



Oregon

Theodore R. Kubongoski, 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 002-13

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 not submitted to DLCD for review prior to adoption pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

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: Caddera Phipps, City of Beaverton  
Gordon Howard, DLCD Urban Planning Specialist  
Anne Debbaut, DLCD Regional Representative

<paa> N



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**

Local file number: **CPA2012-0013  
ZMA2012-0015**

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:

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".

Amend the Comprehensive Plan Land Use Map to Neighborhood Residential - Standard Density (NR-SD) and Zoning Map to R7 (Urban Standard Residential Density) for the property located at 20 NW Cedar Hills Blvd concurrent with annexation to the City of Beaverton to provide City Zoning and Land Use consistent with the adopted UPAA with Washington County.

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

Plan Map Changed from: **Washington County R5** to: **City of Beaverton NR-SD**

Zone Map Changed from: **Washington County R5** to: **City of Beaverton R7**

Location: **20 NW Cedar Hills Blvd**

Acres Involved: **0.69**

Specify Density: Previous: **5 d.u. / acre**

New: **5 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**

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.** 002-13 (19667)

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

Washington County, Metro

---

Local Contact: **Cassera Phipps**

Phone: (503) 526-2247 Extension:

Address: **PO Box 4755**

Fax Number: 503-526-3720

City: **Beaverton**

Zip: **97076-**

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

---

## 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.

ORDINANCE NO. 4604

**AN ORDINANCE AMENDING ORDINANCE NO. 4187, FIGURE III-1, THE COMPREHENSIVE PLAN LAND USE MAP TO APPLY THE CITY'S NEIGHBORHOOD RESIDENTIAL-STANDARD DENSITY (NR-SD) DESIGNATION AND ORDINANCE NO. 2050, THE ZONING MAP, TO APPLY THE CITY'S URBAN STANDARD DENSITY (R7) ZONE TO ONE PARCEL LOCATED AT 20 NW CEDAR HILLS BOULEVARD. CPA 2012-0013 / ZMA 2012-0015, CITY OF BEAVERTON APPLICANT**

- WHEREAS,** a proposal to annex the subject properties into the City of Beaverton was considered and approved by City Council on January 8, 2013; and
- WHEREAS,** the Washington County – City of Beaverton Urban Planning Area Agreement specifies that “upon annexation the City agrees to convert County plan and zoning designations to City plan and zoning designations which most closely approximate the density, use provisions, and standards of the County designations”; and
- WHEREAS,** pursuant to Ordinance No. 4187, Section 1.4.3.B.6, and Ordinance No. 2050, Section 40.97.15.C, the Beaverton Community and Economic Development Department, on December 28, 2012, published a written staff report with findings and recommendations demonstrating applicability of the UPAA to the proposed action a minimum seven (7) calendar days in advance of the scheduled City Council meeting on January 8, 2013; and
- WHEREAS,** the City Council adopts as to criteria, facts and findings described in Community and Economic Development Department staff report on CPA2012-0013 / ZMA2012-0015, dated December 19, 2012, and attached hereto as Exhibit “B”; now, therefore,

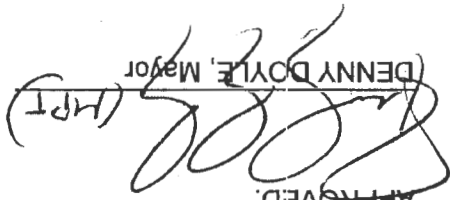
**THE CITY OF BEAVERTON ORDAINS AS FOLLOWS:**

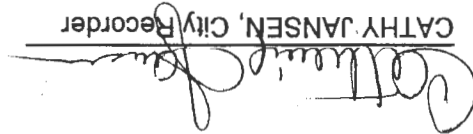
- Section 1.** Ordinance No. 4187, the Comprehensive Plan Land Use Map, is amended to designate Tax Lot 1N134DC01100 Neighborhood Residential-Standard Density, as shown on Exhibit “A”.
- Section 2.** Ordinance No. 2050, the Zoning Map, is amended to designate Tax Lot 1N134DC01100 Urban Standard Density (R7) as shown on Exhibit “A”.
- Section 3.** This ordinance shall become effective thirty (30) days after its adoption by the Council and approval by the Mayor or upon the effective date of the ordinance annexing the subject property, whichever is later.

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.

APPROVED:   
(Denny Doyle, Mayor)

ATTEST:   
CATHY JANSEN, City Recorder

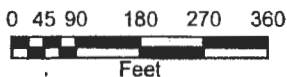
# VICINITY MAP

# EXHIBIT "A"



### Legend

-  SITE
-  Taxlots
-  Beaverton



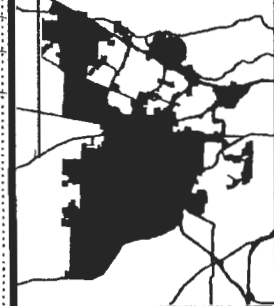
### ZONING

FROM: WASHINGTON COUNTY R5  
 TO: CITY OF BEAVERTON  
 URBAN STANDARD DENSITY (R7)

### LAND USE

FROM: WASHINGTON COUNTY R5  
 TO: CITY OF BEAVERTON  
 NEIGHBORHOOD RESIDENTIAL-  
 STANDARD DENSITY (NR-SD)

### Location



**20 NW CEDAR HILLS BLVD -MAUSELLE**  
**COMP PLAN MAP AND ZONING MAP AMENDMENT**  
**COMMUNITY AND ECONOMIC DEVELOPMENT**  
**Planning Division**

12/03/2012  
 Tax Lot #  
 1N134DC01100



Application #  
 CPA2012-0013  
 ZMA2012-0015



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**