 7, and 8 F. Metropolitan Housing Rule – (OAR 660-007) G. Metro Regional Urban Growth Management Functional Plan Policies (Title 1) H. Statewide Planning Goals: 1, 2, 6, 8, 10, 11, 12, and 14
---------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

**APPEAL INFORMATION
CASEFILE 15-299-PA**

A PETITION FOR REVIEW (APPEAL) TO THE BOARD OF COUNTY COMMISSIONERS SHALL CONTAIN THE FOLLOWING:

1. The name of the applicant and the County case file number;
2. The name and signature of each petitioner and statement of interest of each petitioner to determine party status.

Multiple parties may join in filing a single petition for review, but each petitioner shall designate a single Contact Representative for all contact with the Department. All Department communications regarding the petition, including correspondence, shall be with this Contact Representative;
3. The date that notice of the decision was sent as specified in the notice (date mailed);
4. The nature of the decision and the specific grounds for appeal. Unless otherwise directed by the Board, the appeal shall be limited to the issue(s) raised in the petition;
5. If desired, a request for a partial or full de novo hearing as provided in Section 209-5.4 of the Community Development Code (CDC);
6. A statement listing the number of pages of the petition and that all pages are present.
7. A statement setting forth the appeal fee as specified in the notice of decision; and
8. The appeal fee adopted by the Board of County Commissioners of \$725, which is a deposit on the cost for processing the appeal. The appellant will be required to pay the actual cost, which may be more or less than \$725. A transcript will be prepared for all appeals pursuant to CDC Section 209-4. The appellant will be provided a written estimate of the cost for preparation of the transcript by the County after the petition is accepted. Within fourteen (14) days of notification of the estimated transcript fee, the appellant must either pay the estimated cost or notify the Director in writing that the appellant will prepare the transcript. The appellant must also reimburse the County for time and materials cost over eight hours.

Failure to file a signed original petition with the Department of Land Use and Transportation by 5:00 p.m. on the due date, with the proper fee, shall be a jurisdictional defect. Please call the Long Range Planning Division at 503-846-3519 if you have any questions.


For further information, please contact: Anne Kelly, Associate Planner,
Washington County, Department of Land Use and Transportation, 503-846-3583.

1 The Commission further adopts the findings in Exhibit B as specifically referenced
2 herein and as summarized in the Summary of Decision ("Exhibit D"), and specifically
3 incorporates attached Exhibits A through D herein.

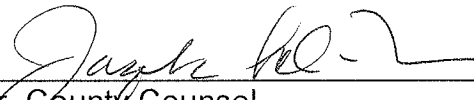
4 5 VOTES AYE, 0 VOTES NAY.


5 DATED this ~~22~~^{16th} day of September, 2015.
6
7 *apv*

8 PLANNING COMMISSION
9 FOR WASHINGTON COUNTY,
10 OREGON

11 
12 _____
13 Chairman

14 APPROVED AS TO FORM:

15 
16 _____
17 Sr. County Counsel
18 For Washington County, Oregon

19 
20 _____
21 Recording Secretary