

## Washington County

Following are pages that show all plan amendments adopted by the county and the cities in the county and submitted to DLCD since January of 1987. The list shows the county amendments first and then the cities alphabetically. Within a jurisdiction the amendments are sorted by adoption date with the older ones first. Page numbering returns to page 1 with each city.

For each amendment the first line includes the name of the jurisdiction, local file number, DLCD file number, local adoption date and any LUBA case number for those amendments that were appealed to LUBA. We have not provided information on LUBA decisions, but provide the case number to indicate that the amendment was appealed.

Below the amendment identification information are descriptions labeled "Proposed Desc." and "Adopted Desc." The Proposed Description is a more complete description of the amendment as it was proposed amendment and submitted to DLCD . This is the description that accompanied DLCD's Proposed Notice of Amendments. The adopted amendment description is a more limited description or is missing. Both descriptions are provided because not all amendments went through the department's proposed amendment process and to note changes to a proposed amendment prior to adoption.

Fonts are not consistent in the document. These are an artifact of the input process and do not affect the data content. No doubt you will discover some errors in this database. The data has been converted from one database program to another and includes more than 12,000 records in both the proposed and adopted plan amendment databases.

The department provides this general information to assist local governments and others in determining when local land use changes were made. It is our best effort at identifying adopted amendments but should always be verified with the appropriate local government before proceeding.

Please let your regional representative know if we can be of any additional assistance with respect to this data.

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	94-456-PA			
Proposed Desc.	Amend the comprehensive plan to change land use designation from Agriculture and Forest-10 (AF) to AF-5. The property (approximately 8.07 acres) is located north of Bates Street and east of Bates Avenue in Cherry Grove.			
Adopted Desc.				
Washington County	87-75-M	004-87A	5/5/1987	
Proposed Desc.	Amend the Metzger-Progress Community Plan and zoning from R-9 (Residential 9 units/acre) to Office Commercial for approximately 0.7 acres located at the south side of Coral Street, east of Greenburg Road.			
Adopted Desc.	AMEND THE METZGER-PROGRESS COMMUNITY PLAN AND ZONING FROM R-9 RESIDENTIAL TO OFFICE COMMERCIAL.			
Washington County	86-395-M	001-87A	5/5/1987	87037
Proposed Desc.	See <PA>PA.TRACKSHEETS.3, pages 15 and 16, for more information. CA45960 AFFIRMED			
Adopted Desc.	AMEND THE WASHINGTON COUNTY RURAL-NATURAL RESOURCE PLAN FOR EXCEPTION AREA #133 TO ALLOW DEVELOPMENT OF A PERFORMING ARTS CENTER.			
Washington County	87-74-M	005-87A	5/5/1987	
Proposed Desc.	Amend the Sunset West Community Plan and zoning from R-9 and R-15 (Residential 9 and 15 units/acre) to Industrial for approximatley 26.7 acres located on the east side of 158th Avenue, between Walker Road and Sunset Highway. The parcel is between the Cornell Oaks Corporate Center and the Tualatin Hills Park and Recreation District's regional recreation facilities.			
Adopted Desc.	AMEND THE PLAN FROM RESIDENTIAL (9 AND 12 UNITS PER ACRE) TO INDUSTRIAL.			
Washington County	87-73-M	003-87A	5/19/1987	
Proposed Desc.	Amend the Metzger-Progress Community Plan and zoning from R-5 (Residential 5 units/acre) to Office Commercial for approximately 0.9 acre located on the north side of S.W. Oak Street, west of Lincoln Street Extension. The proposal would allow expansion of an existing adjacent office complex NOTE: This proposed action was previously described in our March 6, 1987 Notice of Proposed Amendments. At that time the proposed action was for 0.3 acre only.			
Adopted Desc.				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	87-163-M	007-87A	6/16/1987	
Proposed Desc.	Amend the Aloha-Reedville-Cooper Mountain Community Plan from R-24 (Residential 24 units/acre) to Institutional. The proposed action would conform the designation with the existing uses, a church playground and minister's house.				
Adopted Desc.	AMEND ALOHA-REEDVILLE-COOPER MOUNTAIN COMMUNITY PLAN FROM R-24 (RESIDENTIAL 24 UNITS/ACRE) TO INSTITUTIONAL. PROPOSED ACTION WOULD CONFORM DESIGNATION WITH EXISTING USES, A CHURCH PLAYGROUND AND MINISTER'S HOUSE.				
	Washington County	87-176-M	008-87A	6/16/1987	
Proposed Desc.	Amend the Rural/Natural Resource Plan from AF-5 (Agriculture and Forest 5 acres/unit) to Rural Industrial for approximately 0.7 acres located on the north side of Beach Road, west of Glencoe Road and south of Sunset Highway.				
Adopted Desc.	AMEND RURAL/NATURAL RESOURCE PLAN FROM AF-5 (AGRICULTURE AND FOREST 5 ACRES/UNIT) TO RURAL INDUSTRIAL.				
	Washington County	87-205-M	009-87A	7/7/1987	
Proposed Desc.	Amend the Rural/Natural Resource Plan map from AF-10 to AF-5 for approximately 9.4 acres east of Old Cornelius Pass Road.				
Adopted Desc.					
	Washington County	87-207-M	010-87A	7/7/1987	
Proposed Desc.	Amend the Rural/Natural Resource Plan from EFC (Exclusive Forest and Conservation) to EFU (Exclusive Forest Use) for approximately 27 acres located north of Patton Valley Road.				
Adopted Desc.					
	Washington County	97-304-PA	013-87B	10/14/1987	
Proposed Desc.	Amend the Rural/Natural Resource Plan and zoning from Agriculture and Forestry-10 acres/dwelling (AF-10) to Agriculture and Forestry-5 acres/dwelling (AF-5) for 29.75 acres located on the north side of Jacob Road, east of Pumpkin Ridge Road, south of Mead Lane.				
Adopted Desc.	AGRICULTURE AND FORESTRY-10 ACRES TO AGRICULTURE AND FORESTRY-5 ACRES.				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	87-305-PA	014-87B	10/14/1987	
Proposed Desc.	Amend the Rural/Natural Resource Plan and zoning from Agriculture and Forestry-10 acres/dwelling (AF-10) to Agriculture and Forestry-5 acres/dwelling for 37.68 acres located on the south side of West Laurel Road, east of Bald Peak Road intersection.				
Adopted Desc.	PLAN AND ZONING FROM AGRICULTURE AND FORESTRY-10 ACRES TO AGRICULTURE AND FORESTRY-5 ACRES.				
	Washington County	87-291-PA	012-87B	10/28/1987	
Proposed Desc.	Amend the Aloha-Reedville-Cooper Mountain Community Plan Map and zoning from Residential 24 units/acre (R-24) to Residential 9 units/acre (R-9) for 4.15 acres located on the south side of Johnson Street, between 214th and 216th.				
Adopted Desc.	ALOHA-RREDVILLE-COOPER MOUNTAIN COMMUNITY PLAN MAP FROM RESIDENTIAL 24 UNITS/ACRE TO RESIDENTIAL 9 UNITS/ACRE				
	Washington County	87-308-PA	017-87B	10/28/1987	
Proposed Desc.	Amend the Aloha-Reedville-Cooper Mountain Community Plan and zoning to apply the historic and cultural resource overlay district to a property located on the east side of 170th Avenue, 420 feet south of the Tualatin Valley Highway.				
Adopted Desc.	APPLIES THE HISTORICAL AND CULTURAL OVERLAY DISTRICT TO A PARCEL.				
	Washington County	87-306-PA	015-87B	10/28/1987	
Proposed Desc.	Amend the Rural/Natural Resource Plan and zoning from Agriculture and Forestry-10 acres/dwelling (AF-10) to Agriculture and Forestry-5 acres/dwelling (AF-5) for 14.47 acres located at the northeast corner of 331st Avenue and Wohler Street.				
Adopted Desc.					
	Washington County	87-376-PA	019-87B	11/18/1987	
Proposed Desc.	Amend the comprehensive plan and zoning from AF-10 (Agriculture and Forestry 10 acres/dwelling) to AF-5 (Agriculture and Forestry 5 acres/dwelling) for approx. 60.5 acres located between west Laurell Road and Bald Peak Road.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	87-307-PA	016-87B	12/1/1987	
Proposed Desc.	Amend the Rural/Natural Resource Plan and zoning from Exclusive Farm Use (AF-20) to Rural Commercial for 0.44 acre located on the west side of Helvetia Road, north of railroad tracks and south of Helvetia Tavern. This requires an exception to Statewide Goals 3 and 4.				
Adopted Desc.	INCLUDES AN EXCEPTION.				
	Washington County	87-379,398	020-87B	12/2/1987	
Proposed Desc.	Amend the comprehensive plan and zoning from RR-5 (Rural Residential 5 acres/dwelling) to Institutional and R-6 (Residential 6 dwellings/acre) for approximately 52.9 acres located at the southwest corner of 131st Avenue and Beef Bend Road.				
Adopted Desc.					
	Washington County	87-465-PA	022-87B	12/9/1987	
Proposed Desc.	Amend the Rural/Natural Resource Plan from AF-18 (Agriculture and Forest 10 acres/dwelling) to AF-5 (Agriculture and Forest 5 acres/dwelling) for approximately 14.5 acres located on the east side fo Jackson Quarry Road, west of Logie Trail Road.				
Adopted Desc.					
	Washington County	87-574-PA	002-88A	3/23/1988	
Proposed Desc.	Amend the comprehensive plan from Office Commercial to Community Business District for approximately 0.9 acre located on the north side of Beaverton-Hillsdale Highway, west of Poplar Lane.				
Adopted Desc.					
	Washington County	88-12-PA	003-88A	3/23/1988	
Proposed Desc.	Amend the comprehensive plan from Rural Industrial to Agriculture and Forestry (AF-5) for approximately 2.35 acres located at the south side of Laurelwood Road, east of Hartley Road.				
Adopted Desc.					

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	88-93-PA	004-88	4/13/1988	
Proposed Desc.	Amend the comprehensive plan from Institutional to Office Commercial for approximately 3.7 acres located on the north side of Cornell Road, west of Corridor Court.			
Adopted Desc.				
Washington County	88-94-PA	005-88	4/13/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from AF-10 (Agriculture and Forest-10 acres per dwelling) to AF-5 (Agriculture and Forest-5 acres per dwelling) for approx. 9.9 acres located on the north side of West Laurel Road, 1/2 mile east of Bald Peak Road intersection.			
Adopted Desc.				
Washington County	88-95-PA	006-88	4/27/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from AF-10 (Agriculture and Forestry-10 acre dwelling units) to AF-5 (Agriculture and Forest-5 acre dwelling units) for approx. 14.8 acres located at the northwest side of Logie Trail Road, southeast side of Jackson Quarry Road, approximately 1/2 mile north of Helvetia Road.			
Adopted Desc.				
Washington County	88-98-PA	008-88	4/27/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from AF-10 (Agriculture and Forestry-10 acre dwelling units) to AF-5 (Agriculture and Forestry-5 acre dwelling units) for approximately 16.3 acres located at the north end of Whitmore Road.			
Adopted Desc.				
Washington County	88-96-PA	009-88	5/11/1988	
Proposed Desc.	Amend the comprehensive plan from Office Commercial to Community Business District for approximately 7 acres located on the north side of Hall Blvd. at Oleson/Greenburg intersection.			
Adopted Desc.				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	88-97-PA	007-88	5/17/1988	
Proposed Desc.	Amend the comprehensive plan from Rural Commercial to Rural Industrial for approximately 0.8 acre located north of Beach Road, west of Glencoe Road.				
Adopted Desc.					
	Washington County	88-193-PA	010-88	6/8/1988	
Proposed Desc.	Amend the comprehensive plan from Residential-25 to 100 units/acre and Office Commercial to Industrial for approx. 4 acres located north and east of Barnes Road, south of Johnson Creek.				
Adopted Desc.					
	Washington County	88-98-PA	008-88	6/24/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from AF-10 (Agriculture and Forestry-10 acre dwelling units) to AF-5 (Agriculture and Forestry-5 acre dwelling units) for approximately 16.3 acres located at the north end of Whitmore Road.				
Adopted Desc.					
	Washington County	88-269-PA	011-88	7/13/1988	
Proposed Desc.	Amend the comprehensive plan from R-5 (Residential 5 units/ acre) to Industrial for 0.9 acre located north of Sunset Highway between Cornelius Pass Road, Burlington Northern Tracks and BPA Easement.				
Adopted Desc.					
	Washington County	87-438-PA	021-87B	7/29/1988	88005
Proposed Desc.	Amend the Sunset West Community Plan and zoning from R-9 (Residential 9 units/acre) to Industrial for approximately 3.5 acres located on the west side of N.W. 158th Avenue at Bronson Road. NOTE: This is a revised proposal.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	88-339-PA	012-88	7/29/1988	
Proposed Desc.	Amend the comprehensive plan from Office Commercial to Community Business District for 0.49 acre located at 7300 SW Beaverton Hillsdale Highway.				
Adopted Desc.					
	Washington County	88-378-PA	016-88	9/14/1988	
Proposed Desc.	Amend the Sunset West Community Plan to remove the significant Water Area/Wetland designation from 0.7 acre located on the east side of 185th Avenue, south of Walker Road.				
Adopted Desc.	TO REMOVE SIGNIFICANT WATER AREA/WETLAND DESIGNATION FROM 0.7 ACRE.				
	Washington County	88-423-PA	013-88	9/28/1988	
Proposed Desc.	Amend the comprehensive plan from R-6 (Residential 6 unit/ acre) to Office Commerical for 4.8 acres located by Baseline Road, 158th Avenue, Jay Street and 160th Avenue.				
Adopted Desc.					
	Washington County	88-401-PA	014-88	9/28/1988	
Proposed Desc.	Amend the comprehensive plan from R-6 (Residential 6 units/ acre) to Industrial for 2.12 acres located at 16115 SW Jay Street.				
Adopted Desc.					
	Washington County	Ord. 332	018-88	10/25/1988	88103
Proposed Desc.	Amend comprehensive plan to adopt a new county-wide Transportation Plan. Amend the zoning from AF-5 and AF-10 (Agriculture and Forest) to AF-20 (Agriculture and Forest) for 132.93 acres on Bald Peak (6 parcels). The proposal includes an exception. COMBINED WITH 88-104, 88-105, 88-106, 108, REMANDED				
Adopted Desc.	COUNTY WIDE TRANSPORTATION PLAN. INCLUDES AN EXCEPTION. PLAN FROM AGRICULTRE AND FOREST-5 AND 10 TO AGRICULTURE AND FOREST-20.				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	88-484-PA	020-88	10/26/1988	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest District) to AF-5 (Agriculture and Forest District) for 1.3 acres located one mile south of Banks, on the west side of Cedar Canyon Road.				
Adopted Desc.	FROM AF-10 (AG & FOREST DISTRICT) TO AF - 5 (AG & FOREST DISTRICT)				
	Washington County	88-486-PA	019-88	10/26/1988	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest District) to AF-5 (Agriculture and Forest District) for 11.53 acres located on the north side of Sunset Highway and west of Maller Road.				
Adopted Desc.	AF-10 (AG & FOREST) TO AF-5 (AG & FOREST)				
	Washington County	88-485-PA	021-88	10/26/1988	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest District) to AF-5 (Agriculture and Forest District) for 9.06 acres located at the northeast corner of the intersection of Bald Peak Road and West Laurel Road.				
Adopted Desc.	FROM AF-10 (AG & FOREST) TO AF-5 (AG & FOREST)				
	Washington County	88-419-PA	015-88	10/31/1988	
Proposed Desc.	Amend the comprehensive plan from R-15 (Residential 15 units/acre) to R-24 (Residential 24 units/acre) for 9.68 located east side of 185th Avenue, south of Walker Road.				
Adopted Desc.	PLAN FROM RESIDENTIAL 15 UNITS AN ACRE TO RESIDENTIAL 24 UNITS AN ACRE .				
	Washington County	88-521-PA	024-88	11/9/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from Institutional to Community Business District for 2.61 acres located between S.W. 182nd Avenue, S.W. 185th Avenue and north S.W. Alexander Street.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	88-508-PA	022-88	11/9/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from IND (Industrial) to CBD (Community Business District) or OC (Office Commercial) for 1.93 acres located at 13050 S.W. Jenkins Road.				
Adopted Desc.					
	Washington County	88-642-PA	025-88	4/12/1989	
Proposed Desc.	Amend the comprehensive plan from Institutional to Office Commercial for 0.44 acre located on the west side of Barnes Road.				
Adopted Desc.					
	Washington County	89-122-PA	001-89	4/26/1989	
Proposed Desc.	Amend the comprehensive plan from Single Family Residential to Institutional for 0.33 acre located at 20365 SW Alexander Street, Aloha.				
Adopted Desc.	R-5 ( SINGLE FAMILY RESIDENTIAL ) TO INST ( INSTITUTIONAL )				
	Washington County	89-124-PA	003-89	4/26/1989	
Proposed Desc.	Amend the comprehensive plan from R-5 (Single Family Residential 5 units per acre) to R-5 with the Historic and Cultural Resource Overlay District for 0.86 acres located on the west side of 89th, one block north of Canyon Road.				
Adopted Desc.	FROM R-5 ( SINGLE FAMILY RESIDENTIAL 5 UNITS PER ACRE ) TO R-5 WITH THE HISTORIC AND CULTURAL RESOURCE OVERLAY DISTRICT				
	Washington County	89-187-PA	008-89	5/24/1989	
Proposed Desc.	Amend the comprehensive plan and zoning from R-24 (Residential 24 units/acre) to CG (General Commercial) for 0.53 acre located north of Tualatin Valley Highway at the end of 215th Avenue.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	89-181-PA	004-89	5/24/1989	
Proposed Desc.	Amend the zoning from AF-10 (Agriculture and Forest 10 acres per dwelling unit) to AF-5 (Agriculture and Forest 5 acres per dwelling unit) for 9.77 acres located on the east side of Pihl Road at the Cason Road intersection.				
Adopted Desc.	FROM AF-10 (AG-FORESTRY 10 ACRE MINIMUM) TO AF-5 (AG- FORESTRY 5 ACRE MINIMUM) .				
	Washington County	89-186-PA	006-89	5/24/1989	
Proposed Desc.	Amend the comprehensive plan from General Commercial to Community Business District for approximately 2.5 acres located on the north side of Canyon Road and between 110th Avenue and Highway 217.				
Adopted Desc.					
	Washington County	Ord. No. 336	009-89	9/5/1989	
Proposed Desc.	Amend the zoning ordinance to clarify and make certain additions and deletions to the Historic and Cultural Resource Overlay District.				
Adopted Desc.	AMEND THE ZONING ORDINANCE TO CLARIFY AND MAKE CERTAIN ADDITIONS AND DELETIONS TO THE HISTORIC AND CULTURAL RESOURCE OVERLAY DISTRICT.				
	Washington County	337,338,341	013-89	10/24/1989	89139
Proposed Desc.	Amend the zoning ordinance standards for farm, nonfarm, nonforest dwellings and nonfarm parcels; amend the zoning ordinance procedures and standards for the unincorporated urban area. CONS. W/89-140 CA PENDING				
Adopted Desc.	AMENDS EXISTING STANDARDS FOR FOLLOWING USES SO THEY ARE NO MORE RESTRICTIVE THAN MINIMUM STATE LAW: NONFARM DWELLINGS, CREATION OF NONFARM PARCELS ELIGIBLE FOR NONFARM DWELLING, FARM DWELLINGS, FOREST & NONFOREST DWELLINGS.				
	Washington County	339, 40, 41	014-89	10/24/1989	89137
Proposed Desc.	CONS. W/89-137 CA PENDING				
Adopted Desc.	AMEND THE COMMUNITY DEVELOPMENT CODE PROCEDURES AND STANDARDS APPLICABLE TO URBAN, RURAL AND NATURAL AREAS.				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	Ord. #342-50	011-89	10/24/1989	
Proposed Desc.	NOTE: SEE PATRACKSHEETS FOR MOR INFORMATION.				
Adopted Desc.	APPLICATION OF COUNTY HISTORIC AND CULTURAL RESOURCE OVERLAY DISTRICT TO BUILDINGS & STRUCTURES ON THE COUNTY'S CULTURAL RESOURCES INVENTORY; ADJUSTMENTS IN THE LOCATION ON PLAN MAPS OF WESTERN LRT.				
	Washington County	89-439	015-89	11/8/1989	90081
Proposed Desc.	Amend the comprehensive plan and zoning from EFC (Exclusive Forest/Conservation) to EFU (Exclusive Farm Use) for 159.73 acres located on the east side of Cornelius Pass Road just south of Multnomah County Line.				
Adopted Desc.					
	Washington County	90-42-PA	002-90	3/28/1990	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest) to AF-5 (Agriculture and Forest) for 5.32 acres located at the southwest side of Sunset Highway, 1/2 mile southeast of the intersection with Pihl Road, Manning.				
Adopted Desc.	AF-10 TO AF-5 .				
	Washington County	90-150	006-90	5/23/1990	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest) to AF-5 (Agriculture and Forest) for 6.85 acres located on the east side of Cornelius Pass Road at Rock Creek Road.				
Adopted Desc.	AF-10 (AGRICULTURE AND FOREST) TO AF-5 (AGRICULTURE AND FOREST) .				
	Washington County	90-151 PA	007-90	5/23/1990	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest) to AF-5 (Agriculture and Forest) for 11.95 acres located on the north GermanTown Road, east of Corenius Pass Road.				
Adopted Desc.	AF-10 (AGRICULTURE & FOREST) TO AF-5 (AGRICULTURE & FOREST) .				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	90-207-PA	008-90	6/13/1990	
Proposed Desc.	Amend the comprehensive plan from R-5 (Residential-5) to R-9 (Residential-9) for 2.39 acres located on the east side of Oleson Road, south of Beaverton-Hillsdale Highway.				
Adopted Desc.	RURAL RESIDENTIAL-5 TO RURAL RESIDENTIAL-9.				
	Washington County	OR.356,57,58	011-90	8/7/1990	
Proposed Desc.	Amend the zoning ordinance standards for home occupation signs and for ambulance stations.				
Adopted Desc.	AMENDS THE STANDARDS FOR MAIN AMBULANCE AND SATELLITE AMBULANCE STATIONS RELATING TO ACCESS, USE OF LIGHTING AND SIRENS, STORAGE OF AMBULANCES AND DISPATCHING. AMENDS SIGN STANDARDS FOR HOME OCCUPATIONS IN COMMERCIAL & IND. AREAS.				
	Washington County	OR.356,57,58	011-90	9/4/1990	
Proposed Desc.	Amend the zoning ordinance standards for home occupation signs and for ambulance stations.				
Adopted Desc.					
	Washington County	OR.364,65,66	014-90	9/25/1990	
Proposed Desc.	Amend the Metzer-Progress, Raleigh Hills-Garden Home and Sunset West Community Plans to: delete design element of the Washington Square Subarea; changes Locust, Taylors Ferry and Garden Home Road to major collectors; modify alignment and intersection with Baseline Road of proposed Jenkins Road extension; and show SW Baseline Road as a minor arterial between SW 158th and SW 170th Avenues.				
Adopted Desc.	Amend the Transportation Plan in the Raleigh Hills-Garden Community Plan and the Sunset West Community Plan.				
	Washington County	367-371	015-90	9/25/1990	
Proposed Desc.	Amend comprehensive plan to make minor housekeeping changes to the transportation designations on land added to the regional urban growth boundary.				
Adopted Desc.	Amend the Washington County Aloha-Reedville-Cooper Mountain Community Plan and Cedar Hills-Cedar Mill Community Plan relating to the Transportation Plan.				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	90-409 PA	018-90	10/3/1990	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest-10) to AF-5 (Agriculture and Forest-5) for 12.42 acres located on the north side of Gibson Road, east of Springhill Road, Gaston.				
Adopted Desc.	Agriculture and Forest1-10 to Agriculture and Forest -5.				
	Washington County	OR.364,65,66	014-90	10/23/1990	
Proposed Desc.	Amend the Metzger-Progress, Raleigh Hills-Garden Home and Sunset West Community Plans to: delete design element of the Washington Square Subarea; changes Locust, Taylors Ferry and Garden Home Road to major collectors; modify alignment and intersection with Baseline Road of proposed Jenkins Road extension; and show SW Baseline Road as a minor arterial between SW 158th and SW 170th Avenues.				
Adopted Desc.					
	Washington County	Ord. 383	019-90	10/23/1990	
Proposed Desc.	Amend the Comprehensive Plan Policies and Implementing Strategies of the Rural/Natural Resource Plan to address periodic review issues. Amend the land use designations on certain contiguous to the Cities of Sherwood, Banks, Gaston and North Plains. Apply the Mineral and Aggregate Overlay District to properties located at Tonquin Road and the Tillamook Bay Railroad right-of-way.				
Adopted Desc.					
	Washington County	ORD. 361-63	013-90	10/23/1990	
Proposed Desc.	Amend the zoning ordinance to address housekeeping revisions relating to urban/rural standards.				
Adopted Desc.					
	Washington County	ORD. #380-81	016-90	10/23/1990	
Proposed Desc.	Amend the zoning ordinance to address urban/rural development standards and partitioning standards for the EFU (Exclusive Farm Use) and AF-20 (Agriculture Forest-20) zones in response to periodic review.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	ORD.372-378	017-90	10/23/1990	
Proposed Desc.	Amend the zoning ordinance to address procedures and standards relating to the Comprehensive Framework Plan, Community Plans for the urban/rural area, Rural/Natural Resource Plan Element and parks and playgrounds. This proposal is in response to periodic review.				
Adopted Desc.					
	Washington County	Ord. 382	020-90	10/23/1990	
Proposed Desc.	Amend the Comprehensive Plan Policies and Implementing Strategies in the Framework Plan to address periodic review issues; make housekeeping changes to the Transportation Plan Functional Classification System and other maps; and adopt portions of the Public Facility Plan.				
Adopted Desc.					
	Washington County	ORD. 359,360	012-90	11/6/1990	
Proposed Desc.	Amend the zoning ordinance to apply standards for gas exploration in the EFU (Exclusive Farm Use), EFC (Exclusive Forest and Conservation), and AF-20 (Agriculture-Forest-20) zones.				
Adopted Desc.					
	Washington County	Ord. 384	021-90	11/23/1990	
Proposed Desc.	Amend the zoning ordinance relative to: 1) LCDC;s Goal 4 and administrative rules; 2) manufactured housing for dwellings on individual urban residential lots; and 3) nonconforming use standards.				
Adopted Desc.					
	Washington County	90-712-PA	024-90	2/6/1991	
Proposed Desc.	Amend the comprehensive plan AF-10 (Agriculture and Forest) to AF-5 (Agriculture and Forest) for 6.66 acres located on the east side of Jackson Quarry Road, north of Helvetia Road, Hillsboro.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	90-668-PA	023-90	2/26/1991	
Proposed Desc.	Amend the comprehensive plan from EFU (Exclusive Farm Use) to EFU (Exclusive Farm Use with an Historic and Cultural Resource Overlay) zone for 1.68 acres located on the west side of Martin Road, south of Verboort Road.				
Adopted Desc.					
	Washington County	91-78-PA	002-91	4/9/1991	
Proposed Desc.	Amend the comprehensive plan from Exclusive Forest and Conservation to Exclusive Farm Use for 79.43 acres located on the west side of Lee Road, north of community of Cherry Grove.				
Adopted Desc.					
	Washington County	ORD. NO. 392	003-91	4/23/1991	
Proposed Desc.	Amend the zoning ordinance to address the mandatory flood plain requirements of FEMA (Federal Emergency Management Agency).				
Adopted Desc.					
	Washington County	PR	010-90	4/23/1991	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to periodic review.				
Adopted Desc.					
	Washington County	Ord. No. 393	004-91	7/9/1991	
Proposed Desc.	Amend the zoning ordinance add new standards pertaining to the solar balance point and solar access in urban residential districts.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	88-509-PA	023-88	7/17/1991	
Proposed Desc.	Amend the comprehensive plan and zoning from Neighborhood Commercial to R-9 (Residential 9 units/acre) for 2.35 acres located at the southeast corner of Beef Bend Road at 131st Avenue, King City Highlands. NOTE: This is a revised proposal.				
Adopted Desc.	RCOM=Neighborhood Commercial				
	Washington County	Ord. 396	006-91	8/6/1991	
Proposed Desc.	Amend the comprehensive plan to clarify the scope of limitations on quasi-judicial plan amendments for the Cedar Mill West Subarea of the Cedar Hill-Cedar Mill Community Plan.				
Adopted Desc.					
	Washington County	399, 400 & 1	008-91	8/27/1991	
Proposed Desc.	Amend the zoning ordinance to: (1) update standards and procedures relating to flood plain and drainage hazard areas; (2) update standards regulating urban land use zones and the historic and cultural resource overlay zone; and (3) update general standards and procedures which provide for the health, safety and general welfare of the citizens.				
Adopted Desc.					
	Washington County	91-437-PA	011-91	9/24/1991	
Proposed Desc.	Amend the comprehensive plan from EFU (Exclusive Farm Use) to R-Com (Rural Commercial) for 2 acres located on the Midway Road, south of its intersection with Highway 219 and Raynard Road. The proposal includes an exception.				
Adopted Desc.					
	Washington County	399, 400 & 1	008-91	10/22/1991	
Proposed Desc.	Amend the zoning ordinance to: (1) update standards and procedures relating to flood plain and drainage hazard areas; (2) update standards regulating urban land use zones and the historic and cultural resource overlay zone; and (3) update general standards and procedures which provide for the health, safety and general welfare of the citizens.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	397	007-91	10/22/1991	
Proposed Desc.	Amend the zoning ordinance to revise the existing standards related to rural and natural resource areas, including land use district and lot line adjustment standards.				
Adopted Desc.					
	Washington County	Ord 403	015-91	10/22/1991	
Proposed Desc.	Amend the Development Code to exempt parcels created prior to November 1, 1990 from compliance with the solar balance point standard.				
Adopted Desc.					
	Washington County	91-553	014-91	11/6/1991	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture/ Forest-10) to AF-5 (Agriculture/Forest-10) for approximately 19.5 acres on the southwest corner of Kaiser Road and Brugger Road.				
Adopted Desc.					
	Washington County	91-610-PA	016-91	1/15/1992	
Proposed Desc.	Amend the comprehensive plan from Institutional to R-5 (Residential) for 3.5 acres located at Scholls Ferry Road near Portland Golf Club. Also remove the Historic Resource District Overlay designation.				
Adopted Desc.					
	Washington County	91-683	018-91	1/21/1992	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forestry-10) to AF-5 (Agriculture and Forestry-5) for 13.61 acres adjacent to Old Pumpkin Ridge Road, Cornelius.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	91-661-PA	017-91	3/4/1992	
Proposed Desc.	Amend the comprehensive plan from Institutional (1.2 acres) and Residential-15 (1.2 acres) to OC (Office Commercial) for approximately 2.40 acres on Farmington Road at 149th Avenue, west of Murray Boulevard.				
Adopted Desc.	Will need a traffic study by ODOT.				
	Washington County	92-107	004-92	4/21/1992	
Proposed Desc.	Amend the comprehensive plan from R-6 (Residential) to Industrial for 1.58 acres located on the north side of Baseline, south side of Burlington Northern Tracks, east of 185th.				
Adopted Desc.					
	Washington County	ORD. 407	002-92	4/21/1992	
Proposed Desc.	Amend the zoning ordinance to comply with Goal 4 (forest management) and update amendments for solar access standards and certain access spacing standards.				
Adopted Desc.					
	Washington County	ORD 408	001-92	4/21/1992	
Proposed Desc.	Amend the comprehensive plan to allow expansion or enhancement of the wetland of Nicole Marsh for water quality improvements in the Raleigh Hills-Garden Home Community plan.				
Adopted Desc.	Adoption with file 002-92.				
	Washington County	90-109 PA	005-92	4/30/1992	
Proposed Desc.	Amend the comprehensive plan from Exclusive Forest and Conservation to Exclusive Farm Use for 39.77 acres located north of NW Meier Road, west of Valley Vista Road, and east of Yunger Road.				
Adopted Desc.	Exclusive Forest and Conservation to Exclusive Farm Use.				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	Ord. 409	010-92	6/2/1992	
Proposed Desc.	Amend the comprehensive plan to delete NW Lonerock Drive between NW 174th and 185th Avenues as a minor collector on the Transportation Plan.				
Adopted Desc.					
	Washington County	91-183 PA	00892	6/3/1992	
Proposed Desc.	Amend the comprehensive plan from R-25+ (Residential) to Institutional for 1.7 acres located north of Sunset Highway and southwest of the intersection of Barnes Road and Stark Street.				
Adopted Desc.	R-25 to Institutional.				
	Washington County	92-108 PA	003-92	6/3/1992	
Proposed Desc.	Amend the comprehensive plan from R-25+ with significant water area and wetland to R-25+ (with removing significant water area and wetland) for 1.97 acres located south of the intersection of old and new Barnes Roads, on the north side of Johnson Creek, north of Sunset Highway.				
Adopted Desc.					
	Washington County	92-157-PA	007-92	6/17/1992	
Proposed Desc.	Amend the comprehensive plan from Office Commercial to General Commercial for .35 acre located west of SW 87th Avenue, north of Cashmur Lane, and south of Canyon Road.				
Adopted Desc.					
	Washington County	91-186 PA	009-92	9/15/1992	
Proposed Desc.	Amend the comprehensive plan and zoning from AF-20 (Agriculture/Forest-20) to EFC (Exclusive Forest/ Conservation) for 220 acres located on the east side of Tonquin Road, north of the Clackamas County line near Sherwood.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	Ord. 410	014-92	9/15/1992	
Proposed Desc.	Amend the comprehensive plan from R-15 (Residential) to CBD (Community Business District) or OC (Office Commercial) for 1.31 acres located in the Cedar Hills/Cedar Mill Community Plan area.				
Adopted Desc.					
	Washington County	Ord. No. 425	028-92	10/6/1992	
Proposed Desc.	Amend the comprehensive plan and the City of North Plains Urban Planning Area Agreement to add Rural Industrial property at the northwest corner of the Sunset Highway and Dersham Road to the city's "Unincorporated area of Interest."				
Adopted Desc.					
	Washington County	91-512 PA	010-91	10/21/1992	
Proposed Desc.	Amend the comprehensive plan and zoning from Industrial to Commercial Business District for approximately 8 or 9 acres located on the southwest corner of Murray Boulevard and Science Park Drive.				
Adopted Desc.	Industrial to Commercial Business Park.				
	Washington County	Ord. No. 415	018-92	10/27/1992	
Proposed Desc.	Amend the existing standards of the Community Development Code relating to nonconforming uses and vested rights.				
Adopted Desc.	Ordinance is 415. Letter sent.				
	Washington County	Ord 412	015-92	10/27/1992	
Proposed Desc.	Amend the Rural/Natural Resource Plan Element relating to Public Facilities Service to allow formation of public water supply systems to serve existing dwellings in exclusive farm and forest districts if documentation can be provided that a serious water shortage or health hazard exists.				
Adopted Desc.	Expansion of community, private and public water systems and districts to serve dwellings.				

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	Ord 413	016-92	10/27/1992	
Proposed Desc.	Amend the zoning ordinance to revise existing standards for private streets.			
Adopted Desc.				
Washington County	Ord. No. 417	020-92	10/27/1992	
Proposed Desc.	Amend the Community Development Code to: (1) cure certain jurisdictional defects for appeals; (2) add provisions regarding off-site parking regulations; (3) change arterial access requirements to allow non-arterial or collector access; and (4) add provisions for "stub" streets and non-access tracts to allow better planning for local street circulation.			
Adopted Desc.				
Washington County	Ord. No. 421	024-92	10/27/1992	
Proposed Desc.	Amend the Land Development Code to establish standards and procedures for the review of public transportation facilities, specific standards related to floodplain development and significant natural area development.			
Adopted Desc.				
Washington County	Ord. 402	012-91	10/27/1992	
Proposed Desc.	Amend the zoning ordinance to modify allowed uses and development standards for receiving and transmitting antenna and communication towers.			
Adopted Desc.				
Washington County	Ord. No. 423	026-92	10/27/1992	
Proposed Desc.	Amend the Community Development Code relating to allowed uses in the General Commercial District, AF-5 (Agriculture Forest-5 acres) and AF-10 (Agriculture Forest-10 acres) districts, and specify standards for storm water facilities.			
Adopted Desc.				

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	Ord. No. 419	022-92	10/27/1992	
Proposed Desc.	Amend the Transportation Plan of the comprehensive plan to: (1) clarify when a plan amendment is required; (2) define "general location" of roadways in urban and rural areas; (3) clarify role of project development in defining lane requirements at intersections; and (4) modify process for changing existing and proposed transit routes map.			
Adopted Desc.				
Washington County	Ord. No. 422	025-92	10/27/1992	
Proposed Desc.	Amend the Community Development Code to: clarify procedures for preparation of hearing transcripts and establish what comprises verbatim record of a matter that is appealed; and clarify the "two-step" process used to review most development applications.			
Adopted Desc.				
Washington County	ORD 411	013-92	10/27/1992	
Proposed Desc.	Amend the comprehensive plan to apply a mineral and aggregate overlay district to allow quarry activity located south of Laurelwood area, near the Yamhill County line.			
Adopted Desc.	Apply aggregate overlay to a site for extraction.			
Washington County	Ord. No. 420	023-92	10/27/1992	
Proposed Desc.	Amend the Urban Community Plans to require development within floodplain and significant natural areas to be consistent with the requirements of the Community Development Code.			
Adopted Desc.	Design review, flood plains, miscellaneous changes.			
Washington County	92-585-PA	029-92	11/17/1992	
Proposed Desc.	Amend the comprehensive plan from Exclusive Forest and Conservation to Exclusive Farm Use for 44.92 acres located west of Parsons Road and one mile north of the intersection of Wilson River Highway and Gales Creek Road.			
Adopted Desc.	Exclusive Forest P Conservation to Exclusive Farm Use.			

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	92-586	030-92	11/18/1992	
Proposed Desc.	Amend the comprehensive plan from R-9 (Residential) to Institutional for 9.6 acres located south and west of River Road, east of Witch Hazel Road, on the east side of USA Rock Creek Facility.				
Adopted Desc.	Residential to Institutional				
	Washington County	92-620 PA	035-92	1/6/1993	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest-10) to AF-10 (Agricultural Forest-5) for 11.71 acres located on the south side of Laurel Road at its intersection with Bald Peak Road.				
Adopted Desc.	Change AF-10 (Residential) to AF-5 (Residential).				
	Washington County	92-621-92	034-92	1/6/1993	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest-10) to AF-5 (Agriculture and Forest-5) for 5.75 acres located on the south side of Gibson Road, east of Spring Hill Road.				
Adopted Desc.	AF-10 to AF-5.				
	Washington County	92-614-PA	031-92	1/6/1993	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest-10) to AF-5 (Agriculture and Forest-5) for 9.87 acres located on the west side of Old Pumpkin Ridge Road, west of Pumpkin Ridge Road.				
Adopted Desc.	AF-10 to AF-5.				
	Washington County	426	003-93	3/23/1993	
Proposed Desc.	Amend the comprehensive plan changing the number of proposed lanes from three to five and the design standards from A-8 to A-4 on NW 185th Avenue between Road Creek Boulevard and the south entrance of the new Beaverton School District High School.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	92-713-PA	037-92	4/29/1993	
Proposed Desc.	Amend the comprehensive plan from AF-5 (Agricultural) to Institutional for 160 acres at NW Springville Road and NW 185th Avenue. The proposal would allow expansion of PCC (Portland Community College).				
Adopted Desc.					
	Washington County	93-037-PA	002-93	5/19/1993	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest District) to AF-5 (Agriculture and Forest) for 10.0 acre located on the north side of Laurel Road West approximately one mile west of Laurel Road North.				
Adopted Desc.	AF-10 to AF-5.				
	Washington County	93-036 PA	004-93	5/19/1993	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest) to AF-5 for 9.77 acres located on the east side of Midway Road, north of Vanderschuere Road.				
Adopted Desc.	AF-10 to AF-5.				
	Washington County	93-038 PA	001-93	5/19/1993	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agricultural and Forest) to AF-5 (Agricultural and Forest) for 10 acres located on the north side of Laurel Road West approximately one mile west of Laurel Road North.				
Adopted Desc.					
	Washington County	93-039-PA	005-93	5/19/1993	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forest) to AF-5 for 9.47 acres located on the east side of Midway Road, north of Vanderschuere Road.				
Adopted Desc.	AF-10 to AF-5.				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	93-197 PA	009-93	6/8/1993	
Proposed Desc.	Amend the comprehensive plan from EFC (Exclusive Forest and Conservation) to EFU (Exclusive Farm Use) for 3 lots totaling 56.7 acres located north of the intersection at Wilson River Highway and Gales Creek Road.				
Adopted Desc.					
	Washington County	G 1-92	021-92	7/27/1993	
Proposed Desc.	Amend the Municipal Code to permit a recreational vehicle to be used for a park caretaker's residence in the R-1 Zone.				
Adopted Desc.					
	Washington County	428, 430	006-93	8/10/1993	
Proposed Desc.	Amend the zoning ordinance make several general updates and housekeeping admendments also changes to Goal 4 administrative rule changes.				
Adopted Desc.					
	Washington County	431	007-93	8/10/1993	
Proposed Desc.	Amend the zoning ordinance to add standards regulating the design and provisions of mixed solid waste and recyclable storage facilities.				
Adopted Desc.					
	Washington County	93-525-PA	013-93	9/21/1993	
Proposed Desc.	Amend the comprehensive plan to take an exception to Statewide Planning Goals 3, 4, and 14 for 19.65 acres located on the southeast corner of Morgan and Tonquim Roads.				
Adopted Desc.	Take exception to Goals for 19.65 acres located on the southeast corner of Morgan and Tomquin Road.				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	444	023-93	10/26/1993	
Proposed Desc.	Amend the comprehensive plan to recognize the urban service boundary proposed by the City of Beaverton for the eastern portions of the county.				
Adopted Desc.					
	Washington County	443	022-93	10/26/1993	
Proposed Desc.	Amend the zoning ordinance to allow activities and uses associated with the expansion of Barney Reservoir on the Trask River through Type III procedures.				
Adopted Desc.					
	Washington County	442	021-93	10/26/1993	
Proposed Desc.	Amend the zoning ordinance to make general updates and housekeeping changes, with the majority pertaining to the public facility and service standards.				
Adopted Desc.					
	Washington County	441	020-93	10/26/1993	
Proposed Desc.	Amend the zoning ordinance to add "garbage haulers operation" as a permitted use in the urban Industrial zone.				
Adopted Desc.					
	Washington County	440	019-93	10/26/1993	
Proposed Desc.	Amend the City of Tualatin's planning map from Industrial to county Industrial. Also apply mineral and aggregate overlay A and B to 31.81 acres located on the west side of of Tualatin and south of Tualatin-Sherwood Road.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	439	018-93	10/26/1993	
Proposed Desc.	Amend the zoning to allow the keeping of potbelly pigs as household pets.				
Adopted Desc.					
	Washington County	437	016-93	10/26/1993	
Proposed Desc.	Amend the zoning ordinance to make several general update and housekeeping changes pertaining to care facilities, schools and temporary signs.				
Adopted Desc.					
	Washington County	436	015-93	10/26/1993	
Proposed Desc.	Amend the zoning ordinance to apply standards for dormitories, hospitals and schools.				
Adopted Desc.					
	Washington County	434	014-93	10/26/1993	
Proposed Desc.	Amend the zoning ordinance to update the acreage requirements for farm dwellings based upon new data. Also add new criteria that must be addressed as part of a farm management plan and make other housekeeping and general changes to the farm income standards.				
Adopted Desc.					
	Washington County	433	011-93	10/26/1993	
Proposed Desc.	Amend the zoning ordinance to make houskeeping and general updates regarding parking of storage vehicles, bed and breakfasts, home occupation and placement or replacement of mobile homes or manufactured homes in approved manufactured dwelling parks or subdivisions.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	429	008-93	10/26/1993	
Proposed Desc.	Amend the zoning ordinance to comply with state law regarding land divisions and related procedures.				
Adopted Desc.					
	Washington County	93-670	025-93	10/29/1993	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture/ Forest-10) to AF-5 (Agriculture/Forest-5) for 4.5 acres located on the east side of Bald Peak Road and south of Laurelwood Road. The proposal was submitted without text.				
Adopted Desc.	AF-10 to AF-5 for 4.5 acres.				
	Washington County	93-706	026-93	12/3/1993	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agriculture and Forestry-10) to AF-5 for 6.2 acres located on the south side of Dierdorff Road between Groveland and Helvetia Roads.				
Adopted Desc.					
	Washington County	93-726-PA	028-93	1/14/1994	
Proposed Desc.	Amend the comprehensive plan from EFC (Exclusive Farm Conservation) to EFU (Exclusive Farm Use) for 101.47 acres located northwest of the intersection of Old Tualatin Valley Highway and Patton Valley Road.				
Adopted Desc.					
	Washington County	Ord. 449	001-94	5/3/1994	
Proposed Desc.	Amend the zoning ordinance to comply with the state law (HB 2835) relating to the placement of manufactured housing.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	432	010-93	5/31/1994	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to comply with the new Transportation Rule regarding pedestrian, bicycle and transit access provisions.				
Adopted Desc.					
	Washington County	94-130-PA	004-94	6/28/1994	
Proposed Desc.	Amend the comprehensive plan from AF-10 (Agricultural and Forest-10) to AF-5 for 4.91 acres located on the south side of Bald Peak Road, east of the intersection with Laurel Road.				
Adopted Desc.					
	Washington County	94-129-PA	009-94	6/28/1994	
Proposed Desc.	Amend the comprehensive plan from Agriculture and Forestry-10 to AF-5 for 16.07 acres located north of LaSalle Road and east of Spring Hill Road.				
Adopted Desc.					
	Washington County	94-215-PA	003-94	6/28/1994	
Proposed Desc.	Amend the comprehensive plan from R-15 (Residential) to R-24 (Residential) for 4.57 acres located southwest of 180th and north of Kinnaman Road, in the Aloha Reedville Cooper Mountain area.				
Adopted Desc.					
	Washington County	450	005-94	7/12/1994	
Proposed Desc.	Amend the transportation plan element of the comprehensive plan to change the alignment and design standard of proposed NW 112th Avenue minor arterial between Cornell and Barnes Road; also change the description and status of the 112th Avenue project in the Public Facilities Plan.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	94-082 PA	008-94	7/20/1994	
Proposed Desc.	Amend the comprehensive plan from Agriculture and Forestry-10 to AF-5 for 7.39 acres located on the east side of Bald Peak Road, south of Laurelwood Road.				
Adopted Desc.					
	Washington County	458	019-94	9/27/1994	
Proposed Desc.	Amend the Rural/Natural Resource Plan Element of the comprehensive plan to allow the expansion of the site known as the Cochran quarry. Apply the mineral and aggregate overlay to the subject area.				
Adopted Desc.					
	Washington County	94-397-PA	017-94	10/11/1994	
Proposed Desc.	Amend the comprehensive plan to remove the Historic and Cultural Resource Overlay district for the Kish House located at 21770 SW Ouatama Road.				
Adopted Desc.					
	Washington County	459	018-94	10/25/1994	
Proposed Desc.	Amend the Urban Area and the Rural/Natural Resource Plan of the comprehensive plan to add objective criteria for determining school capacity and new implementing policies which require the county to evaluate the impact of certain plan or code amendments on school capacity.				
Adopted Desc.					
	Washington County	Ord. 454	014-94	10/25/1994	
Proposed Desc.	Amend the zoning ordinance requirements for garage and carports for manufactured homes on residential lots inside the UGB and clarify siting standards for manufactured homes.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	456	021-94	10/25/1994	
Proposed Desc.	Amend the zoning ordinance to allow a living history museum as a Type III use in the Exclusive Farm Use, Agriculture and Forestry (AF-20) zones.				
Adopted Desc.					
	Washington County	Ord. 451	011-94	10/25/1994	
Proposed Desc.	Amend the zoning ordinance standards for development in the county's EFC district to reflect recent revisions to OAR 660, Division 6.				
Adopted Desc.					
	Washington County	Ord. 452	012-94	10/25/1994	
Proposed Desc.	Amend the zoning ordinance standards for training and stabling of horses for profit in the rural area.				
Adopted Desc.					
	Washington County	457	020-94	10/25/1994	
Proposed Desc.	Amend the zoning ordinance to permit churches as a temporary use within existing structures in the urban Industrial district.				
Adopted Desc.					
	Washington County	94-455-PA	024-94	12/21/1994	
Proposed Desc.	Amend the comprehensive plan from Agriculture and Forest-10 (AF-10) to AF-5. The property (approximately 19.52 acres) is located on the north side of Vanderschuere Road, west of Midway Road.				
Adopted Desc.	Amend from AF-10 to AF-5				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	94-457-PA	022-94	2/1/1995	
Proposed Desc.	Amend the zoning map ---- from Community Business District (CBD) to General Commercial (GC) due to an oversight at the time of the adoption of the county's comprehensive plan. The property is located at 8555 Southwest Canyon Road and is .49 acres in size.				
Adopted Desc.					
	Washington County	94-619-PA	029-94	3/14/1995	
Proposed Desc.	Amend the comprehensive plan map from AF-10 (single- family residential) to AF-5 on 10.83 acres located on Mead Lane.				
Adopted Desc.					
	Washington County	94-662-PA	031-94	4/12/1995	
Proposed Desc.	Amend the comprehensive plan map from AF-10 to AF-5 (Agriculture/Forest) on 10 acres located on the north side of Laurel Road and east of Bald Peak and Laurel Roads.				
Adopted Desc.					
	Washington County	94-557 PA	028-94	5/23/1995	
Proposed Desc.	Amend the comprehensive plan to take an exception to allow a sewer conection outside the urban growth boundary for a church.				
Adopted Desc.					
	Washington County	95-070-PA	001-95	6/21/1995	
Proposed Desc.	Amend the comprehensive plan from Industrial to Office Commercial on 2.19 acres located at Cornell Road and 143th Avenue.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	Ord. 453	013-94	6/27/1995	
Proposed Desc.	Amend the zoning ordinance urban land division standards to require the submittal of a street lighting plan when new public streets are created.				
Adopted Desc.					
	Washington County	Ord 464	002-95	7/11/1995	
Proposed Desc.	Amend the Community Development Code to make general updates and housekeeping amendments.				
Adopted Desc.					
	Washington County	94-620-PA	030-94	7/19/1995	
Proposed Desc.	Amend the comprehensive plan map from AF-10 to AF-5 on 20.23 acres located at Jackson Quarry Road and Helvetia Road.				
Adopted Desc.					
	Washington County	94-521-PA	026-94	8/8/1995	
Proposed Desc.	Amend the comprehensive plan from AF-10 to AF-5 for approximately 19 acres located on the north side of Dixon Mill Road, 660 feet east of Hardbeck Road.				
Adopted Desc.					
	Washington County	95-372-PA	011-95	9/20/1995	
Proposed Desc.	Amend the comprehensive plan map from Agriculture/Forestry (and AF-10) to Agriculture/Forestry (and AF-5) on 8.25 acres located on the east side of Pumpkin Ridge Road and Mead Lane.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	95-373-PA	012-95	9/20/1995	
Proposed Desc.	Amend the comprehensive plan from Office Commercial (OC) to Commercial Business District (CBD) on .83 acres located west of 7420 Southwest Beaverton-Hillsdale Highway.				
Adopted Desc.					
	Washington County	ORD 462	004-95	10/3/1995	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to codify existing interpretation of Policy 6 as it applies to quasi-judicial plan amendments, requiring minimum well spacing for small and domestic single family wells, and reduces lot size options in several rural land use districts.				
Adopted Desc.					
	Washington County	Ord 463	003-95	10/24/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) to incorporate recent changes to OAR 660-12 (Senate Bill 1057) relating to allowed rural transportation uses and improvements.				
Adopted Desc.					
	Washington County	Ord 466	005-95	10/24/1995	
Proposed Desc.	Amend Ordinance 466 to: 1) Amend several of the forest structure and fire safety standards; 2) Make housekeeping changes to the EFC District; and 3) Make template dwellings non-restrictive.				
Adopted Desc.					
	Washington County	Ord 469	008-95	10/24/1995	
Proposed Desc.	Amend Ordinance 469 of the land use regulations to make several general housekeeping amendments.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	AWASH	009-95	10/24/1995	
Proposed Desc.	Amend Ordinance 470 to amend the Transportation Plan to clarify the functional classification map and to establish a framework for development review of transportation projects.				
Adopted Desc.					
	Washington County	ORD 474	015-95	10/24/1995	
Proposed Desc.	Amend the Transportation Plan to remove the minor collector designation on a portion of Canyon Drive and Canyon Lane, and add a minor collector designation on a new road in the vicinity.				
Adopted Desc.					
	Washington County	Ord 467	006-95	10/31/1995	
Proposed Desc.	Amend Ordinance 467 involving tree cutting requirements in the urban area to make them consistent with Section 422.				
Adopted Desc.					
	Washington County	Ord 468	007-95	10/31/1995	
Proposed Desc.	Amend Ordinance 468 of the Community Development Code to provide new standards which allow exemption to the requirements to construct sidewalks for limited urban infill development requests.				
Adopted Desc.					
	Washington County	Ord 471	010-95	10/31/1995	
Proposed Desc.	Amend Ordinance 471 to incorporate May 1995 changes of OAR 660, Division 12, into the comprehensive framework plan for the urban area, transportation plan, and community development code.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	94-620-PA	030-94	10/31/1995	
Proposed Desc.	Amend the comprehensive plan map from AF-10 to AF-5 on 20.23 acres located at Jackson Quarry Road and Helvetia Road.				
Adopted Desc.					
	Washington County	95-395-PA	013-95	11/4/1995	
Proposed Desc.	Amend the comprehensive plan from Exclusive Forest and Conservation/Agriculture and Forest (and EFC/AF-10) to Institutional (and INST) on 68 acres located on the west side of Grabhorn Road and south of Farmington.				
Adopted Desc.					
	Washington County	95-396-PA	014-95	11/4/1995	
Proposed Desc.	Amend the comprehensive plan from Agriculture and Forest-10 to Agriculture and Forest-5 on 15.38 acres located on Grimmett Road, north of the Wilson River Highway.				
Adopted Desc.					
	Washington County	95-722-PA	001-96	2/23/1996	
Proposed Desc.	Amend the Functional Classification Map of the Transportation Plan to modify the alignment of Southwest Shaw Street east of the intersection with Southwest 198th Avenue.				
Adopted Desc.					
	Washington County	96-028-PA	003-96	4/13/1996	
Proposed Desc.	Amend the comprehensive plan map to remove open space designation on 2.8 acres located north of Bethany Meadows PUD to the west of Northwest Bethany Boulevard.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	96-036-PA	004-96	4/13/1996	
Proposed Desc.	Amend the comprehensive plan map from AF-10 to AF-5 on 18.43 acres located at 283 Southwest Vanderschuere Road.				
Adopted Desc.					
	Washington County	96-016-PA	002-96	4/16/1996	
Proposed Desc.	Amend the comprehensive plan map from Rural Commercial/Agriculture Forest-5 (R-Com/AF-5) to Rural Industrial (R-Ind) on 4.05 acres located at 31345 Northwest Beach Road in the North Plains area.				
Adopted Desc.					
	Washington County	96-115-PA	005-96	5/4/1996	
Proposed Desc.	Amend the comprehensive plan map from Agriculture and Forest-10 (AF-10) to Agriculture and Forest-5 (AF-5) on 10 acres located on the east side of Bald Peak Road, 3,500 feet south of Laurelwood Road.				
Adopted Desc.					
	Washington County	96-230-PA	006-96	6/19/1996	
Proposed Desc.	Amend the comprehensive plan from Residential-5 to Institutional for 0.59 acre located at 8245 SW Barnes Road.				
Adopted Desc.					
	Washington County	ORD 480	010-96	10/22/1996	
Proposed Desc.	Amends elements of the Community Development Code, Urban Comprehensive Framework Plan, Rural/Natural Resource Plan, Transportation Plan, and Eleven Community Plans as apply to the comprehensive plan standards and requirement.				
Adopted Desc.					

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	ORD 482	012-96	10/22/1996	
Proposed Desc.	Amends comprehensive plan Rural/Natural Resource Plan element relating to the Mineral and Aggregate Overlay District. This proposal was received with only 35 days notice.				
Adopted Desc.					
	Washington County	96-513-PA	013-96	10/22/1996	
Proposed Desc.	Amend the comprehensive plan to allow exceptions of Goals 3, 11, and 14 regarding the Beef Bend Extension roadway improvement located between Beef Bend and Elsner Roads. This proposal includes an exception.				
Adopted Desc.					
	Washington County	96-468-PA	014-96	11/14/1996	
Proposed Desc.	Amend the comprehensive plan from Agriculture and Forestry-10 to Agriculture and Forestry-5 on 19.37 acres located south of Vandeschuere Road, Hillsboro.				
Adopted Desc.					
	Washington County	96-514-PA	016-96	11/14/1996	
Proposed Desc.	Amend the comprehensive plan from Agriculture and Forestry-10 to Agriculture and Forestry-5 on 11.33 acres located at 36250 SW Bald Peak Road, south of Laurelwood Road, Hillsboro.				
Adopted Desc.					
	Washington County	96-515-PA	017-96	11/14/1996	
Proposed Desc.	Amend the comprehensive plan from Agriculture and Forestry-10 to Agriculture and Forestry-5 on 9.81 acres located at 36421 SW Bald Peak Road, Hillsboro.				
Adopted Desc.					

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	96-516-PA	015-96	1/14/1997	
Proposed Desc.	Amend the comprehensive plan from Agriculture and Forestry - 20 to Exclusive Forest and Conservation on 1.78 acres located at NW Collins Road, north of the city of North Plains.			
Adopted Desc.				
Washington County	Ord. 499	017-97	4/28/1997	
Proposed Desc.	Amend the comprehensive plan map to apply Mineral and Aggregate Overlay Zone to 50 acres allowing expansion of the existing quarry and also applying conditions of approval to the subject site. This is a reproposal of file 011-97, which was denied.			
Adopted Desc.				
Washington County	97-092-PA	008-97	5/15/1997	
Proposed Desc.	Amend the comprehensive plan map from AF-10 to AF-5 on 10.19 acres located at 14155 SW Elsinore Lane, Hillsboro.			
Adopted Desc.				
Washington County	97-013-PA	001-97	6/3/1997	
Proposed Desc.	Amend the comprehensive plan map from Mixed Agriculture and Forestry-20 (AF-20) to Exclusive Forest and Conservation (EFC) on 12.55 acres located on SW Stepien Road, two miles north of Hagg Lake.			
Adopted Desc.				
Washington County	97-084-PA	007-97	6/10/1997	
Proposed Desc.	Amend the comprehensive plan map from R-COM to AF-5 on 1.5 acres located at 27805 NW Timber Road, in the City of Timber. Property is located within exception area #3.			
Adopted Desc.				

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	Ord. 493	012-97	6/24/1997	
Proposed Desc.	Amend the Transportation Plan System Map removing East-West Arterial Corridor and replacing it with new street connections in the downtown portion of Beaverton.			
Adopted Desc.				
Washington County	Ord. 494	013-97	6/24/1997	
Proposed Desc.	Amend the Transportation Plan System Map removing East Hillsboro Corridor and replacing the corridor with a three-lane minor arterial between Baseline and Cornell Roads.			
Adopted Desc.				
Washington County	97-185-PA	010-97	7/11/1997	
Proposed Desc.	Amend the comprehensive plan from Office Commercial (OC) to General Commercial (GC) for .46 acre located on Canyon Road at the intersection of 89th and Canyon Lane.			
Adopted Desc.				
Washington County	97-280-PA	014-97	8/27/1997	
Proposed Desc.	Amend the comprehensive plan map from MA-E to AF-5 to correct mapping error on 1.8 acres located east of Thornburgh Road and north of Old Wilson.			
Adopted Desc.				
Washington County	97-235-PA	015-97	12/16/1997	
Proposed Desc.	Amend the comprehensive plan map from Urban Industrial (IND) to Institutional (INST) on 5.67 acres located at 13845 NW Science Park Drive in Beaverton. This proposal was received with only 44 days notice.			
Adopted Desc.				

	Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
	Washington County	97-661-PA	018-97	3/3/1998	
Proposed Desc.	Amend the comprehensive plan map from Agricultural Forestry (AF-20) to Exclusive Forest Conservation (EFC) for 5.31 acres located on Stepien Road, northwest of Gaston.				
Adopted Desc.					
	Washington County	Ord. 504	001-98	4/21/1998	
Proposed Desc.	Amend the development code to add elementary schools accessory to a campus development as a conditional use on the Transit Oriented Employment District. This will be subject to limitations on site size and compliance with minimum density standards.				
Adopted Desc.					
	Washington County	Ord. 503	002-98	4/21/1998	98-077
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes to the Sunset West Community Plan and the Transportation Plan Element. Changes are related to Light Rail Station Area for the Merlo light rail station area (vacation of part of a minor collector street, designation of a new minor collector and designation of a specific pedestrian/bicycle links). This proposal involves approximately 40 acres located at the northeast corner of 158th Avenue and Jenkins Road. LUBA Appeal #98-077				
Adopted Desc.					
	Washington County	Ord. 509	005-98	5/19/1998	
Proposed Desc.	Amend the development code to allow domestic violence care facilities as an exempt use in the R-5, R-6, R-9, R-15 and R-24 districts provided it is in an existing dwelling and on a lot that is at least 15,000 square feet in size. This proposal was received with only 43 days notice.				
Adopted Desc.					
	Washington County	ORD 473	016-95	6/2/1998	
Proposed Desc.	Amend the transportation plan to modify the planned number of lanes on Cornell Road between Shute and Butler Roads from seven to five.				
Adopted Desc.					

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	98-134-PA	007-98	6/2/1998	
Proposed Desc.	Amend the comprehensive plan map from Rural Commercial to AF-5 (Agriculture & Forest) for .71 acres located at Verboort & Visitation Rds., north of Forest Grove.			
Adopted Desc.				
Washington County	98-210-PA	015-98	6/23/1998	
Proposed Desc.	Amend the comprehensive plan map from AF-5 to Rural Commercial on .39 acres located near Laurelwood at the intersection of Laurelwood and Hartley Roads. This proposal was received with 44 days notice.			
Adopted Desc.				
Washington County	98-200-PA	014-98	6/23/1998	
Proposed Desc.	Amend the comprehensive plan map from AF-10 to AF-5 on 18.4 acres located north of Hillsboro at the intersection of Meek and Sewell Roads. This proposal was received with 44 days notice.			
Adopted Desc.				
Washington County	Ord. 506	003-98	7/7/1998	
Proposed Desc.	Amend the development code to allow the area in public roads to be considered part of a lot parcel to apply the minimum lot area provisions of the AF-10 and AF-5 districts. This proposal was received with only 43 days notice.			
Adopted Desc.				
Washington County	98-231-PA	016-98	7/14/1998	
Proposed Desc.	Amend the comprehensive plan text for a reasons goal exception to allow a sewer connection to a mobile home park. Involves 19.18 acres located at 34265 SW Tualatin Valley Highway.			
Adopted Desc.				

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	Ord 518	017-98	8/25/1998	
Proposed Desc.	Amend the community development code text relating to flood plain and drainage hazard area development.			
Adopted Desc.				
Washington County	Ord. 508	004-98	8/25/1998	
Proposed Desc.	Amend the development code to clarify submittal requirements for land divisions and to clarify the standards and review procedures for property line adjustments.			
Adopted Desc.				
Washington County	Ord 523	025-98	10/27/1998	
Proposed Desc.	Amend the community development code text to revise allowed EFU, EFC and Washington County AF-20 zone uses as pursuant to the 1995 - 1997 changes in ORS 197 and 215.			
Adopted Desc.				
Washington County	Ord # 525	022-98	10/27/1998	
Proposed Desc.	Amend the community development code text to revise regulations relating to grading permits for farm use.			
Adopted Desc.				
Washington County	Ord # 520	021-98	10/27/1998	
Proposed Desc.	Amend the community development code text to revise grading and fill regulations.			
Adopted Desc.				

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	98-587-PA	034-98	1/13/1999	
Proposed Desc.	Amend the comprehensive plan map from Agriculture & Forest, 10 Acres (AF-10) to Agriculture & Forest, 5 Acres (AF-5) for 10.74 acres located at 15101 NW Pumpkin Ridge Road in Cornelius. This proposal was received with 43 days.			
Adopted Desc.				
Washington County	98-516-PA	031-98	1/20/1999	
Proposed Desc.	Amend the comprehensive plan map and the Significant Natural and Cultural Resources Map of the Bethany Community Plan to remove the Open Space designation from 1.3 acres located on the south side of Springville Road, east of Kaiser Road. This proposal was received with 44 days notice.			
Adopted Desc.				
Washington County	98-612-PA	035-98	1/29/1999	
Proposed Desc.	Amend the Rural / Natural Resource Plan map from Washington County AF-10 to Washington County AF-5 for 18.6 acres located at NW Jacob and NW Pumpkin Ridge Roads, north of North Plains.			
Adopted Desc.				
Washington County	99-110-PA	002-99	5/11/1999	
Proposed Desc.	Amend the comprehensive plan map from AF-5, Agricultural Farm - 5 to RC, Rural Commercial (and AF-20, Agricultural Farm - 20 to Rural Commercial) for 2.85 acres located on SW Tualatin Highway west of Hillsboro. This proposal includes an exception			
Adopted Desc.				
Washington County	99-109-PA	001-99	5/29/1999	
Proposed Desc.	Amend the comprehensive plan map from AF10, Agricultural Farm - 10 to AF5, Agricultural Farm - 5 for 10 acres on the south side of SW Bald Peak, between Laurel Road and Madrona Ridge Road.			
Adopted Desc.				

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	99-140-PA	003-99	7/27/1999	
Proposed Desc.	Amend the comprehensive plan map from AF-20, Agriculture and Forest District - 20 acres to EFC, Exclusive Forest and Conservation for 35.43 acres, located northwest of Banks, between the Wilson River and Sunset Highway.			
Adopted Desc.	Same.			
Washington County	Ordinance 539	007-99	9/21/1999	
Proposed Desc.	Amend the rural/natural resource plan element of the comprehensive plan, relating to policy 22.			
Adopted Desc.	Same			
Washington County	Ordinance 545	013-99	10/5/1999	
Proposed Desc.	Amend the community development code to add and delete code relating to Historic and Cultural Overlays. This proposal was received with 43 days notice.			
Adopted Desc.	Same. Adoption Sent by Shuttle Service. No Post Mark.			
Washington County	ORDINANCE 540	011-99	10/5/1999	
Proposed Desc.	Amend the community development code to add and delete text relating to general updates. This proposal was received with 43 days notice.			
Adopted Desc.	Same. No Postmark. Sent by State shuttle.			
Washington County	99-397-PA	014-99	10/19/1999	
Proposed Desc.	Amend the comprehensive plan map from INS, Institutional to RC, Transit Oriented Retail Commercial for 0.62 acres, located south of Barnes and West of Cedar Hills Boulevard. This proposal was received without text.			
Adopted Desc.	Same.			

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	Ordinance 538	019-99	10/26/1999	
Proposed Desc.	Amend the community development code element of the comprehensive plan to add new definitions/delete other text relating to expiration, commencement and revision of permits.			
Adopted Desc.	Same. No postmark available. Sent by local shuttle on 10/29/1999			
Washington County	99-403-PA	016-99	11/3/1999	
Proposed Desc.	Amend the comprehensive plan map from AF-10, Agricultural and Forestry-10 acre to AF-5, Agricultural and Forestry-5 acre for 16.75 acres, located at 27918 SW Vanderschuere Road. This proposal was received with 23 days notice before the first evidentiary hearing, and no scheduled notice of the final hearing date.			
Adopted Desc.	Same.			
Washington County	99-404-PA	017-99	11/23/1999	
Proposed Desc.	Amend the comprehensive plan map from Agriculture and Farm-20 acre to EFC, Exclusive Forest and Conservation for approximately 33.26 acres, located northside of Timber Road, north of the intersection with the Wilson River Highway. This proposal was received with 23 days notice before the first evidentiary hearing, and no scheduled notice of the final hearing date.			
Adopted Desc.	Same.			
Washington County	99-517-PA	020-99	1/19/2000	
Proposed Desc.	Amend the comprehensive plan map from AF-10, Agriculture Forest-10 (acres) to AF-5 (acres) for 11.50 acres, located at 40990 SW Laurelwood Road, south of the Community of Laurelwood. This proposal was received without notice of a final hearing date.			
Adopted Desc.	Same.			
Washington County	00-061-PA	001-00	4/15/2000	
Proposed Desc.	Amend the comprehensive plan map from AF-10, Agriculture and Forestry-10 acres to Agriculture and Forestry-5 acres for 39.93 acres, located at 24360 SW Boones Ferry Road, west of Interstate 5, near the City of Tualatin.			
Adopted Desc.	Same.			

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	Ordinance No. 537	006-99	7/25/2000	
Proposed Desc.	Amend the comprehensive plan and the County Community Development Code Sections 375, 431, and 701-04 to implement Strategy 1.2, Mobility Policy of the County Transportation Plan to implement the County's two town center plans (Raleigh Hills and Cedar Mill Town Centers).			
Adopted Desc.	A-Engrossed 537 amends Sections 106, 300, 440-5.1 and 430-53 of the WCCDC. Changes to three sections were not in the original Implementing Strategy 6.1, Streets, and Highway capacity, policy of WCTP was also amended by the engrossed ordinance.			
Washington County	Ordinance No. 536	005-99	8/22/2000	
Proposed Desc.	Amend the comprehensive plan and map to adopt zoning ordinance No. 536. Amend the Cedar Hills-Cedar Mill Community Plan and the County Transportation Plan to remove existing plan designations and apply new designations to certain properties, located on the northeast side of the Sunset Highway, both sides of Cornell Road, Barnes Road and south of Westlawn Terrace in the Cedar Mill Town Center area.			
Adopted Desc.	A-Engrossed Ordinance No. 536 contained more than 33 changes to Ordinance 536. The majority of the changes were in response to concerns raised by residents and property owners, such as the removal of certain proposed street and pedestrian pathway connections (e.g., the continuous Science Park Drive Extension between Murray and Barnes). B-Engrossed Ordinance 536 contained 5 changes to A-Engrossed Ordinance 536, including the two specific land use changes.			
Washington County	Ordinance 559	009-00	9/5/2000	
Proposed Desc.	Amend the community development code to generally update the code by adding/deleting text and sections to the following areas: 320: INDUSTRIAL DISTRICT in 2 areas; 403: APPLICABILITY in 3 areas; 428: FOREST STRUCTURE SITING AND FIRE SAFETY STANDARDS in 1 area; 418: SETBACKS in 1 area; 430: SPECIAL USE STANDARDS in 4 area; 201: DEVELOPMENT PERMIT in 1 area. This proposal was received without notice of a final evidentiary hearing.			
Adopted Desc.	Same. No Postmark, sent by shuttle or another form of transportation.			
Washington County	Ordinance 558	008-00	9/5/2000	
Proposed Desc.	Amend the community development code to generally update the code by adding and deleting text and sections to the following areas: 342: EXCLUSIVE FOREST AND CONSERVATION DISTRICT in 23 areas; 340: SPECIAL USE STANDARDS in 2 areas; 215: ENFORCEMENT in one area; section 201 in 2 areas; and from 302 to 610 in 35 areas. This proposal was received without notice of a final hearing date.			
Adopted Desc.	Same. No Postmark sent by shuttle or another form of transportation.			
Washington County	00-290-PA	012-00	9/6/2000	
Proposed Desc.	Amend the comprehensive plan map from AF-10, Agriculture Forest-10 acres to AF-5, Agriculture Forest-5 acres for 19.38 acres, located at 27925 SW Vanderschuere Road (north side of Vanderschuere Road and Midway Road). This proposal was received without notice of a final hearing date.			
Adopted Desc.	Same.			

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	00-364-PA	013-00	10/4/2000	
Proposed Desc.	Amend the comprehensive plan and the zoning maps from AF-10, Agriculture Forest -10 acres to AF-5, Agriculture Forest-5 acres for 11.71 acres, located at 33844 SW Laurel Road, on the south side of SW Laurel Road, approximately 400 feet east of the intersection with Bald Peak Road, and 6 miles south of the City of Hillsboro. This proposal was received with 44 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			
Washington County	00-416-PA	016-00	11/15/2000	
Proposed Desc.	Amend the comprehensive plan map from AF-10, Agriculture and Forest District-10 acre to AF-5, Agriculture and Forest District-5 acre for three parcels on 16.87 acres, located north of Hghway 26 and Davis Junction at 43205 NW Woollen Road, 18475 NW North Star Drive, and 18595 NW North Star Drive; and a lot line adjustment for the properties on NW North Star Drive. This proposal was received without notice of a final hearing.			
Adopted Desc.	Same.			
Washington County	00-438-PA	017-00	11/15/2000	
Proposed Desc.	Amend the comprehensive plan map from AF-10, Agriculture and Forest-10 acres to AF-5, Agriculture and Forest-5 acres for two parcels on 27.04 acres, located at 18985 SW Edy Road and 20697 SW Elwert Road. This proposal was received without text, and notice of a final hearing date.			
Adopted Desc.	Same.			
Washington County	00-415-PA	015-00	11/15/2000	
Proposed Desc.	Amend the comprehensive plan map from AF-10, Agriculture and Forest District-10 acre to AF-5, Agriculture and Forest District-5 acre for 5 parcels on 30.82 acres, located off SW Whitmore, north of Bald Peak Road, and south of the City of Hillsboro. This proposal was received without notice of a final hearing date.			
Adopted Desc.	Same.			
Washington County	Ordinance 578	006-01	8/7/2001	
Proposed Desc.	Amend the county Rural/Natural Resource Plan dealing with Policy 22, Implementing Strategies to add and delete text to sections dealing with extraterritorial water lines and community, public or private water systems. This proposal was received without notice of a final hearing.			
Adopted Desc.	Same.			

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	Ordinance 580	008-01	8/28/2001	
Proposed Desc.	Amend the City of Banks' Urban Planning Area Agreement an element of the comprehensive plan to add approximately 172.00 acres of land within the City's Unincorporated Urban Planning Area, located on the north side of the Wilson River Highway, west side of NW Aerts Road, on the south side of NW Banks Road, and on the east side of the Nehalem Highway. This proposal was received with notice of a final hearing date.			
Adopted Desc.	Same.			
Washington County	Ordinance 577	010-01	9/25/2001	
Proposed Desc.	Amend the Community Development Code Element of the Comprehensive Plan to make Legislative Changes and general update to Section 340, Exclusive Farm Use District; Section 342, Exclusive Forest and Conservation District; Section 344, Agriculture and Forest District (AF-20); Section 201, Development Permit; and Section 430-37.2.F, Special Use Standards for Detached Dwelling Units in the EFC District. This proposal was received without notice of final hearing date.			
Adopted Desc.	Same.			
Washington County	01-279-PA	007-01	10/17/2001	
Proposed Desc.	Amend the Bethany Community Plan an element of the comprehensive plan to add a subsection called "design element 6" and add a new paragraph of text to the section; and the subsection will become part of the <u>Springville Subarea</u> and will be located in the "Area of Special Concern No.2" section. The Area of Special Concern No.2 is located on Springville Road next to the Portland Community College Creek Campus and covers a total of 109.00 acres. This proposal was received with 44 days notice before the first evidentiary hearing and without notice of a final hearing. This proposal includes an exception to Statewide Planning Goal Number 3.			
Adopted Desc.	This approval is slightly different from the original request. During the application and hearing process the applicant scaled back the original request to include only the above sentences. Formerly URA 65 and Site 65.			
Washington County	Ordinance 575	005-01	10/23/2001	
Proposed Desc.	Amend the community development code to create a State Park Overlay District by revising Sections to allow State Parks as a permitted use in 340-Exclusive Farm Use District, 342-Exclusive Forest And Conservation District, and add a new Section 383-State Park Overlay District. This proposal was received without notice of a final hearing.			
Adopted Desc.	Section 383-7 (A) (5) was revised to use the correct titles for the identified resources areas where park facilities must not be located.			
Washington County	Ordinance 574	004-01	10/23/2001	
Proposed Desc.	Amend the comprehensive plan to adopt a new Washington County State Park Master Plan and apply a State Park Overlay District Map of approximately 1713.00 acres, located 15.0 miles west and north of Hillsboro near the intersection of Highway 26 and Highway 47, just north of Buxton and south of Hoffman Road. This proposal was received without notice of a final hearing date.			
Adopted Desc.	The State Park Master Plan contains several changes. A requirement that a water quality review committee be created to evaluate park improvement impacts on water quality was added to the plan. landscape standards were also added to the master plan as were some minor changes to the development concepts chapter of the master plan. Finally, some editing and clarification changes were made in the master plan.			

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	Ordinance 594	005-02	7/2/2002	
Proposed Desc.	Amend the community development code Section 410-1-Grading and Drainage relating to grading permits and clarify submittal requirements for grading project review.			
Adopted Desc.				
Washington County	Ordinance 592	003-02	7/2/2002	
Proposed Desc.	Amend the community development code by adding and delete text pertaining to temporary health hardship uses in the following areas: Section 430.135.2-Special Use Standards for Temporary Uses; Section 106-Definitions; Prohibited Uses sections of the EFU, AF-20, AF-10 and AF-5 District to allow recreational vehicles and park model residential unit as residences.			
Adopted Desc.				
Washington County	Ordinance 592	003-02	7/2/2002	
Proposed Desc.	Amend the community development code by adding and delete text pertaining to temporary health hardship uses in the following areas: Section 430.135.2-Special Use Standards for Temporary Uses; Section 106-Definitions; Prohibited Uses sections of the EFU, AF-20, AF-10 and AF-5 District to allow recreational vehicles and park model residential unit as residences.			
Adopted Desc.				
Washington County	Ordinance 593	004-02	8/20/2002	
Proposed Desc.	Amend the community development code Section 430-37.2-Special Use Standards for Detached Dwelling Units in the EFC District to modify the development standards for new dwellings in the Exclusive Farm and Conservation District			
Adopted Desc.	Same.			

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	Ordinance 589	001-02	9/3/2002	
Proposed Desc.	Amend the development code relating to a General Statutory Update and Prohibiting Gated Communities by revising the code in the following nine areas: (1) prohibit gated communities in R-5, R-6, R-9, R-15, R-24, R-25, Neighborhood Commercial, Office Commercial, Community Business, Transit Oriented, Street and Street Improvements, General Provisions For Urban Private Streets, and General Requirements; (2) add and delete text to the "Exclusive Farm Use District" section dealing with dwelling units and seasonal farm worker housing; (3) add and delete text to the "Agriculture and Forest District" section dealing with dwelling units and seasonal farm worker housing; (4) add and delete text to the "Special Use Standards for Detached Dwelling Units in the EFC zone" section dealing with detached dwelling units; (5) add text in the "Development Permit" section dealing with farm stands in AF-5, AF-10, EFU, AF-20 and EFC Districts; (6) add and delete text to the "Creation of Lots or Parcels by a Land Division in the Exclusive Forest and Conservation zone" section dealing with division of a lot or parcel; (7) add/delete text and add a new subsection to the "Creation of Lots or Parcels by a Land Division in the Exclusive Forest and Conservation zone" section dealing with division of lots; (8) add a new section to the "Creation of Parcels in the EFU, EFC and AF-20 zone" section; (9) add/delete text and add two new subsections to the "Development Permit" section dealing with expiration of dwellings in EFU zones, EFC zones, AF-20 zones, public parks, and public fish hatcheries, and extensions of certain dwelling approvals in EFU zones, AF-20 zones and EFC zones. This proposal was received without notice of a final hearing date.			
Adopted Desc.	Exhibit 7 regarding a new partition provision in the Exclusive Forest and Conservation District, now limits the new parcel to the smallest paracticable size between 2 and 5 acres; standards that initaly (exhibit 1) prohibited gated communities in the urban area now stipulated (as exhibit 9) that they are allowed in urban residential areas subject to fire marshal and traffic engineering division approval; exhibit 10 regarding the regional center boundary is new.			
Washington County	Ordinance 595	006-02	9/24/2002	
Proposed Desc.	Amend the community development code Section 409-5-Private Streets outside an Urban Growth Boundary relating to the fire marshal review of private streets in the rural area.			
Adopted Desc.	The language was adjusted to provide the Fire Marshal with the first opportunity to review the private street; review is deferred to the building offical only if the Fire Marshal fails to review the street. In these cases, the Building Offical will review the street according to the standards under which it was originally approved by the Fire Marshal; however current Fire Marshal standards will apply if there have been changes to the private street.			
Washington County	02-419-PA	010-02	1/21/2003	
Proposed Desc.	Amend the comprehensive plan map from EFC, Exclusive Forest and Conservation Zone to EFU, Exclusive Farm Use Zone for 2.38 acres of a 80.00 acre parcel to eliminate the split zoning, located at 2180 NW Stringtown Road, west of Forest Grove near the intersection of Highway 8 and Stringtown Road.			
Adopted Desc.	Same.			
Washington County	604	006-03	4/22/2003	
Proposed Desc.	Amend the community development code relating to contractor's establishments in four sections.			
Adopted Desc.	Same.			

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	606	009-03	5/6/2003	
Proposed Desc.	Amend the Washington County-Gaston Urban Planning Area Agreement and Rural/Natural Resource Plan Element of the Comprehensive Plan relating to the redesignation of property removed from Gaston's Urban Growth Boundary. Amend the FD-10, Future Development to AF-20, Agriculture Forest-20 acre for various properties, located on the north side of N.W. South Road and various locations east of the City of Gaston.			
Adopted Desc.	Same.			
Washington County	02-534-PA	001-03	6/3/2003	
Proposed Desc.	Amend the comprehensive plan map from AF-20, Agriculture Forest-20 acre to EFC, Exclusive Farm Conservation District for 39.33 acres, located north of the City of North Plains, on Old Pumpkin Road, just north of the Pumpkin Ridge Golf Course.			
Adopted Desc.	Same.			
Washington County	03-213-PA	011-03	9/23/2003	
Proposed Desc.	Amend the comprehensive plan map from EFU, Exclusive Farm Use to EFC, Exclusive Forest and Conservation for 76.64 acres, located at 45425 N.W. Levi White Road and 23050 N.W. Pihl Road.			
Adopted Desc.	Same.			
Washington County	03-336-PA	020-03	12/2/2003	
Proposed Desc.	Amend the comprehensive plan map from EFC, Exclusive Forest Conservation to Exclusive Farm Use for approximately 30.00 acres of a 91.00 acre parcel, located at 50223 S.W. Patton Valley Road.			
Adopted Desc.	Same.			
Washington County	03-432-PA	021-03	1/6/2004	
Proposed Desc.	Amend the comprehensive plan map from AF-20 to EFC, for 17.20 acres, located across from 52450 N.W. Scofield Road, on the north side of N.W. Scofield Road, approximately 0.50 mile south of its intersection with N.W. Cape Horn Road; near the Unincorporated Community of Buxton, north of State Highway 26.			
Adopted Desc.	Same. Resolution and Order 04-1.			

Washington County	Local File #	DLCD File #	Adoption Date	LUBA #
Washington County	03-535-PA	024-03	2/4/2004	
Proposed Desc.	Amend the comprehensive plan map from AF-10 to Institutional, also add the parcel to the Aloha-Reedville-Cooper Mountain Community Plan and to the Central Residential Subarea on 13.57 acres located at 5585 SW 209th Avenue in Aloha.			
Adopted Desc.	Same.			
Washington County	03-543-PA	023-03	3/2/2004	
Proposed Desc.	Amend the comprehensive plan from Agriculture & Forestry - 20 acres (AF-20) to Rural Commercial (R-COM) on .41 acres Located west of Helvetia Road, south of the existing Helvetia Tavern and immediately north of the railroad tracks. This amendment requires an exception to Goal 3 (Agriculture Lands).			
Adopted Desc.	Same.			
Washington County	618	002-04	4/6/2004	
Proposed Desc.	Amend the County Community Development Code making miscellaneous housekeeping changes by repealing the Location Standards for Well Spacing.			
Adopted Desc.	Same.			
Washington County	Ord No 628	010-04	10/5/2004	
Proposed Desc.	Amend the Rural Natural Resource Plan and the Community Development Code Elements of the Comprehensive Plan relating to a State and Regional Park Overlay. The change would rename the State Park Overlay District to the State and Regional Park Overlay District; and the development code and the resource plan would be amended to allow regional parks to use the master planning process.			
Adopted Desc.	Same.			
Washington County	Ordinance 630	012-04	10/26/2004	
Proposed Desc.	Amend the Rural/Natural Resource Plan Element (Volume III) of the Washington County Community Development Code relating to the Hayden Quarry by revising the Significant Natural Resources map to show changes to District A and District B Boundaries of the Mineral and Aggregate Overlay District.			
Adopted Desc.	Same.			

Banks	Local File #	DLCD File #	Adoption Date	LUBA #
Banks	CBA001	002-87B	9/9/1987	
Proposed Desc.	Amend the comprehensive plan map from "future urban" to "commercial" and establish "C-3, General Commercial" zoning to allow for construction of a new post office facility.			
Adopted Desc.	ESTABLISH C-3, GENERAL COMMERCIAL ZONE TO ALLOW FOR CONSTRUCTION OF A NEW POST OFFICE FACILITY			
Banks	PR	001-89	4/11/1989	
Proposed Desc.	NOTE: This is a revised proposal.			
Adopted Desc.	AMENDMENTS TO PROPOSAL PERTAIN TO HISTORIC RESOURCES, MOBILE HOME STANDARDS, FAMILY DAYCARE, AND THE INDUSTRIAL LAND INVENTORY (RELATED TO PERIODIC REVIEW PLAN UPDATE).			
Banks	NA	005-89	2/13/1990	
Proposed Desc.	Amend the comprehensive plan from PD (Planned Unit Dev.) to: 1) I (Industrial) for 12 acres; 2) R5 (Single Family Res.) for 18.2 acres; 3) R5 (Single Family Res./Manufactured Home) for 23.6 acres; 4) R2.5 (Multi-Family Resid./Elderly) for 6.2 acres; 5) R2.5 (Multi-Family) for 3.7 acres; and 6) CF (Community Facility/Open Space/Park) for 3.8 acres. The properties are located north of Highway 6, and west of the Southern Pacific Railroad Line.			
Adopted Desc.	FROM PLANNED DEVELOPMENT TO INDUSTRIAL AND COMMUNITY FACILITY.			
Banks	NA	001-92	4/17/1992	
Proposed Desc.	Amend several sections of the Land Division Ordinance regarding streets, sidewalks, applications, public hearings, and public notices.			
Adopted Desc.	Same.			
Banks	PA/ZC-3-95	001-95	10/12/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Future Urban (and Future Urban) to General Commercial (and General Commercial) on three acres located behind the Oak Village Shopping Center.			
Adopted Desc.	Same.			

Banks	Local File #	DLCD File #	Adoption Date	LUBA #
Banks	NA	001-94	8/13/1996	
Proposed Desc.	Amend the comprehensive plan and zoning to comply with the state law (HB 2835) relating to the placement of manufactured homes.			
Adopted Desc.	Same.			
Banks	LDO-6-96	001-96	1/14/1997	
Proposed Desc.	Amend the land division ordinance to revise text including development requirements and certification of water/sewer availability, site information gathering, approval expiration, road/sidewalks, public land dedications, and resubmission waiting period.			
Adopted Desc.	Same.			
Banks	PA/ZC-8-96	002-96	1/28/1997	
Proposed Desc.	Amend the comprehensive plan map and zoning map from Community Facility to Multi Family Residential, R2.5; apply a Planned Development Overlay District; and create a 5+ acre park within 53.1 acres located north of State Highway 6, east of Main Street, and west of the railroad right-of-way in South Banks.			
Adopted Desc.	Same.			
Banks	ZOA-22-98	001-98	1/11/2000	
Proposed Desc.	Amend Section 4.040, fences, of the zoning ordinance to revise fence height standards and regulations.			
Adopted Desc.	same.			
Banks	None	002-00	5/9/2000	
Proposed Desc.	Amend the zoning ordinance Section 4.060(1), Visibility Clearance to substitute the following text, for the current text: "In districts where front yards are required, each leg of the vision clearance triangle shall be a minimum of 20 feet in length." This proposal was received without text.			
Adopted Desc.	Same.			

	Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
	Beaverton	TA 6-87 CI	001-87A	6/18/1987	87054
Proposed Desc.	Amend the zoning ordinance to allow hotels in the Campus Industrial Zone.				
Adopted Desc.	ZONING ORDINANCE TO ALLOW HOTELS IN THE CAMPUS INDUSTRIAL ZONE.				
	Beaverton	GPA 6-87	002-87A	7/28/1987	
Proposed Desc.	Amend the comprehensive plan to update the Circulation Plan: Bikeway and Pedestrian Facilities element.				
Adopted Desc.	AMEND THE BIKEWAY AND PEDESTRIAN ELEMENT OF THE COMPREHENSIVE PLAN.				
	Beaverton	TA 2-87	005-87B	11/25/1987	
Proposed Desc.	Amend the zoning ordinance to allow non-profit service type businesses to operate within the City's Multi-Family zones.				
Adopted Desc.	ALLOW NON-PROFIT SERVICE TYPE BUSINESSES TO OPERATE WITHIN THE CITY'S MULTI-FAMILY ZONES .				
	Beaverton	GPA 1-88	007-87B	11/30/1987	
Proposed Desc.	Amend the comprehensive plan and zoning from Campus Industrial (CI) to Commercial/Office (OC) for approximately 10 acres located at the southwest corner of Murray Blvd. and Jenkins Road.				
Adopted Desc.					
	Beaverton	GPA 2-88	011-87B	1/28/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from Single-Family (standard) Density (R-7) to Community Service (CS) for approximately 0.5 acres located on the southwest corner of Scholls Ferry Road and S.W. Allen Boulevard.				
Adopted Desc.					

	Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
	Beaverton	GPA 5-88	014-87B	3/17/1988	
Proposed Desc.	Amend the comprehensive plan from Urban Standard Residential to Industrial and zoning from Single Family Standard Density (R-7) to Industrial Park (IP) for approximately 6.23 acres located south of Denney Road, between S.W. 105th and Highway 217.				
Adopted Desc.					
	Beaverton	GPA 4-88	013-87B	4/8/1988	
Proposed Desc.	Amend the comprehensive plan from Urban High Density Residential to Commercial and zoning from Multi-Family (High) Density to Commercial Office (OC) for approximately 0.3 acres located on the south side of Farmington Road adjacent to Second Street.				
Adopted Desc.					
	Beaverton	TA 3-88	012-87B	4/15/1988	
Proposed Desc.	Amend the Beaverton Development Code to make changes regarding child care providers and family day care providers to be consistent with 1987 legislative changes.				
Adopted Desc.	CHANGES TO MEET REQUIREMENTS SET BY 1987 LEGISLATURE RELATIVE TO CHILD CARE.				
	Beaverton	TA 6-88	007-88	6/27/1988	
Proposed Desc.	Amend the zoning ordinance to allow office stores in the Industrial Park (IP) zone.				
Adopted Desc.	ALLOW OFFICE SUPPLY STORES IN THE INDUSTRIAL PARK ZONE.				
	Beaverton	TA 7-88	009-88	7/5/1988	
Proposed Desc.	Amend the zoning ordinance to allow educational services (public and private) to the Office Commercial (OC) zone.				
Adopted Desc.	ALLOW EDUCATIONAL INSTITUTIONS IN THE OFFICE COMMERCIAL ZONE				

	Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
	Beaverton	TA 9-88	010-88	7/27/1988	
Proposed Desc.	Amend the zoning to revise design review procedures.				
Adopted Desc.	REVISIONS TO THE DESIGN REVIEW PROCEDURES.				
	Beaverton	CPA 3-88	006-88	8/12/1988	
Proposed Desc.	Amend the comprehensive plan to delete redundancy, unnecessary language and change the format to make it easier to read and amend.				
Adopted Desc.	ADOPT THE REVISED COMPREHENSIVE PLAN.				
	Beaverton	TA 1-88	006-87B	11/25/1988	
Proposed Desc.	Amend the Development Code to change the height requirements in the R-7 and R-5 Single-Family zones.				
Adopted Desc.	CHANGE HEIGHT REQUIREMENTS IN THE R-7 AND R-5 SINGLE FAMILY ZONES; MODIFY METHOD OF MEASURING HEIGHT; PROVIDE GRADE DEFINITIONS				
	Beaverton	GPA-6-88	014-88	11/30/1988	
Proposed Desc.	Amend the comprehensive plan and zoning from C-1 (Campus Industrial) to OC (Office Commercial) for 2.6 acres located between NW Cornell Road and Willow Creek, west NW 158th.				
Adopted Desc.					
	Beaverton	GPA 7-88	015-88	3/1/1989	
Proposed Desc.	Amend the transportation chapter of the General Plan to include a circulation plan, a functional classification system, and revised policies and objectives.				
Adopted Desc.	UPDATE THE TRANSPORTATION SECTION AND NEW STREET STANDARDS, ADOPTS NEW PLATES SHOWING STREET LOCATIONS AND STANDARDS.				

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	GPA 2-89/RZ	002-89	4/6/1989	
Proposed Desc.	Amend the comprehensive plan from Campus Industrial to Commercial and zoning from C-I (Campus Industrial) to G-C (General Commercial) for 66 acres located at the northwest corner of the 160th/Tualatin Valley Highway intersection.			
Adopted Desc.				
Beaverton	GPA 1-89	027-88	4/6/1989	89038
Proposed Desc.	Amend the Beaverton Area General Plan transportation element by extending SW Lonbard and providing a new east-west arterial street north of Canyon Road.			
Adopted Desc.	ADOPT CHANGES TO THE CENTRAL BEAVERTON TRANSPORTATION ELEMENT AND ADD NEW EAST-WEST ARTERIAL AND NORTH-SOUTH CONNECTION.			
Beaverton	TA 1-90	012-89	11/22/1989	
Proposed Desc.	Amend the Development Code to increase allowable driveway slopes.			
Adopted Desc.	AMEND DEVELOPMENT CODE TO REVISE ACCESS AND DRIVEWAY GRADE REQUIREMENTS.			
Beaverton	GPA/RZ 1-90	014-89	3/14/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from R-5 (Single Family Residential-5) to NS (Neighborhood Service Commercial) for 0.34 acre located west of Murray Boulevard on Teal Boulevard. The proposal includes an exception.			
Adopted Desc.	Residential-5 to Neighborhood Service Commercial.			
Beaverton	TA 3-90	002-90	4/27/1990	
Proposed Desc.	Amend the zoning ordinance to add and delete existing language regarding temporary signs.			
Adopted Desc.				

	Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
	Beaverton	GPA 2-90/RZ	001-90	6/26/1990	
Proposed Desc.	Amend the zoning from county R-15 (Multi-Family Residential) to NS (Neighborhood Service) and R-2 (Multi-Family Residential) for 1.06 acres located at SW Walker Road at 150th Avenue.				
Adopted Desc.	Mutli-Family Residential-15 to Neighborhood Service and Multi-Family Residential.				
	Beaverton	TA 4-90	003-90	8/9/1990	
Proposed Desc.	Amend the zoning ordinance to clarify and correct language and to comply with new state legislation.				
Adopted Desc.	HB 2863.				
	Beaverton	TA 2-90	013-89	8/21/1990	
Proposed Desc.	Amend the zoning ordinance to provide for preservation of trees during and after a development process.				
Adopted Desc.					
	Beaverton	GPA 3-90	004-90	8/31/1990	
Proposed Desc.	Amend the comprehensive plan from Urban Medium Density Residential to Commercial and zoning from R-2 (Multi-family Residential) to OC (Office Commercial) for 0.91 acres located at 1775 NW 173rd Avenue, south of NW Cornell Road.				
Adopted Desc.					
	Beaverton	GPA 1-91/RZ	006-90	1/1/1991	
Proposed Desc.	Amend the comprehensive plan from Urban High to Light Industrial and zoning from R-1 (Multi-Family) to LI (Light Industrial) for three parcels totaling 0.96 acre located on SW 112th, west of Highway 217 and east of King Boulevard.				
Adopted Desc.					

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	GPA 1-91	001-91	7/29/1991	
Proposed Desc.	Amend the comprehensive plan and zoning from R-7 (Single Family Residential) to CS (Commercial Community Service) for 0.36 acre located on the southwest corner of 103rd and SW Laurel.			
Adopted Desc.				
Beaverton	CPA 3-91	003-91	8/28/1991	
Proposed Desc.	Amend the comprehensive plan to update the Public Facilities Plan.			
Adopted Desc.				
Beaverton	TA 3-91	004-91	1/30/1992	
Proposed Desc.	Amend the comprehensive plan and zoning to create the Downtown Development Plan to regulate and govern growth, adopt the Westside Light Rail route, and encourage transit supportive uses in the Campus Industrial District.			
Adopted Desc.	Add new section establishing a transit overlay district, downtown development plan.			
Beaverton	TA 92-0001	007-92	8/20/1992	
Proposed Desc.	Amend the zoning ordinance to allow bulk retail use in the IP (Industrial Park) and CI (Campus Industrial) zones.			
Adopted Desc.				
Beaverton	TA 2-91	002-91	8/28/1992	
Proposed Desc.	Amend the Development Code to modify restrictions on retail uses within the Campus Industrial zone.			
Adopted Desc.				

	Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
	Beaverton	CPA 92001	009-92	11/16/1992	
Proposed Desc.	Amend the comprehensive plan to add a new section entitled Urban Service Area and Boundary, establishing the urban service boundary for Beaverton, Portland and Tigard.				
Adopted Desc.	Adoption to recognize the urban service boundary. This proposal has been appealed by the City of Portland.				
	Beaverton	TA 92003	012-92	2/9/1993	
Proposed Desc.	Amend the zoning ordinance to delete discretionary language regarding tree preservation and solar access.				
Adopted Desc.					
	Beaverton	TA 1-91	005-91	4/22/1993	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to comply with 1991 state statutes regarding manufactured housing (HB 2863).				
Adopted Desc.					
	Beaverton	CPA 93002	001-93	8/17/1993	
Proposed Desc.	Amend the comprehensive plan and zoning from General Commercial to Campus Industrial for 66.03 acres located north of TV Highway and Millikan Boulevard.				
Adopted Desc.					
	Beaverton	CPA 93003	003-93	11/30/1993	
Proposed Desc.	Amend the comprehensive plan to relocate the Light Rail stations and park and ride lots.				
Adopted Desc.					

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	TA 93001	005-93	5/3/1994	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to comply with state law (HB 2835) relating to the placement of manufactured housing.			
Adopted Desc.				
Beaverton	CPA 93001	002-93	8/17/1994	
Proposed Desc.	Amend the comprehensive plan from Campus Industrial to High Density Multi-family Residential) for 2.7 acres located at 16535 SW TV Highway.			
Adopted Desc.				
Beaverton	HRC 94001	003-94	11/14/1994	
Proposed Desc.	Amend the comprehensive plan map (and zoning) to apply an historic landmark designation to property located at 1285 SW Fifth Street.			
Adopted Desc.				
Beaverton	CPA 94004	006-94	3/7/1995	
Proposed Desc.	Amend the comprehensive plan to create a School Facilities Plan as required by SB 908.			
Adopted Desc.				
Beaverton	TA 940003	005-94	4/4/1995	
Proposed Desc.	Revise the Transit Overlay District provisions for Planned Developments and special regulations for the Westside Light Rail Station located west of Murray Boulevard between Jenkins and Millikan Road for approximatley 140 acres.			
Adopted Desc.				

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA 95001	002-95	6/6/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Campus Industrial (and CI) to Urban High Density Residential (and R1) on 13.3 acres located at Southwest 153rd and Millikan.			
Adopted Desc.				
Beaverton	CPA95004/RZ	004-95	6/12/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Urban High Density (and Multi-Family High Density) to Town Center (and Town Center) on 10,000 square feet located at 4875 Southwest Angel Avenue.			
Adopted Desc.				
Beaverton	CPA94003	001-95	6/20/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning map) from Campus Industrial (and CI and R5) to Urban High Density Residenti (and R1) on 10 acres located at 163rd and Baseline.			
Adopted Desc.				
Beaverton	CPA 95002	007-95	9/13/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Standard Density Residential (and R-7) to Commercial (and GC) on approximately .34 acres located at TV Highway and Tualaway Avenue.			
Adopted Desc.				
Beaverton	CPA 95005	008-95	9/26/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Industrial Park (and IP) to Campus Industrial (and CI) on 2.67 acres located at the Fallbrook Business Center and fronts on Allen Boulevard.			
Adopted Desc.				

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA 95009	001-96	5/7/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) maps from Urban Standard Density (and R-7, Single Family) to Urban Medium Density (and R-2, Multi-Family) on .39 acre located north of Southwest Metz and Sussex Streets, east of Southwest 124th Avenue, and to the west of Southwest 123rd Avenue.			
Adopted Desc.				
Beaverton	TA 9690003	005-96	6/11/1996	
Proposed Desc.	Amend the land use regulations to change the existing definition for hotel within the Campus Industrial Zone to allow "Extended Stay Hotels" which would provide kitchen or cooking facilities for patrons and require that patrons stay a minimum of five nights.			
Adopted Desc.	RUGGOS			
Beaverton	CPA 95010	003-96	7/11/1996	
Proposed Desc.	Amend the comprehensive plan to change the functional classification of Southwest Broadway Street from a major collector (C-3) to a minor collector (C-16).			
Adopted Desc.				
Beaverton	TA 960001	002-96	10/7/1996	
Proposed Desc.	Amend the Development Code and Engineering Design Manual and Standard Drawings of the land use regulations to implement the Transportation Planning Rule.			
Adopted Desc.				
Beaverton		011-96	12/3/1996	
Proposed Desc.	Amend the zoning ordinance to allow hotels and extended-stay hotels as permitted uses in the Community Service (CS) zones which are located adjoining US Highway 26, Canyon Road, the Tualatin Valley Highway, or State Highway 217. This proposal was received with only 44 days notice.			
Adopted Desc.				

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA 95007/RZ	010-95	12/19/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Campus Industrial (and CI) to Commercial (and GC) on five acres located at 153rd and TV Highway.			
Adopted Desc.				
Beaverton	TA960008	019-96	2/3/1997	
Proposed Desc.	Amend the development code to revise the Commercial District categories and various other corrections. Important note: This proposal was received with incomplete text, per Steven Topp.			
Adopted Desc.				
Beaverton	TA960007	018-96	3/17/1997	
Proposed Desc.	Amend the development code to require a neighborhood meeting to be held by developers prior to the submittal of an application being considered technically complete.			
Adopted Desc.				
Beaverton	TA960005	014-96	7/15/1997	
Proposed Desc.	Amend the ordinance and development code to change the responsibility of installing and maintaining street trees from the developer to the city for a fee.			
Adopted Desc.				
Beaverton	TA960006	015-96	9/9/1997	
Proposed Desc.	Amend the the development code to increase the radius of notification to property owners for notices of applications from 300 feet to 500 feet.			
Adopted Desc.				

	Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
	Beaverton	TA970004	007-97	11/18/1997	
Proposed Desc.	Amend the Beaverton development code to entitle condemnors (public entities with the Power of Condemnation) to apply for land use permits pending acquisition of legal interest in property subject to application.				
Adopted Desc.					
	Beaverton	CPA97003	002-97	12/2/1997	
Proposed Desc.	Amend the comprehensive plan (and zoning) from County to City for approximately 190.66 acres. The districts include Institutional, Residential, Office Commercial, General Commercial and Community Service. This proposal is in response to the Canyon Lane Annexation.				
Adopted Desc.					
	Beaverton	CPA-97001/TA	004-97	12/2/1997	
Proposed Desc.	Amend the comprehensive plan and development code to authorize multiple use districts. This proposal was received with only 44 days notice.				
Adopted Desc.					
	Beaverton	CPA-97002/RZ	005-97	12/2/1997	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Industrial (and Campus Industrial) to Multiple Use (and Station Area-Medium Density Residential) on 29.9 acres located north of Tualatin Valley Highway and west of Millikan Boulevard. This proposal was received with only 44 days notice.				
Adopted Desc.					
	Beaverton	MUTD	004-96	1/6/1998	98-020
Proposed Desc.	Amend the comprehensive plan (and zoning) to: (1) Authorize Multiple Use Transit Districts ("MUTD"); (2) Amend the Development Code and zoning map to codify MUTD; and, (3) Delete the Transit Overlay District from the Development Code and zoning map. This proposal was received without plan or zoning maps. LUBA #98-020 Affirmed 8/19/98				
Adopted Desc.					

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	TA970002	008-97	2/3/1998	
Proposed Desc.	Amend the land use regulation to change security requirements for subdivision improvements (public and private) to 100% of estimated cost. This proposal was received with only 44 days notice.			
Adopted Desc.				
Beaverton	TA970003	009-97	2/18/1998	
Proposed Desc.	Amend the development code to make minor text changes, but no substantive changes to content. This proposal was received with only 44 days notice.			
Adopted Desc.				
Beaverton	CPA 97007/RZ 970007	001-98	6/16/1998	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Urban Standard (and Residential-Agricultural RA) to Urban Medium (and Multi-Family Residential R-2) for 4.35 acres located south of Weir Rd. on the east side of Murray Blvd. This proposal was received with only 43 days notice.			
Adopted Desc.				
Beaverton		004-98	7/13/1998	
Proposed Desc.	Amend the comprehensive plan and zoning to designate 9 properties recently annexed. Washington County Industrial to City Campus Industrial for 2.22 acres; Washington County Central Business to City Town Center for 14 acres; and Washington County R6 to City Urban Standard Residential for 203.83 acres. These properties are all located within the city limits.			
Adopted Desc.				
Beaverton	CPA 98012/RZ 980012	005-98	7/13/1998	
Proposed Desc.	Amend the comprehensive plan map (and zone map) from Washington County R-15 and Industrial (and R-15 and Industrial) to City Urban Medium Density Residential and Industrial (and R-2 and Light Industrial) for 114.77 acres located between Scholls Ferry & Barrows Road, west of the Bonneville Power Plant.			
Adopted Desc.				

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	TA98000 1	002-98	9/15/1998	
Proposed Desc.	Amend the comprehensive plan text and development code by adding a description of the Murray/Scholls Town Center and allowing the center's existing boundaries to include Metro designated Town Center areas. Also make changes to the Commercial Land Use Section of the Land Use Element.			
Adopted Desc.				
Beaverton	RZ 980011	006-98	9/15/1998	
Proposed Desc.	Amend the zoning map from Residential - Agricultural (R-A) to Single Family Residential - Urban Density (R-5) on 3.2 acres located at 13765 SW Otter Lane.			
Adopted Desc.				
Beaverton		012-98	1/11/1999	
Proposed Desc.	Amend the comprehensive plan map from Industrial to Commercial on 21.21 acres located at the northwest corner of SW Scholls Road and Murray Boulevard. Related file: 011.98.			
Adopted Desc.				
Beaverton	RZ 980016/Gramor Map	011-98	1/11/1999	
Proposed Desc.	Amend the zoning map from Light Industrial to Town Center - Sub Regional on 21.21 acres located at the northwest corner of SW Scholls Road and Murray Boulevard. Related file: 012-98.			
Adopted Desc.				
Beaverton	CPA 97006/ RZ 97006	010-97	2/9/1999	99 036
Proposed Desc.	Amend the comprehensive plan map from Commercial to Standard Residential on 10.3 acres located at SW 155th; and amend the comprehensive plan map (and zoning map) from Standard Residential (and Standard Residential) to Commercial (and Standard Residential up to 10 acres; and Medium Residential up to 7.5 acres) on 17.5 acres located at Murray Blvd. This revised proposal was received without text. NOTE: THE CITY WITHDREW THE 17.5 ACRE PORTION OF THIS SUBMITTAL AND ADOPTED THE 10.3 ACRE PORTION			
Adopted Desc.	Note: 17.5 acres was withdrawn from proposal.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA98019/RZ980019	010-98	2/23/1999	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) to redesignate annexed property from Washington County R-5 to Urban Standard Residential (and R-7) on .84 acres located at the northwest corner of SW 110th Avenue and Center Street.			
Adopted Desc.				
Beaverton	CPA98018/RZ980018	009-98	2/23/1999	
Proposed Desc.	Amend the comprehensive plan map and zoning map to update annexed property from Washington County Industrial to city Campus Industrial on 26.34 acres located south of Sunset Highway between 158th Avenue and the Bonneville Power Administration.			
Adopted Desc.				
Beaverton	CPA98017/RZ98017	008-98	2/23/1999	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) to update annexed property from Washington County Transit Oriented:Business and Transit Oriented:18-24 to city Station Community (and Station Community Multiple Use) on .96 acres located between 158th Avenue and 160th Avenue and approximately midway between Baseline Road and Jenkins Road.			
Adopted Desc.				
Beaverton	TA 980007 Asst Livng	014-98	3/2/1999	
Proposed Desc.	Amend the development code to add assisted living facilities as a permitted use in the Community Service (CS) zoning district; assisted living facilities to definitions; and parking standards fo assisted living facilities to the Special Requirements of the code; to add assisted living facilities and similar residential care facilities to the list of conditional uses in residential zones and as permitted uses in other commercial zones. This proposal was received without text.			
Adopted Desc.				
Beaverton	CPA98025/RZ980022	015-98	3/16/1999	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Washington County Office Commercial (and Washington County Office Commercial) to City Commercial (and City Office Commercial) for 12.63 acres of recently annexed land located at the SE corner of SW 158th Avenue and SW Walker Road.			
Adopted Desc.				

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	TA 980003	007-98	3/16/1999	
Proposed Desc.	Amend the development code to revise setback standards primarily in residential zones.			
Adopted Desc.				
Beaverton	RZ 980024	016-98	5/3/1999	
Proposed Desc.	Amend the zoning map from Community Service (CS) to General Commercial (GC) on .49 acres located at 8555 SW Canyon Road to more accurately match the zoning at the time of the property's annexation into the city in 1996			
Adopted Desc.				
Beaverton	TA 980010	018-98	5/17/1999	
Proposed Desc.	Amend the development code to create a new residential zoning district called Single Family (Urban Medium Density (4,000 square feet)), R-4 to permit single family dwellings on 4,000 square foot lots and add parking standards and necessary code revisions to assure consistency.			
Adopted Desc.				
Beaverton	CPA 99003	004-99	7/20/1999	
Proposed Desc.	Amend the comprehensive plan and zoning mapS from Washington County R-5, Residential 5 units per acre, to city R-7, Urban Residential Density for .76 acre located at 8085, 8135 and 8140 SW Cedar Street. This proposal was submitted with 36 days notice.			
Adopted Desc.	Same.			
Beaverton	CPA 99001	002-99	7/20/1999	
Proposed Desc.	Amend the comprehensive plan and zoning maps from Washington County Industrial to city LI, Light Industrial, for 8.30 acres located at 1270 NW 167th Place. This proposal was submitted with 36 days notice.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA98027/RZ980026	019-98	8/3/1999	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Washington County Office Commercial (and Washington County Office Commercial) to city Commercial (and city Office Commercial) for 2.49 acres to be annexed into the city located north of Cornell Road and east of 167th Place. This proposal was received with 44 days notice.			
Adopted Desc.	Same.			
Beaverton	TA 990001	005-99	10/25/1999	
Proposed Desc.	Amend the Omnibus Development Code to add new definitions, delete, and cleanup/clarify parts of the ordinance.			
Adopted Desc.	Same			
Beaverton		004-98	10/26/1999	
Proposed Desc.	Amend the comprehensive plan and zoning to designate 9 properties recently annexed. Washington County Industrial to City Campus Industrial for 2.22 acres; Washington County Central Business to City Town Center for 14 acres; and Washington County R6 to City Urban Standard Residential for 203.83 acres. These properties are all located within the city limits.			
Adopted Desc.	A flexible setback was added to the proposal to allow alternate setbacks consistent with approvals in Washington County.			
Beaverton	CPA9900012/RZ9900008	006-99	12/14/1999	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from County/R-15, County/Residential-15 Units to City/R-2, City/Residential-2,000 Square Feet (and from R-15, Residential-15 to C/R-2, City/Urban Medium Density) for 1.65 acres, located at 15731 SW Barrows Road. This proposal was received with 44 days notice.			
Adopted Desc.	Same.			
Beaverton	CPA99-00019/RZ99-...	012-99	3/8/2000	
Proposed Desc.	Amend the comprehensive plan and zoning maps from County/IND, County/Industrial to City/CI, City/Campus Industrial for approximately 9.0 acres, located at the northwest corner of SW Murray Boulevard and Millikan Way and annex the property into the city. This proposal was received without text.			
Adopted Desc.	The County Assessor changed the assign section and tax lot numbers effective 11/30/1999; between Planning Commission recommendation of approval and the City Council adoption. Change is Tax Lot 800,1S109 to Tax Lot 100,1S-08DA Tax Lot 510 1S1-09 to Tax 200, 1S-08DA as noted on the map.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA99-00016/RZ99--09	009-99	3/8/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from County-TO:R18-24, County Transit-Oriented Residential 18-24 units to City: MU, City: Multi-Use (and from County Transit-Oriented Residential 18-24 units to City/SC-HDR, City/Station Community-High Density Residential) for 4.51 acres, located northwesternly of the intersection of SW Baseline Road and SW 170th Avenue. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	CPA-99-00021/RZ.....	016-99	3/8/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from County/R18-24, County/Residential18-24 to City/MU, City/Multiple Use (and from CountyR18-24, County Residential18-24 to City/SC-HDR, City/Station Community-High Density Residential) for 0.56 acres, located north of Baseline Road and west of SW 170th Avenue. This proposal was received without text.			
Adopted Desc.	Same			
Beaverton	CPA 99002	003-99	3/8/2000	
Proposed Desc.	Amend the comprehensive plan and zoning maps from Washington County R-25, Residential 25 units per acre, to city RC-TO, Regional Center-Transit Oriented Zoning District for 4.3 acres located at 12270 SW Center Street. This proposal was submitted with 36 days notice.			
Adopted Desc.	Same.			
Beaverton	CPA9900011/RZ9900007	008-99	3/8/2000	
Proposed Desc.	Amend the comprehensive plan map and zoning map to change County designations to City designations for 77.07 acres, located in various areas on the northern edge of the City limits. This proposal was received with 44 days notice.			
Adopted Desc.	Same. INST = INSTITUTIONAL			
Beaverton	TA 99-00008	010-99	3/8/2000	
Proposed Desc.	Amendment the development code to allow School Bus, Transit, or Maintenance Vehicle Storage as a permitted use within the Industrial Park, Campus Industrial and Light Industrial zoning districts. This proposal was received without text, and 44 days notice.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA 99-00022/ RZ....	014-99	3/28/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from County/R5, County/Residential5 to City/USR, City/Urban Standard Residential (and from County/R5, County/Residential5 to City/R7, City/Residential7) for 1.98 acres, located at 450 SW 150th Avenue. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	CPA 99-00023/RZ.....	015-99	3/28/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from County/R-9, County Residential9 to City/USR, City/Urban Standard Residential (and from County/R9, County Residential9 to City/R5, City/Residential5) for 19.52 acres, located off of 155th Terrace Street. This proposal was received without text.			
Adopted Desc.	The applicant opted to retain the original setback standards accepted in the County's PUD approval review as provided under the City development code provisions.			
Beaverton	CPA 99-00020/RZ.....	017-99	3/28/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from County/R6, County/Residential6 to City/USR, City/Urban Standard Residential (and from CountyR6, County/Residential6 to City/R5, City/Residential5) for 0.90 acres, located at 16705 SW Hart Road, west of SW Hargis Road. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	CPA9900004/RZ9900004	007-99	3/28/2000	
Proposed Desc.	Amend the comprehensive plan map and zoning map to change County designations to City designations for 114.53 acres, located in various areas in or adjacent to Tri-Met's Westside Light Rail Line. This proposal was received without text, and with 44 days notice.			
Adopted Desc.	Same.			
Beaverton	CPA 99-00024/RZ ....	013-99	3/28/2000	
Proposed Desc.	Amend the comprehensive plan (and the zoning map) from County/R6, County/Rural Residential6 to City/USR, City/Urban Standard Residential; and County/INS, County/Institutional to City/USR, City/Urban Standard Residential (and from County/R6, County/Rural Residential6 to City/R5, City/Urban Standard Residential; and County/INS, County/Institutional to City/R5, City/Urban Standard Residential) for 30.46 acres, located on properties near the western boundary of the City. This proposal was received without text.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	TA 99-00007	020-99	3/28/2000	
Proposed Desc.	Amend the city code to add a road closure policy implementing ordinance.			
Adopted Desc.	Same.			
Beaverton	TA 99-00014	018-99	4/3/2000	
Proposed Desc.	Amend the development code to add Cemetery as a permitted use in all Urban Low Density, Standard Density, Medium Density, and High Density Residential Areas. This proposal was received with 44 days notice, before the first evidentiary hearing.			
Adopted Desc.	Same.			
Beaverton	TA 99-00003	019-99	4/4/2000	
Proposed Desc.	Amend the development code to add traffic impact analysis requirements.			
Adopted Desc.	Minor editorial clarification to reference new chapter 90 definitions, clarify engineer certification, and add a reference to the City Engineer, were at the Planning Commission Hearing.			
Beaverton	CPA99-00027/RZ....17	022-99	4/11/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from CountyR5, County Residential 5 Units Per Acre to CityUSR, City Urban Standard Residential (and from CountyR5, County Residential 5 Units Per Acre to CityR7, City Urban Standard Residential) for .19 acres, located at 8805 SW Willow Lane, and annex the property into the city.			
Adopted Desc.	Same.			
Beaverton	CPA99-00026/RZ....16	021-99	4/11/2000	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) CountyR6, County Residential 6 Units Per Acre to CityUSR, City Urban Standard Residential (and from CountyR6, County Residential 6 Units Per Acre to CityR5, City Urban Residential Standard) for 1.57 acres, located at 20 SW 173rd Avenue, and annex the property into the city.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA99-00028/RZ....18	023-99	4/11/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from CountyI, County Institutional to CityUSR, City Urban Standard Residential (and from CountyI, County Institutional to CityR7, City Urban Standard Residential) for 0.02 acres, located north of 7799 SW Scholls Ferry Road, and annex the property into the city.			
Adopted Desc.	Same.			
Beaverton	TA 2000-0001	001-00	5/1/2000	
Proposed Desc.	Amend the development code Chapter 20-LAND USES to revise the following sections: add and delete text to Section 20.10.50.7A; delete in its entirety Section 20.20.70; renumber Section 20.20.80 to Section 20.20.70; add and delete text to Section 60.20.10.			
Adopted Desc.	Adopted text merges the proposed text with text proposed as a part of the text amendment application TA 2000-0005			
Beaverton	TA 2000-0005	006-00	5/1/2000	
Proposed Desc.	Amend the development code ordinance 2050 Chapter 20-Land Uses and Chapter 90-Definitions to comply with Federal Emergency Management Agency requests; and revise Chapter 40-Permits and Applications to add and delete text; and Chapter 60-Special Requirements (off-street parking and other parking issues) to be consistent with Metro Title 2. This proposal was received with 41 days notice before the first evidentiary hearing. DLCD No. 011-99 and Local File No. TA 99-00009 proposed amendment is related to this file.			
Adopted Desc.	Same.			
Beaverton	CPA 99....29/RZ99.19	025-99	6/6/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from CountyGC, County General Commercial to CityC, City Commercial (and CountyGC, County General Commercial to CityGC, City General Commercial) for 5.19 acres, located at 17005 NW Cornell Road, and to be annexed into the City.			
Adopted Desc.	Same			
Beaverton	TA 2000-0002	002-00	6/12/2000	
Proposed Desc.	Amend the development code to revise the following Chapters and Sections: add and delete text to Chapter 20-LAND USES Sections 20.05, 20.10, and 20.20; add and delete text to Chapter 40-PERMIT AND APPLICATIONS Sections 40.35, 40.50, 40.80, and 40.85; add and delete text to CHAPTER 50-PROCEDURES Section 50.40.1A; add and delete text to CHAPTER 60-SPECIAL REQUIREMENTS Sections 60.30, and 60.60; add and delete text to CHAPTER 90 DEFINITIONS.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	TA 99-00011	024-99	6/12/2000	
Proposed Desc.	Amend the development code to eliminate minimum district sizes for residential zoning districts; reduce required parcel widths to accommodate attached single family dwellings in residential zoning districts; revise required open space in Residential-3.5 districts; modify the threshold of Type 1 BDR, Business District Residences; and other minor changes to the code to ensure internal consistency. This proposal was received without text, and with 44 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			
Beaverton	TA 2000-0003	003-00	8/14/2000	
Proposed Desc.	Amend the development code to add a new CHAPTER 60-SPECIAL REGULATIONS to allow the payment of "in-lieu" fees as an alternative to placing above-ground utilities underground. Chapter 60 originally was proposed under DLCD No. 011-99, Local File No. TA 99-00009 and will be adopted with this proposal.			
Adopted Desc.	Some Clarification and expository text was added to the proposed text.			
Beaverton	CPA 2000-0002/RZ 2..	008-00	8/15/2000	
Proposed Desc.	Amend the comprehensive plan (and zoning map) from CountyR-5, County Residential-5,000 Square Feet to CityUSR, City Urban Standard Residential (and from CountyR-5, County Residential-5,000 Square Feet to CityR-7, City Standard Residential) for 1.5 acres, located at 430 SW 150th Avenue, to be annexed into the City.			
Adopted Desc.	Same.			
Beaverton	RZ 2000-0001;..2;..3	007-00	8/29/2000	
Proposed Desc.	Amend the zoning map from R-5, Urban Standard Density Residential to R-2, Urban Medium Density Residential; and SFR, Single Family Residential to MFR, Medium Density Residential; and R-5, Urban Standard Density Residential to C-S, Community Service for 17.5 acres, located at the northwest corner of the intersection of Beard Road and Murray Boulevard; and NS, Neighborhood Service Center to R-5, Urban Standard Density Residential and C, Commercial to SFR, Single Family Residential for 10.3 acres, located at the northeast corner of the intersection of 155th Avenue and Beard Road. This proposal is related to DLCD File No. 010-97, that was adopted by the City on 02/09/1999, and received by DLCD on 02/22/1999.			
Adopted Desc.	The City in amending Ordinance 4032 by adopting Ordinance 4124, has satisfactorily addressed the concern of the Court of Appeals by deleting the "sunset clause" portion of Section 3 of Ordinance 4032. Section 3 established a time schedule whereby the Comprehensive Plan Amendments would not take effect and the land would revert to its previous comprehensive plan designations.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA 97006/ RZ 97006	010-97A	8/29/2000	1999-036
Proposed Desc.	Amend the comprehensive plan map from Commercial to Standard Residential on 10.3 acres located at SW 155th; and amend the comprehensive plan map (and zoning map) from Standard Residential (and Standard Residential) to Commercial (and Standard Residential up to 10 acres; and Medium Residential up to 7.5 acres) on 17.5 acres located at Murray Blvd. This revised proposal was received without text. NOTE: THE CITY WITHDREW THE 17.5 ACRE PORTION OF THIS SUBMITTAL AND ADOPTED THE 10.3 ACRE PORTION			
Adopted Desc.	The city in amending Ordinance 4032 by adopting Ordinance 4124, has satisfactorily addressed the concern of the Court of Appeals by deleting the "sunset clause" portion of Section 3 of Ordinance 4032. Section 3 established a time schedule whereby the Comprehensive Plan Amendment would not take effect and the land would revert to its previous comprehensive plan designations.			
Beaverton	RZ2000-0006	012-00	10/31/2000	
Proposed Desc.	Amend the zoning map from R-7, Urban Standard Density Single Family District to R-5, Urban Standard Density Single Family District for 3 parcels of 1.49 acres, located on SW Hanson Road and SW Barberrry Lane. This proposal was received without notice of a final hearing date.			
Adopted Desc.	Same. No Post Mark.			
Beaverton	CPA 2000-0003	009-00	10/31/2000	
Proposed Desc.	Amend the comprehensive plan to add and delete text to the Transportation System Plan to allow projects listed or not listed in the plan, and deemed necessary by the City, include such projects in the Capital Improvements Program Funding without a separate text amendment for each project.			
Adopted Desc.	Same.			
Beaverton	R2 99-00020	010-00	10/31/2000	
Proposed Desc.	Amend the zoning map from OC, Office Commercial to CS, Community Service for 2.37 acres, located on the north side of NW Cornell Road, between 187th place on the west, Twin Oaks Drive on the east, and on the north by the (Sunset) Highway 26.			
Adopted Desc.	Same.			
Beaverton	TA 2000-0006	013-00	11/14/2000	
Proposed Desc.	Amend the development code Section 60.05.10: Floodplain District Establishment to update the flooplain maps and the reference to the FEMA Revised Flood Plan Insurance Maps dated 05/25/2000.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	TA2000-0006	014-00	11/14/2000	
Proposed Desc.	Amend the Development Code, Section 60.05.10, to acknowledge by reference the Federal Emergency Management Agency Revised Flood Insurance Map. This proposal was received with 16 days notice prior to the first evidentiary hearing.			
Adopted Desc.	Same. Original adoption paper is in DLCDC File Number 013-00 (10817).			
Beaverton	RZ 2000-0001;..2;..3	007-00	11/14/2000	
Proposed Desc.	Amend the zoning map from R-5, Urban Standard Density Residential to R-2, Urban Medium Density Residential; and SFR, Single Family Residential to MFR, Medium Density Residential; and R-5, Urban Standard Density Residential to C-S, Community Service for 17.5 acres, located at the northwest corner of the intersection of Beard Road and Murray Boulevard; and NS, Neighborhood Service Center to R-5, Urban Standard Density Residential and C, Commercial to SFR, Single Family Residential for 10.3 acres, located at the northeast corner of the intersection of 155th Avenue and Beard Road. This proposal is related to DLCDC File No. 010-97, that was adopted by the City on 02/09/1999, and received by DLCDC on 02/22/1999.			
Adopted Desc.	Same.			
Beaverton	Not Assigned Yet	011-00	12/19/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from UMDR, Urban Medium Density Residential to UHDR, Urban High Density Residential (and from R-2, Medium Density Residential to R-1, High Density Residential) for 0.67 acres, located at the southeast corner of SW Hall Boulevard and Metz Street. This proposal was received without text, and without notice of a final hearing date.			
Adopted Desc.	The amendments were approved for lots 601 and 603. The city did not approve the amendments for lot 500, therefore the city ordinance 4138 reflects approval of the amendments for lots 601 and 603 only.			
Beaverton	TA 2000-0007	018-00	1/8/2001	
Proposed Desc.	Amend the development code, to revise and renumber sections, to clarify permitted wall signs, prohibit roof signs, area of signs and the placement of wall signs on exterior walls. This proposal was received with 44 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			
Beaverton	RZ2000-0009	017-00	2/14/2001	
Proposed Desc.	Amend the zoning map from NSC, Neighborhood Service Center to IP, Industrial Park for 0.55 acres, located at 6685 SW Scholls Ferry Road. This proposal is related to DLCDC File No. 016-00 and Local File No. CPA2000-0007.			
Adopted Desc.	Same.			

	Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
	Beaverton	CPA2000-0007	016-00	2/14/2001	
Proposed Desc.	Amend the comprehensive plan map from AOC, All Other Commercial Districts to IP, Industrial Park for 0.55 acres, located at 6685 SW Scholls Ferry Road. This proposal is related to DLCD No. 017-00 and Local File No. RZ2000-0009.				
Adopted Desc.	Same.				
	Beaverton	TA 2000-0010	019-00	3/19/2001	
Proposed Desc.	Amend the development code Ordinance No. 2050, Chapter 40-Permits and Applications in seven steps, to outline the Public Notification Requirements for all Quasi-Judicial Amendments to the zoning map.				
Adopted Desc.	Same.				
	Beaverton	CPA 2000-0008/RZ..10	020-00	4/11/2001	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from USR, Urban Standard Residential to MDR, Medium Density Residential (and from R-7, Urban Standard Residential to R-2, Urban Medium Residential) for two parcels of property called the Connor Commons on 3.60 acres, located at 430 and 450 SW 150th Avenue, north of Walker Road.				
Adopted Desc.	Approved as proposed, except that the city established a maximum density limitation for future development of 45 residential units.				
	Beaverton	CPA2001-0003/RZ....3	002-01	5/16/2001	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from WA County TO:RC, Washington County Transit Oriented:Retail Commercial to CitySC, City Station Community (and from WA County TO:BUS, Washington County Transit Oriented:Business District to City MU, City Multiple Use) for two parcels on approximately 5.20 acres, located on the south side of Baseline Road bisected by SW Jenkins Road, and annex the parcels into the City. This proposal was received without text.				
Adopted Desc.	Same.				
	Beaverton	CPA2000-0015/RZ...13	023-00	5/16/2001	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from WaCo:TO:R18-24, Washington County: Transit Oriented: Residential 18-24 to CitySC, City Station Community (and from WaCo:TO:R18-24, Washington County: Transit Oriented: Residential 18-24 to HDR, High Density Residential) for 0.70 acres, located at 820 SW 173rd Avenue. This proposal was received without text.				
Adopted Desc.	Same.				

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA2000-14/RZ2....12	021-00	6/6/2001	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from County TO:BUS, County Transit Oriented:BUS to City SC, City Station Community (and from County TO:BUS, Transit Oriented:BUS to City MU, City Multiple Use) for 1.00 acre, located at Baseline Road and Tri-Met light rail line, and annex the property into the City. This proposal was received without text.			
Adopted Desc.	same.			
Beaverton	CPA2000-0013/RZ...11	022-00	6/6/2001	
Proposed Desc.	Amend the comprehensive plan and zoning map from WaCo/I, Washington County/Industrial to CityCI, City Campus Industrial for 1.50 acres, located at 1750 NW 173rd Avenue. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	RZ 2001-0009	004-01	6/26/2001	
Proposed Desc.	Amend the zoning ordinance and map to eliminate the condition of approval in Ordinance No. 4134, Section 1-Item No. 4, where the rezone was contingent on the approval of two other applications (Beard Court and Hagen Rezone).			
Adopted Desc.	Same.			
Beaverton	RZ 2001-0010	005-01	6/26/2001	
Proposed Desc.	Amend the zoning ordinance and map to eliminate the condition of approval in Ordinance No. 4133, Section 1-Item No. 4, where the rezone was contingent on the approval of two other applications (Sexton Place and Hagen Rezone).			
Adopted Desc.	Same.			
Beaverton	CPA2001-0008/RZ2.-.8	008-01	7/23/2001	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from WA County TO:BUS, Washington County Transit Oriented: Business District to City SC, City Station Community (and from WA County TO:BUS, Washington County Transit Oriented: Business District to City SC:M-U, City Station Community: Multiple-Use) for 0.40 acre, located at 1275 SW 158th Avenue. This proposal was received without text.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA2000-0006/RZ2.-.8	007-01	7/23/2001	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from WA County TO:RC, Washington County Transit-Oriented: Retail Commercial to City TC, City Town Center (and from WA County TO:RC, Washington County Transit-Oriented: Retail Commercial to City M-U, City Multiple-Use) for 0.50 acre, located at 13675 NW Cornell. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	CPA2001-0004/RZ2.-.4	006-01	7/23/2001	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from WA County TO: R9-12; R12-18; R24-40, Washington County Transit Oriented: Residential 9-12 Units; Residential 12-18 Units; Residential 24-40 Units to City Urban Medium Residential (and from WA County TO: R9-12; R12-18; R24-40, Washington County Transit Oriented: Residential 9-12 Units; Residential 12-18 Units; Residential 24-40 Units to City R-2 and R-4, City Medium Residential-2 and Medium Residential-4) for 20.00 acres, located east of SW Cedar Hills Boulevard and north of SW Celeste Lane. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	TA 2000-0004	005-00	1/8/2002	
Proposed Desc.	Amend the development code to limit the amount of retail uses to 60,000 gross square feet of building area in CI, Campus Industrial zones, and bring the City into compliance with Metro Title 4 provisions.			
Adopted Desc.	Same.			
Beaverton	RZ 2001-0021	002-02	5/15/2002	
Proposed Desc.	Amend the zoning map from (SC-HDR) Station Community High Density Residential to General Commercial for two tax lots on 0.79 acres, located at 4050 SW Murray Boulevard to correct a mapping error and more closely match the comprehensive plan designation. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	CPA 2002-0001	014-02	5/15/2002	
Proposed Desc.	Amend the comprehensive plan map from Corridor to NR, Neighborhood Residential Low Density for seven parcels on 2.30 acre, located north of southwest of Duncan Lane, west of SW Jamieson Road, and east of SW 98th Avenue to correct a mapping error. This proposal was received without text.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA 2001-0016	012-01	5/15/2002	
Proposed Desc.	Amend the comprehensive plan and map to remove references to SW Esplanade Road from the text and maps in order to remove the existing road from the multiple use development known as "The Round at Beaverton Central". The development proposal is located west of Watson Avenue, east of SW Rose Biggi Avenue, and south of the TRI-Met rail line, and is approximately 4.00 acres in size.			
Adopted Desc.	Same.			
Beaverton	RZ-2002-0009	005-02	6/4/2002	
Proposed Desc.	Amend the zoning map CG, General Commercial to Light Industrial, or Industrial Park, or Campus Industrial for four parcels on approximately 8.00 acres, located north of Hall Boulevard, and west of Highway 217. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	RZ 2002-0007	004-02	6/4/2002	
Proposed Desc.	Amend the zoning map from R-1, Urban High Density to RC-E, Regional Center East for three parcels on twenty-one parcels on 16.36 acres, located south of Southwest Center Street, east of 117th Avenue, west of Highway 217, north of Canyon Road to be consistent with the Regional Center Comprehensive Plan. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	RZ 2002-0008	003-02	6/4/2002	
Proposed Desc.	Amend the zoning map from R-1, Urban High Density to RC-TO, Regional Center-Transit Oriented for four parcels on 10.78 acres, located south of Southwest Center Street, east of Hall Boulevard, west of Southwest Lombard Street, and north of Beaver Dam Road to be consistent with the Regional Center Comprehensive Plan. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	RZ 2002-0005	012-02	6/4/2002	
Proposed Desc.	Amend the zoning map from R7, Urban Standard Density to R-3.5, Urban Medium Density for two parcels on 23.56 acres, located north of Scholls Ferry Road, east and west of Conestoga Road. The zone map change is a result of a new designation for the Plan Map called "Corridor" which is defined as bands of development along arterial roads or nodal development that has high quality pedestrian features and higher density housing. This proposal was received without text.			
Adopted Desc.	Same			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	RZ 2002-0006	013-02	6/4/2002	
Proposed Desc.	Amend the zoning map from R7, Urban Standard Density to GC, General Commercial for two parcels on 0.36 acres, located at 4225 and 4255 Tualaway, north of the Tualatin Valley Highway. The zone map change is a result of a new designation for the Plan Map called "Corridor" which is defined as bands of development along arterial roads or nodal development that has high quality pedestrian features and higher density housing. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	RZ2002-0003	010-02	6/4/2002	
Proposed Desc.	Amend the zoning map from R7, Urban Standard Density to R-3.5, Urban Medium Density for 9.71 acres, located at 8365 SW Maverick Terrace, off Murray Boulevard. The zone map change is a result of a new designation for the Plan Map called "Corridor" which is defined as bands of development along arterial roads or nodal development that has high quality pedestrian features and higher density housing. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	RZ2002-0002	009-02	6/4/2002	
Proposed Desc.	Amend the zoning map from R7, Urban Standard Density to R-2, Urban Medium Density for 8.64 acres, located at 16655 NW Walker Road. The zone map change is a result of a new designation for the Plan Map called "Corridor" which is defined as bands of development along arterial roads or nodal development that has high quality pedestrian features and higher density housing. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	RZ2002-0001	008-02	6/4/2002	
Proposed Desc.	Amend the zoning map from R-5, Urban Standard Density to R-2, Urban Medium Density for three parcels on 10.07 acres, located at 600 NW Island Terrace Off 158th Avenue. The zone map change is a result of a new designation for the Plan Map called "Corridor" which is defined as bands of development along arterial roads or nodal development that has high quality pedestrian features and higher density housing. This proposal was received without text. <b>REVISED NOTICE:</b> Amend the zoning map from R1, Urban Standard Density-1,000 square feet per unit to R4, Urban Standard Density-4,000 square feet per unit; R-2, Urban Standard Density-2, 000 Square Feet per unit to R1, Urban Standard Density-1,000 square feet per unit and R4, Urban Standard Density-4,000 square feet per unit; R5, Urban Standard Density-5, 000 square feet per unit to R-1, Urban Standard Density-1,000 square feet per unit and R4, Urban Standard Density-4,000 square feet per unit for 10.00 acres, located at 600 NW Island Terrace off 158th Avenue. This revision supersedes the previous proposal. This revision was also received without text.			
Adopted Desc.	The initial proposal was for both parcels which make up Waterhouse Place Apartments and stated they were going fro R-5 to R-2 zoning. Ths was amended by a Notice of Proposed Amendment snet on 02/19/2002 that was for both parcels that they were in fact R-1, R-2, and R-5 and were proposed to be rezoned to R-1 and R-4 (4,000 square feet minimum per unit). The adopted ordinance only rezones one of two parcels to R-1 because the northern parcel was inadvertently not designated corridor.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	RZ 2002-0011	007-02	6/18/2002	
Proposed Desc.	Amend the zoning map from R-1, Urban High Density to MU-RC-OT, Multiple Use-Regional Center-Old Town for approximately eight-seven parcels on approximately 35.00 acres, located north of 5th Street, East of Stott Avenue, south of 2nd, 3rd, 4th Avenues, and west of Southern Pacific Railroad tracks. This proposal was received without text.			
Adopted Desc.	Two Parcels were removed from the original application and made into separate application. The zone change of the two parcels were evaluated as part of Local File NO. RZ 2002-0012.			
Beaverton	RZ2002-0010	006-02	6/18/2002	
Proposed Desc.	Amend the zoning map from RA, Residential-Agriculture to R-5, Neighborhood Residential-5,000 square feet to Urban Standard Density-5,000 square feet or Urban Standard Density-7,000 square feet for seven parcels on approximately 16.10 acres, four parcels are located east of Murray Boulevard, south of Weir Road, north of SW Spaniel Court, west of 141 Street; one parcel is located west of Davies Road, south of Spaniel Street, and east of 145th Street, and north of SW Deer Lane; one parcel is located east of Davies Road, south of Hiteon Drive, east of west of Citation Drive, and north of Otter Lane; one parcel is located east of Citation, south of Hiteon Drive, west of SW 13th Place, and North of Otter Lane. This proposal was received without text.			
Adopted Desc.	The amendment noticed for the adoption of either R-5 or R-7 (5,000 or 7,000 square feet. The city adopted one parcel as 7,000, and six parcels as 5,000 square feet. A second DLCD Notice of Adoption is provided for the R-5 properties.			
Beaverton	CPA 2001-0022	001-02	6/18/2002	
Proposed Desc.	Amend the comprehensive plan (and the map) to remove the Neighborhood Route Designation to SW 2nd Avenue from the Functional Classification of the Transportation Element, (and remove the Neighborhood Route designation, from five tax on 0.945 acres, located on SW 2nd Avenue between SW Stott and SW Erickson Avenues.			
Adopted Desc.	Same.			
Beaverton	TA 2001-001,.....8	011-01	8/19/2002	
Proposed Desc.	Amend the development code Chapter 40 - Applications, and Chapter 50 - Procedures to revise and update in their entirety. Based on the amendments to Chapters 40 and 50 revisions, update the development code in other areas to make sure there is consistency: Chapter 10 - General Provisions; Chapter 20 - Land Uses; Chapter 60 - Special Regulations; Chapter 90 - Definitions.			
Adopted Desc.	Same.			
Beaverton	CPA2001.13/RZ2001.14	017-02	11/18/2002	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Washington County Industrial to City Corridor (and from Washington County Industrial to City Community Services) for four parcels on 15.50 acres, located southeast of S.W. Hocken Avenue, S.W. Jenkins Road, interim light rail station and overlay. This proposal was received without text.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA 2002-0003	016-02	11/20/2002	
Proposed Desc.	Amend the comprehensive plan map from Corridor to NR-SD, Neighborhood Residential Urban Standard Density to be consistent with the existing zone of Urban Standard Density-7,000 square feet ( R-7 ) for 10.81 acres, located at 7100 SW 145th Avenue. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	TA 2002-005	026-02	1/28/2003	
Proposed Desc.	Amend the Development Code, Chapter 40 - Applications, Section 40.90, Tree Plan, to add text regarding thresholds of "removal of 5 or more Community Trees within a one calendar year period on properties more than one-half acre in size."			
Adopted Desc.	Same.			
Beaverton	CPA2002-0011	027-02	2/4/2003	
Proposed Desc.	Amend the comprehensive plan map and zoning map from Washington Co Transit Oriented : Employment to City Station Community and from Transit Oriented: Employment to Station Community" Employment Subarea 1 on 5.8 acres located at 14305 SW Millikan Way.			
Adopted Desc.	Same.			
Beaverton	CPA 2002-0009/RZ..17	019-02	2/4/2003	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Washington County TO:EMP, County Transit Oriented: Employment to City SC, City Station Community (and from TO:EMP, Transit Oriented: Employment to Station Community: Employment) for ten parcels on approximately 28.00 acres, located on both sides of SW Koll Parkway between SW Walker and SW Greystone Court. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	RZ 2002-0018	024-02	2/4/2003	
Proposed Desc.	Amend the Zoning Map from Community Service (CS) to General Commercial (GC) on two lots totalling 1.89 acres located at 3680 and 3750 SW 110th Avenue. This proposal was received without text.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	RZ2002-0019	023-02	2/4/2003	
Proposed Desc.	Amend the zoning map to correct a scrivener's error where the tax id # was mistakenly written as 151-10CD01101 when the correct number is 151-10DC01101. This was involving .54 acres. Related DLCD file 004-04 (11962).			
Adopted Desc.	Same.			
Beaverton	ZMA 2002-0025	029-02	2/25/2003	
Proposed Desc.	Amend the zoning map from CG, General Commercial to RC-TO, Regional Center-Transit Oriented for 14.84 acres, located south of the light rail, east of Hocken Avenue, west of Cedar Hills Boulevard, and north of Canyon Road. This will bring the subject parcel into compliance with the Regional Center designation.			
Adopted Desc.	Same.			
Beaverton	RZ 2002-0021	025-02	2/25/2003	
Proposed Desc.	Amend the zoning map from Urban Medium Density Residential - 2,000 square feet (R-2) to Commercial Service (CS) on .24 acre located north of SW Hall Boulevard and east of SW Scholls Ferry Road.			
Adopted Desc.	Same.			
Beaverton	CPA2002-0015/ZMA....	031-02	2/25/2003	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Washington County GC, Washington County General Commercial to City Corridor; Washington County OC, Washington County Office Commercial to City Corridor (and from Washington County GC, Washington County General Commercial; Washington County OC, Washington County Office Commercial to City GC, City General Commercial; Washington County OC, Washington County Office Commercial to City OC, City Office Commercial) for 1.25 acres, located at 8888 SW Canyon Road plus 8881, 8885 and 8891 Cashmur Lane. This proposal was received without text.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	TA 2002-006	030-02	3/4/2003	
Proposed Desc.	Amend the following sections of the development code: Section 20.20.20.2.B Conditional Uses-Station Community High Density Residential to add a new conditional use "storage yard" for fully operable vehicles for sale, lease or rent within one-quarter mile of a Corridor; Section 20.20.20.2.C Prohibited Uses-Station Community High Density Residential to modify section 20.20.20.2.C.23 to read "Storage yards except as allowed under Section 20.20.20.B.12". This proposal was received with 44 days notice before the first evidentiary hearing.			
Adopted Desc.	The adopted amendment contains specific geographic references in Section 20.20.20.B.12 (i.e. within one-quarter mile of the north side of the Tualatin Valley Corridor Land Use designation between SW Murray Boulevard and SW Lloyd Avenue), which were not originally proposed in the proposed amendment. The adopted amendment proposes modifications to Section 20.20.20.2.D (Use Recreations) that were not part of the proposed amendment, but were deemed necessary to provide substantive limitations on the land use activity authorized by Section 20.20.20.2.B.12.			
Beaverton	TA: 2002-001	022-02	4/8/2003	
Proposed Desc.	Amend the Development Code to add standards and regulations for wireless communication facilities in Chapters 60 (Special Requirements); 20 (Land Uses); 40 (Permits and Applications); Section 60.50.10 (Height Regulations) and 90 (Definitions).			
Adopted Desc.	The adopted amendment is substantially similar to the proposed amendment. Key modifications between the proposed amendment and the adopted amendment occurred in Section 60.70. Section 60.70.25 was modified to specify that permanent alterations to wireless communications facilities and satellite antennas that would result in the loss of non-conforming status would only apply when substantial modification of the previous approval had occurred or was proposed. Section 60.70.35.13 was created to provide standards for the mounting of antennas for wireless communication facilities to structures other than buildings. Section 60.70.35.16 was added to address the clustering of towers. Section 60.70.35.19 was added to address the siting of wireless communication facilities in public road right-of-way. Section 60.70.40 was added to address development standards for the installation of satellite antennas. Section 60.70.45 was added to address development standards for non-exempt amateur radio facilities. Section 60.70.60 was modified per the City Attorney's Office recommendation to minimize the potential for claims of regulation of private business activities.			
Beaverton	CPA 2002-0014	034-02	5/8/2003	
Proposed Desc.	Amend the Transportation System Plan from forecast year 2015 to 202 and bring it into compliance with Metro's adopted Regional Transportation Plan and the State of Oregon's Transportation Planning Rule. The TSP revision consists of an updated Transportation Element to replace the outdate one, update the transportation system plan and appendices providing the needs analysis and recommended improvements for the next twenty years.			
Adopted Desc.	The adopted ordinance differs in the following general areas: a policy action was added to work with DLCD on Format of mode split target actions, other minor clarifications of text, and updates and minor modifications to the Master Plans and tables.			
Beaverton	TA 2003-0001	002-03	8/4/2003	
Proposed Desc.	Amend the Section 20.20.50.5 - Floor Area of the Beaverton Development Code pertaining to floor area ratio standards and requirements for the RC-TO, Regional Transit Oriented and RC-OT, Regional Center-Old Town zoning districts.			
Adopted Desc.	Same.			

	Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
	Beaverton	CPA2003-0003/ZMA2003	001-03	8/5/2003	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Washington County GC, Washington County General Commercial; Washington County OC, Washington County Office Commercial (and from Washington County GC, Washington County General Commercial to City GC, City General Commercial; Washington County OC, Washington County Office Commercial to City OC, City Office Commercial) for three parcels on approximately 0.65 acre, located at 8904 S.W. Canyon Road, 8917 S.W. Cashmur Lane, and the lot between.				
Adopted Desc.	Same.				
	Beaverton	TA 2003-003	009-03	9/8/2003	
Proposed Desc.	Amend the development code to revised selected sections to clarify approval criteria, specify the applicability of certain regulations to different types of applications, relocate certain sections and remove non-applicable sections. This proposal was received without text.				
Adopted Desc.	Same.				
	Beaverton	ZMA 2003-0010	010-03	9/9/2003	
Proposed Desc.	Amend the zoning map from TC-SR, Town Center-Sub Regional to C-MU, Corridor-Multiple Use for 18.48 acres, located between S.W. Osprey Drive and S.W. Teal Boulevard, and west of S.W. Murray Boulevard. This proposal was received without text; and is related to DLCD FILE No. 005-03 (12877), and Local File No. ZMA 2003-0006.				
Adopted Desc.	Same.				
	Beaverton	CPA 2003-0008	008-03	9/9/2003	
Proposed Desc.	Amend the comprehensive plan to add the Corridor - Multiple Use (C-MU) zoning district as an implementing zone for the Corridor designation in 3.14 Comprehensive Plan and Zoning District Matrix; delete Figure III-6 - Area of Town Center Sub Regional Zoning District Applicability. This proposal was received without text.				
Adopted Desc.	Same.				
	Beaverton	ZMA 2003-0005	012-03	9/23/2003	
Proposed Desc.	Amend the zoning map from Office Commercial to General Commercial for four parcels on 0.60 acre, located at 8881, 8885, and 8917 S.W. Cashmur Lane, and annex two of the four parcels into the City. The other two parcels are already in the City. This proposal was received without text, and with 44 days notice before the first evidentiary hearing.				
Adopted Desc.	Same.				

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA2003-0006/ZMA..08	007-03	11/4/2003	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Washington County Community Business District to City Corridor (and from Washington County CBD, Washington County Community Business District to City Community Service) for two parcels approximately 1.90 acres, located at 8605 and 8635 S.W. Beaverton-Hillsdale Highway			
Adopted Desc.	Same.			
Beaverton	ZMA2003-0007	013-03	11/12/2003	
Proposed Desc.	Amend the zoning map from R7, Urban Standard Density to R4, Urban Medium Density for 1.19 acres, located at 6855 S.W. Hall Boulevard. This proposal was received with 44 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			
Beaverton	CPA2003-011/ZMA...13	015-03	11/18/2003	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Washington County Industrial with Employment Overlay to City EMP, City Employment (and from Washington County Industrial to City CI, City Campus Industrial for approximately 2.70 acres, located at 1500 N.W. 167th Place. The parcel will be annexed into the City under a different process. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	TA 2003-0006	018-03	1/5/2004	
Proposed Desc.	Amend the development code Section 50.25 - Application Completeness to make the code consistent with changes to Oregon Revised Statutes 227.178 effected by Senate Bill 94; to determine when an application is deemed completed and specifying the total length of time a complete application may be extended beyond the 120-day rule.			
Adopted Desc.	Same.			
Beaverton	ZMA 2003-0017	017-03	2/2/2004	
Proposed Desc.	Amend the zoning map from Urban Standard Density-7,000 square feet to Urban Standard Density-5,000 square feet for 4.70 acres, located at 11570 S.W. Denney Road. This proposal was received without text, and notice of a final hearing date.			
Adopted Desc.	Same.			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	Teufel Property Rev	003-04	4/6/2004	
Proposed Desc.	Adopt a new ordinance to create the Teufel Nursery Property Review Procedure for development of the property as a mixed use development with retail commercial and high-density residential uses. The Teufel Nursey Property is located at 123454 N.W. Barnes Road. This proposal is related to DLCD File No. 001-04, and Local File No. CPA 2003-0017/ZMA.19. The proposal was received with 44 days notice before the first evidentiary and final hearings.			
Adopted Desc.	Same.			
Beaverton	CPA 2003-0017/ZMA.19	001-04	4/6/2004	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Washington County Town Center Overlay to City Town Center (and from Washington County TO:RC, Washington County Transit Oriented: Retail Commercial; and TO:R24-40, Transit Oriented: Residential 24-40 units per acre to City TC-MU, City-Town Center - Multiple Use; and TC-HDR, Town Center-High Density Residential) for three parcels on approximately 109.00 acres, located at 123454 N.W. Barnes Road. This proposal was received without text. The proposal is related to DLCD File No. 003-04, and Local File No. Teufel Property Review Procedures.			
Adopted Desc.	The amendment to the Significant Natural Resources Map was added. The acreage was given as 109 acres which did not account for the condemnation of a school site. Correct acreage is approximately 87.00 acres.			
Beaverton	TA 2004-0001	006-04	4/12/2004	
Proposed Desc.	Amend Section 10.70 - "Enforcement" of the development code to provide for the termination of a Development Agreement in the event that there is a violation of the Development Agreement.			
Adopted Desc.	The City Council declares that there is an emergency requiring the ordinance to be effective upon passage.			
Beaverton	CPA2003-0018/ZMA..20	002-04	4/20/2004	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Washington County Employment Overlay to City Employment (and from Washington County IND, Washington County Industrial to City IC, City Campus Industrial) for approximately 1.00 acre, located at 1250 N.W. Waterhouse Avenue. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	TA 2004-0002	009-04	4/20/2004	
Proposed Desc.	Amend the following sections of the development code to add Commuter Rail as a Permitted Use: Section 20.20.43.2.A.32 - Regional Center-Transit Oriented, Section 20.20.45.3.A.30 - Regional Center-Old Town, and Section 20.20.47.A.33 - Regional Center-East.			
Adopted Desc.	Amendment provides for "Passenger Rail and Related Facilities for development after the effective date of this ordinance" as a permitted use, rather than "commuter rail".			

Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
Beaverton	CPA2003-0015 &TA.08	008-04	5/10/2004	
Proposed Desc.	Amend the comprehensive plan and development code to revise text by deleting redundant and outdated text, clarify text, update requirements, provide performance standards, and move engineering standards to the Engineering Design Manual.			
Adopted Desc.	Minor text changes to respond to comments received. The staff details the changes.			
Beaverton	CPA2004-0001/ZMA2..1	007-04	5/11/2004	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) County Transit Corridor Overlay to City Corridor (and from County R-5, County Residential-5 units per acre to City Office Commercial) for 0.90 acre, located on the west side of S.W. Murray Boulevard north of S.W. Walker Road. This proposal was received without text. <b>Revised Notice:</b> The revised notice changes the first evidentiary hearing and the final hearing dates from March 10, 2004 to March 24 2004.			
Adopted Desc.	Same.			
Beaverton	TA 2004-0007	013-04	6/22/2004	
Proposed Desc.	Amend the development code in selected sections of Chapters 40, 50, 60, and 90 for the semi-annual omnibus text amendments to clarify approval criteria, thresholds, and applicability for certain regulations. This proposal was received with 44 days notice before the first evidentiary and the final hearings.			
Adopted Desc.	Same.			
Beaverton	CPA2004-008/ZMA....8	014-04	7/19/2004	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Washington County Town Center Overlay to City Town Center (and from Washington County TO:R-24-40, Washington County Transit-Oriented: Residential 24-40 units per acre to City TC-HDR, City Town Center-High Density Residential for approximately 18.00 acres, located south of Cornell Road and west of N.W. 114th Avenue. This proposal was received without text.			
Adopted Desc.	Same.			
Beaverton	CPA 2004-0005	015-04	8/10/2004	
Proposed Desc.	Amend the comprehensive plan to comply with Metro's Title 7-Affordable Housing, which requires all jurisdictions within the Metro Service Boundary to adopt affordable housing provisions.			
Adopted Desc.	Same.			

	Beaverton	Local File #	DLCD File #	Adoption Date	LUBA #
	Beaverton	CPA 2004-0014/ZMA...	023-04	11/9/2004	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Washington County TC, Washington County Transit Corridor to City Corridor (and from Washington County R-5, Washington County Rural Residential-5 acre to City R-7, City Single Family Residential-7,000 square feet per unit) for nine parcels on 5.60 acres, located north of Far Street and south of Todd Street, on both sides Murray Boulevard. This proposal was received without text.				
Adopted Desc.	Same.				
	Beaverton	CPA 2004-0011/ZMA...	021-04	11/9/2004	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Washington County Station Community to City, Neighborhood Residential-Standard Density (and from Washington County TO: R-9-12, Washington County Transit Oriented: Residential 9-12 units per acre to City R-7, City Residential-7,000 square feet per unit) for 1.50 acres, located on the east side of S.W. 170th Avenue, north of Baseline Road, and immediately south of Elmonica Elementary School. The property is currently and will remain a nature preserve. This proposal was received without text.				
Adopted Desc.	Same.				

	Cornelius	Local File #	DLCD File #	Adoption Date	LUBA #
	Cornelius	N/A	001-87A	5/4/1987	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.	AMEND FLOOD REGULATIONS TO CONFORM WITH FEMA REQUIREMENTS.				
	Cornelius	Flood Plain	003-87B	11/17/1987	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.	REVISING CITY'S FLOOD PLAIN ZONE TO INCORPORATE PROVISIONS REQUIRED BY FEMA. AMENDMENTS DEAL WITH NOTICE, MAINT. OF WATERCOURSES & REVIEW STANDARDS.				
	Cornelius	N/A	004-87B	11/17/1987	
Proposed Desc.	Amend the zoning ordinance to clarify standards for replacement of mobile homes in the mobile home zone.				
Adopted Desc.	AMENDS MOBILE HOME PARK TO CLARIFY STANDARDS FOR REPLACING MOBILE HOMES IN EXISTING MOBILE HOME PARKS.				
	Cornelius	N/A	002-87A	12/15/1987	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to the periodic review plan update.				
Adopted Desc.	PERIODIC REVIEW PLAN UPDATE				
	Cornelius	N/A	006-87B	12/15/1987	
Proposed Desc.	Amend the comprehensive plan from Medium Density Residential to Industrial for approximately 1.5 acres located between S. 10th Avenue and S. 12th Avenue.				
Adopted Desc.	ORDINANCE AMENDING LAND USE PLAN MAP OF THE COMP PLAN OF THE CITY OF CORNELIUS.				

	Cornelius	Local File #	DLCD File #	Adoption Date	LUBA #
	Cornelius	N/A	005-87B	1/19/1988	
Proposed Desc.	Amend the comprehensive plan to: 1) Provide for and protect mobile home parks; 2) protect air and water resources in compliance with DEQ standards; 3) amend conditions for Cultural and Historical Resources; 4) amend the floodplain ordinance to conform with FEMA requirements; and 5) amend existing conditions for Water, Wastewater and Solid Waste Facilities.				
Adopted Desc.	PROTECT MOBILE HOME PARKS, AIR & WATER RESOURCES; CULTURAL & HISTORICAL RESOURCES; FLOODPLAIN; EXISTING CONDITIONS FOR WATER, WASTEWATER AND SOLID WASTE FACILITIES.				
	Cornelius	N/A	007-87B	4/4/1988	
Proposed Desc.	Adoption of the public facilities interim master plan which addresses water, sewer, storm drainage and transportation system policies.				
Adopted Desc.	INTERIM PUBLIC FACILITIES MASTER PLAN ADDRESSING WATER, SEWER, STORM DRAINAGE, AND TRANSPORTATION SYSTEM POLICIES.				
	Cornelius	Solar Access	002-88	6/6/1988	
Proposed Desc.	Adoption Solar Access Ordinance to regulate and protect solar access for single family dwellings.				
Adopted Desc.	REGULATE AND PROTECT SOLAR ACCESS FOR SINGLE FAMILY DWELLING				
	Cornelius	N/A	001-88	9/6/1988	
Proposed Desc.	Amend the zoning ordinance to clarify outright and conditional uses and performance standards for development in the A2 (Multifamily Residential), C1 (Downtown Commercial), C2 (General Commercial), and proposed C3 (Highway Commercial) zones.				
Adopted Desc.	CLARIFY OUTRIGHT AND CONDITIONAL USES AND PERFORMANCE STANDARDS FOR DEVELOPMENT IN THE A2, C1, C2 AND PROPOSED C3 ZONES.				
	Cornelius	NA	003-88	9/20/1988	
Proposed Desc.	Amend the comprehensive plan to allow the maximum overall density of 14 dwelling units per acre in Medium Density Residential developments.				
Adopted Desc.	CLARIFIED MAXIMUM OVERALL DENSITY FOR MEDIUM DENSITY RESIDENTIAL DEVELOPMENTS FROM ABOUT 10 DWELLING UNITS PER GROSS ACRE TO 14 DWELLING UNITS PER GROSS ACRE.				

	Cornelius	Local File #	DLCD File #	Adoption Date	LUBA #
	Cornelius	NA	001-89	6/20/1989	
Proposed Desc.	Amend the zoning ordinance to add two houses to the Historic Resources Inventory (122 S. 12th Avenue and 981 S. Cherry Street).				
Adopted Desc.	ADD TWO HOUSES TO THE HISTORIC RESOURCES INVENTORY.				
	Cornelius	NA	002-89	10/2/1989	
Proposed Desc.	Amend the comprehensive plan from Low Density Residential to Commercial for 2 acres located on the northeast corner of N. 29th Avenue and T.V. Highway.				
Adopted Desc.					
	Cornelius	NA	003-89	1/2/1990	
Proposed Desc.	Amend the zoning ordinance to reduce street widths and right-of-way standards.				
Adopted Desc.	DEFINES RESIDENTIAL LOCAL STREETS AND RESIDENTIAL COLLECTOR STREETS. REDUCES CURRENT STREET WIDTH STANDARD FOR RESIDENTIAL LOCAL STREETS FROM 36 TO 32 FEET.				
	Cornelius	NA	002-90	2/4/1991	
Proposed Desc.	Amend the zoning ordinance to redefine standards for fence height in the residential zones.				
Adopted Desc.					
	Cornelius	NA	001-90	2/4/1991	
Proposed Desc.	Amend the zoning ordinance to comply with state legislation regarding manufactured housing (HB 2863).				
Adopted Desc.					

	Cornelius	Local File #	DLCD File #	Adoption Date	LUBA #
	Cornelius	NA	001-93	8/2/1993	
Proposed Desc.	Amend the comprehensive plan to add four residences to the Historic Resource inventory. The properties are located at 1497 and 1555 S Alpine, 1136 S. Cherry and 384 S 13th.				
Adopted Desc.	Add sites to the historic inventory.				
	Cornelius	NA	002-93	1/3/1994	
Proposed Desc.	Amend the comprehensive plan and zoning code to create a special area known as the Core Commercial/Employment zone. Add this to the code as an overlay district.				
Adopted Desc.	New overlay zone (Core/Commercial/Employment) zone.				
	Cornelius	N/A	001-95	7/17/1995	
Proposed Desc.	Amend the comprehensive plan to update the transportation element to comply with the TPR, OAR 660-12.				
Adopted Desc.					
	Cornelius		001-97	2/2/1998	2000-089
Proposed Desc.	Amend the comprehensive plan map and text, and the zoning map and text, to create a Main Street Planning District to implement the Metro 2040 Plan design type designations on 86 acres located from 10th to 20th between Davis and Alpine. This proposal was received without text or map and with only 42 days notice. Called Ben on 6/24/97 and requested text and map to be sent.				
Adopted Desc.	Same.				
	Cornelius	ZMA-01-00	001-00	8/21/2000	
Proposed Desc.	Amend the zoning map from FD-10, Future Development to R-7, Low Density Residential for 5 parcels on 28.43 acres, located northwest of the intersection of NW Hobbs Road and the Portland and Western Railroad Line; this property was recently annexed into the City. This proposal was received with 7 days notice before the first evidentiary and final hearings.				
Adopted Desc.	Same.				

Cornelius	Local File #	DLCD File #	Adoption Date	LUBA #
Cornelius	ZMA-01-01	002-01	8/6/2001	
Proposed Desc.	Amend the zoning map from zoning map from FD-10, Future Development to R-7, Single Family Residential for 7.34 acres, located northwest of the intersection of NW Hobbs Road, Portland Western Railroad, and south of Council Creek. This proposal was received without text, with 25 days notice before the first evidentiary hearing, and without notice of a final hearing.			
Adopted Desc.	Same.			
Cornelius		001-02	8/5/2002	
Proposed Desc.	Amend the Cornelius Main Street Plan in ninety areas to add and delete text to meet the challenges of increased traffic along Highway 8 and demands for housing, commercial support and services. Amend the zoning map in four areas to implement the update main street plan consisting approximately fifty blocks, in the center of the City, involving approximately 110.00 acres. Amend the development and zoning code in nineteen areas by adding/deleting text and section to implement the updated main street plan.			
Adopted Desc.				
Cornelius	AN-01-03	001-03	4/7/2003	
Proposed Desc.	Amend the zoning map from County FD-10, County Future Development to City M-1, City General Industrial for 1.89 acres, located north of N. Holladay Street and N. 10th Avenue, and the property will be annexed into the City.			
Adopted Desc.	Same.			
Cornelius	ZTA-02-03	002-03	7/21/2003	
Proposed Desc.	Amend the City Code to correct spelling, grammatical errors, sentence structure, correct inconsistencies with sections, and make some sections workable. This proposal was received with 42 days notice before the first evidentiary hearing.			
Adopted Desc.	Finding - amendment # 3 - Rewritten by City Attorney to comply with ORS 197.763; Finding- Amendment #10 - Deleted by City Council; Finding - Amendment 11 (pertaining to Section 11.20.32) - Deleted by Council; Finding - Amendment #30 - Deleted by Council			
Cornelius	None	003-03	12/15/2003	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from County AF, Agriculture Forest to City C, City Commercial; County RC, County Rural Commercial to City C, City Commercial (and from County AF-5, County Agriculture Forest-5 acre to City HC, City Highway Commercial; County RC, County Rural Commercial to City HC, Highway Commercial) for approximately 16.00 acres, located east of the City, and on the south side of Tualatin Valley Highway. The parcel will be annexed into the City. This proposal was received without text, thirty-three days notice before the first evidentiary hearing, and without notice of a final hearing which will be determined at a later date. <b>Revised Notice:</b> The first evidentiary hearing has been changed from November 25, 2003 to December 16, 2003.			
Adopted Desc.	Same. this adoption is the same as DLCD File No. 004-03.			

	Cornelius	Local File #	DLCD File #	Adoption Date	LUBA #
	Cornelius	None	003-03A	1/20/2004	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from County AF, Agriculture Forest to City C, City Commercial; County RC, County Rural Commercial to City C, City Commercial (and from County AF-5, County Agriculture Forest-5 acre to City HC, City Highway Commercial; County RC, County Rural Commercial to City HC, Highway Commercial) for approximately 16.00 acres, located east of the City, and on the south side of Tualatin Valley Highway. The parcel will be annexed into the City. This proposal was received without text, thirty-three days notice before the first evidentiary hearing, and without notice of a final hearing which will be determined at a later date. <b>Revised Notice:</b> The first evidentiary hearing has been changed from November 25, 2003 to December 16, 2003.				
Adopted Desc.	Same.				
	Cornelius	ZMA-03-03	006-03	4/19/2004	
Proposed Desc.	Amend the zone map from County (AF-5) to City (R7-NRO) on less then 5.00 acres, located at south of Council Creek, west of Lobes Ditch, and east of N 29th Avenue.				
Adopted Desc.	A small portion of AF-20 land was identified within the City and UGB that originally staff thought was AF-5. This area was also rezoned.				

Durham	Local File #	DLCD File #	Adoption Date	LUBA #
Durham	NA	001-91		
Proposed Desc.	Documentation on submitted proposed amendment is unavailable.			
Adopted Desc.	Amend the zoning ordinance to comply with state statutes regarding manufacturing housing.			
Durham	394.2	001-87A	6/17/1987	
Proposed Desc.	Amend the zoning ordinance to increase the traffic generation limit from 100 to 200 trips per day per gross acre of land in the Office Park (OP) district.			
Adopted Desc.	INCREASE TRAFFIC GENERATION LIMIT FROM 100 TO 200 TRIPS PER DAY PER GROSS ACRE OF LAND IN OFFICE PARK DISTRICT.			
Durham	368 & 368.3	002-87A	1/20/1988	
Proposed Desc.	Amend the comprehensive plan to provide guidelines for future street and sewer services in order to serve planned growth.			
Adopted Desc.	ADOPTION OF SEWERAGE COLLECTION SYSTEM MASTER PLAN			
Durham	554.0-99	001-99	12/28/1999	
Proposed Desc.	Amend the comprehensive plan and zoning code to comply with the Metro Regional Functional Plan pertaining to housing, employment, parking policy, water quality, flood management, accessibility, and fish and wildlife. This proposal was received with 32 days notice.			
Adopted Desc.	CLUP: wording change in Title 1 Article 8, Section 2E. CLUP: delete Section 1A (Minimum Density Standard in Residential zones), and renumber rest of Section. Reduce occupants of accessory dwellings to two.			
Durham	548-97	001-97	8/27/2000	
Proposed Desc.	Amend the land use regulation to update the City's Tree Ordinance regulating the preservation, cutting and removal of trees, and repealing Durham Ordinance number 124-85. This proposal was received with only 43 days notice.			
Adopted Desc.	Same.			

Durham	Local File #	DLCD File #	Adoption Date	LUBA #
Durham	559.0-01	001-01	7/24/2001	
Proposed Desc.	Amend the comprehensive plan Chapter 5, "Growth and Development Goals and Policies" to establish a new sign regulation by shortening Sub-Section 3 of the "Policies" section and adding new Sub-Sections 4, 5, and 6. Amend the zoning ordinance in the following areas: Chapter II, Article 2, Section 1 to redefine the term "Sign"; Chapter II, Section 7F to delete the signing features and revise the reference to building features in the Business Park Zone; Chapter II, Article 3, Section 2 by adding Sub-Section B - "Development Review and Design Review Processes"; delete text in Chapter II, Article 3, Section 3C10 - "Development Review Process"; delete text in Chapter II, Article 3, Section 4C11; Chapter II - "Development Control and Zoning" by adding a new Article 9 - "Signs" in 9 sub-sections.			
Adopted Desc.	Same.			
Durham	560.0-01	002-01	12/18/2001	
Proposed Desc.	Amend the comprehensive land use plan and code to revise definitions, maps, development application procedures and to designate Greenways for the preservation of natural vegetation and restricted development relating to flooding. The amendments in this proposal are needed to comply with Metro's Title 3: Water Quality, Flood Management, and Fish and Wildlife Conservation.			
Adopted Desc.	Same.			

	Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
	Forest Grove	CPA 94-1			
Proposed Desc.	Amend the comprehensive plan urbanization policy #5 to read: Sewer and water utilities shall not be extended beyond the city's corporate limits and shall be approved only after annexation, but may be extended to existing dwellings outside the urban growth boundary under limited circumstances.				
Adopted Desc.					
	Forest Grove	N/A	003-87A	3/23/1987	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.					
	Forest Grove	ZA-87-2	002-87A	3/23/1987	
Proposed Desc.	Amend the Land Division Ordinance to transfer responsibility for conducting final subdivision plat checks from the City Engineering Division to the Washington County Surveyor's Office.				
Adopted Desc.					
	Forest Grove	ZA-87-1	001-87A	3/23/1987	
Proposed Desc.	Amend the zoning ordinance to allow Planned Industrial Developments (PIDs) to be proposed for sites of 5 acres or larger with provisions to authorize PIDs on sites smaller than 5 acres when certain criteria are met. Previously PIDs were limited to sites larger than 20 acres.				
Adopted Desc.					
	Forest Grove	CPA-88-1	003-88	11/14/1988	
Proposed Desc.	Amend the comprehensive plan to realign a portion of a future street known as the North Arterial.				
Adopted Desc.	AMEND TRANSPORTATION ELEMENT REALIGNING A FUTURE STREET.				

	Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
	Forest Grove	ZA-88-1	004-88	1/23/1989	
Proposed Desc.	Amend the zoning ordinance to: 1) establish standards to maximize solar access in new residential subdivisions and planned residential developments (PRD's); 2) minimize building-to-building shade and promote solar access; and 3) provide existing single-family residences protection from trees that create year-round shading.				
Adopted Desc.	ADOPT A SOLAR ACCESS ORDINANCE .				
	Forest Grove	CPA-88-2	005-88	1/23/1989	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to establish standards and define categories for housing of the elderly.				
Adopted Desc.	VARIETY OF HOUSING TYPES FOR ELDERLY PERSONS: CONGREGATE LIVING FACILITIES; RESIDENTIAL CARE FACILITIES; NURSING OR CONVALESCENT HOMES .				
	Forest Grove	CPA 88-3	001-89	3/13/1989	
Proposed Desc.	Amend the comprehensive plan from High Density Residential to General Industrial and zoning from A-2 (Multi-Family Residential) to GI (General Industrial) for 0.33 acre located at 1818 Main Street and 1913 18th Avenue.				
Adopted Desc.					
	Forest Grove	ZC 89-2	004-89	11/28/1989	
Proposed Desc.	Amend the zoning from county FD10 (Future Development) to R-7 (Single-Family Residential) for 9.32 acres located on Cedar Street.				
Adopted Desc.					
	Forest Grove	ZC 90-1	001-90	3/26/1990	
Proposed Desc.	Amend the zoning from county FD-10 (Future Development-10) to GI (General Industrial) for 7.23 acres located at the 2300 block of Quince Street. NOTE: The proposal was submitted without text.				
Adopted Desc.					

	Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
	Forest Grove	CPA 90-1	004-90	10/22/1990	
Proposed Desc.	Amend the comprehensive plan from General Industrial to Public for approximately 196.62 acres located at 1200 Fern Hill Road.				
Adopted Desc.					
	Forest Grove	ZC 90-2	005-90	10/22/1990	
Proposed Desc.	Amend the zoning ordinance from Washington County's EFU (Exclusive Farm Use) to city General Industrial fo 67.56 acres located near Tualatin Valley Highway and Fern Hill Road.				
Adopted Desc.					
	Forest Grove	ZA-90-2	003-90	11/13/1990	
Proposed Desc.	Amend the zoning ordinance to comply with state statutes regarding: manufactured homes, day care facilities, residential care facilities, wetlands, public notices, land partitions, survey requirements, and water rights.				
Adopted Desc.					
	Forest Grove	CPA 90-6	007-90	1/14/1991	
Proposed Desc.	Amend the comprehensive plan and zoning to add Class 1 Historic Resource with an overlay zone for properties located at 2406 15th Avenue, 2011 18th Avenue, 2125 A Street, 1803 Main Street, 1938 16th Avenue, totaling approximately 1.34 acres. NOTE: The proposal was submitted without text.				
Adopted Desc.					
	Forest Grove	ZC 91-1	002-91	7/8/1991	
Proposed Desc.	Amend the zoning from Washington County FD-10 (Future Development-10) to City CA (Commercial Auto) for property located at 1213 Gales Creek Road. NOTE: The proposal was submitted without text.				
Adopted Desc.					

Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
Forest Grove	CPA-91-2	004-91	10/28/1991	
Proposed Desc.	Amend the comprehensive plan to designate three sites as Class I Historic Resources. Amend the land use regulation to apply a Historic Overlay Zone. The sites are located at 1904 Pacific Avenue, 1703 Main Street and 1506 Cedar Street and totalling approximately 0.84 acre.			
Adopted Desc.				
Forest Grove	ZC-91-2	005-91	11/13/1991	
Proposed Desc.	Amend the zoning ordinance from County FD-10 to City GI (General Industrial) for approximately 0.9 acre located east of 1525 B Street.			
Adopted Desc.				
Forest Grove	ZA-91-2	006-91	1/13/1992	
Proposed Desc.	Amend the zoning ordinance and land division ordinances pertaining to limited land use decisions and notice requirements. NOTE: The proposal was submitted without text.			
Adopted Desc.	See DLCD # 006-91A (APAAUTO# : 3545) additional adoption.			
Forest Grove	ZA 91-1	007-91	1/27/1992	
Proposed Desc.	Amend the land use regulation to create a Tree Management Ordinance to designate significant historic trees; regulate trees in the public right-of-way; and regulate trees in natural resource areas and developable land.			
Adopted Desc.				
Forest Grove	ZA-91-2	006-91A	1/27/1992	
Proposed Desc.	Amend the zoning ordinance and land division ordinances pertaining to limited land use decisions and notice requirements. NOTE: The proposal was submitted without text.			
Adopted Desc.	Originally Adopted on 01/13/1992 See DLCD# 006-91(APAAUTO#: 3503) Re-adopted under this adoption with additions.			

	Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
	Forest Grove	ZA 92-1	002-92	6/22/1992	
Proposed Desc.	Amend the zoning ordinance pertaining to definitions, parking area, landscaping and accessory dwelling units.				
Adopted Desc.					
	Forest Grove	PR	001-91	6/22/1992	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to periodic review.				
Adopted Desc.	Forest Grove final periodic review, adoption dates 6-22-92, 9-14-92, 7-13-92. Public Facility Plans, Res Care, Notice appeals, CIAC, also adoption of file 003-91.				
	Forest Grove	415-4.5	003-92	7/13/1992	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to adopt Public Facility Plans as part of periodic review.				
Adopted Desc.					
	Forest Grove	ZC 92-1	005-92	8/10/1992	
Proposed Desc.	Amend the zoning from Washington County FD-10 (General Industrial) to City General Industrial for 19.64 acres located between Oak and Hawthorne Streets, north of the BNRR tracks.				
Adopted Desc.					
	Forest Grove	CPA 92-05	004-92	9/14/1992	
Proposed Desc.	Amend the comprehensive plan to remove a portion of a proposed arterial located between Quince Street and the Forest Grove/Cornelius city limits.				
Adopted Desc.					

	Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
	Forest Grove	ZA 92-3	007-92	1/25/1993	
Proposed Desc.	Amend the zoning ordinance to add "building material sales, lumber yard" as a permitted use in the CA (Commercial Auto) zone. The proposal was submitted without text.				
Adopted Desc.	Permit building material sales as a permitted use.				
	Forest Grove	ZA 93-2	001-93	3/9/1993	
Proposed Desc.	Amend the zoning ordinance to clarify procedures for the review of relocation request regarding historic landmarks.				
Adopted Desc.	Procedures for the historic landmark requests.				
	Forest Grove	ZA 93-3	002-93	4/26/1993	
Proposed Desc.	Amend the zoning ordinance to reduce the front yard setback in the Commercial Auto zone adjacent to Pacific and 19th Avenue from 30 feet to 15 feet.				
Adopted Desc.					
	Forest Grove	ZC-93-1	003-93	6/28/1993	
Proposed Desc.	Amend the zoning from county FD-10 to city A-1 (Two-Family Residential) for 6.73 acres located at 2206 12th Avenue.				
Adopted Desc.					
	Forest Grove	ZA-93-4	004-93	6/28/1993	
Proposed Desc.	Amend the zoning ordinance to permit 100% replacement of multi-family structures in multi-family zones, regardless of the number of dwelling units. NOTE: This proposal was submitted without text.				
Adopted Desc.					

Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
Forest Grove	ZA 93-8	005-93	8/9/1993	
Proposed Desc.	Amend the zoning ordinance to extend the "pre-inventory tree list" to January 1, 1994, (current list will expire July 1, 1993). The proposal was submitted without text.			
Adopted Desc.				
Forest Grove	ZA 93-7	006-93	8/9/1993	
Proposed Desc.	Amend the zoning ordinance to allow "Self Service Storage Facilities" as a conditional use in the CA (Commercial) zone. The proposal was submitted without text.			
Adopted Desc.				
Forest Grove	ZA 93-5	007-93	9/27/1993	
Proposed Desc.	Amend the zoning ordinance to permit an increase in the number of projecting signs in the Central Business District. The proposal was submitted without text.			
Adopted Desc.				
Forest Grove	ZA-92-2	006-92	2/28/1994	
Proposed Desc.	Amend the zoning ordinance to reduce the minimum local street construction standards.			
Adopted Desc.				
Forest Grove	ZA 93-9	001-94	5/9/1994	
Proposed Desc.	Adopt the metro model waste ordinance relating to solid waste and recyclables storage areas.			
Adopted Desc.				

	Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
	Forest Grove	CPA 94-1	003-94	10/24/1994	
Proposed Desc.	Amend the comprehensive plan urbanization policy #5 to read: Sewer and water utilities shall not be extended beyond the city's corporate limits and shall be approved only after annexation, but may be extended to existing dwellings outside the urban growth boundary under limited circumstances.				
Adopted Desc.					
	Forest Grove	ZC-94-2	007-94	3/13/1995	
Proposed Desc.	Amend zoning map from Washington County (and FD-10) to city Single-Family Residential (and R-7) on 54 acres located at 710-800 Gales Creek Road. This proposed zone change is in connection with an annexation. This proposal was received without text.				
Adopted Desc.					
	Forest Grove	ZC-94-1	006-94	3/13/1995	
Proposed Desc.	Amend zoning map from Washington County (and FD-10) to city Single-Family Residential (and R-7) on 0.61 acre located at 3007 Higby Lane. This proposal is in connection with an annexation. This proposal was received without text.				
Adopted Desc.					
	Forest Grove	ZA-94-1	005-94	4/24/1995	
Proposed Desc.	Amend zoning ordinance to allow 8-foot signs in Commercial Auto and Heavy Zones.				
Adopted Desc.					
	Forest Grove	ZC-95-1	001-95	4/24/1995	
Proposed Desc.	Amend the zoning map from Washington County FD-10 to city R-7 and A-1 on 16.49 acres located on Goff Road.				
Adopted Desc.					

Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
Forest Grove	CPA-95-1	002-95	8/14/1995	
Proposed Desc.	Amend the comprehensive plan map to remove the proposed north arterial between Thatcher Road and Sunset Drive, and addition of a new east/west collector allong David Hill Road/Beal Road and Watercreat Road/Nichols Lane. This proposal was received without text.			
Adopted Desc.				
Forest Grove	CPA-95-3/ZC	004-95	9/25/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) for twelve parcels from Washington County Future Development (and FD-10) to various comprehensive plan designations (and city zone designations) in conjunction with an annexation to permit increased single family density on approximately 19.47 acres.			
Adopted Desc.				
Forest Grove	CPA-95-2	003-95	10/9/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) to designate 52 sites as historic landmarks in the original town, known as Cherokee Strip.			
Adopted Desc.				
Forest Grove	ZC-95-4	005-95	11/27/1995	
Proposed Desc.	Amend the zoning map from Washington County Future Development to city General Industrial to annex 5.3 acres located at 2530 Quince Street.			
Adopted Desc.				
Forest Grove	CPA-95-3	006-95	2/26/1996	
Proposed Desc.	Amend the comprehensive plan bikeway map and replace with the new Bike and Pedestrian Network Plan Map reflecting 17 specific projects.			
Adopted Desc.				

	Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
	Forest Grove	CPA-96-1	001-96	4/8/1996	
Proposed Desc.	Amend the comprehensive plan map to realign the Tualatin Valley Highway bypass between Sunset Drive and Quince Street.				
Adopted Desc.					
	Forest Grove	ZC-96-2	004-96	4/22/1996	
Proposed Desc.	Amend the zoning map from Washington County FD-10 to city R-7 SFR on 9.67 acres located at 1207 Nichols Lane.				
Adopted Desc.					
	Forest Grove	ZA-96-3	006-96	10/14/1996	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to revise the Historic Landmarks sections.				
Adopted Desc.					
	Forest Grove	ZA-96-4	007-96	10/14/1996	
Proposed Desc.	Amend the zoning ordinance to allow existing single-family dwellings in the Commercial Auto zone to enlarge, expand, or be replaced. This proposal was received without text or map.				
Adopted Desc.					
	Forest Grove	ZA-96-1	003-96	1/27/1997	
Proposed Desc.	Amend the land use regulations to reduce the setback from 100-feet to 20-30 feet for certain uses adjacent to single-family residential (two or more stories) zones. Specific text not yet developed.				
Adopted Desc.					

	Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
	Forest Grove	ZC-96-4	009-96	2/10/1997	
Proposed Desc.	Amend the zoning map from FD-10 to R-7 or R-10 SFR on 29.91 acres located north of Gales Creek Road near its intersection with Sheelar Lane (tax lot 1N 35-800). This proposal was received with a map but no text.				
Adopted Desc.					
	Forest Grove	ZA-96-2	005-96	3/24/1997	
Proposed Desc.	Amend the comprehensive plan (and zoning) to reduce single family zone setback requirements, revise lot area minimums and density standards, and allow duplexes in single family zones.				
Adopted Desc.					
	Forest Grove	ZC-96-5	001-97	3/24/1997	
Proposed Desc.	Amend the zoning map from county FD-10 to city A-2 on 1.87 acres located between Main Street and Sunset Drive, near 28th Avenue.				
Adopted Desc.					
	Forest Grove	ZC-97-1	003-97	6/9/1997	
Proposed Desc.	Amend the zoning map from FD-10 (County) to R-7 Single Family Residential (City) to be consistent with the comprehensive plan map on 11.98 acres located at Thatcher Road. (Related file: Forest Grove 002-97.)				
Adopted Desc.					
	Forest Grove	PD-97-1	002-97	7/14/1997	
Proposed Desc.	Amend the zoning map from R-7 to R-7 PRD to add a Planned Residential Development overlay on 11.3 acres located near Thatcher Road. This proposal was received with no text and vague maps. A 46-unit subdivision with open space and wetland tracts, conservation areas, etc. (Related file: Forest Grove 003-97).				
Adopted Desc.					

Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
Forest Grove	ZA-97-2	004-97	9/8/1997	
Proposed Desc.	Amend the zoning ordinance to revise zone changes automatically on newly annexed properties to the City zone which is the closest to the comprehensive plan map designation.			
Adopted Desc.				
Forest Grove	ZA-97-6	007-97	11/3/1997	
Proposed Desc.	Amend the zoning ordinance to revise residential fence standards.			
Adopted Desc.				
Forest Grove	ZA-97-3	005-97	11/3/1997	
Proposed Desc.	Amend the Land Division Ordinance to revise the minimum densities in sloped areas; and requirements for street tree installation, street connectivity/visibility, and easements.			
Adopted Desc.				
Forest Grove	ZC-97-3	008-97	12/8/1997	
Proposed Desc.	Amend the zoning ordinance from R-7, Single Family Residential (7000 square foot average lot) to R-10, Single Family Residential (10,000 square foot average lot) on 75.27 acres located predominately at the northwest edge of the city limits.			
Adopted Desc.				
Forest Grove	ZA-97-3	005-97	1/26/1998	
Proposed Desc.	Amend the Land Division Ordinance to revise the minimum densities in sloped areas; and requirements for street tree installation, street connectivity/visibility, and easements.			
Adopted Desc.				

	Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
	Forest Grove	ZA 93-6	002-94	3/23/1998	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to comply with the Transportation Rule.				
Adopted Desc.					
	Forest Grove	CPA/ZC96-3	008-96	4/27/1998	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Medium Density Residential, MDR (and A-1 Two Family Residential) to Commercial Auto, CA (and CA Commercial Auto) on 2.55 acres located between Popular Street and the Tualatin Valley Highway. This proposal was received with maps but no text.				
Adopted Desc.					
	Forest Grove	ZA-97-7	010-97	5/11/1998	
Proposed Desc.	Amend the zoning ordinance concerning historic and significant trees. This proposal will: revise the designation procedure; notification process; designation removal procedure; and removal/pruning procedures.				
Adopted Desc.					
	Forest Grove	ZC-98-1	001-98	6/22/1998	
Proposed Desc.	Amend the zone map to rezone five properties totalling 25 acres. Subject properties were previously annexed to the city, but never rezoned from Washington County FD-10 to their respective zones, in compliance with the comprehensive plan.				
Adopted Desc.					
	Forest Grove	ZC-98-2	003-98	2/1/1999	
Proposed Desc.	Amend the zoning map to designate up to 20 sites as local Historic Register properties, primarily in the additions of Naylor, Walker, and West Park (North of 19th Avenue, south of 24th Avenue, and mostly west of Council Street.) This proposal was received with 42 days notice.				
Adopted Desc.					

Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
Forest Grove	ZC-98-5	005-98	3/8/1999	
Proposed Desc.	Amend the zoning map from Washington County FD-10 to city R-5 Single Family Residential for .8 acres annexed into the city in 1995 and located south of 16th Avenue and east of A Street.			
Adopted Desc.				
Forest Grove	CPA98-2,ZC98-4	004-98	5/10/1999	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Semi-Public / Institutional (and Multi-Family Residential, A-2) to Commercial Auto, CA (and Commercial Auto, CA) for 12.9 acres located at 3435 Pacific Avenue to allow the adaptive reuse of the Masonic Home complex as a McMenamis pub, hotel, theater, etc.			
Adopted Desc.	Ordinances require occupancy by 7/1/2000, or designation zone reverts. Zoning Ordinance amendment also includes a p.m.-hour trip cap, as recommended by ODOT.			
Forest Grove	CPA-99-1, ZC-99-1	002-99	9/27/1999	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from MDR, Medium Density Residential to CH, Commercial Heavy (and from A-1, Two Family Residential to CH, Commercial Heavy) for 0.94 acres, located at 1021 Elm Street. The property would become the north boundary of a 2.92 acre site at the northeast corner of Elm Street and the Highway 47 bypass.			
Adopted Desc.	Same except the ordinances require a building permit for a Mini-Storage Facility to be applied for within two years of August 16, 1999 or Designation /Zone reverts.			
Forest Grove	CPA 99-2	003-99	11/22/1999	
Proposed Desc.	Amend the comprehensive plan and map to implement, revise, and adopt a new City Transportation System Plan to replace the 1987 TSP, and comply with the Oregon Transportation Planning Rule for 3840 acres, located throughout the City Urban Growth Boundary.			
Adopted Desc.	Same.			
Forest Grove	CPA-99-3	005-99	12/13/1999	
Proposed Desc.	Amend the comprehensive plan, land division ordinance and the zoning ordinance to comply and implement Metro's 2040 Urban Growth Management Functional Plan.			
Adopted Desc.	No substantive changes.			

	Forest Grove	Local File #	DLCD File #	Adoption Date	LUBA #
	Forest Grove	ZA-00-1/ZA-00-2	001-00	6/12/2000	
Proposed Desc.	Amend the zoning ordinance in six sections and land division ordinance in four sections to implement Title 3 of the Metro Urban Growth Management Functional Plan. This proposal was received without notice of a final hearing date.				
Adopted Desc.	Same				
	Forest Grove	PD-99-2	002-00	10/9/2000	
Proposed Desc.	Amend the zoning map from A-2, Multi-Family to A-2RPD, Multi-Family Residential Planned Development for 2.96 acres, located on the north side of 21st Street, (west boundary) north of the intersection of Elm and 21st Streets, (east boundary) north of the intersection Fibert and 21st Streets, and south of the Railroad tracks. This proposal was received without text, and 38 days notice before the first evidentiary hearing.				
Adopted Desc.	Same.				
	Forest Grove	CPA-01-02;ZC-01-01	002-01	3/25/2002	
Proposed Desc.	Amend comprehensive plan and the zoning map from CountyEFU, County Exclusive Farm Use to City General Industrial from 3.36 acres, located 410 Elm Street.				
Adopted Desc.	Same.				
	Forest Grove	ZC-02-03	003-02	1/13/2003	
Proposed Desc.	Amend the zoning map from A-1, Two Family Residential to A-1(HL), Two Family Residential (Historic Landmark Overlay); R-5, Single Family-5,000 Square Feet to R-5(HL), Single Family Residential-5,000 Square Feet (Historic Landmark Overlay) for 0.33 acre, located at 2211 "A" Street and 1414 Birch Street. This proposal was received with 7 days notice before the first evidentiary hearing, without notice of a final hearing, and without text.				
Adopted Desc.	Same.				
	Forest Grove	ZC-03-01	001-04	5/10/2004	
Proposed Desc.	Amend the zoning map from CC, Community Commercial to CC/HL, Community Commercial with a Historic Landmark Overlay for approximately 0.47 acres, located on the east side of 5th Street between Pacific Avenue on the north and 19th Avenue on the south. This proposal was received without text.				
Adopted Desc.	Same.				

	Gaston	Local File #	DLCD File #	Adoption Date	LUBA #
	Gaston	PR	001-91	7/10/1991	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to periodic review.				
Adopted Desc.	Adoption of the final periodic review order.				
	Gaston	M&D Development	001-00	8/23/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from CountyMDR, County Medium Density Residential to CityC, City Commercial (and from U, Unincorporated to CityC, City Commercial) for 1.4 acres, located south of the City limits to Olson Road and along Highway 47, and to be annexed into the City from Washington and Yamhill Counties. This proposal was received without text, and 22 days notice before the first evidentiary and final hearings.				
Adopted Desc.	Same.				
	Gaston	CP-01-02	001-02	11/13/2002	
Proposed Desc.	Amend the Comprehensive Plan text and Map for an extensive revision and updating. Proposed submittal includes Comprehensive Plan; Transportation Master Plan; and Natural Resources and Urban Growth documents. This proposal was received with 40 days notice before the first evidentiary hearing.				
Adopted Desc.	The final adopted text and map were substantially the same as proposed. However, there were some residential properties redesignated, and one property was removed from the UGB. The proposed future urban industrial area was also removed from the Plan Map.				
	Gaston	ZC-1-02	002-02	2/26/2003	
Proposed Desc.	Update and rewrite of Zoning and Subdivision Ordinances to bring them into compliance with newly adopted Comprehensive Plan. The rewrite consolidates the 2 ordinances into 1 consolidated Development Code. Also establishes new zoning designations for residential development and provides conversion chart. This proposal was submitted without text.				
Adopted Desc.	The final adopted text and map were substantially the same as proposed. However, there were revisions made based on comments from DLCD and other interested parties. All comments and recommendations were addressed by the revisions. All new Official Zoning Map was adopted.				

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	HCP 1-87	001-87A	4/7/1987	
Proposed Desc.	Amend the comprehensive plan and zoning from Medium Density Residential to Public Facility for approximately 39 acres located north of N.W. Airport Road and west of N.E. Shute Road. The parcel is the proposed site of a new high school.				
Adopted Desc.					
	Hillsboro	ZOA 1-87	002-87A	6/2/1987	
Proposed Desc.	Amend the zoning ordinance's C-4, Neighborhood Commercial, zone to allow as a conditional use eating establishments with a maximum seating capacity of 50, excluding those service alcoholic beverages and those providing drive-in service.				
Adopted Desc.	TO ALLOW AS A CONDITIONAL USE IN THE C-4, NEIGHBORHOOD COMMERCIAL ZONE, EATING ESTABLISHMENTS WITH A MAXIMUM SEATING CAPACITY OF 50.				
	Hillsboro	ZOA 2-87	003-87A	6/16/1987	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.	AMEND FLOOD REGULATIONS TO CONFORM WITH FEMA REQUIREMENTS.				
	Hillsboro	ZOA 3-87	004-87A	7/7/1987	
Proposed Desc.	Amend the zoning ordinance to allow publicly or privately owned junior or senior high schools, colleges or universities as a conditional use in the C-2, Central Commercial, and C-1, General Commercial, zones.				
Adopted Desc.	ZONING TO ALLOW PUBLIC OR PRIVATELY OWNED SCHOOLS, COLLEGES OR UNIVERSITIES AS CONDITIONAL IN C-2 & C-1 ZONES.				
	Hillsboro	HCP 2-87	005-87A	9/1/1987	
Proposed Desc.	Amend the comprehensive plan to designate approximately 600 acres as Commercial, Public Facility, and Industrial located west of N.W. Cornelius Pass Road, north of U.S. Highway 26, and south of West Union Road and within the Regional Urban Growth Boundary.				
Adopted Desc.	TO DESIGNATE APPROXIMATELY 600 ACRES AS COMMERCIAL, PUBLIC FACILITY, AND INDUSTRIAL WITHIN THE REGIONAL URBAN GROWTH BOUNDARY.				

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	ZOA 4 & 5-87	006-87A	9/1/1987	
Proposed Desc.	NOTE: This amendment is being considered as part of an amendment which was previously proposed under this file number.				
Adopted Desc.	TO EXEMPT RESIDENTIAL STRUCTURES IN THE M-2 INDUSTRIAL AND M-P INDUSTRIAL PARK ZONES FROM REGULATIONS ON DESTRUCTION OF THE NONCONFORMING USE.				
	Hillsboro	HCP 1-88	001-88	3/1/1988	
Proposed Desc.	Amend the comprehensive plan and land use map on approx. 794.21 acres of recently annexed and adjacent properties located east of Cornelius Pass Road; west of Benson Creek; south of Sunset Highway; and north of Cornell Road.				
Adopted Desc.	ADDS SUNSET HIGHWAY, NW 185TH, NW CORNELL AND NW EVERGREEN PARKWAY TO THE TRANSPORTATION PLAN AS ARTERIALS; NW JOHN OLSEN AS A COLLECTOR STREET. ANNEXED 794.20 ACRES FROM COUNTY DESIGNATIONS TO COUNTY DESIGNATIONS.				
	Hillsboro	HCP 2-88	002-88	7/5/1988	
Proposed Desc.	Amend the comprehensive plan from County to City Industrial for 4 acres of recently annexed property located between NW Cornelius Pass Road and Burlington Northern Railroad north of Sunset Highway.				
Adopted Desc.					
	Hillsboro	HCP 3-88	003-88	8/2/1988	
Proposed Desc.	Amend the comprehensive plan from (County) Office Commercial and Industrial to (City) Industrial for 2.12 acres of recently annexed property located north of NW Cornell Road, east of NW John Olson Road and west of Walker Road.				
Adopted Desc.					
	Hillsboro	ZOA 3-88	004-88	8/2/1988	
Proposed Desc.	Amend the zoning ordinance to allow junior and senior high schools, colleges and universities as a conditional use in the M-2 Industrial zone.				
Adopted Desc.	TO ALLOW JUNIOR AND SENIOR HIGH SCHOOLS, COLLEGES AND UNIVERSITIES AS CONDITIONAL USES IN THE M-2 INDUSTRIAL ZONE.				

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	ZOA 2-88	005-88	9/20/1988	
Proposed Desc.	Amend the zoning ordinance to allow clerical, legal and archival government uses outright in the C-2, Central Commercial zone and to distinguish between those uses and non-office uses which would be allowed as conditional uses in the C-2 zone.				
Adopted Desc.	TO ALLOW CLERICAL, LEGAL, AND ARCHIVAL GOVERNMENT USES OUTRIGHT IN THE C-2 CENTRAL COMMERCIAL ZONE, AND TO DISTINGUISH BETWEEN THESE USES AND NON-OFFICE USES, WHICH WOULD BE ALLOWED AS CONDITIONAL USE IN C-2 ZONE.				
	Hillsboro	HCP 4-88	006-88	1/30/1989	
Proposed Desc.	NOTE: This is a reproposal in response to LUBA remand of Ordinance No. 2793.				
Adopted Desc.					
	Hillsboro	HCP 5-88	007-88	2/7/1989	
Proposed Desc.	Amend the comprehensive plan from County Industrial to High Density Residential for 34.10 acres located north of Walker Road, south of Cornell Road, west of 185th Street.				
Adopted Desc.					
	Hillsboro	HCP 1-89	001-89	3/7/1989	
Proposed Desc.	Amend the comprehensive plan from (County) R-9 (Low Density Residential), R-15 (Medium Density Residential), IND (Industrial) and INST (Institutional) to (City) RL (Low Density Residential), RM (Medium Density Residential), I (Industrial), PF (Public Facility) and FP (Floodplain) for approximately 850 acres located south of NW Cornell Road, north of Burlington Railroad, east of NW 216th, and west of NW 185th.				
Adopted Desc.	ANNEXATION OF 850 ACRES.				
	Hillsboro	HCP-5-89	005-89	4/18/1989	
Proposed Desc.	Amend the comprehensive plan from Commercial to Industrial and zoning C-1 (General Commercial) to M-P (Industrial Park) for approximately 50 acres located south of Sunset Highway, north of Evergreen Parkway and east of Rock Creek.				
Adopted Desc.					

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	HCP 2-89	002-89	5/16/1989	
Proposed Desc.	Amend the comprehensive plan from High Density Residential to Commercial for 0.61 acres located west of 10th Avenue, north of Oak Street and south of Baseline Street.				
Adopted Desc.					
	Hillsboro	Ronlers Acre	006-89	7/5/1989	
Proposed Desc.	Adoption of an Urban Renewal Plan for the area between the Hillsboro Airport and 185th Avenue. The projects are: 1) the redevelopment of a large undeveloped subdivision; 2) construction of a park and fire station; and 3) construction of road improvements to Evergreen and Cornell Road.				
Adopted Desc.	PROJECTS ARE: REDEVELOPMENT OF A LARGE UNDEVELOPED SUB-DIVISION; CONSTRUCTION OF PARK AND FIRE STATION; CONSTRUCTION OF ROAD IMPROVEMENTS TO EVERGREEN AND CORNELL ROAD.				
	Hillsboro	HCP 4-88	006-88	7/25/1989	
Proposed Desc.	NOTE: This is a reproposal in response to LUBA remand of Ordinance No. 2793.				
Adopted Desc.	THIS IS IN RESPONSE TO LUBA REMAND OF ORD. 2793.				
	Hillsboro	HCP 4-88	006-88	10/3/1989	
Proposed Desc.	NOTE: This is a reproposal in response to LUBA remand of Ordinance No. 2793.				
Adopted Desc.	THE PROPOSAL IS IN RESPONSE TO LUBA REMAND OF ORDINANCE 2793				
	Hillsboro	HCP-10-89	009-89	10/17/1989	
Proposed Desc.	Amend the comprehensive plan from (county) R-15, R-24 (Medium Density Residential) and NC (Neighborhood Commercial) to (city) RM (Medium Density Residential), RH (High Density Residential) and C (Commercial) for 16.47 acres located west of West Baseline Road and south of Burlington Northern Railroad.				
Adopted Desc.	FROM COUNTY R-15, R-24 AND NC TO CITY RM, RH AND C.				

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	ZOA 2-89	010-89	11/21/1989	
Proposed Desc.	Amend the zoning ordinance to allow residential units in second stories of existing buildings in the downtown area. Amend parking requirements for downtown residential uses.				
Adopted Desc.	ALLOW RESIDENTIAL UNITS IN SECOND STORIES OF EXISTING BUILDINGS IN DOWNTOWN AREA ; AMEND PARKING REQUIREMENTS TO FACILITATE DOWNTOWN RESIDENTIAL USES .				
	Hillsboro	HCP 3-89	004-89	12/19/1989	
Proposed Desc.	Amend the comprehensive plan from High Density Residential to Commercial for 28.28 acres and Low Density Residential to High Density Residential for 25.68 acres all located between 224th and 229th, north of Tualatin Valley Highway and south of Frances.				
Adopted Desc.					
	Hillsboro	ZOA 3-89	011-89	12/19/1989	
Proposed Desc.	Amend the zoning ordinance to accommodate mixed commercial and industrial uses in large non-residential Planned Unit Development.				
Adopted Desc.	TO ACCOMMODATE MIXED COMMERCIAL & INDUSTRIAL USES IN LARGE NONRESIDENTIAL PUD'S & TO ACCOMMODATE MULTI-STORY BUILDINGS IN NONRESIDENTIAL PUD'S WHERE BUILDING HEIGHT EXCEEDS THE HEIGHT PRESCRIBED BY THE UNDERLYING ZONE .				
	Hillsboro	HCP 8-89	008-89	12/19/1989	
Proposed Desc.	Amend the comprehensive plan from Industrial to Commercial for 47.56 acres located near the Tanasbourne area south of Sunset Highway between NW 185th Avenue and west of NW Cornelius Pass Road.				
Adopted Desc.					
	Hillsboro	HCP 3-90	003-90	4/17/1990	
Proposed Desc.	Amend the comprehensive plan to include stronger language supporting the extension of high capacity transit corridor and reflect present status of the westside light rail project.				
Adopted Desc.	STRONGER LANGUAGE SUPPORTING EXTENSION OF HIGH CAPACITY TRANSIT CORRIDOR AND REFLECT PRESENT STATUS OF THE WESTSIDE LIGHT RAIL PROJECT .				

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	HCP 1-90	002-90	7/17/1990	
Proposed Desc.	Amend the comprehensive plan from RL (Low Density Residential) to RM (Medium Density Residential) for approximately 30 acres located south of East Baseline Road, east of SW Brookwood and west of SW 242nd Avenue.				
Adopted Desc.					
	Hillsboro	ZOA 1-90	004-90	8/21/1990	
Proposed Desc.	Amend the zoning ordinance to allow medical and dental facilities as a permitted use in the M-P (Industrial Park) zone.				
Adopted Desc.					
	Hillsboro	SOA 1-90	007-90	2/5/1991	
Proposed Desc.	Amend the zoning ordinance to comply with state legislation regarding subdivisions and partitions.				
Adopted Desc.					
	Hillsboro	HCP 3-91	003-91	8/16/1991	
Proposed Desc.	Amend the comprehensive plan from Washington County NC (Neighborhood Commercial) and INC (Industrial) to City Commercial and Industrial for 6.64 acres east of SW 219th Avenue and north of SW Tualatin Valley Highway.				
Adopted Desc.					
	Hillsboro	ZOA 1-92	003-92	9/1/1992	
Proposed Desc.	Amend the zoning ordinance to allow sepcialized manufacturing buildings and automated warehouses up to 85 feet tall in the M-P (Industrial Park) zone and specify increased setbacks for such buildings. Also amend the definations to define this type of building.				
Adopted Desc.					

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	ZOA 4-92	006-92	10/6/1992	
Proposed Desc.	Amend the zoning ordinance to allow Bed and Breakfast Inns and Conference Centers as conditional uses in the M-P (Industrial Park) zone and add definitions for both uses.				
Adopted Desc.	Allow bed and breakfast in the M-P (Industrial Park) zone.				
	Hillsboro	ZOA 3-92	004-92	10/6/1992	
Proposed Desc.	Amend the zoning ordinance to delete the definition of "Specialty Dwelling" and the provision making this use a conditional use in Multi-Family zones.				
Adopted Desc.	Delete conditional use regarding specialty dwellings.				
	Hillsboro	SOA 1-93	002-93	3/16/1993	
Proposed Desc.	Amend the zoning ordinance to increase the fees for subdivisions and partitions, and establish a fee for appealing subdivision and partition decisions.				
Adopted Desc.	Changes in fees for subdivisions.				
	Hillsboro	HCP 1-93	004-93	3/16/1993	
Proposed Desc.	Amend the comprehensive plan to increase the application fee for a minor comprehensive plan change.				
Adopted Desc.					
	Hillsboro	ZOA 1-93	001-93	3/16/1993	
Proposed Desc.	Amend the zoning ordinance to increase application fees on planned unit developments, conditional uses, variances and expansions of non-conforming uses.				
Adopted Desc.					

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	HCP 2-93	003-93	5/18/1993	
Proposed Desc.	Amend the comprehensive plan and zoning from County NC (Neighbor Commercial) to city C-1 (Commercial) for 0.87 acre located at the corner of Tualatin Valley Highway and SW 219th Avenue.				
Adopted Desc.					
	Hillsboro	HCP 3-93	005-93	7/6/1993	
Proposed Desc.	Amend the comprehensive plan from High Density Residential to Commercial and zoning from A-4 (Multi-Family Residential) to C-1 (General Commercial) for .60 acre located at 23125 SW Tualatin Valley Highway.				
Adopted Desc.					
	Hillsboro	HCP 4-93	007-93	10/19/1993	
Proposed Desc.	Amend the comprehensive plan from Public Facility to Medium Density Residential for 37.97 acres located at on the northeast corner of NE Shute Road and NE Airport Road.				
Adopted Desc.					
	Hillsboro	HCP 5-93	008-93	12/7/1993	
Proposed Desc.	Amend the comprehensive plan from Washington County R-9 (Residential) to city Low Density Residential for 4.47 acres located south and west of Baseline Road and east of SW 216th/219th Avenue. This proposal was submitted without text.				
Adopted Desc.					
	Hillsboro	ZOA 4-93	012-93	3/15/1994	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to comply with (HB 2835) relating to the placement of manufactured housing.				
Adopted Desc.					

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	HCP 8-93	013-93	3/15/1994	
Proposed Desc.	Amend the comprehensive plan from Low Density Residential to Industrial and zoning from R-7 (Single Family Residential) to M-P (Industrial Park) for 11.15 acres located north of NW Cornell Road, between NW Stucki Avenue and NW John Olsen Avenue.				
Adopted Desc.					
	Hillsboro	HCP 6-93	009-93	4/5/1994	
Proposed Desc.	Amend the transportation section of the comprehensive plan by replacing the references to "High Capacity Transity" with "Light Rail" and proposing adoption of interim protection measures restricting non-transit-supportive development near light rail sites.				
Adopted Desc.					
	Hillsboro	ZOA 3-93	010-93	4/5/1994	
Proposed Desc.	Amend the zoning ordinance to add interim protection measures to restrict non-transit-supportive development near proposed light rail stations. Related amendments would allow transit-supportive uses not currently allowed, near light rail stations.				
Adopted Desc.					
	Hillsboro	ZOA 1-94	001-94	5/3/1994	
Proposed Desc.	Amend the zoning ordinance to allow churches as a conditional use in the M-2 (Industrial) and the M-P (Industrial Park) zones.				
Adopted Desc.					
	Hillsboro	HCP 1-94	002-94	6/7/1994	
Proposed Desc.	Amend the comprehensive plan from Industrial to Low Density Residential for 0.36 acre located south of SE River Road, west of SE Jean Lane and north of SE Fir Grove Loop.				
Adopted Desc.					

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	ZOA 2-94	004-94	6/21/1994	
Proposed Desc.	Amend the zoning ordinance to establish an application fee for development review.				
Adopted Desc.					
	Hillsboro	HCP 4-94	008-94	2/7/1995	
Proposed Desc.	Amend the housing element of the comprehensive plan to requirement amenities such as sidewalks and street trees in smaller lot subdivisions.				
Adopted Desc.					
	Hillsboro	HCP 3-95	002-95	6/20/1995	
Proposed Desc.	Amend the comprehensive plan to revise the housing policy to broaden the definition of smaller lots.				
Adopted Desc.					
	Hillsboro	ZOA 3-95	006-95	11/21/1995	
Proposed Desc.	Amend the zoning ordinance to provide a wider variety of housing options within the A-1 Duplex Residential zone.				
Adopted Desc.					
	Hillsboro	ZOA 2-96	005-96	4/16/1996	
Proposed Desc.	Amend the land use regulations to delete the expiration date of the Light Rail Station Area Interim Protection Ordinance scheduled to expire in May, 1996.				
Adopted Desc.					

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	HCP 2-96	002-96	5/7/1996	
Proposed Desc.	Amend the comprehensive plan from: (1) Residential Mid-Rise and High Density Residential (and RMR and RH) to Commercial (and C) on 5.3 acres located south of Northwest Cornell Road, north of "old" Cornell Road, and west of Northwest John Olsen Avenue; and, (2) Commercial (and C) to Residential Mid-Rise (and RMR) on 6.91 acres located north of realigned Northwest Cornell Road, east of Northwest John Olsen Avenue, and west of Northwest Stucki Avenue.				
Adopted Desc.					
	Hillsboro	CHP 1-96	001-96	5/21/1996	
Proposed Desc.	Amend the comprehensive plan from: (1) Medium Density Residential (RM) to Commercial (C) on 3.1 acres; and, (2) Medium Density Residential (RM) to Residential Mid-Rise (RMR) on 14.17 acres located on the northeast corner of Northwest Stucki and Cornell Road.				
Adopted Desc.					
	Hillsboro	ZOA 4-96	010-96	8/6/1996	
Proposed Desc.	Amend the zoning ordinance to add Third Hearings Officer Alternate and two additional Hearings Board Member Alternates, and would revise terms of office. This proposal was submitted without text.				
Adopted Desc.					
	Hillsboro	HCP 3-96	003-96	8/6/1996	
Proposed Desc.	Amend the comprehensive plan and land use regulations for five coordinated amendments to create light rail station community planning areas and transit-oriented zoning districts and Region 2040 Growth concept: (1) comprehensive plan text changes; (2) plan map changes; (3) plan transportation map changes; (4) zoning ordinances text changes; and (5) zoning map changes.				
Adopted Desc.					
	Hillsboro	ZOA 4-95	007-95	8/20/1996	
Proposed Desc.	Amend the Development Review provisions of the land use regulations to establish development review procedures and standards.				
Adopted Desc.					

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	SOA 1-95	008-95	8/20/1996	
Proposed Desc.	Amend the Subdivision Ordinance of the land use regulations to establish Street and Bicycle/Pedestrian Design standards and Pedestrian/Bicycle Accessway standards.				
Adopted Desc.					
	Hillsboro	ZOA 5-95	009-95	8/20/1996	
Proposed Desc.	Amend the Definitions and Off-Street Parking provisions of the land use regulations to establish and define new terms, off-street parking requirements, and bicycle parking.				
Adopted Desc.					
	Hillsboro	ZOA 5-96	009-96	8/20/1996	
Proposed Desc.	Amend the zoning ordinance's Application Fees for Development Review. This proposal was submitted without text.				
Adopted Desc.					
	Hillsboro	HCP 5-96	012-96	11/19/1996	
Proposed Desc.	Amend the comprehensive plan from Public Facility to Commercial on 32.87 acres and from Industrial to Commercial on 35.77 acres located at NE Airport Road, NE Cornell Road, and NE Brookwood Parkway. This proposal combines 004-96 and 007-96.				
Adopted Desc.					
	Hillsboro	HCP 10-96	014-96	1/7/1997	
Proposed Desc.	Amend the comprehensive plan from High Density Residential (RH) to Commercial (C) on 9.81 acres located west of 185th Avenue and south of Cornell Road. Includes a wetland / floodplain area.				
Adopted Desc.					

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	HCP 11-96	015-96	1/7/1997	
Proposed Desc.	Amend the comprehensive plan map and text to add a new street connection and require it to be indirect, located north of the Tualatin Highway and west of 32nd. This proposal was received with only 33 days notice.				
Adopted Desc.					
	Hillsboro	ZOA 4-94	007-94	2/7/1997	
Proposed Desc.	Amend zoning ordinance regarding setbacks and development standards in Single Family Residential (R-6) zone.				
Adopted Desc.					
	Hillsboro	ZOA 1-97	001-97	3/18/1997	
Proposed Desc.	Amend the zoning ordinance to revise application fees. This proposal was received with only 29 days notice.				
Adopted Desc.					
	Hillsboro	ZOA 2-97	002-97	4/15/1997	
Proposed Desc.	Amend the zoning ordinance to allow the interim light rail station area overlay zoning to be extended for one year, allowing additional time to adopt permanent zoning.				
Adopted Desc.					
	Hillsboro	HCP 7-96	008-96	4/15/1997	
Proposed Desc.	Amend the comprehensive plan (and zoning) to delete reference in Special Industrial District.				
Adopted Desc.					

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	HCP 1-97	003-97	6/11/1997	
Proposed Desc.	Amend the comprehensive plan map from Commercial to Mid-Rise Residential (3.89 acres), Public Facility to Mid-Rise Residential (29.75 acres), and Public Facility to Commercial (21.33 acres) located west of NW Stucki, north of NW Cornell, and south of NW Evergreen on a total of 50.49 acres. Applicants are Standard Insurance and Kaiser Permanente and this is the beginning of the Tanasbourne Town Center plan. This proposal was received with only 15 days notice.				
Adopted Desc.					
	Hillsboro	ZOA 3-97	005-97	10/7/1997	
Proposed Desc.	Amend the zoning ordinance to allow truck and trailer rental within existing storage facilities in the M-P Industrial Park Zone as a conditional use.				
Adopted Desc.					
	Hillsboro	HCP 4-97	006-97	1/6/1998	
Proposed Desc.	Amend the comprehensive plan text to allow open space, scenic and historical sites, and environmental mitigation projects as permitted uses in the 100-year floodplain.				
Adopted Desc.					
	Hillsboro	ZOA 4-97	007-97	1/6/1998	
Proposed Desc.	Amend the zoning ordinance to include environmental mitigation projects as permitted uses in the 100-year floodplain, and to specify the standards for such projects as permitted uses. This proposal was received with only 14 days notice.				
Adopted Desc.					
	Hillsboro	HCP 5-97	008-97	4/7/1998	
Proposed Desc.	Amend the comprehensive plan map and zoning map from Low Density Residential (RL) to SCPA Station Community Planning Area for 4.9 acres located north of NE Cornell Road and east of Ray Circle.				
Adopted Desc.					

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	ZOA 5-97	010-97	4/7/1998	
Proposed Desc.	Amend the zoning ordinance to include two new use categories and parking space regulations for, (1) Capital Intensive Industrial, and (2) Automated Communication Switching Facility.				
Adopted Desc.					
	Hillsboro	ZOA 4-98	004-98	5/5/1998	
Proposed Desc.	Amend the zoning ordinance to extend the expiration date of the light rail station area interim ordinance by one year to May 5, 1999. This proposal was received with only 33 days notice.				
Adopted Desc.					
	Hillsboro	ZOA 5-98	005-98	8/4/1998	
Proposed Desc.	Amend the zoning ordinance text to revise the Regulatory Floodplain District (RFD) section to eliminate certain exemptions. This proposal was received with 34 days notice.				
Adopted Desc.					
	Hillsboro	ZOA 5-98	006-98	10/20/1998	
Proposed Desc.	Amend the zoning ordinance text to allow veterinary clinics as a conditional use in M-P Industrial Park zones.				
Adopted Desc.					
	Hillsboro	ZOA 7-98	007-98	11/17/1998	
Proposed Desc.	Amend the zoning ordinance to include fees for processing concept development plans, detailed development plans, and planned unit development final plans.				
Adopted Desc.					

Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
Hillsboro	ZOA 1-98	008-98	11/17/1998	
Proposed Desc.	Amend the subdivision ordinance to include fees for processing subdivision final plats and modifications to approved preliminary plats.			
Adopted Desc.				
Hillsboro	ZOA 8-98	009-98	1/5/1999	
Proposed Desc.	Amend the zoning ordinance to add outpatient and clinical facilities as a permitted use the in Station Community Business Park (SCBP) zone. This proposal was received with 20 days notice.			
Adopted Desc.				
Hillsboro	ZOA 9-98	013-98	1/5/1999	
Proposed Desc.	Amend the zoning ordinance to allow existing drive-through facilities in the Station Community Commercial - Central Business District (SCC-CBD) zone to remain in use. This proposal was received with 15 days notice.			
Adopted Desc.				
Hillsboro	ZOA 2-99	003-99	4/20/1999	
Proposed Desc.	Amend the M-P, Industrial Park Zone of the zoning ordinance to allow colleges and universities as a conditional use.			
Adopted Desc.				
Hillsboro	ZOA 3-99	004-99	5/4/1999	
Proposed Desc.	Amend the zoning ordinance, to extend the Light Rail Station Internal Protection Ordinance for a period of six years. This notice was received with 28 days notice.			
Adopted Desc.				

Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
Hillsboro	Z0A 5-99	008-99	9/7/1999	
Proposed Desc.	Amend the zoning ordinance to abolish the C-F, Commercial Fairgrounds zone. This proposal was received with only 44 days notice.			
Adopted Desc.	Same.			
Hillsboro	ZOA4-99	006-99	9/7/1999	
Proposed Desc.	Amend the zoning ordinance to authorize Planning Commission Development Review for conditional use and zone changes. This proposal was received without text and with only 19 days notice..			
Adopted Desc.	The Adopted amendment restricts placement of condition requiring Planning Commission Development review approval to only those projects in zones/locations for which the development regulations and design standards are specified in the zoning ordinance.			
Hillsboro	HCP 2-99	007-99	9/21/1999	
Proposed Desc.	Amend the comprehensive plan map from RH, High Density Residential to C, Commercial for 2.06 acres, located at SW 226th Avenue and Tualatin Highway. This proposal was received with 43 days notice.			
Adopted Desc.	Same			
Hillsboro	HCP 4-99	009-99	10/19/1999	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from LDR, Low Density Residential to MDR&HDR, Medium Density Residential and High Density Residential (and from R-6, Single Family Residential to A-1&A-4, Multi Family Residential) for 4.57 acres, located at the SW Corner of Quatama Road and Cornelius Pass Road. This proposal was received with only 44 days notice.			
Adopted Desc.	Adopted version chaged the acreage from 4.57 to 4.24 acres.			
Hillsboro	HCP 6-99	011-99	2/15/2000	
Proposed Desc.	Amend the comprehensive plan map from RL Low Density Residential to C, Commercial; and RM, Medium Density Residential for 0.60 acres, located at 4519 Tualatin Valley Highway.			
Adopted Desc.	Same.			

Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
Hillsboro	ZOA 4-00	008-00	6/20/2000	
Proposed Desc.	Amend the zoning ordinance Section 137-Development Regulations for Station Community Planning Areas to add and delete text. This proposal was received with 20 days notice before the first and final evidentiary hearings.			
Adopted Desc.	Same.			
Hillsboro	ZOA-5-00	009-00	7/18/2000	
Proposed Desc.	Amend the zoning ordinance to comply with state law pertaining to the rights of property owners to refuse or allow their property to be put on the Historic/Cultural Resource Site inventory. This proposal was receive with 33 days before the first evidentiary hearing date.			
Adopted Desc.	Same.			
Hillsboro	ZOA 2-00	005-00	7/18/2000	
Proposed Desc.	Amend the zoning map from A-1, A-2, A-3, A-4, C-2, C-1 to SCR-LD, Station Community Residential-Low Density; SCR-MD, Station Community Residential-Medium Density; SCR-HD, Station Community Residential-High Density; SCR-DNC, Station Community Residential-Downtown Neighborhood Conservation; SCC-SC, Station Community Commercial-Station Commercial; SCC-CBD, Station Community Commercial-Central Business Oriented District; and SCC-HOD, Station Community Commercial-Highway Oriented District for approximately 250 acres, located in the Downtown Station Community Planning Area (SCPA).			
Adopted Desc.	Adopted zoning map amendments include several minor chages reflecting Public Testimony and requests from property owners.			
Hillsboro	ZOA 1-00	004-00	7/18/2000	
Proposed Desc.	Amend the zoning ordinance light rail sections 136, 137, 138, 139, 140, 141, 142 to update and add to downtown zoning, densities, open spaces, parking, floor area ratios regarding the Downtown Station Community Planning Areas (SCPA). Also see related City of Hillsboro Proposed Amendments DLCD Nos. 005-00, 006-00, and 007-00.			
Adopted Desc.	adopted amendments include numerous revisions made to revoect public testimony. Rever to texts on original notice.			
Hillsboro	HCP 2-00	006-00	7/18/2000	
Proposed Desc.	Amend the comprehensive plan section 15 to identify the Region 2040 Regional Center Boundary in the Downtown Station Community Planning Area (SCPA); and add new policies to the downtown neighborhood.			
Adopted Desc.	Adopted amendment changes mapping references and includes other changes. Please refer to text in the original notice.			

Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
Hillsboro	HCP 3-00	007-00	7/18/2000	
Proposed Desc.	Amend the comprehensive plan map (and section 14) on one city owned property from HDR, High Density Residential to OS, Open Spaces for .42 acres, located south of SE Alder Street, east of SE 8th Avenue, and west of adjacent to Shute Park (and to identify the Metro Region 2040 Urban Growth Concept design types within the Downtown Station Community Planning Area (SCPA) and the ORENO Station Community Planning Area) and to reconcile an inconsistent plan designation at the perimeter of the Downtown Station Community Planning Area.			
Adopted Desc.	Adopted amendments do not include 2040 Growth Concept boundary map changes on orencio as the proposed amendment. Adopted amendment does modify previously adopted boundary of regional centers.			
Hillsboro	ZOA 6-99	010-99	8/15/2000	
Proposed Desc.	Amend the zoning ordinance to modify the the definition of home occupation, and bed and breakfast inns; establish application procedures, classification, approval criteria, performance standards, prohibited uses, review and renewal.			
Adopted Desc.	Adopted amendment eliminated proposed categories of minor and major home occupations, and reorganized performance standards to separate out standards applicable to the bed and breakfast.			
Hillsboro	ZOA-6-00	013-00	11/21/2000	
Proposed Desc.	Amend the zoning ordinance to delete Section 135 Station Area Interim Protection District, the interium regulations have been replaced with the Permanent Light Rail zoning. This proposal was received with 42 days notice before the first evidentiary hearing			
Adopted Desc.	Same.			
Hillsboro	ZOA-7-00	014-00	11/21/2000	
Proposed Desc.	Amend the zoning ordinance no. 1945 to delete Sections 49 through 52A, regarding the C-2 Central Commercial Zone and revise Section 54.1 Uses Permitted Outright in the C-1 General Commercial Zone, to include the permitted uses of the deleted C-2 zone. This proposal was received 42 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			

Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
Hillsboro	HCP 6-00/ZOA 8./SOA1	016-00	12/19/2000	
Proposed Desc.	Amend the comprehensive plan by revising text in the following: FLOOD CONTROL in Sections "2"-Urbanization/ "6"-Open Space, Scenic and Historic Sites/ "8"-Natural Disasters and Hazards; EROSION CONTROL in Section "8"-Natural Disasters and Hazards; WATER QUALITY in Section "6"-Open Space, Scenic and Historic Sites; PROTECTION in Section "7"-Air, Water and Land Resource Quality to comply with Metro's Growth Management Functional Plan Title 3. Amend the zoning ordinance and map by revising text and maps in the following: FLOOD CONTROL in Section "131"-Flood Plain District; EROSION CONTROL in Sections "131"-Flood Plain District and "133"-Development Review; WATER QUALITY in Section "127"-Planned Unit Development; PROTECTION in Sections "131"-Flood Plain District, "133"-Development Review, "137"-Development Regulations for Station Community Planning Areas to comply with Metro's Title 3. Amend the subdivision ordinance Article 1 Section 1-Definition of "Net buildable area" to comply with Metro's Title 3.			
Adopted Desc.	Same.			
Hillsboro	ZOA 9-00	017-00	3/6/2001	
Proposed Desc.	Amend the zoning ordinance to revise the following sections: 137(XV) sidewalk improvement standards in the lightrail Station Community Planning Areas (SCPAs); 139(IV)(C) density calculation methodology in the downtown (SCPA); 136(VI)(A) drive-through facilities in the SCC-SC District; 137(XVI), Street and Alley Standards, delete one alley that does not exist on the alley map; 136(III)(VV), Residential Business, clarify definitions for home occupations, live/work facilities, and residential business.			
Adopted Desc.	Does not include revision of density calculation methodology in the downtown SCPA; nor clarification of definitions and standards for 'Home Occupations', "Live/Work Units" and "Residential Businesses". These proposed amendments were separated out for future consideration and will be re-noticed when appropriate.			
Hillsboro	HCP 7-00	019-00	3/6/2001	
Proposed Desc.	Amend the comprehensive plan map from CountyEFU, County Exclusive Farm Use to CityPF, City Public Facility; CountyEFU, County Exclusive Farm Use to CityFP, City Flood Plain to allow expansion of the Unified Sewerage Agency's Water Quality Lab for 13.00 acres, located at 2400 SW Hillsboro Highway north of SW Morilon Lane, and approximately 1 mile south of downtown Hillsboro. The subject property will be annexed into the City.			
Adopted Desc.	Same.			
Hillsboro	HCP 1-01	002-01	4/17/2001	
Proposed Desc.	Amend the comprehensive plan Section 7(IV) - Air, Water, And Land Resource Quality to update the plan to correspond with the updated Port of Portland's Airport Master Plan with respect to projected airport noise levels associated with the Hillsboro Airport. This proposal was received with 44 days notice before the first evidentiary hearing, and without notice of a final hearing.			
Adopted Desc.	Same.			

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	SOA 2-99	001-00	4/17/2001	
Proposed Desc.	Amend the subdivision ordinance Article II - Tentative Subdivision Application, Article IV - Major Partition, Article V - Minor Participation to add new subsections for geotechnical investigations as development conditions. This proposal was received with 43 days notice before the first evidentiary hearing.				
Adopted Desc.	Same.				
	Hillsboro	ZOA 3-01	009-01	2/5/2002	
Proposed Desc.	Amend the zoning ordinance to allow car wash facilities as a conditional use in the C-1 - General Commercial and M-2 - Industrial Zones. This proposal was received with 7 days notice before the first evidentiary hearing.				
Adopted Desc.	Same.				
	Hillsboro	HCP 6-01	008-01	2/19/2002	
Proposed Desc.	Amend the comprehensive plan map from County AF-10, Agriculture and Forest-10 acre to City Public Facility for three parcels on 19.65 acres to build a new elementary school, located west of SW 247th Avenue and south of SE Witch Hazel Road. The property was annexed into the Metro Urban Growth Boundary (Site 55 West) and the City Limits on November 6, 2001.				
Adopted Desc.	Same.				
	Hillsboro	HCP 5-01	007-01	4/9/2002	
Proposed Desc.	Amend the comprehensive plan from RM, Medium Density Residential to C, Commercial; RM, Medium Density Residential to RMR, Mid Rise Residential; I, Industrial to C, Commercial; Industrial to RM, Medium Density Residential; I, Industrial to RMR, Mid Rise Density for seven parcels on approximately 59.60 acres, located west of SE TV Highway, east of SE Hollow Street, south of Shute Park, and north of Fir Grove Loop. This proposal was received with 10 days notice before the first evidentiary hearing.				
Adopted Desc.	The total acreage for the plan change has been verified as 61.46 acres. Individual acreage for the plan change designations have been adjusted. 1.87 acres of low density residential designated property was added and subsequently designated mid-rise residential.				
	Hillsboro	ZOA 2-02	001-02	6/4/2002	
Proposed Desc.	Amend the zoning ordinance Number 1945, Sections 46-Setback Requirements and 47-Height of Buildings to allow two-story buildings in the C-4 Neighborhood Commercial zone. This proposal was received with 44 days notice before the first evidentiary hearing.				
Adopted Desc.	The adopted amendment differs from the proposed in that the scope was broadened to address not only the increase in allowable building height and adding further setback criteria, but also addressing residential uses on second floors of commercial buildings and treatment of C-4 Zoned property in different comprehensive plan designations.				

Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
Hillsboro	ZOA 1-02	002-02	7/16/2002	
Proposed Desc.	Amend the zoning ordinance to add the definition of "Child Care Facility" to match the Oregon Administrative Rules for certification of child centers, replace multiple terminologies regarding Nursery Schools with the common term "Child Care Facility", and amend the requirements for outdoor play areas associated with Nursery Schools.			
Adopted Desc.	The amendment is the same with the addition of the replacement of multiple references to nursery schools with the common term "Child Care Facility".			
Hillsboro	ZOA 3-02	003-02	9/17/2002	
Proposed Desc.	Amend the zoning ordinance to allow decks and handicapped ramps within setbacks of required yards, buildings, and structures. This proposal was received with 43 days notice before the first evidentiary hearing.			
Adopted Desc.	Adopted amendment includes 3 additional development standards for decks.			
Hillsboro	ZOA 4-02	005-02	11/5/2002	
Proposed Desc.	Amend the zoning ordinance No. 1945, Section 136 - Station Community Planning Area to revise the definitions relating to Public Parks, Recreational Facilities, and reconsider the allowed uses in the SCPA zones. This proposal was received with 43 days notice before the first evidentiary hearing, and without notice of a final hearing.			
Adopted Desc.	The adopted amendments differ from the proposed amendments by exempting public parks and recreational facilities from minimum floor area ratios, minimum and maximum setbacks from streets and alleys, and minimum and maximum buildings height requirements.			
Hillsboro	ZOA 7-02	008-02	11/19/2002	
Proposed Desc.	Amend the Zoning Ordinance, Section 137 (IV) B, to change lot depth requirements in the Station Community Commercial - Central Business District (SCC-CBD) from 200' to none on the lots approved through a subdivision or partition and in SCC-CBD zoned portion of the block located north of West Main Street, south of NW Lincoln Street, west of NW Adams Avenue, and east of the public alley.			
Adopted Desc.	Same.			
Hillsboro	ZOA 5-02	007-02	11/19/2002	
Proposed Desc.	Amend the Zoning Ordinance text of No. 1945, Section 139 (IV), with Resolution No. 1315-P to revise the calculation of minimum and maximum residential density in the Downtown Station Community Planning Area, and to apply Tables 137 (II) 1 only to undeveloped lot portions. Specific text is included.			
Adopted Desc.	Same.			

	Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
	Hillsboro	ZOA 8-02	009-02	2/4/2003	
Proposed Desc.	Amend the zoning ordinance no. 1945 Section 43(1) allowing the maximum floor area of each separate use on the first floor within the C-4 Neighborhood Commercial Zone to a maximum of 4,000 square feet. This proposal was received with 42 days notice before the first evidentiary hearing.				
Adopted Desc.	Same.				
	Hillsboro	ZOA 9-02	010-02	4/1/2003	
Proposed Desc.	Amend the zoning ordinance to allow Nonconforming Single Family Residences in the C-1, General Commercial Zone to be rebuilt if destroyed.				
Adopted Desc.	Same.				
	Hillsboro	ZOA 1-03	001-03	7/15/2003	
Proposed Desc.	Amend the Hillsboro Zoning Ordinance No. 1945 Section 136.IV Table 2, Section 137.11 Table 1.J and Section 139.111 to allow certain commercial uses outright, allow permitted and conditionally permitted commercial uses on the first and second story of structures; and to allow setback exceptions for enhanced pedestrian amenities within the arterial exception area.				
Adopted Desc.	Section 139 111C revised in subsection 3 regarding maximum square footages.				
	Hillsboro	HCP 2-03	004-03	10/7/2003	
Proposed Desc.	Amend Comprehensive Plan Ordinance No. 2793 Section 1 - Planning and Citizen Involvement Subsection (IV) (B) 2 to increase the fees for minor plan map amendments.				
Adopted Desc.	Same.				
	Hillsboro	ZOA 4-03	003-03	10/7/2003	
Proposed Desc.	Amend the Zoning Ordinance No. 1945 Section 121 - Planned Unit Development Subsection (V) C. and Section 129 - Application Fees to increase the fees for certain land use applications.				
Adopted Desc.	Proposed amendment include variance fee increase from \$500 to \$1250. Adopted amendment provides for two-tiered variance fee; \$500 for projects with value less than \$10,000; \$1250 for projects with value over \$10,000.				

Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
Hillsboro	SOA 1-03	005-03	10/14/2003	
Proposed Desc.	Amend the Subdivision Ordinance No. 2808 Section 1, Article II - Tentative Subdivision Application, (C); and Section 8, Modification of Tentative Plat Approval; Section 2, Article - Final Plat Procedure; Section 3, Article IV - Major Partition Procedures; and Section 4, Article V - Minor Partition to increase the fees for Subdivision and Partition Applications.			
Adopted Desc.	Same.			
Hillsboro	HCP 3-03	008-03	12/2/2003	
Proposed Desc.	Amend the comprehensive plan map from County Agriculture/Forest-5 acre minimum to City Industrial Plan Designation (and from County AF-5, Agriculture/Forest-5 acre minimum to No City Zoning District) for two parcels on 10.02 acres, located west of S.W. 229th Avenue, and south of S.E. Alexander Street. This proposal was received without text.			
Adopted Desc.	Same.			
Hillsboro	HCP 4-03	006-03	12/2/2003	
Proposed Desc.	Amend the comprehensive plan to add a new Section 20 - Shute Road Industrial Site establishing goals, policies and implementation measures to guide land use, lotting patterns, and public facilities planning. The new section incorporates the Alternative Shute Road Industrial Site Concepts plans "A" and "B". The Shute Road Industrial Site consisting of 203.00 acres, brought into the Urban Growth Boundary by METRO in December 2002. Amend the comprehensive plan map from County EFU, County Exclusive Farm Use to City Industrial for eleven parcels on 203.00 acres, located at the northwest corner of the intersection of N.W. Shute Road and N.W. Evergreen Road, next to the city limits that run along these two arterial roads.			
Adopted Desc.	Language of Policies and implementation measures was modified to clarify that "New Retail Commercial uses are prohibited" on the site.			
Hillsboro	ZOA 5-03	007-03	12/2/2003	
Proposed Desc.	Amend the zoning ordinance to add a new section 134 A consisting of seven sections and subsections establishing an overlay zone intended to supplement the provisions of the underlying M-P, Industrial Park Zone that will be applied upon annexation of properties within the Shute Road Industrial Site; added by Metro in December 2002 Urban Growth Boundary. The area consists of eleven parcels on 203.00 acres, located at the northwest corner of the intersection of N.W. Shute Road and N.W. Evergreen Road, next to the city limits that run along these two arterial roads.			
Adopted Desc.	Modification of language for Section 134 (C) to clarify that "new Retail commercial Uses are Prohibited" within the Shutes Road Site Special Industrial District.			
Hillsboro	HCP 6-03	009-03	1/20/2004	
Proposed Desc.	Amend the Transportation System Plan and the comprehensive plan map to update the planning horizon from the year 2015 to 2020, making the TSP consistent with the 2000 revision of the Metro Regional Transportation Plan. This proposal was received with 44 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			

Hillsboro	Local File #	DLCD File #	Adoption Date	LUBA #
Hillsboro	HCP 5-03	010-03	2/3/2004	
Proposed Desc.	Amend the comprehensive plan to include modifications to Section 14 - Comprehensive Plan Maps from County to Low Density Residential, Medium Density Residential, High Density Residential, Mixed Use, Open Space, Parks, and Public Facilities for 318.00 acres, located south of the current Hillsboro City Limits; and add a new Section 23 - Hillsboro Witch Hazel Village Community Plan establishing Goals, Policies and implementation measures; and adopt a new Section 24 - Witch Hazel Village Community Plan incorporating the Witch Hazel Village Community Plan Document in its entirety into the comprehensive plan. This proposal was received with 43 days notice before the first evidentiary hearing.			
Adopted Desc.	Changes were made to the community amenities and implementation sections of the plan. The composite phasing plan, figure 16, was revised to have one "Initial Phase" rather than 8 phases.			
Hillsboro	ZOA 2-04	003-04	6/15/2004	
Proposed Desc.	Amend the zoning ordinance Sections 97 - Zoning of annexed areas and 114 - Authorization for Conditional Amendment and Standards for Zone Change Considerations regarding the combination of procedures for annexations and city-initiated zone changes following annexation into one process.			
Adopted Desc.	Minor changes in amendment text, based on comments from city attorney and city council.			
Hillsboro	ZOA 3-04	004-04	10/5/2004	
Proposed Desc.	Amend the zoning ordinance to add the following mixed use zoning districts: Mixed Use - Commercial District ( MU-C ) and Mixed Use - Neighborhood District ( MU-N ). The mixed use district is designed to provide for a mix of larger-scale commercial and residential use on sites that are considerably larger than located within the MU-N zones; and the mixed use neighborhood district is designed to provide for a mix of small to medium scale residential uses, with minor emphasis on commercial uses.			
Adopted Desc.	The adopted amendment is generally the same from what was initially proposed. Minor Changes were made after receipt of testimony from interested parties.			
Hillsboro	HCP 2-04	005-04	11/2/2004	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from County IND, Industrial to City IN, City Industrial (and from County IND, County Industrial to City M-P, City Industrial Park) for 0.92 acre, located at 5220 N.W. Cornelius Pass Road. This proposal was received without text.			
Adopted Desc.	Same.			

King City	Local File #	DLCD File #	Adoption Date	LUBA #
King City		001-89	8/16/1989	
Proposed Desc.	Amend the comprehensive plan policy to allow consideration of petitions for annexation within the urban growth boundary.			
Adopted Desc.	TO ALLOW CONSIDERATION OF PETITIONS FOR ANNEXATION WITHIN THE URBAN GROWTH BOUNDARY .			
King City	CA 90-5	005-90	4/18/1990	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to regulate requirements for detached accessory buildings and temporary structures.			
Adopted Desc.				
King City	CA 90-6	006-90	4/18/1991	
Proposed Desc.	Amend the zoning ordinance to add fees and penalties for applications.			
Adopted Desc.				
King City	CA 91-1	001-91	5/1/1991	
Proposed Desc.	Amend the comprehensive plan to revise the Washington County/King City Urban Planning Agreement. Amendments examine the areas of wetlands, floodplains, parks, walking and bicycle paths.			
Adopted Desc.				
King City	CA 91-2	004-91	6/5/1991	
Proposed Desc.	Amend the zoning ordinance creating new residential zoning districts and amend the existing residential zones.			
Adopted Desc.				

King City	Local File #	DLCD File #	Adoption Date	LUBA #
King City	NA	006-91	5/6/1992	
Proposed Desc.	Amend the zoning ordinance to comply with state statutes regarding manufactured housing.			
Adopted Desc.	Manufactured housing update.			
King City	CA 92-6	006-92	6/3/1992	
Proposed Desc.	Amend the zoning ordinance to address policy issues and make administration changes relating to subdivisions.			
Adopted Desc.				
King City	CA-92-9	009-92	7/1/1992	
Proposed Desc.	Amend the zoning ordinance definitions to cover Sensitive Lands and Flood Plain.			
Adopted Desc.				
King City	CA 92-4	004-92	7/1/1992	
Proposed Desc.	Amend the comprehensive plan to implement the FEMA (Federal Emergency Management Agency) flood insurance program to maintain integrity of rivers, streams and creeks.			
Adopted Desc.				
King City	CA 92-7	007-92	7/15/1992	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to change the criteria used when reviewing proposals to amend land use designations.			
Adopted Desc.				

King City	Local File #	DLCD File #	Adoption Date	LUBA #
King City	CA 92-5	005-92	7/15/1992	
Proposed Desc.	Amend the zoning ordinance to ensure that land is divided so structures can be oriented to maximize solar access and minimize shade.			
Adopted Desc.				
King City	CA 92-8	008-92	7/15/1992	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to include development limitations for the entire 100-year Floodplain area of the Tualatin River that lies within the City's area of interest.			
Adopted Desc.				
King City	CA 92-3	003-92	7/10/1994	
Proposed Desc.	Amend the new land use regulation to establish and enhance a pleasant visual character, promote compatibility between land uses, unify development, promote retention and use of existing trees, temper effects of the sun.			
Adopted Desc.				
King City	KI-96-01	001-96	9/18/1996	
Proposed Desc.	Amend the land use regulations to replace the subdivision (title 16) and zoning (title 17) portions of the Municipal Code with a Community Development Code.			
Adopted Desc.				

King City	Local File #	DLCD File #	Adoption Date	LUBA #
King City		001-01	6/6/2002	
Proposed Desc.	Amend the comprehensive plan, comprehensive plan map, zoning map, and development code to meet Metro requirements for Urban Reserve ( UR ) #47 for land uses, zoning, housing, commercial, retail, facilities and service, transportation, parks, green spaces, habitat protection, and schools. Amend the comprehensive plan in twenty-six areas to refine and implement Metro's Concept Plan for Urban Reserve ( UR ) #47. Amend the development code to refine and implement Metro's Concept Plan for UR - #47 in the following ways: (1) revise, delete text, renumber sections and subsections, and delete subsections in twenty areas of the code; (2) add new Chapter 16.94-Multi-Family Residential Zone (R-12) consisting of five sections; (3) replace the current Chapter 16.140-Sensitive Lands Review with a new chapter consisting of fourteen sections; (4) add new Chapter 16.146-Residential Density Calculation consisting of four sections; (5) add new Chapter 16.150-Planned Development consisting of eight sections. Amend the comprehensive plan and zoning maps from Washington County RR-5, Washington County Rural Residential-5 acre to City R-9, City Single Family Residential; Washington County RR-5, Washington County Rural Residential-5 acre to City R-12, City Multi-Family Residential for approximately 110.00 acre, located in UR - #47-south of Deer Creek Elementary School and Mountain View Estates, west of SW 131 Avenue, east of SW 137th Avenue, and north of the Tualatin River Flood Plain. This proposal was received with 44 days notice before the first evidentiary hearing.			
Adopted Desc.	A new safe harbor ordinance under chapter 142.			
King City		001-01	6/6/2002	
Proposed Desc.	Amend the comprehensive plan, comprehensive plan map, zoning map, and development code to meet Metro requirements for Urban Reserve ( UR ) #47 for land uses, zoning, housing, commercial, retail, facilities and service, transportation, parks, green spaces, habitat protection, and schools. Amend the comprehensive plan in twenty-six areas to refine and implement Metro's Concept Plan for Urban Reserve ( UR ) #47. Amend the development code to refine and implement Metro's Concept Plan for UR - #47 in the following ways: (1) revise, delete text, renumber sections and subsections, and delete subsections in twenty areas of the code; (2) add new Chapter 16.94-Multi-Family Residential Zone (R-12) consisting of five sections; (3) replace the current Chapter 16.140-Sensitive Lands Review with a new chapter consisting of fourteen sections; (4) add new Chapter 16.146-Residential Density Calculation consisting of four sections; (5) add new Chapter 16.150-Planned Development consisting of eight sections. Amend the comprehensive plan and zoning maps from Washington County RR-5, Washington County Rural Residential-5 acre to City R-9, City Single Family Residential; Washington County RR-5, Washington County Rural Residential-5 acre to City R-12, City Multi-Family Residential for approximately 110.00 acre, located in UR - #47-south of Deer Creek Elementary School and Mountain View Estates, west of SW 131 Avenue, east of SW 137th Avenue, and north of the Tualatin River Flood Plain. This proposal was received with 44 days notice before the first evidentiary hearing.			
Adopted Desc.	A new safe harbor ordinance under chapter 142.			
King City		001-00	4/2/2003	
Proposed Desc.	Amend the community development code in the following areas: add recreation vehicle parks as an allowed use; add definitions for recreational vehicles and recreational vehicle parks; add recreational vehicle parks to R-24 and LC zoning districts; add recreational vehicle parks as a Conditional Use; add text to Section 16.40.020.B.-accessory structures; add text to Section 16.48.010 D.; add text to Section 16.48.040C. 12.; add text to Section 16.148.060-residential signs; change Section 16.148.060 to 16.148.050; add text to Section 16.148.060 E.-window signs; add text to Section 16.148.160 B. 5.-variances; add text to Section 16.152.110 L.-landscaping; revise administration Sections 16.180.030, 16.184.030, 16.188.030; and Metro amendments dealing with surface water management, water quality resources, single family residential parking, accessory dwellings, and street connectivity requirements.			
Adopted Desc.	Same.			

King City

Local File #

DLCD File #

Adoption Date

LUBA #

	North Plains	Local File #	DLCD File #	Adoption Date	LUBA #
	North Plains	N/A	002-87A	7/6/1987	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.	FLOODPLAIN REGULATIONS TO CONFORM WITH FEMA REQUIREMENTS.				
	North Plains	2092-2	001-88	9/19/1988	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to the periodic review plan update.				
Adopted Desc.	PERIODIC REVIEW PLAN UPDATE				
	North Plains	092-7	001-89	5/1/1989	
Proposed Desc.	Amend the zoning ordinance to: 1) define lot of records; 2) create a sign permit; 3) create clear and objective Public Facility Improvement and Standards; and 4) authorize surveys for certain lot line adjustments.				
Adopted Desc.	DEFINE LOT OF RECORD; PROVIDE CLARIFICATION AS TO WHEN PUBLIC FACILITY IMPROVEMENTS WOULD BE REQUIRED; CLARIFY SURVEY REQUIREMENTS WITH RESPECT TO LOT LINE ADJUSTMENTS; INSERT SIGN PERMIT REQUIREMENTS IN COMMERCIAL & IND. DIST.				
	North Plains	092-7	001-89	10/16/1989	
Proposed Desc.	Amend the zoning ordinance to: 1) define lot of records; 2) create a sign permit; 3) create clear and objective Public Facility Improvement and Standards; and 4) authorize surveys for certain lot line adjustments.				
Adopted Desc.	AMENDMENTS PERTAINING TO SIGNS IN COMMERCIAL DISTRICTS, ILLUMINATED SIGNS, NUMBER OF ALLOWABLE SIGNS, TEMPORARY SIGNS AND THE NEED FOR CONSISTENCY BETWEEN COMMERCIAL & INDUSTRIAL ZONE SIGN STANDARDS.				
	North Plains	ZOA 91-0004	005-92	4/15/1990	
Proposed Desc.	Amend the zoning ordinance pertaining to temporary signs, balloons, sign exemptions, and definitions.				
Adopted Desc.	Designate Kaybern Avenue between 3rd Street and Main Street as a minor collector street.				

	North Plains	Local File #	DLCD File #	Adoption Date	LUBA #
	North Plains	092-11	004-90	8/6/1990	
Proposed Desc.	Amend the zoning ordinance to eliminate development plan submittal requirements to the Planning Commission where construction on existing buildings does not exceed ten percent of the floor area of existing buildings or where building permit valuation does not exceed \$5,000.				
Adopted Desc.					
	North Plains	P90-100-9	005-90	9/17/1990	
Proposed Desc.	Amend the zoning ordinance to comply with state legislation regarding: (1) notice period for property owners; and (2) time within which the Planning Commission must consider an administrative land use action.				
Adopted Desc.					
	North Plains	91-100-2a	001-91	4/15/1991	
Proposed Desc.	Amend comprehensive plan to add the designation of Kaybern Avenue from 3rd Street to Main Street as Minor Collector Street.				
Adopted Desc.					
	North Plains	PA 91-100-4	002-91	5/6/1991	
Proposed Desc.	Amend the comprehensive plan and zoning from R-10 (Low Density Residential) and R-25 (High Density Residential) to M-1 (Industrial) for 10.6 acres located at the Intersection of Gordon Road and Wascoe Avenue.				
Adopted Desc.					
	North Plains	PA 92-1-4112	011-92	2/1/1993	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to require that map and text amendments be consistent with the statewide planning goals and applicable policies of the comprehensive plan.				
Adopted Desc.	Revise criteria for plan amendments and revise language.				

	North Plains	Local File #	DLCD File #	Adoption Date	LUBA #
	North Plains	NA	009-92	2/16/1993	
Proposed Desc.	Amend the comprehensive plan from Commercial to Residential and zoning from C-2 (Highway Commercial) to R-5 (Single Family Residential) for 0.528 acres located at 160 Commercial Avenue.				
Adopted Desc.	Same.				
	North Plains	PA 94-2-9496	001-95	10/16/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Low Density Residential (and R-10, Single Family Residential) to Commercial (and R-2.5, Multifamily, and C-2, Highway Commercial) on approximately 4.63 acres located on Glencoe Road, Highland Court on the south, and 307th Avenue on the east.				
Adopted Desc.	Same.				
	North Plains	PA 95-1	002-95	11/20/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Low Density Residential (and Single Family Residential, R-10) to Commercial (and Highway Commercial, C-2) on approximately .52 acre located at 10150 Northwest Glencoe Road.				
Adopted Desc.	Same.				
	North Plains	AA 95-1-9256	003-95	1/16/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Washington County Future Development 10 Acre (and FD-10) to city General Industrial (and M-2) to annex 74.71 acres located north of Northwest West Union Road.				
Adopted Desc.					
	North Plains	PA95-3-95131	001-96	6/3/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Washington County Agriculture/Forest (and AF-5) to city Low Density Residential (and R-10) to expand the urban growth boundary by approximately .34 acre located at Glencoe Road and Northwest Old West Union Road.				
Adopted Desc.					

	North Plains	Local File #	DLCD File #	Adoption Date	LUBA #
	North Plains	NONE	001-99	3/20/2000	
Proposed Desc.	Amend the zoning ordinance to format the section numbers, add and delete text to remove typographical errors and include previously approved text in the changes.				
Adopted Desc.	Same.				
	North Plains	NONE	004-99	4/19/2000	
Proposed Desc.	Amend the comprehensive plan to add, delete and clarify text. This proposal was received with 42 days notice before the first evidentiary hearing.				
Adopted Desc.	Same.				
	North Plains	NONE	002-99	4/19/2000	
Proposed Desc.	Amend the comprehensive plan to include the water system master plan as an element.				
Adopted Desc.	Same.				
	North Plains	NONE	003-99	4/19/2000	
Proposed Desc.	Amend the comprehensive plan to include the storm water master plan as an element.				
Adopted Desc.	Same.				
	North Plains	NONE	001-00	4/19/2000	
Proposed Desc.	Amend the comprehensive plan to add a Parks and Recreation Master Plan - Capital Facilities Master Plan as an element of the plan.				
Adopted Desc.	Same.				

	Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
	Sherwood	N/A	003-87B	11/18/1987	
Proposed Desc.	Amend the zoning ordinance to revise the existing noise level standards to bring in compliance with DEQ noise standards.				
Adopted Desc.	REVISION OF ZONING CODE NOISE STANDARDS SO THAT THEY ARE IN COMPLIANCE WITH STATE DEQ NOISE STANDARDS.				
	Sherwood	271-65	004-87B	12/9/1987	
Proposed Desc.	Amend the comprehensive plan from General Commercial to Medium/High Density Residential for approximately 9 acres located at 21800 S.W. Pacific Highway.				
Adopted Desc.					
	Sherwood	N/A	001-88	3/23/1988	
Proposed Desc.	Amend the zoning from Office Commercial to Retail Commercial for approximately 1 acre.				
Adopted Desc.					
	Sherwood	Flood Plain	001-87A	3/23/1988	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.				
Adopted Desc.	FLOODPLAIN REGULATIONS.				
	Sherwood	N/A	002-87A	12/9/1988	
Proposed Desc.	Amend the zoning ordinance provisions for commercial uses and zones to update and simplify the requirements.				
Adopted Desc.	COMMUNITY DEVELOPMENT CODE'S COMMERCIAL ZONE PROVISIONS IN ORDER TO UPDATE, SIMPLIFY, AND GENERALIZE THE PERMITTED AND CONDITIONAL USES.				

	Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
	Sherwood	ZA 88-3	005-88	12/14/1988	
Proposed Desc.	Amend the comprehensive plan from Residential to Commercial and zoning from MDRL (Medium Density Residential Low) and MDRH (Medium Density Residential High) to GC (General Commercial) for 4.05 acres located at 21970 SW Pacific Highway.				
Adopted Desc.					
	Sherwood	PA 88-4	006-88	2/22/1989	
Proposed Desc.	Amend the comprehensive plan from Residential to Institutional and zoning from LDR (Low Density Residential) to IP (Institutional/Public) for 1.07 acres located on the end of Roy Street and north of Mansfield Street.				
Adopted Desc.					
	Sherwood	PUD 89-1	001-89	12/13/1989	
Proposed Desc.	Amend the comprehensive plan from Industrial to Residential and zoning from SI (Special Industrial) to LDR (Low Density Residential) for 74.47 acres located at the south end of Wilsonville Road and east of Middleton Road. NOTE: The proposal was submitted without text.				
Adopted Desc.					
	Sherwood	MPA 88-2	004-88	3/13/1990	
Proposed Desc.	still pending 4-4-90				
Adopted Desc.					
	Sherwood	NA	008-90	12/12/1990	
Proposed Desc.	Create the Office Commercial zone, revise the VLDR (Very Low Density Residential) zone standards and make map changes in preparation of periodic review.				
Adopted Desc.					

	Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
	Sherwood	PR	006-90	3/13/1991	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to periodic review.				
Adopted Desc.					
	Sherwood	PA 91-05	004-91	6/26/1991	
Proposed Desc.	Amend the comprehensive plan and zoning from MDRH (Medium Density Residential High) to HDR (High Density Residential) for 1.36 acres located at 995 N Sherwood Boulevard.				
Adopted Desc.					
	Sherwood	PA 91-7	005-91	12/11/1991	
Proposed Desc.	Amend the comprehensive plan and zoning from GC (General Commercial) to MDRL (Medium Density Residential Low) for approximately 6.66 acres located along Highway 99W and Meincke Road.				
Adopted Desc.					
	Sherwood	PA 91-12	007-91	2/11/1992	
Proposed Desc.	Amend the zoning ordinance to: (1) approve criteria regarding administrative variances; (2) modify minor land partitions; (3) make property line adjustment provisions; (4) add provisions for bicycle parking; (5) make modifications and structure specifications for landscape corridors; and (6) provide provisions for Historic Preservation.				
Adopted Desc.					
	Sherwood	PA 88-1	003-88	3/13/1992	
Proposed Desc.	Amend the comprehensive plan and zoning from HDR (High Density Residential) to GC (General Commercial) for 3.3 acres located at 21405 Pacific Highway.				
Adopted Desc.					

	Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
	Sherwood	PA 91-1	009-90	3/13/1992	
Proposed Desc.	Adopt an ordinance reducing the number of Planning Commissioners from nine to seven.				
Adopted Desc.					
	Sherwood	PA 91-12	007-91	5/13/1992	
Proposed Desc.	Amend the zoning ordinance to: (1) approve criteria regarding administrative variances; (2) modify minor land partitions; (3) make property line adjustment provisions; (4) add provisions for bicycle parking; (5) make modifications and structure specifications for landscape corridors; and (6) provide provisions for Historic Preservation.				
Adopted Desc.	This adoption is the historic preservation provisions.				
	Sherwood	PA 91-10	006-91	12/11/1992	
Proposed Desc.	Amend the zoning ordinance to designate city zoning on four annexed areas totaling 92 acres. NOTE: The proposal was submitted without text.				
Adopted Desc.					
	Sherwood	PA 93-1	001-93	3/24/1993	
Proposed Desc.	Amend the comprehensive plan and zoning to apply LDR (Low Density Residential) for 18.50 acres which was recently annex. The property is located at 17212 SW Scholls-Sherwood Road.				
Adopted Desc.					
	Sherwood	PA 93-2	002-93	6/9/1993	
Proposed Desc.	Amend the zoning ordinance to: 1) add Solid Waste Facility Use and siting standards in compliance with Metro Regional Solid Waste Plan; 2) modify permitted, conditional and prohibited industrial zone uses; 3) delete building permit requirements for fences; and 4) delete site plan requirements for sign permits.				
Adopted Desc.					

	Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
	Sherwood	PA 93-3	003-93	9/8/1993	
Proposed Desc.	Amend the comprehensive plan to implement the "Storm Management Plan, providing policy guidance and addressing storm water runoff.				
Adopted Desc.	Adoption of Strom Water Management Plan.				
	Sherwood	PA 93-4	004-93	12/8/1993	
Proposed Desc.	Apply Low Density Residential zoning to 9.8 acres recently annexed in accordance with the comprehensive plan. This proposal was submitted without text.				
Adopted Desc.					
	Sherwood	PA 93-6	006-93	2/9/1994	
Proposed Desc.	Amend the comprehensive plan from Low Density Residential to Medium Density Residential for 9.93 acres located on Murdock Road and Roy Street.				
Adopted Desc.					
	Sherwood	PA 93-5	005-93	4/13/1994	
Proposed Desc.	Designate Low Density Residential to 45.0 acres recently annexed in accordance with the comprehensive plan map. This proposal was submitted without text.				
Adopted Desc.					
	Sherwood	PA 94-1	001-94	4/27/1994	
Proposed Desc.	Amend the zoning ordinance to: (1) allow "residential facilities" in all residential zones outright; (2) revise non-conforming use regulations to exempt residential uses in the commercial and industrial zones; and (3) comply with the state law (HB 2835) relating to the placement of manufactured housing. This proposal was submitted without text.				
Adopted Desc.					

	Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
	Sherwood	PA 94-2	002-94	4/27/1994	
Proposed Desc.	Amend the comprehensive plan and zoning from RC (Retail Commercial) to HDR (High Density Residential) for 1.28 acres located at Borchers Drive, south of Scholls-Sherwood Road.				
Adopted Desc.					
	Sherwood	PA 96-2	002-96	9/14/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) maps from Medium Density Residential Low (and MDRL) to Retail Commercial (and RC) on approximately .17 acre at two historic structures located at 340 Northwest First and 125 Northwest Main Streets.				
Adopted Desc.					
	Sherwood	PA 96-1	001-96	1/28/1997	
Proposed Desc.	Amend the land use regulations to permit wireless communication towers and facilities into the industrial zones.				
Adopted Desc.					
	Sherwood	PA97-1&-2	005-96	2/11/1997	
Proposed Desc.	Amend the zoning text to remove mini-warehouses as a conditional use in the General Commercial (GC) zone, remove deadline section, change acceptance of review for completeness from 7 to 30 days, and include return of incomplete application with notice of deficiencies.				
Adopted Desc.					
	Sherwood	PA 97-10	006-97	1/27/1998	
Proposed Desc.	Amend the comprehensive plan text and zoning ordinance to add an Office Retail district.				
Adopted Desc.					

	Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
	Sherwood	PA 97-9	007-97	5/12/1998	
Proposed Desc.	Amend the comprehensive plan and development code to remove and add certain uses in the Light Industrial and General Industrial zones.				
Adopted Desc.					
	Sherwood	PA 98-1	001-98	5/26/1998	
Proposed Desc.	Amend the zoning ordinance to allow special care facilities (such as convalescent homes and assisted living facilities) as a permitted use in the High Density Residential district. Also allow special care facilities as a conditional use in the Retail Commercial district.				
Adopted Desc.					
	Sherwood	PA 97-8	005-97	6/23/1998	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to review the process relating to expedited land divisions, limited land use decisions and the current planning process. This proposal was received with only 25 days notice.				
Adopted Desc.					
	Sherwood	PA 98-3	003-98	1/26/1999	
Proposed Desc.	Amend the comprehensive plan map and the zoning map from General Commercial and Light Industrial to High Density Residential and Retail Commercial on 17.3 acres located along the railroad tracks east of the Old Town Overlay District. Amend the Old Town Overlay District to include these properties, known as the Sherwood Rail District.				
Adopted Desc.					
	Sherwood	PA 99-2	001-99	5/11/1999	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Low Density Residential, LDR (and Low Density Residential, LDR) to Medium Density Residential Low, MDRL (and Medium Density Residential Low, MDRL) for 3.66 acres located on the south side of SW Sunset Blvd between Old Highway 99 and Sherwood Blvd.				
Adopted Desc.					

	Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
	Sherwood	PA 95-2	003-96	6/8/1999	
Proposed Desc.	Amend the comprehensive plan (and zoning) for additional transportation planning rule needs revising street design standards, narrowing pavement widths, and adding planter strips.				
Adopted Desc.					
	Sherwood	NONE	002-99	9/23/1999	
Proposed Desc.	Amend the comprehensive plan to replace the Planning Commission with a Hearings Officer for review of Type III decisions.				
Adopted Desc.	Same				
	Sherwood	PA 99-4	04-99	1/25/2000	
Proposed Desc.	Amend the comprehensive plan and zoning maps from MDRH, Medium Density Residential High to HDR, High Density Residential for 2.42 acres, located south of Sherwood Boulevard. This proposal was received without text.				
Adopted Desc.	Same.				
	Sherwood	PA-00-01	001-00	7/11/2000	
Proposed Desc.	Amend the comprehensive plan and development code to comply with Metro Urban Growth Functional Plan requirements for Title 3, Water Quality and Flood Management; Title 4, Restrictions on retail uses in employment and industrial areas; and Title 6, Transportation. This proposal was received with 33 days notice before the first evidentiary hearing.				
Adopted Desc.	Same.				
	Sherwood	PA 00-03	003-00	10/24/2000	
Proposed Desc.	Amend the comprehensive plan and the development code to comply with the Metro Urban Growth Functional Plan in the following areas: Title 2 - Regional Parking Policy; Title 5 - Neighbor Cities and Rural Reserves; and a portion of Title 6 - Regional Acceptability. This proposal was received with 25 days notice before the first evidentiary hearing, and without text.				
Adopted Desc.	Minor changes to text.				

Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
Sherwood	PA 00-05	005-00	12/5/2000	
Proposed Desc.	Amend the comprehensive plan and development code to develop and implement a traffic management plan for Highway 99W, and comply with the Metro Regional Function Plan - Title 6 "Regional Accessibility" (Regional Transportation Plan)". This proposal was received without text and without notice of a final hearing date.			
Adopted Desc.	Eliminated the Hwy 99W Traffic Management Plan Capacity Allocation Program and assigned it a separate file number (PA 00-07) and Ordinance number. Added Highway landscaping requirements.// Originally the amendment created a Transportation Management Overlay Zone in order to implement the trip allocation provisions. The revised amendment creates a new code section for the CAP.			
Sherwood	PA-00-04	004-00	12/12/2000	
Proposed Desc.	Amend the comprehensive plan and development code to comply with Metro Regional Functional Plan - Title 1 "Requirements for Housing and Employment Accommodation". This proposal was received without text, and without notice of a final hearing date.			
Adopted Desc.	Density minimums changed from 80% to 70% for all residential zones, but MDRH, which was changed to 50%. Deleted 2040 mapchanges and postponed that element until next year. Increased HDR density from 16 to 24 du/acre.			
Sherwood	PA 01-01	003-01	6/26/2001	
Proposed Desc.	Amend the zoning and development code to clarify language, cross-reference, procedural changes; revise conditional use criteria, wetlands, administrative site plan review, minimum lot sizes, light industrial uses, change the appeal period to 10 days, add trees to the approved tree list, and make the code more consistent with public policy.			
Adopted Desc.	Appeal period fourteen (14) days instead of ten days.			
Sherwood	PA 01-02	002-01	10/9/2001	
Proposed Desc.	Amend the zoning and development code to establish specific dimensional and development standards in twenty-three sections for Townhouses.			
Adopted Desc.	Same.			
Sherwood	PA 01-02	002-01A	2/26/2002	
Proposed Desc.	Amend the zoning and development code to establish specific dimensional and development standards in twenty-three sections for Townhouses.			
Adopted Desc.	Same.			

	Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
	Sherwood	PA 01-07	001-02	5/14/2002	
Proposed Desc.	Amend the comprehensive plan and zoning maps from MDRL, Medium Density Residential Low to HDR, High Density Residential; MDRL, Medium Density Residential Low to IP, Institutional Public for 7.24 acres, located east side of Highway 99W and just south of Cedar Creek. This proposal was received without text.				
Adopted Desc.	Same.				
	Sherwood	PA 01-04	001-01	6/25/2002	
Proposed Desc.	Amend the zoning and development code to add design guidelines for the portion of the City called the "Old Town District".				
Adopted Desc.	Expanded Old Town Overlay District, now identified as the Cannery Section and Smockville Section.				
	Sherwood	PA 02-01	002-02	8/13/2002	
Proposed Desc.	Amend the zoning ordinance Section 2.203 - Home Occupation to revise the section in the following ways: add specific regulations; add a periodic inspection section; add a review section of home based business; and add enforcement regulations.				
Adopted Desc.					
	Sherwood	PA 01-03	004-01	9/24/2002	
Proposed Desc.	Amend the zoning and development code Section 5.700, "Sign Ordinance" to revise and update the following areas: maximum square footage, free standing, temporary, Old Town Overlay District, locations, billboards, electronic reader boards and displays, language cleanup, exceptions, violations, nocomforming signs, abandoned signs, setbacks, prohibited signs, and differences in zoning districts.				
Adopted Desc.	Only adopted new temporary and portable sign regulations.				
	Sherwood	PA 01-06	005-02	10/22/2002	
Proposed Desc.	Amend the Comprehensive Plan text to address the issues of Permitted Uses of Churches in Commercial or Industrial zones, Chemical production in the General Industrial zone, Recreational facilities in the Light Industrial zone, and to define allowed Mixed Uses in the Commercial zones. Changes to 2.109 (Retail Commercial), 2.110 (General Commercial), 2.111 (Light Industrial), and 2.112 (General Industrial) text.				
Adopted Desc.	2.111 Light Industrial Zone did not approve churches as a conditional use or public or private recreational facilities as a conditional use.				

	Sherwood	Local File #	DLCD File #	Adoption Date	LUBA #
	Sherwood	PA 02-02	003-02	4/22/2003	
Proposed Desc.	Amend the comprehensive plan to revise procedures for processing development permits and appeals.				
Adopted Desc.	Added changes to Time Limits - one year to two years for Sections 4.302.06 and 4.4.01.05 changed " Commission" to "Hearing Authority."				
	Sherwood	PA 03-01	001-03	12/9/2003	
Proposed Desc.	Amend the zoning code in the following areas: Section 5.702 - Prohibited Signs by adding changing image signs as a prohibited sign; Section 2.207 - Accessory Uses allowing accessory buildings in required side and rear building setbacks as defined; revise the Accessory Uses sections of Section 2.101.04B - setbacks VLDR Zone, Section 2.102.04B - Setbacks LDR Zone, Section 2.103.04B - Setbacks MDRL Zone, Section 2.104B - Setbacks MDRH Zone, and Section 2.105.04B - Setbacks HDR Zone.				
Adopted Desc.	Same.				
	Sherwood	PA 03-02	002-03	1/27/2004	
Proposed Desc.	Amend the comprehensive plan and zoning map from LI, Light Industrial to GI, General Industrial for 4.00 acres, located at 1210 N.E. Oregon Street.				
Adopted Desc.	Same.				
	Sherwood	PA 04-02	002-04	4/13/2004	
Proposed Desc.	Amend the zoning code Section 2.305.05, Yard Requirements - Decks to add language dealing with decks backing up to documented wetland or green space.				
Adopted Desc.	Same.				
	Sherwood	04-13-04	001-04	5/11/2004	
Proposed Desc.	Amend Sections 5.702 - Prohibited Signs and 5.703 - Commercial and Residential Signs of the sign code to prohibit free-standing signs that do not meet the the design requirements; remove Off-Premise Signs from the code; add a Pole Sign section and a Signs on Vacant Land section; revise B&C Residential Sign section; revise signs in the commercial zones to revise design criteria for Monument Signs limiting height from 45 feet to 20 feet and sign area will be proportionate to building height, size, location, and wall signs will have a minimum of 30 square feet and a maximum of 250 square feet.				
Adopted Desc.	Same.				

Sherwood

Local File #

DLCD File #

Adoption Date

LUBA #

Sherwood

PA 03-03

003-03

6/23/2004

Proposed Desc.

Amend the development code section 2.202.05.C - Development Code to add text to allowing the City Council to approve lots with less than 5,000 square feet for single family dwellings providing the lots are part of a residential development that will enhance the town center and residential area; lots are part of a residential development that achieve the zoning district density; lots will provide the opportunity for owner-occupied housing; and lots are part of a residential development that will meet the objectives of the Planned Unit Development Ordinance.

Adopted Desc.

The adopted amendment differs in terms of the parking requirements and guidelines for site development.

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	CPA 87-01	001-87A	4/30/1987	
Proposed Desc.	See PA.TRACKSHEETS.3 for more information			
Adopted Desc.	EIGHT SEPARATE AREAS FOR INCREASES IN ALLOWABLE RESIDENTIAL DENSITIES.			
Tigard	ZCHD 87-03	002-87A	5/18/1987	87061
Proposed Desc.	Amend the zoning from R-12 (HD) (Single Family Residential, 12 units/acre, Historic District) to R-12 for approximately 0.5 acre located at 10525 S.W. Tigard Street. The site includes the Tigard Street Farmhouse and Windmill.			
Adopted Desc.	AMEND ZONING TO REMOVE HISTORIC DISTRICT OVERLAY ZONE FROM THE R-12(HD) (SINGLE-FAMILY RESIDENTIAL, 12 UNITS/ACRE, HISTORIC DISTRICT).			
Tigard	ZCHD 87-03	002-87A	5/18/1987	
Proposed Desc.	Amend the zoning from R-12 (HD) (Single Family Residential, 12 units/acre, Historic District) to R-12 for approximately 0.5 acre located at 10525 S.W. Tigard Street. The site includes the Tigard Street Farmhouse and Windmill.			
Adopted Desc.	Add overlay zone.			
Tigard	CPA 87-02	003-87A	6/8/1987	
Proposed Desc.	Amend the comprehensive plan policies and zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.			
Adopted Desc.	AMEND FLOOD REGULATIONS TO CONFORM WITH FEMA REQUIREMENTS.			
Tigard	ZOA 87-02	004-87A	7/27/1987	
Proposed Desc.	Amend the zoning ordinance sign code exception approval criteria.			
Adopted Desc.	ZONE ORDINANCE TO ADD ADDITIONAL APPROVAL CRITERIA TO BE USED BY THE PLANNING COMMISSION IN DECIDING SIGN CODE EXCEPTION REQUESTS.			

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	N/A	005-87B	10/26/1987	
Proposed Desc.	Amend the comprehensive plan to: 1) Require compliance of all new development and expansions of existing developments within designated Action Areas; 2) Assign the Action Area overlay to the Central Business District; and 3) Amend the Tigard Municipal Code to regulate development in Action Areas.			
Adopted Desc.	ORDINANCE TO AMEND THE FINDINGS, POLICIES, & IMPLEMENTATION STRATEGIES (VOL 2) OF THE COMP PLAN - ACTION AREAS. (CPA 87-03)			
Tigard	N/A	009-87B	11/23/1987	
Proposed Desc.	Amend the zoning from R-12 (Residential 12 units per acre) to R-7 (Residential 7 units per acre) located at 8395 S.W. Pfaffle and 8380 S.W. Spruce.			
Adopted Desc.	FROM R-12 (RESIDENTIAL 12 UNIT PER ACRE) TO R-7 (RESIDENTIAL 7 UNITS PER ACRE).			
Tigard	CPA 87-04	008-87B	11/23/1987	
Proposed Desc.	Amend the comprehensive plan from Commercial Professional to General Commercial and zoning from CP to CG for approx. 3.25 acres located at 10750 and 10755 S.W. Pacific Highway.			
Adopted Desc.				
Tigard	CPA 87-02	003-87B	12/7/1987	
Proposed Desc.	Amend the comprehensive plan policies and zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.			
Adopted Desc.	AMENDS SENSITIVE LANDS CHAPTER RELATIVE TO FLOODWAY AND FLOODPLAIN PROVISIONS AND PROCESS.			
Tigard	ZCA 87-24	011-87B	1/25/1988	88008
Proposed Desc.	Amend the comprehensive plan and zoning from Washington County R-6 to City of Tigard R-7 (Medium Density Residential for approximately 19.15 acres located at S.W. 129th and S.W. Bull Mountain Road.			
Adopted Desc.				

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	ZCA 87-05	001-88A	4/11/1988	
Proposed Desc.	See PA TRACKSHEETS for more information.			
Adopted Desc.				
Tigard	CPA 88-01	002-88	5/9/1988	
Proposed Desc.	Amend the comprehensive plan from Low Density Residential to Commercial General and zoning from R-3.5 (Residential, 3.5 units/acre) to C-G (Commercial General) for 5.7 acres located at 11630 through 11965 S.W. 79th.			
Adopted Desc.				
Tigard	ZOA 87-07	010-87B	7/25/1988	
Proposed Desc.	Amend the development code to: 1) add new and improved definitions; 2) allow hot air balloons upon grand openings of business; 3) add sign permit requirements; 4) revise standards and consistent wording for sign requirements in the C-N and C-P zones; 5) add new mini-variance criteria; and 6) make the sign code content-neutral.			
Adopted Desc.	CHANGE SIGN CODE TO BE "CONTENT NEUTRAL" AND TO AMEND DIMENSIONAL/LOCATION REQUIREMENTS FOR SIGNS.			
Tigard	ZOA 88-01	003-88	8/8/1988	
Proposed Desc.	Amend the zoning ordinance to: 1) include transient housing (hotels and motels) as a conditional use in the I-P (Industrial Park) zone; and 2) allow 20 percent site landscaping in the IP (Industrial Park) zone in some cases.			
Adopted Desc.				
Tigard	CPA-88-02	004-88	8/24/1988	
Proposed Desc.	Amend the comprehensive plan from Light Industrial to Public Institutional (Historic District) and zoning from IP (Industrial Park) to R-12 (HD) (Residential, 12 units/acre Historic District Overlay) for 2.89 acres located 8040 South West Durham Road.			
Adopted Desc.				

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	CPA 88-03/ZC	005-88	11/14/1988	
Proposed Desc.	Amend the comprehensive plan from Low Density Residential to Medium Density Residential and zoning from R-4.5 (Residential, 4.5 units/acre) to R-12 (Residential, 12 units/acre) for approximately 4 acres located between Tigard High School and Cook Park, east of 92nd Avenue.			
Adopted Desc.				
Tigard	88-02	008-88	2/2/1989	
Proposed Desc.	Amend the zoning ordinance to streamline regulations and permit requirements including reduction of notice requirements for temporary uses, accessory uses, lot line adjustments setback variances.			
Adopted Desc.	AMEND ZONING REGULATIONS AND PERMIT REQUIREMENTS.			
Tigard	CPA 89-3 ZC	003-89	5/22/1989	
Proposed Desc.	Amend the comprehensive plan and zoning from R-3.5 (Low Density Residential 3.5 units per acre) to C-P (Professional Commercial) for approximately 6.4 acres located on both sides of Duvall Street and west of SW 72nd Avenue.			
Adopted Desc.				
Tigard	CPA 89-05/ZC	005-89	6/12/1989	89082
Proposed Desc.	Amend the comprehensive plan from Low Density Residential to Professional Commercial and zoning from R-4.5 (Residential, 4.5 units per acre) to C-P (Professional Commercial) for 8 parcels totalling 1.84 acres northwest of the Lincoln Center Development in the vicinity of 92nd, 93rd, Locust and Mapleleaf.			
Adopted Desc.				
Tigard	CPA 89-06	006-89	9/11/1989	
Proposed Desc.	Amend the city of Tigard Transportation Plan for Ash Avenue, S.W. Walnut, Pacific Highway, Scoffins, Hill, Burnhan and S.W. Main Streets.			
Adopted Desc.				

	Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
	Tigard	NA	001-89	3/7/1990	
Proposed Desc.	Adopt the City Center Development Plan including new projects and finding methods.				
Adopted Desc.	Area plan defeated by vote of the people.				
	Tigard	CPA 90-01	001-90	3/12/1990	90049
Proposed Desc.	Amend the comprehensive plan from Low Density Residential to Commercial Professional for approximately 90 acres and Medium Density Residential to Commercial Professional for approximately 7 acres. The properties are bounded roughly by Highway 217, Hall Boulevard, Locust Street, and Lincoln Street.				
Adopted Desc.					
	Tigard	CPA 90-0004	003-90	10/19/1990	
Proposed Desc.	Amend the comprehensive plan and zoning from I-L (Light Industrial) to C-G (General Commercial) for 6.60 acres located between SW 72nd Avenue and Interstate 5, south of the Oregon Business Park.				
Adopted Desc.					
	Tigard	CPA 90-0008	007-90	10/26/1990	
Proposed Desc.	Amend the comprehensive plan from Commercial Professional to Light Industrial and zoning from CP (Commercial Professional) to IP (Industrial Park) for 1.78 acres located on the southeast corner of SW 72nd Avenue and SW Sandburg Street.				
Adopted Desc.					
	Tigard	PR	005-90	6/11/1991	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to periodic review.				
Adopted Desc.					

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	CPA 91-0002	003-91	8/13/1991	
Proposed Desc.	Amend the comprehensive plan transportation map to designate collector roadways in the Little Bull Mountain area and change the designation of Naeve Street from minor collector to local street.			
Adopted Desc.				
Tigard	91-0001	004-91	10/14/1991	
Proposed Desc.	Make various amendment to the code provisions relating to CBD (Central Business District).			
Adopted Desc.				
Tigard	91-0002	006-91	10/28/1991	
Proposed Desc.	Amend various provisions of the Land Development Code pertaining to home occupations.			
Adopted Desc.				
Tigard	CPA 91-04	005-91	11/19/1991	
Proposed Desc.	Amend the comprehensive plan from Light Industrial to General Commercial and zoning from I-P (Industrial Park) to C-G (General Commercial) for 1.11 acre located at 9730 SW Cascade Boulevard.			
Adopted Desc.				
Tigard	ZOA 91-0003	008-91	2/11/1992	
Proposed Desc.	Amend the zoning ordinance to allow fences up to eight feet in front yards along designated arterial and collector streets excluding clear vision areas; and amend the clear vision areas to address topography and vertical curve situations.			
Adopted Desc.				

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	ZOA 91-0004	009-91	6/9/1992	
Proposed Desc.	Amend the zoning ordinance pertaining to temporary signs, balloons, sign exemptions, and definitions.			
Adopted Desc.				
Tigard	CPA 92-0004	004-92	8/11/1992	
Proposed Desc.	Amend the comprehensive plan and zoning by changing the designation of Scholls Ferry Road from arterial to major collector making the city's comprehensive plan transportation map compatible with the Washington County transportation plan functional classification system. Also revise yard setback requirements and exceptions to reflect the change in designation of Scholls Ferry Road from arterial to major collector.			
Adopted Desc.				
Tigard	CPA 92-0002	002-92	9/8/1992	
Proposed Desc.	Amend the comprehensive plan from Professional Commercial and Low Density Residential to Medium-High Density Residential and zoning from C-P (Professional Commercial), and R-6 (Washington County Residential) to city R-25 (Residential) for 7.73 acres located on the south side of Bull Mountain Road, west of Pacific Highway.			
Adopted Desc.				
Tigard	CPA 92-0005	006-92	10/27/1992	
Proposed Desc.	Amend the comprehensive plan and zoning from I-H (Heavy Industrial) and C-P (Professional Commercial) to I-L (Light Industrial) for 4.04 acres located at 14010 SW 72nd Avenue.			
Adopted Desc.	Heavy Industrial/Commercial Professional to Light Industrial for 4.4 acres.			
Tigard	CPA 91-05	001-92	12/15/1992	
Proposed Desc.	Amend the comprehensive plan to create the community commercial plan designation. Amend the development code to add new C-C (Community Commercial) zoning district and make miscellaneous code changes to references.			
Adopted Desc.	Create a Community Commercial Plan designation and create new zone C-C zones.			

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	92-0005	009-92	2/9/1993	
Proposed Desc.	Amend the zoning ordinance relating to the storage of recreation vehicles, boats, trailers, campers, etc. in the required front setback in a Residential zone, subject to certain standards.			
Adopted Desc.				
Tigard	CPA 92-0007	007-92	3/23/1993	
Proposed Desc.	Amend the Transportation Plan Map relating to the future alignment of a collector street connecting SW Walnut Street and SW Gaarde Street, northeast side of Bull Mountain, west of SW 121st Avenue and SW Gaarde Street, south of Walnut Street and east of SW 132nd Avenue.			
Adopted Desc.				
Tigard	ZOA 93-0002	001-93	4/3/1993	
Proposed Desc.	Amend the zoning ordinance regarding the permits for billboards in certain zones.			
Adopted Desc.				
Tigard	ZC 92-3	002-93	5/11/1993	
Proposed Desc.	Amend the comprehensive plan and zoning from CO (Commercial Office) to RM (Medium Density Residential) for 0.67 acre located west of the extension of Catron Street between Suzana and North Catron Streets.			
Adopted Desc.				
Tigard	ZOA 93-0004	011-93	7/13/1993	
Proposed Desc.	Amend the zoning ordinance to add provisions for mixed solid waste and recyclables storage in new multi-unit residential and non-residential buildings.			
Adopted Desc.				

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	CPA 93-07	003-93	7/27/1993	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to facilitate a broadening of citizen involvement; and create a new citizen involvement team-steering committee structure will replace the old neighborhood planning organization structure.			
Adopted Desc.				
Tigard	CPA 93-0008	004-93	8/24/1993	
Proposed Desc.	Amend the comprehensive plan and zoning from Commercial Professional to Medium-High Density Residential for 5.06 acres located generally west of 70th Avenue, east of 72nd Avenue, south of Elmhurst Street and north of Beveland Street. This proposal was submitted without text.			
Adopted Desc.				
Tigard	PR	005-90	11/23/1993	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes related to periodic review.			
Adopted Desc.	Final order regarding periodic review, Wetlands, Natural Fetaures and Open Spaces.			
Tigard	ZOA 93-0007	008-93	3/8/1994	
Proposed Desc.	Amend the zoning ordinance to comply with State Building Code requirements regarding the flood elevation.			
Adopted Desc.				
Tigard	CPA 90-0002	002-90	4/23/1994	
Proposed Desc.	Amend the Transportation Plan to designate approximate alignments of major and minor collector streets in the Bull Mountain area. The proposal provides for a connection between Murray Boulevard extension on the west with Pacific Highway on the east as well as north-south connections between existing streets and Bull Mountain Road and Beef Bend Road.			
Adopted Desc.				

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	93-004	001-94	4/26/1994	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to comply with the state law regarding the Transportation Planning Rule.			
Adopted Desc.				
Tigard	CPC 94-1	004-94	5/25/1994	
Proposed Desc.	Amend the comprehensive plan and zoning from RM (Multi- Family Residential) to CO (Commercial Office) for 0.96 acre located at 3245 River Road N.			
Adopted Desc.				
Tigard	CPA 94-001	002-94	6/17/1994	
Proposed Desc.	Amend the comprehensive plan and zoning from Commercial Professional/General Commercial to R-25 (Medium/High Density Residential) for 4.67 acres located near SW Bull Mountain Road and 99W.			
Adopted Desc.				
Tigard	CPA 940004	005-94	9/27/1994	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Light Industrial (and I-L) to General Commercial (and C-G) for 2.43 acres located at 10115 SW Nimbus Avenue.			
Adopted Desc.				
Tigard	CPA 94-0003	004-94	10/25/1994	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Light Industrial Park to General Commercial (and C-G) for 9.91 acres located near off Highway 217, and near the Koll Business Center.			
Adopted Desc.				

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	CPA 94-0003	004-94	10/25/1994	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Light Industrial Park to General Commercial (and C-G) for 9.91 acres located near off Highway 217, and near the Koll Business Center.			
Adopted Desc.				
Tigard	CPA 93-0005	007-93	11/23/1994	
Proposed Desc.	Amend the comprehensive plan to address Goal 5 requirements pertaining to wetlands.			
Adopted Desc.				
Tigard	CPA94-0005	006-94	12/13/1994	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Medium Density (and R-12) to General Commercial (and CG) on approximately 1.04 acres located at 14170 Southwest Pacific Highway.			
Adopted Desc.				
Tigard	94-01	007-94	1/24/1995	
Proposed Desc.	Amend the land use regulation for Sensitive Land Development requirements to comply with FEMA regulation and clarify local approval procedures.			
Adopted Desc.				
Tigard	CPA 94-0006	008-94	2/28/1995	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from County R-6 to City Medium Density Residential (and R-7) for 47.04 acres located south of Scholls Ferry Road, north of Hillshire Drive and west of SW 135th Avenue.			
Adopted Desc.				

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	ZOA 95-0001	001-95	5/30/1995	
Proposed Desc.	Amend the Community Development Code to allow attached, common wall town homes on "fee" ownership lots to be treated as single-family dwellings.			
Adopted Desc.				
Tigard	CPA 95-0001	002-95	5/30/1995	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Commercial Professional (and C-P) and Low Density Residential (and R-4.5) to Medium High Density Residential (and R-25) on 5.51 acres located south of Southwest Pfaffle Street at Southwest 83rd Avenue.			
Adopted Desc.				
Tigard	ZOA 92-0004	006-93	9/12/1995	
Proposed Desc.	Amend the zoning ordinance regarding tree removal.			
Adopted Desc.				
Tigard	CPA 95-0004	004-95	11/14/1995	
Proposed Desc.	Amend the comprehensive plan to change the park system service standards.			
Adopted Desc.				
Tigard	CPA 95-0005	006-95	2/13/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning): (1) From Commercial Professional (and C-P) to Neighborhood Commercial (and C-N) located on the southwest corner of Southwest Scholls Ferry Road and North Dakota; and (2) From Neighborhood Commercial (and N-C) to Commercial Professional (and C-P) located on the southeast corner of Southwest Scholls Ferry Road and North Dakota totalling approximately 2.10 acres. This proposal was received without text.			
Adopted Desc.				

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	CPA 95-0006	001-96	4/9/1996	
Proposed Desc.	Amend the comprehensive plan map from Public Institution to General Commercial on 11.95 acres located at the northwest corner of State Highway 217 and Southwest 72nd Avenue.			
Adopted Desc.				
Tigard	CPA 93-0009	005-93	5/14/1996	
Proposed Desc.	Amend the comprehensive plan and zoning from: (1) Medium High Density Residential to Community Commercial for 8.0 acres; and (2) Neighborhood Commercial to Medium-High Density Residential for 6.93 acres. The properties are located at southeast and northeast quadrants of the intersection of SW Scholls Ferry Road and SW Walnut Street.			
Adopted Desc.				
Tigard	ZOA 96-0003	004-96	6/11/1996	
Proposed Desc.	Amend the Community Development Code to: (1) Require impact analysis to ensure dedications roughly proportional; (2) Add language to permit reservation of land for park, utility, greenway and storm management; and (3) Add requirements to measure setbacks from reservation areas rather than property lines.			
Adopted Desc.				
Tigard	CPA 96-0003	005-96	7/9/1996	
Proposed Desc.	Amend the comprehensive plan and regulations regarding: (1) Policy to include wetlands as sensitive lands; (2) Residential densities in sensitive lands areas; and, (3) Allow 100 percent density transfer from all sensitive land areas.			
Adopted Desc.				
Tigard	ZOA 96-0001	002-96	7/23/1996	
Proposed Desc.	Amend the Community Development Code to provide: (1) Exceptions to underground utility requirements; and (2) Fees in lieu where not technically or financially feasible.			
Adopted Desc.				

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	CPA 96-0004	007-96	8/13/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) maps from Low Density Residential (and R-4.5) to Medium Density Residential (and R-7) on 18.52 acres. Amend the zoning from R-12 to R-7 on 9 acres. Amend the comprehensive plan (and zoning) maps to assign a planned development (PD) overlay on the entire 27.52 acres located at the southwest corner of Hall Boulevard and Sattler Street.			
Adopted Desc.				
Tigard	CPA96-008ZON	009-96	12/30/1996	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Low and High Density Residential, Commercial Professional, and General Commercial (and R-3, 5; R-25; CP; CG) to Mixed Use Employment (and MUE) on approximately 340 acres located west of Highway 217, east of I-5, and south of Highway 99W. Also amend the comprehensive plan to revise the transportation plan element.			
Adopted Desc.				
Tigard	CPA96-008ZON	009-96	3/25/1997	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Low and High Density Residential, Commercial Professional, and General Commercial (and R-3, 5; R-25; CP; CG) to Mixed Use Employment (and MUE) on approximately 340 acres located west of Highway 217, east of I-5, and south of Highway 99W. Also amend the comprehensive plan to revise the transportation plan element.			
Adopted Desc.				
Tigard	ZOA 97-0001	001-97	7/22/1997	
Proposed Desc.	Amend the City of Tigard Community Development Code with the addition of a new section (section 18.85.00) to protect significant wetlands and riparian corridors using "safe harbor" provisions as provided by OAR 660-23-090 and OAR 660-23-100. This new section will be titled the "Water Resources Overlay District." This proposal was submitted with a 45 day notice.			
Adopted Desc.				
Tigard	ZOA 97-0002	003-97	8/12/1997	
Proposed Desc.	Amend the community development code to add "Wireless Communication Facilities" regulations.			
Adopted Desc.				

	Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
	Tigard	ZOA 97-0005	006-97	12/9/1997	
Proposed Desc.	Amend the zoning ordinance design standards to create a Design Evaluation Team and create an adjustment process to allow alternative proposals to the adopted design standards for the Tigard Triangle area. This proposal was received with only 43 days notice.				
Adopted Desc.					
	Tigard	CPA 98-0002	001-98	6/23/1998	
Proposed Desc.	Amend the comprehensive plan map and water resources map to fill and mitigate for wetlands designated as significant within the city's Water Resources Overlay District. It is also proposed to mitigate for the loss of approximately 1.5 acres on site. This relocation was previously approved by the Department of Sensitive Lands.				
Adopted Desc.					
	Tigard	CPA98-0001/ZOA98-000	002-98	8/25/1998	
Proposed Desc.	Amend the development code in its entirety to update and simplify the document and reflect changes in federal, state and regional law, as well as court decisions. Amend the comprehensive plan to repeal local established/developing area policies and also amend policies regarding dedication to reflect "Dolan".				
Adopted Desc.					
	Tigard	CPA 98-4	001-99	5/11/1999	
Proposed Desc.	Amend the comprehensive plan map and water resources map to allow the applicant to fill and mitigate (enhance remaining wetlands on-site) a portion of wetlands designated as significant within the city's Water Resources Overlay District. The acres involved is .12 acres, and it is located at the SE corner of Dartmouth Street and future Atlanta Street. This proposal includes an exception.				
Adopted Desc.					
	Tigard	CPA 1999-00001	002-99	6/22/1999	
Proposed Desc.	Amend the comprehensive plan to remove the water resources overlay from 0.30 acres of wetlands, for the construction of a multi-use trail along Fanno Creek, between SW North Dakota Street and SW Ash Avenue. This proposal was received with 42 days notice.				
Adopted Desc.					

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	ZOA 1999-00002	004-99	8/10/1999	
Proposed Desc.	Amend the community development code to add, delete and clarify the language in several areas of the ordinance.			
Adopted Desc.	Same.			
Tigard	CPA1999-00002ZON/ZOA	005-99	3/14/2000	
Proposed Desc.	Amend the comprehensive plan to implement the Washington Square Regional Center Plan and the Transportation Plan to meet Metro's 2040 requirements. Amend the comprehensive plan map (and the zoning map) from: (1) C-P, Commercial Professional to MUR-1, Mixed Use Residential-1; (2) C-G, Commercial General to MUR-2, Mixed Use Residential-2; (3) R-4.5, Residential-4.5, to R-12, Residential-12; (4) R-4.5, Residential-4.5 to MUE-1, Mixed Use Employment-1; (5) I-P, Industrial Professional to MUE-2, Mixed Use Employment-2 (and from (1) R-4.5, Residential-4.5 to R-12, Residential-12; (2) CP, Commercial Professional to MUE-1, Mixed Use Employment-1; (3) CP, Commercial Professional to MUE-2, Mixed Use Employment; (4) C-G, Commercial General to MUC, Mixed Use Commercial; (5) C-G, Commercial General to MUR-1, Mixed Use Residential-1; (6) C-G, Commercial General to MUR-2, Mixed Use Residential-2) for 1250 acres, located in the Washington Square Regional Area.			
Adopted Desc.	City Council voted to adopt the Washington Square Regional Center Plan, but to delay adoption of the new land use zones until detailed plans are developed to address the following infrastructure: stormwater drainage, open space, environmental, natural resources, and transportation. Until these infrastructure issues are addressed, the existing zoning will remain in effect.			
Tigard	ZOA 1999-00003	001-00	7/27/2000	
Proposed Desc.	Amend the zoning ordinance to allow daycare as a conditional or outright use in all Industrial zoned properties throughout the City.			
Adopted Desc.	Same.			
Tigard	*****	004-00	9/26/2000	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from MDR, Medium Density Residential to M-HDR, Medium-High Density Residential (and from R-12, Medium Density Residential to R-40, Medium-High Density Residential) for two parcels of 0.11 acres, and 0.73 acres, located at Hall Boulevard, northwest of Pfaffle and south of Spruce Street. The City has declared emergency circumstances per Oregon Revised Statutes 197.610(2). This proposal was received with 24 days notice before the first evidentiary hearing, and 32 days before the final hearing. ***** The local File Numbers are: CPA 2000-00002/ ZON 2000-00002/ VAR 2000-00014.			
Adopted Desc.	Same.			

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	ZOA2000-00005	001-01	5/8/2001	
Proposed Desc.	Amend the development code Table 18.520.1, Use Table: Industrial Zones to allow Community Recreation Use as a conditional use within two specific overlay areas of the Industrial-Park, Light Industrial, and Heavy Industrial zoning districts; land classified as floodplain on City flood maps, when the Recreational Use does not otherwise preclude future cut and fill as needed to develop adjoining industrially zoned upland; land located outside the floodplain as shown on City floodplain maps, when the Recreation Use is temporary and does not otherwise preclude allowed uses or other Conditional Uses within the zoning district.			
Adopted Desc.	Parking requirements were also added.			
Tigard	CPA/ZOA/ZON 2001-..1	002-01	6/26/2001	
Proposed Desc.	Amend the comprehensive plan map (and the zoning map) from Light Industrial to Mixed Use Commercial (and from I-P, Industrial Park to MUC-1, Mixed Use Commercial) for 7.20 acres, located in the general area bounded by 72nd Avenue on the east, Findlay Street on the north, the Tigard/Tualatin City Limits on the south, and the Tigard/Durham City Limits on the west. Amend the comprehensive plan to reflect the new Mixed Use Comprehensive Plan District on the Durham Quarry Site, including amending the Mixed Use Comprehensive Plan District created as part of the Washington Square amendments. Amend the development code in the following areas: Chapter 18.520, "Commercial Zoning District" to include a new base zone (MUC-1) specifically limited to the Durham Quarry Site and tied to the Durham Quarry Design Standards; add a new Chapter 18.640, entitled "Durham Quarry Design Standards" in 16 subsections baes on the Tualatin Mixed Use Overlay. This proposal includes an exception.			
Adopted Desc.	Approved amendments and zone change shall not be effective until an IGA has been signed by the City of Tigard and the City of Tualatin.			
Tigard	ZOA 2000-00004	006-00	8/28/2001	
Proposed Desc.	Amend the development code Title 18 - "Table 18.765.2 Minimum Required Off-street Vehicle and Bicycle Parking Requirements" to add text that will exempt existing buildings that directly abut SW Main Street from being required to provide additional off-street parking for a change of use, and new construction abutting SW Main Street will require parking according to the standards in the table.			
Adopted Desc.	The amendment was modified to allow the construction of new buildings on Main Street that replace the square footage of the existing building, without requiring additional off-street parking.			
Tigard		005-00	1/8/2002	
Proposed Desc.	Amend the comprehensive plan to adopt a eleven chapter Transportation System Master Plan designed to plan for the next 20 years, required by Statewide Planning Goal 12. This proposal is related to DLCD File Number 004-01 (11828), and the two proposals will be adopted together.			
Adopted Desc.	Same. This file is related to DLCD File Number 004-01.			

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	CPA 2000-00003	004-01	1/8/2002	
Proposed Desc.	Amend the comprehensive plan to adopt a new Transportation System Plan consisting of eleven chapters, seventy-four subsections, fifty-eight figures, thirty-nine tables, and proposed code changes to implement the TSP. This proposal is related to DLCD File Number 005-00 (11002), and the two proposals will be adopted together. This proposal was received after the first evidentiary hearing of February 5, 2000 and a final hearing date of January 8, 2002.			
Adopted Desc.	Same. This file is related to DLCD File Number 005-00.			
Tigard	CPA 2001-..2/ZOA2..2	003-01	2/26/2002	
Proposed Desc.	Amend the comprehensive plan and development code in eight-one areas to reflect necessary changes identified by the Washington Square Regional Center Task Force, and clarify previous adopted language to allow cross referencing of the Washington Square Regional Center Plan with the development code. This proposal was received without notice of a final hearing.			
Adopted Desc.	Same.			
Tigard	ZOA 2001-00003	005-01	3/12/2002	
Proposed Desc.	Amend the development code Section 18.765.030 General Provisions to allow more flexibility for religious institution parking requirements in three areas: ratio of parking spaces to seating spaces; change the distance to 500 feet of shared parking from the property line for all uses; to allow some on-street parking to occur where streets are designed and improved to accommodate parking. This proposal was received with 42 days notice before the first evidentiary hearing.			
Adopted Desc.	Same.			
Tigard	CPA 2000-00001/ZOA.3	007-00	3/26/2002	
Proposed Desc.	Amend the comprehensive plan volume II to recognize the United Sewerage Agency (USA) role in managing water quality and to comply with Metro Title 3 "Water Quality and Flood Management" by providing additional evidence. Amend the development code to add and delete text to Chapters 18.370 "Variances and Adjustments", 18.775 "Sensitive Lands" and delete in its entirety Chapter 18.797 "Water Resource Overlay District" to incorporate the new USA design and construction standards governing development near streams, wetlands, springs in Water Quality Sensitive Areas. <b>Revised Notice:</b> This proposal was put on hold until this revised notice, work is now continuing - Final hearing date has been revised to 03/26/2002.			
Adopted Desc.	Same.			
Tigard	ZOA 2002-00001	001-02	5/28/2002	
Proposed Desc.	Amend the development code to add text to Sections 18.350 Planned Developments, and 18.790 Tree Removal to add density bonus limitations for areas constrained by sensitive lands (steep slopes greater than 25%, wetlands, drainageways, or 100-year floodplain).			
Adopted Desc.	Same.			

	Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
	Tigard	ZOA 2002-00002	002-02	6/25/2002	
Proposed Desc.	Amend the development code Table 18.510.1 to allow cultural institutions to be allowed as a conditional use within the R-12 zoning district.				
Adopted Desc.	Same.				
	Tigard	ZOA 2002-00003	003-02	8/27/2002	
Proposed Desc.	Amend the development code to exempt properties that were zoned commercial prior to March 28, 2002 from being required to meet minimum residential density requirements prior to being permitted to having a commercial use on the property. There are ten properties on 5.25 acres located on the Washington Square Regional Center area that meet the exemption status as proposed. This proposal was received without notice of a final hearing date.				
Adopted Desc.					
	Tigard	ZOA 2002-00004	004-02	9/10/2002	
Proposed Desc.	Amend the development code in the following sections: 18.120-Definitions, 18.360-Site Development Review, 18.520-Commercial Zoning, 18.530-Industrial Zoning, 18.705-Access Egress and Circulation, 18.745 Landscaping and Screening, and 18.810-Street and Utility Improvement Standards to implement the adopted Transportation System Plan.				
Adopted Desc.	Same.				
	Tigard	ZOA2003-00002	002-03	1/27/2004	
Proposed Desc.	Amend the zoning ordinance Section 18.780 - Signs revising the section in several places to bring it up to date with current standards.				
Adopted Desc.	Increased the amount of allowed temporary signage to a total of 24 square feet. A-frames may not exceed 6 square feet per face, and other allowed temporary signs may not exceed 12 square feet in the R-1, R-2, R-3.5, R-4.5 and R-7 low density residential zones.				
	Tigard	ZOA2003-00003	003-03	1/27/2004	
Proposed Desc.	Amend zoning ordinance Chapter 18.780 - Signs clarifying language regarding "Billboards" and "Freestanding Freeway Oriented Signs," and revise the language of Section 18.230.030 to make definition of "Responsible Party" consistent with the municipal code.				
Adopted Desc.	Same.				

Tigard	Local File #	DLCD File #	Adoption Date	LUBA #
Tigard	CPA2004-00002	001-04	8/24/2004	
Proposed Desc.	Amend Chapter 6-Housing of the Tigard Comprehensive Plan to comply with Metro's Title 7-Affordable Housing, and to facilitate the provisions of affordable housing within the city.			
Adopted Desc.	The adopted amendments include the following addition: 6.1.11 "The City shall encourage maintenance of a sufficient regional residential land supply.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 90-05	007-90		
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to: (1) require a minimum distance between CN (Neighbor Commercial) Districts and secondary schools; (2) allow public parks, playgrounds and recreation buildings as permitted uses in the Residential Planning Districts; (3) clarify language in the ML (Light Manufacturing) and MG (General Manufacturing) District.			
Adopted Desc.				
Tualatin	PTA 87-01	001-87A	4/27/1987	
Proposed Desc.	Amend the zoning ordinance's floodplain regulations to conform with revised Federal Emergency Management Agency regulations.			
Adopted Desc.	AMEND THE CITY'S FLOOD REGULATIONS TO CONFORM WITH FEMA REQUIREMENTS.			
Tualatin	PTA-87-04	005-87A	6/13/1987	
Proposed Desc.	Amend the Urban Renewal Plan to establish design standards and guidelines for the central design district and to require master plan approval for development.			
Adopted Desc.	AMEND URBAN RENEWAL PLAN TO ESTABLISH DESIGN STANDARDS FOR CENTRAL DESIGN DISTRICT AND REQUIRE APPROVAL OF MASTER PLANS PRIOR TO DEVELOPMENT			
Tualatin	PTA-87-02	003-87A	6/22/1987	
Proposed Desc.	Amend the development ordinance to establish a tree protection ordinance including a requirement to obtain a permit to cut trees.			
Adopted Desc.	ESTABLISH A TREE PROTECTION ORDINANCE INCLUDING REQUIREMENTS TO OBTAIN A PERMIT TO CUT TREES.			
Tualatin	PTA-87-03	004-87A	6/22/1987	
Proposed Desc.	Amend the development ordinance to add landscaping standards.			
Adopted Desc.	DEVELOPMENT ORDINANCE TO ADD LANDSCAPING STANDARDS.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PMA-87-03	007-87A	8/10/1987	
Proposed Desc.	Amend the comprehensive plan from Medium Low Density Residential (RML) to General Commercial (CG) for approx. 1 acre located at 6900 S.W. Nyberg Street.			
Adopted Desc.				
Tualatin	PMA-87-02	006-87A	8/10/1987	
Proposed Desc.	Amend the comprehensive plan from Light Manufacturing (ML) to General Commercial (CG) for approximately 3.5 acres located at 17890 S.W. Lower Boones Ferry Road.			
Adopted Desc.				
Tualatin	PTA-87-04	008-87B	9/14/1987	
Proposed Desc.	Amend the Urban Renewal Plan to include the Hervin property (9.1 acres). The purpose is to allow for acquisition by the Urban Renewal Agency.			
Adopted Desc.	AMEND URBAN RENEWAL PLAN TO ADD HERVIN PROPERTY (9.1 ACRES) TO THE LIST OF PROPERTIES ELIGIBLE FOR ACQUISITION BY THE URBAN RENEWAL AGENCY			
Tualatin	PTA-88-01	001-88A	3/28/1988	
Proposed Desc.	Amend the comprehensive plan and development code to clarify procedures, and time frames for land use actions including Architectural Review applications.			
Adopted Desc.	TO CLARIFY PROCEDURES AND THE TIME FRAMES FOR LAND USE ACTIONS INCLUDING ARCHITECTURAL REVIEW APPLICATIONS.			
Tualatin	PTA-88-02	006-88	6/27/1988	
Proposed Desc.	Amend the comprehensive plan to modify a proposed loop road to intersect Martinazzi Avenue at Seneca Street instead of Boones Ferry Road.			
Adopted Desc.	COMPREHENSIVE PLAN TO MODIFY A PROPOSED LOOP ROAD TO INTERSECT MARTINAZZI AVENUE AT SENECA STREET INSTEAD OF BOONES FERRY ROAD.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PMA-88-04	007-88	7/11/1988	
Proposed Desc.	Amend the comprehensive plan from CG (General Commercial) to ML (Light Manufacturing) for 2.03 acres located at 17990 SW McEwan.			
Adopted Desc.				
Tualatin	PMA-88-05	008-88	9/12/1988	
Proposed Desc.	Amend the comprehensive plan from (County) FU-10 (Future Urban/10) to (City) RL (Low Density Residential) for 6.94 acres located at 19292 and 19360 SW 50th Avenue.			
Adopted Desc.				
Tualatin	PTA 88-06	009-88	11/15/1988	
Proposed Desc.	Amend the comprehensive plan to clarify the sewer service to the area east of S.W. 50th Avenue (Orchard Hill Road).			
Adopted Desc.	TO EXPLAIN IN GREATER DETAIL THE SEWER SYSTEM MASTER PLAN- THE LAYOUT OF THE SEWER SYSTEM TO SERVE THE AREA EAST OF SW 50TH AVENUE (ORCHARD HILL ROAD).			
Tualatin	PTA-89-01	003-89	4/10/1989	
Proposed Desc.	Amend the comprehensive plan to add an automatic plan designation provision and district standards to be applied upon annexation of property into the city.			
Adopted Desc.	TO ADD AN AUTOMATIC PLAN DESIGNATION PROVISION AND DISTRICT STANDARDS TO BE APPLIED UPON ANNEXATION OF PROPERTY INTO THE CITY.			
Tualatin	PTA 89-06	008-89	7/10/1989	
Proposed Desc.	Amend and implement street and utility improvements of the comprehensive plan to include 33.5 acres located between the eastern boundary and SW 108th Avenue.			
Adopted Desc.	AMEND AND IMPLEMENT STREET AND UTILITY IMPROVEMENTS.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PMA 89-04	011-89	12/11/1989	
Proposed Desc.	Amend the comprehensive plan and zoning from CG (General Commercial) to RMH (Residential Medium-High Density) for 2.05 acres and RMH (Residential Medium-High Density) to CG (General Commercial) for 2.54 acres. Properties are located east of I-5 and north of Nyberg Street.			
Adopted Desc.				
Tualatin	PMA 89-05	016-89	3/26/1990	
Proposed Desc.	NOTE: SEE PA LONG TRACKSHEETS			
Adopted Desc.				
Tualatin	PTA 90-02	004-90	5/29/1990	
Proposed Desc.	Amend the zoning ordinance to require prior authorization of demolition for marketing structures which may have historical significance.			
Adopted Desc.	ADDING CRITERIA, PROCEDURES AND MARKETING REQUIREMENTS FOR STRUCTURES DETERMINED TO HAVE HISTORICAL SIGNIFICANCE, AND AUTHORIZATION FOR DEMOLITION.			
Tualatin	PTA 90-05	007-90	12/10/1990	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to: (1) require a minimum distance between CN (Neighbor Commercial) Districts and secondary schools; (2) allow public parks, playgrounds and recreation buildings as permitted uses in the Residential Planning Districts; (3) clarify language in the ML (Light Manufacturing) and MG (General Manufacturing) District.			
Adopted Desc.				
Tualatin	PTA 90-06	008-90	1/14/1991	
Proposed Desc.	REVISED HEARING DATE			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PAM 90-02	009-90	1/28/1991	
Proposed Desc.	Amend the comprehensive plan from Medium-Low Density Residential to Light Manufacturing for approximately 0.2 acre located north of Tualatin Sherwood Road and abutting Oregon Electric Railroad, south of Sagert Street.			
Adopted Desc.				
Tualatin	PTA 90-07	001-91	2/11/1991	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to codify the city parkland acquisition and Park Master Plan process and allow parks, playgrounds, greenways and recreation buildings as permitted uses.			
Adopted Desc.				
Tualatin	PTA 91-01	003-91	3/25/1991	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to create a Medical Center Planning District.			
Adopted Desc.				
Tualatin	PTA 90-08	004-91	3/25/1991	
Proposed Desc.	Amend the RML (Medium-Low Density Residential) zone to provide process and standards for permitting density transfer with the zone and allow attached and detached housing on small lots.			
Adopted Desc.				
Tualatin	PMA 91-01	002-91	6/3/1991	
Proposed Desc.	Amend the comprehensive plan from RL (Low Density Residential) to MC (Medical Center) for 47.7 acres located at 19300 SW 65th Avenue.			
Adopted Desc.	Other=Medical Center.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 91-03	005-91	6/24/1991	
Proposed Desc.	Amend the comprehensive plan to revise the requirements for unequal dedication of right-of-way along the Tualatin Road to protect trees.			
Adopted Desc.				
Tualatin	PTA 91-02	006-91	10/14/1991	
Proposed Desc.	Amend the zoning ordinance to outline objectives of the city's historic preservation program; add new regulations affecting demolition, relocation and alteration of identified historic structures or sites.			
Adopted Desc.				
Tualatin	PTA 91-05	009-91	11/25/1991	
Proposed Desc.	Amend the zoning ordinance to establish definitions and standards for day care facilities in accordance with HB 2884.			
Adopted Desc.				
Tualatin	PMA 91-02	007-91	11/25/1991	
Proposed Desc.	Amend the comprehensive plan from Washington County EFC (Exclusive Forest Conservation) to City MC (General Manufacturing) for approximately 1.8 acres located south of the old Tualatin-Sherwood Road between SW Cipole Road and a point east of SW 124th Avenue.			
Adopted Desc.				
Tualatin	PTA 91-04	008-91	11/25/1991	
Proposed Desc.	Amend the zoning ordinance to comply with state legislation regarding residential homes and residential facilities.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 91-09	011-91	2/24/1992	
Proposed Desc.	Amend the comprehensive plan to include Access Management provisions for the east side of Boones Ferry Road between SW Tualatin Road and SW Tualatin Sherwood Raod.			
Adopted Desc.				
Tualatin	PTA 91-06	010-91	3/23/1992	
Proposed Desc.	Amend the zoning ordinance by incorporating new objectives and standards for site planning and building design for multifamily, commercial and industrial developments. Amendments include provisions for landscaping, parking and pedestrian areas.			
Adopted Desc.	Community Design Standards.			
Tualatin	PTA 91-08	012-91	4/27/1992	
Proposed Desc.	Amend the comprehensive plan to make a variety of minor adjustments: delete unnecessary words and brackets; delete outdated statements for consistency; reference mobile home standards; and clarify prohibited uses.			
Adopted Desc.				
Tualatin	PMA 92-01	002-92	4/27/1992	
Proposed Desc.	Amend the comprehensive plan from Clackamas County FU-10 (Future Urbanizable-10) to RMH (Medium High Residential) on Nyberg Lane and RL (Low Density Residential) at the right-of-way on Borland-Wilke for approximately 25 acres.			
Adopted Desc.				
Tualatin	PTA 91-7	001-92	5/11/1992	
Proposed Desc.	Amend the comprehensive plan to bring the residential densities (dwelling units per acre), presented on the plan map in the Community Plan, and the Planning District standards into consistency. Also adjusts the minimum lot size requirements for the multi-family planning districts so development can achieve maximum density.			
Adopted Desc.	Clarifying the housing density categories for multi-family planning district.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 92-7	003-92	6/29/1992	
Proposed Desc.	Amend the Development Code to clarify misleading language concerning flag lots; correct erroneous citation references for access provision; and correct dated for applicability of Architectural Review standards.			
Adopted Desc.				
Tualatin	PTA 92-05	005-92	10/12/1992	
Proposed Desc.	Amend the comprehensive plan to revise the transportation and access management plans to facilitate increased flow of traffic and access to properties. NOTE: The proposal was submitted without text.			
Adopted Desc.	To clarify and change the access management for arterial street.			
Tualatin	PTA 92-08	006-92	11/9/1992	
Proposed Desc.	Amend the Central Urban Renewal Plan to: (1) combine two urban renewal projects and rename the combined project "the Tualatin Commons Redevelopment Project"; (2) change the main objective of Tualatin Commons from predominate commercial development effort to public/private land use development; and (3) make changes needed to encourage and support residential development within the area of Tualatin Commons to support and enhance an active downtown area.			
Adopted Desc.	Combine two urban renewal projects and rename the projects.			
Tualatin	PTA 92-10	007-92	12/14/1992	
Proposed Desc.	Amend the zoning ordinance to allow residential development in a commercially zoned area where it is not currently permitted. Proposal will add residential capacity irrespective of densities. The proposal is in reference to the Central Urban Renewal Plan.			
Adopted Desc.				
Tualatin	PTA 92-09	008-92	2/8/1993	
Proposed Desc.	Amend the zoning ordinance deleting the requirement that at least 75% of the unused housing density in the single family portions of a "density transfer project" be transferred to the mulit-family portions of the project. Also amend standards for private roads in a density transfer project by requiring specific road widths, features, and a maintenance agreement.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 92-14	001-93	4/12/1993	
Proposed Desc.	Amend the zoning ordinance to reduce parcel size in the MP (Manufactured Park) zone from 40 to 5 acres with accompanying adjustments in setbacks and design guidelines.			
Adopted Desc.				
Tualatin	PTA 92-02	003-93	5/24/1993	
Proposed Desc.	Amend the comprehensive plan to: (1) adopt a Landmark Inventory as part of Historic Resources Element; (2) add polcies; (3) delete the Architectural Review Board from the review process; (4) repeal outdated standards under the old inventory and repeal interim review standards; and (5) bring the Development Code into compliance with Goal 5 concerning the historic resources.			
Adopted Desc.				
Tualatin	PTA 93-02	002-93	5/24/1993	
Proposed Desc.	Amend the zoning ordinance to make revisions relating to the: Transportation Plan; Bikeway Plan; Community Design Standards for bicycle, pedestrian and transit access; and public improvement requirements for accessways and other transportation facilities within developments as required by the Transportation Rule.			
Adopted Desc.	Adoption of the New Transportation Rule.			
Tualatin	PTA 93-03	004-93	6/14/1993	
Proposed Desc.	Amend the zoning ordinance to adopt mixed solid waste and recyclables design and location standards for multi-family commercial, industrial, public and semi-public developments. This proposal furthers the city's 1992-93 Waste Reduction Program.			
Adopted Desc.				
Tualatin	PTA 93-04	010-93	6/14/1993	
Proposed Desc.	Amend the zoning ordinance to delete requirements that 75% of single family housing in a Density Transfer Project must be attached housing. Modify minimum lot size, lot frontage and maximum lot coverage in a Density Transfer Project.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 93-05	005-93	6/28/1993	
Proposed Desc.	Amend the zoning ordinance to incorporate and update the subdivision and partition standards and procedures. Also add standards and procedures for property line adjustments.			
Adopted Desc.	Update subdivision and partitions standards.			
Tualatin	PTA 93-06	008-93	9/13/1993	
Proposed Desc.	Amend the zoning ordinance relating to: (1) landscape and setback requirements; (2) off-street parking; (3) architectural review decisions; and (3) parking access and requirements for screening outdoor storage areas.			
Adopted Desc.				
Tualatin	PTA 93-09	009-93	9/27/1993	
Proposed Desc.	Amend the zoning ordinance to allow an automobile towing company office, dispatch office, and vehicle storage yards in the General Commercial zone.			
Adopted Desc.				
Tualatin	PTA 93-11	012-93	12/13/1993	
Proposed Desc.	Amend the zoning ordinance to: (1) allow small boat and outboard motor sales and "home improvement" stores that sell lumber and other building materials in the CG (General Commercial) zone; (2) delete "building materials and supply sales" as a conditional use in the ML and MG (Manufacture) zones; and (3) add "sales and warehousing of lumber, plywood and other construction material" as a conditional use in the ML and MG (Light and General Manufacturing) zones.			
Adopted Desc.				
Tualatin	PTA 93-12	013-93	2/14/1994	
Proposed Desc.	Amend the zoning ordinance to: (1) clarify that uses in the CG (General Commercial) zone must be indoors; (2) add boat sales as a permitted use in the CG zone; and (3) add home improvement sales as a conditional use in the Light and General Manufacturing zones.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 93-13	001-94	2/28/1994	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to: (1) modify minor collector corridors shown on the Transportaton Plan Map 11-2; and (2) add a new minor collector street standards and revises access standards for collector streets.			
Adopted Desc.				
Tualatin	PTA 94-01	002-94	2/28/1994	
Proposed Desc.	Amend the comprehensive plan to add auto-related uses and to make more clear that auto-related uses are in the Central Commercial, Light Manufacturing, General Manufacturing and Manufacturing Park zones.			
Adopted Desc.				
Tualatin	PMA 94-04	006-94	3/14/1994	
Proposed Desc.	Amend the comprehensive plan and zoning from: (1) CG (General Commercial) to RH (High Density Residential) for 0.16 acre; (2) RMH (Medium-High Density Residential) to RH for 10.4 acres; and (3) RMH to CG for 0.19 acre. The property is located at 6645 Nyberg Street.			
Adopted Desc.				
Tualatin	PMA 94-03	004-94	3/14/1994	
Proposed Desc.	Amend the comprehensive plan and zoning from RML (Medium- Low Density Residential) to RL (Low Density Residential) for 3.62 acres located at 22875 SW Boones Ferry Road.			
Adopted Desc.				
Tualatin	PMA 94-02	005-94	3/14/1994	
Proposed Desc.	Amend the comprehensive plan and zoning from RML (Medium- Low Density Residential) to CO (Commercial Office) for 1.1 acre located at 19255 SW 65th Avenue.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 94-02	007-94	4/11/1994	
Proposed Desc.	Amend the zoning ordinance to correct citation for access requirements concerning flag lots in the residential zones; clarify definitions for off-street parkings to include parking structures and underground parking; establish review requirements for parking structures and underground parking in commercial zones through the architectural review process.			
Adopted Desc.				
Tualatin	PTA 94-04	009-94	5/4/1994	
Proposed Desc.	Amend the comprehensive plan to delete the architectural review of single family dwellings in small lot subdivisions in the RL and RML (Residential) planning districts.			
Adopted Desc.				
Tualatin	PMA 94-05	008-94	5/9/1994	
Proposed Desc.	Amend the comprehensive plan from CN (Neighborhood Commercial) to RMH (Medium-High Residential) for 2.0 acres located at 17950 SW 115th Avenue.			
Adopted Desc.				
Tualatin	PTA 94-05	011-94	6/13/1994	
Proposed Desc.	Amend the comprehensive plan to: (1) list historic resources as part of the TPAC (Tualatin Planning Advisory Committee's) powers and duties; (2) update the list of codes and ordinances for which TPAC makes recommendations to the City Council; and (3) repeal ordinance 773-89 which established the Historic Preservation Advisory Committee.			
Adopted Desc.				
Tualatin	PTA 94-06	012-94	8/8/1994	
Proposed Desc.	Amend the zoning ordinance to establish parking within the Core Area Parking District (CAPD) at 75% of the TDC established requirement; require off-street parking for development occurring within the CAPD, exempt certain uses from providing off-street parking, and define Core Area Parking District standards.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 94-08	013-94	9/12/1994	
Proposed Desc.	Amend the comprehensive plan and zoning text to require developers to post notice signs on the site of a proposed subdivision and increase the time for staff to issue architectural review and partitions decisions.			
Adopted Desc.				
Tualatin	PTA-94-10	017-94	11/28/1994	
Proposed Desc.	Amend the comprehensive plan and land use regulation by creating new land use regulations for dedicating land for greenways, bike, and pedestrian paths and certain natural areas. This proposal complies with Dolan v. City of Tigard Supreme Court decision.			
Adopted Desc.				
Tualatin	PTA-94-10	017-94	11/28/1994	
Proposed Desc.	Amend the comprehensive plan and land use regulation by creating new land use regulations for dedicating land for greenways, bike, and pedestrian paths and certain natural areas. This proposal complies with Dolan v. City of Tigard Supreme Court decision.			
Adopted Desc.				
Tualatin	PTA 94-09	015-94	12/14/1994	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to make changes to Leveton Tax Increment District Plan by: (1 adding objectives and implementation guidelines for industrial master plans, governing industrial land subdivisions within the Master Park (MP) planning district; and (2) providing for 5942re rezoning of a 7.20-acre tract adjacent to Pacific Highway 99W from MP and General Manufacturing (MG) to General Manufacturing to General Commercial (CG).			
Adopted Desc.				
Tualatin	PTA-94-12	001-95	3/27/1995	
Proposed Desc.	Amend the comprehensive plan by defining developable areas, adding language to industrial planning district, and creating a new section to allow office commercial uses in light manufacturing.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 95-03	004-95	5/8/1995	
Proposed Desc.	Amend the zoning ordinance standard to reduce the driveway access for stand-alone parking lots which have no buildings on the lot and reduce the landscape area at the entrance to parking lots which have no building.			
Adopted Desc.				
Tualatin	PTA 95-02	005-95	7/24/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) to: 1) adopt the Greenway Development Plan; 2) amend portions of the Parks & Recreation Master Plan; 3) incorporate implementing provisions into the Tualatin Development Code; and 4) incorporate implementing provisions into the Surface Water Management Ordinance.			
Adopted Desc.				
Tualatin	SOA-95-01	006-95	8/28/1995	
Proposed Desc.	Amend the sign ordinance regulations to allow mechanical readerboard signs at public elementary schools			
Adopted Desc.				
Tualatin	PMA-95-01	008-95	9/25/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Medium Low Density Residential (and RML) to Low Density Residential (and RL) on 5.28 acres located at 22915 Southwest Boones Ferry Road, and from Low Density Residential (and RL) to Medium Low Density Residential (and RML) on 11.92 acres located at 22800 Southwest Grahams Ferry Road.			
Adopted Desc.				
Tualatin	PTA-95-04	007-95	10/23/1995	
Proposed Desc.	Amend the comprehensive plan (and zoning) to create a new Chapter 14, Drainage Plan and Stormwater Management, in the Tualatin Development Code.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-95-05	009-95	11/13/1995	
Proposed Desc.	Amend the land use regulations to comply with the expedited process in HB 3065.			
Adopted Desc.				
Tualatin	PTA-95-06	010-95	1/18/1996	
Proposed Desc.	Amend the comprehensive plan for Metro's Region 2040 50-year planning process to: (1) Clarify that minimum and maximum residential density are based on gross acres; (2) Reduce minimum lot size in RL from 7,000 to 6,500 sf; (3) Reduce front setback in RL from 20 to 15'; and, (4) Reduce dimensions of parking lots.			
Adopted Desc.				
Tualatin	PMA-96-01	002-96	5/28/1996	
Proposed Desc.	Amend the comprehensive plan (and zoning) from Low-Density Residential (and RL) to Medium-Low Density Residential (and RML) on approximately 5.65 acres located at 9950 Southwest Ibach and 22085 Southwest Boones Ferry Road.			
Adopted Desc.				
Tualatin	PTA-96-01	005-96	5/28/1996	
Proposed Desc.	Amend the sign regulation from a stand alone ordinance into the development code, make minor changes and repeal Ordinance 900-93.			
Adopted Desc.				
Tualatin	PTA-96-04	004-96	6/24/1996	
Proposed Desc.	Amend the comprehensive plan and zoning ordinance to: (1) change the regulations for tree cutting; (2) create plan policies for tree cutting and street trees; (3) modify requirements for tree cutting permits; (4) modify notification requirements and standards for tree cutting; and (5) modify language street tree requirements to read more clearer.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-96-02	003-96	6/24/1996	
Proposed Desc.	Amend the land use regulations regarding administrative provisions, public, semi-public, and miscellaneous land uses to add provisions of the school facility plan.			
Adopted Desc.				
Tualatin	PTA-95-08	001-96	12/9/1996	
Proposed Desc.	Amend the comprehensive plan (and land use regulations) to establish standards and procedures for communication towers and public utility facilities as either permitted or conditional uses.			
Adopted Desc.				
Tualatin	PTA-96-06	006-96	2/10/1997	
Proposed Desc.	Amend the development code to allow churches as a conditional use in the Light Manufacturing (ML) district.			
Adopted Desc.				
Tualatin	PTA-96-07	004-97	5/12/1997	
Proposed Desc.	Amend the comprehensive plan and ordinances to revise access locations on Tualatin-Sherwood Road. This proposal was received with 40 days notice.			
Adopted Desc.				
Tualatin	PTA-97-01	002-97	5/12/1997	
Proposed Desc.	Amend the development code to increase structure height from 35' to 45' in the Commercial Office Planning District. This proposal was received with only 21 days notice.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PMA-97-01	003-97	6/9/1997	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Light Manufacturing (ML) to Office Commercial (CO) on approximately 2 acres located on the west side of SW Childs Road, east of Lower Boones Ferry Road and west of Interstate 5.			
Adopted Desc.				
Tualatin	PTA-97-02	006-97	8/4/1997	
Proposed Desc.	Amend the development code to clarify the City's authority to install traffic control devices, make minor grammatical changes, and to recognize the City Council as the city's road authority. This proposal was received with only 38 days notice.			
Adopted Desc.				
Tualatin	PMA-97-02	005-97	9/8/1997	
Proposed Desc.	Amend the comprehensive plan map (and zoning map) from Light Manufacturing (and ML) to Central Commercial (and CC) for approximately 2.75 acres (about 100 feet wide by 1200 feet long) located west of SW Boones Ferry Road and between Tualatin-Sherwood Road and Nyberg Street. This proposal was submitted with only 38 days notice.			
Adopted Desc.				
Tualatin	PTA 97-06	010-97	2/23/1998	
Proposed Desc.	Amend the comprehensive plan text to add an organized team athletic practice facility, not to exceed 35,000 sq. ft. in gross floor area, as a permitted use in the Commercial Office (CO) Planning District. This proposal was received with only 42 days notice.			
Adopted Desc.				
Tualatin	PTA 97-07	011-97	2/23/1998	
Proposed Desc.	Amend the zoning ordinance by removing the 25,000 sq. ft. maximum gross floor area restriction for a health or fitness facility. This revises permitted uses in the Commercial Office (CO) Plan District. This proposal was received with only 39 days notice.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-97-04	009-97	2/23/1998	
Proposed Desc.	Amend the comprehensive plan map and zoning map from Light Manufacturing (ML) to Central Commercial (CC). Amend the Development Code to require all construction to be at least 1' above base flood elevation.			
Adopted Desc.				
Tualatin	PTA 97-05	007-97	2/23/1998	
Proposed Desc.	Amend the zoning ordinance to change the requirements regarding signs permitted in the Central Commercial and General Commercial districts. This proposal was received with only 42 days notice.			
Adopted Desc.				
Tualatin	PTA-98-01	001-98	4/27/1998	
Proposed Desc.	Amend the development code to clarify language involving monument signs allowed on a street frontage in various planning districts.			
Adopted Desc.				
Tualatin	PTA-98-02	002-98	4/27/1998	
Proposed Desc.	Amend the comprehensive plan and development code to support limited retailing in manufacturing districts of products manufactured or wholesaled on the site. Amend the permitted uses in the Light and General Manufacturing District and the Manufacturing Park District to allow limited retailing activity using no more than 5% or greater than 1500 square feet of gross floor area. This proposal was received with only 42 days notice.			
Adopted Desc.				
Tualatin	PTA-98-03	005-98	7/13/1998	
Proposed Desc.	Amend the development code text to revise the definition of recreational vehicle for nonflood plain and flood plain purposes. THIS PROPOSAL ORIGINALLY RECEIVED 5/6/1998 AS PART OF 003-98 (9114), NOW SEPARATED INTO 3 PROPOSALS.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-98-06	004-98	7/13/1998	
Proposed Desc.	Amend the development code text to revise and clarify the types of offices permitted outright in the Commercial Office District. THIS PROPOSAL ORIGINALLY RECEIVED 5/6/1998 AS PART OF 003-98 (9114), NOW SEPARATED INTO 3 PROPOSALS.			
Adopted Desc.				
Tualatin	PTA-98-07	006-98	7/13/1998	
Proposed Desc.	Amend the development code text to revise accessway standards to meet the Americans with Disabilities Act. THIS PROPOSAL ORIGINALLY RECEIVED 5/6/1998 AS PART OF 003-98 (9114), NOW SEPARATED INTO 3 PROPOSALS.			
Adopted Desc.				
Tualatin	PTA-98-04	007-98	11/9/1998	
Proposed Desc.	Amend the development code to revise the variance approval criteria and add an adjustment process and approval criteria.			
Adopted Desc.				
Tualatin	PTA-98-04	007-98	11/9/1998	
Proposed Desc.	Amend the development code to revise the variance approval criteria and add an adjustment process and approval criteria.			
Adopted Desc.				
Tualatin	PTA-98-08	009-98	12/14/1998	
Proposed Desc.	Amend the development code to revise the RL and RML Planning District regulations to reduce the average lot width, increase the building coverage, and reduce the distance between driveways and property lines for single family dwellings. This proposal was received with 35 days notice.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-98-09	010-98	1/11/1999	
Proposed Desc.	Amend the sign regulations of the land use ordinance to allow additional wall and main building entry wall signs on multiple-story buildings in the Commercial Office (CO) Planning District.			
Adopted Desc.				
Tualatin	PTA-99-02	001-99	4/12/1999	
Proposed Desc.	Amend the Development Code to clarify the types of development projects eligible to obtain building permits prior to completion of public improvements and provide clear and objective standards for the city engineer to authorize such building permits. This proposal was submitted with 42 days notice.			
Adopted Desc.				
Tualatin	PMA-98-01	008-98	6/28/1999	
Proposed Desc.	Amend the comprehensive plan map from Manufacturing Park and General Manufacturing to General Commercial on 10.23 acres located at 12375 SW Tualatin Road.			
Adopted Desc.	Adopted version has only 7.23 acres that are developable.			
Tualatin	PTA-99-01	002-99	6/28/1999	
Proposed Desc.	Amend the transportation element, water system master plan element, access management provisions and arterial streets and modify transitional use requirements associated with a 140+/- acre study area identified as the Quarry Sector at the NW quadrant of Tualatin. The proposal includes plan and zone changes from General Manufacturing to Light Manufacturing for 50 acres. This proposal was submitted with 41 days notice			
Adopted Desc.	Modified Transportation corridors form original proposal and added new provision associated with a transitional use permits.			
Tualatin	PMA-99-01	006-99	6/28/1999	
Proposed Desc.	Amend the comprehensive plan and zoning maps from MG, General Manufacturing to ML, Light Manufacturing for approximately 50 acres, located at the northwest quadrant of Tualatin bounded on the north by SW Pacific Highway and on the east by SW 124th Avenue. This proposal was submitted with 41 days notice.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	ANN-99-01	003-99	6/28/1999	
Proposed Desc.	Amend the comprehensive plan and zoning maps from County FD-10, Farm Dwelling-10 acres to RL, Residential Low Density for 3.42 acres located at 22100 SW Grahams Ferry Road to be annex in to the City. This proposal was received with only 18 days notice.			
Adopted Desc.				
Tualatin	PTA-99-04	004-99	7/26/1999	
Proposed Desc.	Amend the zoning ordinance to add the definition of "townhouse" and add townhouses as permitted outright dwellings in the RML, Residential Medium to Low, RMH, Residential Medium to High, Residential High and the commercial office districts of the City. This proposal was received with only 32 days notice.			
Adopted Desc.	SAME.			
Tualatin	PTA-99-03	005-99	8/9/1999	
Proposed Desc.	Amend the comprehensive plan and development code to add, delete, and cleanup both the plan and code, and to be consistent with Metro's Urban Growth Management Functional Plan.			
Adopted Desc.	Adopted version adds comments, and delted agricultural uses such as truck gardening, huticulture as permitted uses in the Residential Low Density District. Deleted retail nurseries and agricultural animals such as cattle and horses as conditional uses on the RL were not adopted.			
Tualatin	PMA-99-02	008-99	9/13/1999	
Proposed Desc.	Amend the comprehensive plan map from FD-10, Future Development-10 acres to RM-L, Residential Medium to Low for 10 acres, located in the 23000 block of SW Graham Ferry Road. This proposal was received without text.			
Adopted Desc.	Plan Map changed from there being no city designation to there being the Residential Medium Low Density. The Washington County Future developable 10 remains as long as the property is not in the City Limits.			
Tualatin	PTA 99-05	007-99	9/13/1999	
Proposed Desc.	Amend the comprehensive plan to add the text for the Concept Plan for Urban Reserve 43, required by Metro Code for Urban Reserve Areas that will be annexed into the city.			
Adopted Desc.				

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PMA-99-03	010-99	11/8/1999	
Proposed Desc.	Amend the comprehensive plan map from ML, Light Manufacturing to MP, Manufacturing Park for 17 acres, located at 11155 SW Tualatin Road. This proposal was received without notice of a scheduled final hearing date and no text.			
Adopted Desc.	Same			
Tualatin	PTA-99-07	011-99	11/8/1999	
Proposed Desc.	Amend the development code to add and delete text to "Chapter 37 Industrial Master Plan"; and add and delete text to "Chapter 62 Manufacturing Park Planning District (MP)" to correspond to requirements in Chapter 37. This proposal was received without notice of a scheduled final hearing date.			
Adopted Desc.	Same.			
Tualatin	PTA-99-08	012-99	11/22/1999	
Proposed Desc.	Amend the Leveton Tax Increment Plan to add and delete text to be consistent with the development commission.			
Adopted Desc.	Same.			
Tualatin	PTA-99-06	009-99	12/13/1999	
Proposed Desc.	Amend the development code to add the Franklin Business Park as a Industrial Park Overlay District to the General Manufacturing Planning District area for approximately 49 acres, located on the northside of SW Tualatin-Sherwood Road and SW Avery Street intersection.			
Adopted Desc.	Same			
Tualatin	PTA-99-10	001-00	2/28/2000	
Proposed Desc.	Amend the development code to add definition of "basement" to Chapter 70 - Floodplain District, and move construction standards from the residential section to the nonresidential section. This proposal was received with 42 days notice, before the first evidentiary hearing and no date giving for a final hearing.			
Adopted Desc.	Same.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-99-13	003-00	3/13/2000	
Proposed Desc.	Amend the development code Chapter 35 - Non-Conforming Uses, Structures and Signs to allow nonconforming warehouse and distribution center uses in MP, Manufacturing Park District; and Chapter 62 - Manufacturing Park District to delete "warehouse and distribution center" and "transit terminal or transfer station" as a permitted uses.			
Adopted Desc.	Same.			
Tualatin	PTA 99-05	007-99	3/13/2000	
Proposed Desc.	Amend the comprehensive plan to add the text for the Concept Plan for Urban Reserve 43, required by Metro Code for Urban Reserve Areas that will be annexed into the city.			
Adopted Desc.	Same.			
Tualatin	PTA-99-09	002-00	3/13/2000	
Proposed Desc.	Amend the development code Chapters 60 - LM, Light Manufacturing District and 61 - MG, General Manufacturing District to delete "government uses" from the permitted uses; and add schools as a conditional use in the ML District; and add bus storage and maintenance as a conditional use in the MG District.			
Adopted Desc.	Same.			
Tualatin	PTA 00-01	006-00	8/14/2000	
Proposed Desc.	Amend the development code to add and delete text to Chapter 36.470-Frontage on Public Streets; and add and delete text to the follow Chapters to be consistent with Chapter 36.470: "40-Residential Low Density District", "41-Residential Medium to Low Density District", "42-Residential Medium to High Density District", "43-Residential High Density District", "44-Residential High Density/High Rise", "50-Office Commercial Planning District", "51-Neighborhood Commercial Planning District", "52-Recreation Commercial Planning District", "53 Central Commercial Planning District", "54-General Commercial Planning District", "55- Mid-Rise/Office Commercial Planning District", "56-Medical Center Planiing District", "60-Light Manufacturing Planning District", "61-General Manufacturing Planning District", "62-Manufacturing Park Planning District".			
Adopted Desc.	The original proposal was to have applied to lots in all planning districts, but the approved language only applies to lots in residential planning districts.			
Tualatin	PTA-00-02	005-00	8/28/2000	
Proposed Desc.	Amend the development code to eliminate lot coverage requirement for the permitted uses in the Low Density Residential (RL) Planning districts. This proposal was received without notice of a final hearing date.			
Adopted Desc.	The proposed amendment was to eliminate the lot coverage requirement all together, but rather than eliminate the requirement, adopted amendment changed the building coverage requirements from 35% to 45%.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-00-03	007-00	9/29/2000	
Proposed Desc.	Amend the comprehensive plan and development code sections 36.130, 36.160, 36.170, 36.240, 36.270, 36.370, and repeal 36.164 and 36.260 to extend the subdivision approval time from 12 months to 24 months. This proposal was received without notice of a final hearing date.			
Adopted Desc.	Same.			
Tualatin	PTA 99-11	004-00	12/11/2000	
Proposed Desc.	Amend the development code Chapter 5, Residential Planning Districts to provide a policy commitment to allow mixed residential and commercial uses in the Durham Quarry area; to amend Chapter 6, Commercial Planning Districts to provide a policy commitment to develop the Durham Quarry site in coordination with Oregon Department of Transportation, Wasington County, City of Tigard, City of Durham, and Tri-Met; to amend Chapter 11.030(31), Transportation to provide a specific policy commitment to improving the I-5 interchange No. 290 as part of the Durham Quarry development; to create a MUCOD, Mixed Use Commercial Overlay District and apply it to the site; to amend Chapter 73, Community Design Standards to be compatible with the new MUCOD. This proposal was received with 43 days before the first evidentiary hearing, and without notice of a final hearing date.			
Adopted Desc.	Same.			
Tualatin	PTA-00-04	009-00	2/12/2001	
Proposed Desc.	Amend the development code to add wall signs as a permitted use and text defining the signs in Section 38.230. This proposal was received without notice of a final hearing date.			
Adopted Desc.	Modified the size, location and number of hospital identification wall signs from initial proposal.			
Tualatin	PTA 99-12	008-00	4/9/2001	
Proposed Desc.	Amend the comprehensive plan, comprehensive plan map, and development code Chapters: 31, General Provisions; 32, Conditional Uses; 33, Variances; 36, Subdivisions; 71, Wetland Protection District; 72, Greenway Protection Overlay District and Natural Areas; 73, Community Design Standards; and 74, Public Improvement Requirements; to comply with requirements for Floodplain Management, Water Quality and Erosion Control in Metro's Urban Growth Management Functional Plan Title 3. This proposal was received without notice of a final hearing date.			
Adopted Desc.	Same.			
Tualatin	PTA 01-04	005-01	7/9/2001	
Proposed Desc.	Amend the community development code to reduce the side yard setbacks in the Residential Low Density District from five feet for a one story, six feet for a two story and seven feet for a two and one-half story to a consistent five feet; and corner lots allow a minimum of fifteen feet for the first front yard setback (shall be determined by the structures front door) and a minimum of ten feet for the second front yard. This proposal was received with 41 days notice before the first evidentiary hearing and final hearing.			
Adopted Desc.	Same.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PMA 01-01	002-01	7/23/2001	
Proposed Desc.	Amend the comprehensive plan map from CO, Commercial Office Planning District to RH, Residential High Density Planning District for three parcels on 12.00 acres, located on the east side of SW Pacific Highway between old SW Tualatin Road and SW Hazelbrook Road.			
Adopted Desc.	Same.			
Tualatin	PTA 01-02	003-01	7/23/2001	
Proposed Desc.	Amend the community plan to change the City's Access Management Regulations for Arterials to a right-in/right-out driveway onto Highway 99W, from the middle of the frontage to the southern portion of the frontage, to straddle a common property line between the proposed RH District and the CG District. This proposal is related to DLCDC File No. 002-01 and PMA 01-01.			
Adopted Desc.	Same.			
Tualatin	PTA-01-05	006-01	7/23/2001	
Proposed Desc.	Amend the community development code to increase the number of trees on the City's street tree list, and authorize the Operations Director to oversee installation, maintenance, and regulations for street trees. This proposal was received with 41 days notice before the first evidentiary hearing.			
Adopted Desc.	Revised list of approved trees by adding one variety to Zone 1. Created map 74-1 to show zones 1 and 2.			
Tualatin	PTA-01-01	001-01	8/27/2001	
Proposed Desc.	Amend the development code Section 60.040, Conditional Uses to delete the 1500 feet requirement of two service stations placed next to each other. This proposal was received without notice of a final hearing.			
Adopted Desc.	Retained 1500 foot separation to allow a "non-retail" cardlock station within 250 feet of an approved retail service station and a minimum of 100 feet from a public right-of-way.			
Tualatin	PTA-01-06	007-01	8/27/2001	
Proposed Desc.	Amend the comprehensive plan to reduce the Tualatin Parks Advisory Committee (T-PARK) from nine to seven members, where five members reside inside the City Limits. This proposal was received without notice of a final hearing.			
Adopted Desc.	Same.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-01-08	009-01	1/28/2002	
Proposed Desc.	Amend the development code in seventy-eight areas to bring it into conformance with the limited land use procedures of ORS 197.015 and 197.195, and to change the decision making authority for partitions and subdivisions to the City Engineer from the City Council.			
Adopted Desc.	In addition to incorporating Limited land use into the TDC, this amendment affected two other land uses. First, it changed the decision making authority for subdivisions from the City Council to the City Engineer. Second, it streamlined the Property Line Adjustment application processes.			
Tualatin	PTA-01-07	008-01	2/11/2002	
Proposed Desc.	Amend the development code to add/delete text, add new sections, and renumber sections in fourteen areas to incorporate the Central Tualatin Design Guidelines as objectives for development in the City's Central Design District.			
Adopted Desc.	Added Design Guidelines definitions to TDC 31.060 -Definitions.			
Tualatin	PTA-01-09	010-01	2/11/2002	
Proposed Desc.	Amend the development code to revise setbacks, separation, and co-location for wireless communication facilities. The proposed chapters to be revised are Residential Medium to Low Density, Residential Medium High Density, Residential High Density, Residential High Density High Rise, Commercial Recreation, Commercial Central, Commercial General, Commercial Office Mid Rise, Medical Center, Light Manufacturing, Manufacture General, Manufacture Park. Amend Chapter 73 Community Design Standards to require studying co-location and require separation between cell towers.			
Adopted Desc.	Separation requirements were not addressed. Coverage area submittal requirements were added.			
Tualatin	PTA-01-03	004-01	3/25/2002	
Proposed Desc.	Adopt a new Transportation System Plan to comply with the Transportation Planning Rule. Amend the development code (Community Plan, Urban Renewal Plan, and Planning District Standards) in the following Chapters: "1", Administrative Provisions; "3", Technical Memoranda; "4", Community Growth; "7", Manufacturing Planning Districts; "9", Plan Map; "11", Transportation; "30", Urban Renewal Plan; "31", General Provisions; "36", Subdividing, Partitioning and Property Line Adjustments; "40" (Low Density Residential Planning District) through "62" (Manufacturing Park Planning District); "69", Industrial Business Park Overlay Planning District; "71", Wetlands Protection District (WPD); "72", Greenway Protection Overlay District (GPO) and Natural Areas; "73", Community Design Standards; "74", Public Improvement Requirements; "75", Access Management on Arterial Streets, to implement the TSP. <u>AMENDED NOTICE:</u> Amend the development code to make twenty-five changes to the following Chapters: "1" Notice Requirements, Burden of Proof; "3" Technical Memoranda, Background, Public Facilities; "11" Transportation; "74" Public Improvement Requirements; and "75" Access Management.			
Adopted Desc.	Differences between the proposed and adopted as follows: proposed extension of 65th Avenue north across the Tualatin River into Rivergrove is modified is modified in Table 11-4. A street section for skinny local residential streets was added. Access management standards for the existing arterials were updated and new standards were created for the new arterials. TSP Stored in Blue Folder.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-02-02	002-02	4/8/2002	
Proposed Desc.	Amend the Leveton Tax Increment Plan an element of the comprehensive plan, to bring the Leveton Plan into compliance with the Transportation System Plan ( TSP ) and the development code by adding, and deleting text, tables, maps and subsections; adding new maps. This proposal was received without notice of a final hearing.			
Adopted Desc.	Same.			
Tualatin	PTA-02-01	001-02	4/22/2002	
Proposed Desc.	Amend the development code in thirteen areas to add and delete text, corresponding to the Central Urban Renewal Plan Update DLCDC File No. 003-02 and local file no. PTA-02-03; update the Historic Landmark Inventory to remove historic landmark designations from six parcel as per ORS 197.732(3), located in the Central Urban Renewal District: 9670 SW Tualatin Road ( Ball House ), 8465 SW Nyberg Street ( Smith Row House ), 19600 SW Cipole Road ( Cipole School ), 8345 SW Avery Street ( Gerald Avery House ), 19020 SW Cipole Road ( Chet Fischbuch House ), 8255 SW Avery Street ( Dunmire House ).			
Adopted Desc.	Same.			
Tualatin	PTA-02-03	003-02	4/22/2002	
Proposed Desc.	Amend the development code to adopt by reference the updated Central Urban Renewal District Plan consisting of two sections, fourteen subsections, eighteen tables, twenty-six maps, and a appendix to bring the plan into compliance with the Transportation System Plan ( TSP ) and updates since 1992 to the development code. This proposal was received without notice of a final hearing date.			
Adopted Desc.	Same.			
Tualatin	PTA 02-04	004-02	8/26/2002	
Proposed Desc.	Amend the Development Code to address cell tower separation, height, and variance criteria to the separation and maximum height requirements.			
Adopted Desc.	The proposed separation between towers was 2,000 feet; the adopted separation is 1500 feet.			
Tualatin	PTA-02-05	005-02	10/14/2002	
Proposed Desc.	Amend the Tualatin Development Code, Chapter 2, text to remedy the inconsistency of the procedures for the Tualatin Planning Advisory Committee (TPAC) and the Urban Renewal Advisory Committee (URAC) caused by changes in the 1982 Ordinance 2-82.			
Adopted Desc.	Same.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-02-06	006-02	10/28/2002	
Proposed Desc.	Amend the Tualalatin Development Code (TDC) text to allow churches to have internally illuminated mechanical readerboards on monument signs (ie has a base on the ground) in all residential, Central Commercial (CC), General Commercial (CG), Light Manufacturing (ML), and General Manufacturing (MG) Districts. Includes changes to TDC Sign Regulations - Sections 20.030(18), 31.060, 38.130, 38.140, 38.220 and 38.240. Purpose is to comply with Federal Law (Religious Land Use and Institutionalized Persons Act --- RLUIPA), at the request of the Oregon Electric Sign Association (OESA).			
Adopted Desc.	Removed "Light and General Manufacturing districts" and "38.240".			
Tualatin	PTA-02-07	007-02	11/25/2002	
Proposed Desc.	Amend the Development Code text to restrict commercial uses in manufacturing districts located on or near three streets identified as being critical arterials (SW Tualatin-Sherwood Road, SW 124th Avenue, and SW Pacific Highway). Revisions include street setbacks in ML and MG districts, elimination of certain use in the ML, MG, and MP districts which are considered more suitable in the GC (General Commercial) district, eliminating commercial uses from the MP district, increasing the minimum spacing of service station locations, and eliminating the uses of truck terminals, large implement sales, portable collection facilities, churches, and family recreation facilities from industrial districts.			
Adopted Desc.	Revised the amendment and implementing ordinance to require increased separation for service stations and cardlock stations in ML and MG and setbacks fro two arterial streets, and eliminating certain uses were withdrawn and not adopted.			
Tualatin	PTA 02-09	008-02	12/9/2002	
Proposed Desc.	Amend the development code to readopt prior regulations [TDC 11.060 (2) and 11.060 (7)(b) and (8)(b)] include interim standards for the B-C1 Street Standard and residential access standards for collector streets. The adopted TSP material inadvertently deleted these provisions. This text amendment places them back in the development code in new sections 74.430(3) AND 75.140.			
Adopted Desc.	Based on a request from L. Ksionzyk, DLCD, the word "proposed" was added to figure 11-1, the Transportation Plan Map, to make it clear the I-5/99 Connector is only proposed and is not yet an adopted road in the plan because a goal exception must first be approved by LCDC.			
Tualatin	PTA-02-08	009-02	2/24/2003	
Proposed Desc.	Amend the comprehensive plan and the development code to update language regarding home occupations to recognize modern technology and to remove inconsistencies. This proposal was received without notice of a final hearing date.			
Adopted Desc.	Same.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-02-10	001-03	3/24/2003	
Proposed Desc.	Amend the development code to revise the following areas: (1) allow certain auto and light truck minor service, parts and accessory sales activities as a permitted use; (2) restrict a revised list of commercial uses in the ML and MG zones from a 300-350 feet "Special Commercial Setback" adjoining three arterial streets; (3) separates "Home Improvement materials and supplies retail sales" from "Building Materials and Supplies wholesale sales and warehousing, and restrict Home Improvement retailing from the Special Commercial Setback; (4) Requires CUP aproval in the MG zone for Building and Supplies wholesale sales and warehousing, Home Improvement retail sales and Contractor's shop and equipment storage activities; (5) revise the list of commercial recreation facility uses that are more suitable for General Commercial District; (6) revise the list of commercial uses proposed for elimination from ML and MG zones that are not allowed uses in other Planning Districts; (7) Provide definitions of commercial uses, industrial uses, building materials and supplies wholesale sales, home improvement materials and supplies retail sales, industrial machinery, and equipment for construction and industrial uses.			
Adopted Desc.	Revised by dropping Pacific Highway special commercial setback and dropping "mini-storage" as an allowed use.			
Tualatin	PTA-03-02	003-03	4/28/2003	
Proposed Desc.	Amend the development code Section 40.055, 41.150, 43.180, 44.160 and 72.080 relating to resource lands and residential development by having consistent language regarding dedicating or retaining of resource land. Clarify the City may or may not allow the small lot and shift of units provisions will be allowed, and add the term vegetated corridor.			
Adopted Desc.	Same.			
Tualatin	PMA-03-01	004-03	6/23/2003	
Proposed Desc.	Amend the development code maps 9-1, 9-2, and 9-4 from City of Durham OS/P, City of Durham Open Space/Parks to City of Tualatin CC, City of Tualatin Central Commercial for 6.01 acres, located at 8513 SW Tualatin Road. A portion of the Tualatin Community Park was in the City of Durham, and the annexation of that portion brings the entire park into the City of Tualatin. <b>Revised Notice:</b> The revised notice removes development code maps 9-2 and 9-4 from the proposal and moves them to a new proposal DLCDC File No. 005-03 (12816) and Local File No. PTA 03-04.			
Adopted Desc.	Same.			
Tualatin	PTA 03-04	005-03	6/23/2003	
Proposed Desc.	Amend the development code maps 9-2, and 9-4 from City of Durham OS/P, City of Durham Open Space/Parks to City of Tualatin CC, City of Tualatin Central Commercial for 6.01 acres, located at 8515 SW Tualatin Road. A portion of the Tualatin Community Park was in the City of Durham, and the annexation of that portion brings the entire park into the City of Tualatin. This proposal is related to DLCDC File No. 004-03 (12807) and Local File No. PMA-03-01.			
Adopted Desc.	Same.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA-03-01	002-03	7/28/2003	
Proposed Desc.	Amend the development code Section 31.077 and add two new sections numbered 4.050(21) and 31.067 to revise the annexation policies and procedures adopting a procedure for deciding annexations, and a policy that land to be annexed must be in the Urban Growth Boundary.			
Adopted Desc.	Same.			
Tualatin	PTA-03-05	006-03	7/28/2003	
Proposed Desc.	Amend the development code Chapter 54.020 to allow memorial planning and product centers, in the General Commercial Planning District, as a permitted use and provide a definition in TDC 31.060 for the centers.			
Adopted Desc.	Same.			
Tualatin	PTA-03-09	008-03	10/10/2003	
Proposed Desc.	Amend the development code to require a developer to hold a neighborhood meeting prior to the submittal of certain land use applications, require adequate notice of the neighborhood meeting, and require proof of the meeting as part of the application.			
Adopted Desc.	Same.			
Tualatin	PTA 03-08	009-03	10/27/2003	
Proposed Desc.	Amend the development code to update several areas of Chapter 13 and add references to the Sewer Master Plan. The proposed changes are to: (1) add eleven objectives (policies), (2) amend the list of projects, and (3) add a conceptual service system to about 238.00 acres in the southwest portion of the City that Metro added to the Urban Growth Boundary in December 2002.			
Adopted Desc.	Same.			
Tualatin	PTA-03-10	010-03	11/10/2003	
Proposed Desc.	Amend the Tualatin Development code to revise the following: change the functional classification description of the minor collector to have two 6-foot bicycle lanes instead of one 6-foot bicycle land and one 8-foot parking lane; change the designation of Avery Street from Martinazzi Avenue to Boones Ferry Road from a minor collector to residential collector; change Figure 11-5 Tualatin Bicycle Plan to identify Avery Street from Martinazzi Avenue to Boones Ferry Road as a shared roadway rather than a road with bike lanes; and change the status of the ( TSP ) Transportation System Plan by rescinding its adoption as a resolution, and instead accepting it as a technical appendix to the Tualatin Development Code.			
Adopted Desc.	Same.			

Tualatin	Local File #	DLCD File #	Adoption Date	LUBA #
Tualatin	PTA 03-07	011-03	12/8/2003	
Proposed Desc.	Amend Chapter 12, Water System of the development code by adding and deleting text in eighteen areas, to reflect the newly completed water master plan.			
Adopted Desc.	sAME.			
Tualatin	PTA 03-11	013-03	3/8/2004	
Proposed Desc.	Amend the development code to bring it into conformance with House Bill 2219 requiring local governments to notify the Oregon Department of Transportation Rail Division and applicable railroad company when a land use application is submitted for property with only one access that is over a railroad track.			
Adopted Desc.	Same.			
Tualatin	PTA-04-01	001-04	5/24/2004	
Proposed Desc.	Amend the following sections of the Tualatin Development Code: 31.060 - Definitions - deleting the definition for Outdoor Sales and adding a definition for Temporary Outdoor Sales; 34.011 - Temporary Outdoor Sales - delete and add text to revise the granting of a Temporary permit for Outdoor Sales, defining the length of time for sales, and other requirements; 34.020 - Outdoor Sales must have a application obtained and filed with the Community Development Director.			
Adopted Desc.	The proposed amendment had a 45-day limit per calendar year limit for each parcel, and non-profit organizations were not noted as being exempt.			
Tualatin	PTA-04-02	002-04	6/14/2004	
Proposed Desc.	Amend the Transportation System Plan and the Tualatin Development Code to reclassify a proposed roadway in the TSP from a residential collector to a local street, located in southwest Tualatin, and runs east/west connecting S.W. 108th Avenue to S.W. 112th Avenue; and change Table 11-1 and Figure 11-1 in the code to reflect the same change.			
Adopted Desc.	Amended Figures 11-4, 11-8d, 11-9, 11-10, Tables 11-2 and 11-3 to reflect reclassification of street.			
Tualatin	PTA-04-03	003-04	6/28/2004	
Proposed Desc.	Amend the development code sections 60.020, 62.020, and 31.060 to allow Shared Service Facilities (as a permitted use in the Light Manufacturing (ML), General Manufacturing (MG), and Manufacturing (MP) Planning Districts. Shared Service Facilities focus on telecommunications and consist of sales/telemarketing, market research, and customer contact centers.			
Adopted Desc.	Originally, the proposal that was to go to the Tualatin City Council included both "Call Centers" and "Data Centers" in the definition, as a result of input from the Tualatin Planning Advisory Committee.			