



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

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NOTICE OF ADOPTED AMENDMENT

07/28/2014

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: City of Hillsboro Plan Amendment
DLCD File Number 003-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, August 12, 2014

This amendment was submitted to DLCD for review prior to adoption with less than the required 35-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: John Boren, City of Hillsboro
Gordon Howard, DLCD Urban Planning Specialist
Anne Debbaut, DLCD Regional Representative
Gary Fish, DLCD Transportation Planner

<paa> YA



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

FOR DLCD USE 003-14
File No.: (20275)
[17947}
Received: 7/22/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption**. (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Hillsboro

Local file no.: **HCP-001-14: Davis and 185th Interchange**

Date of adoption: 7/15/14

Date sent: 7/22/2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): 3/20/14

No

Is the adopted change different from what was described in the Notice of Proposed Change? Yes No

If yes, describe how the adoption differs from the proposal:

There was one change, removed the extension of Brogden Street as a collector street (this will be processed as a separate amendment at a later date). Retained the Davis Road Extensions and the designation of the 185th Avenue Interchange Refinement Area.

Local contact (name and title): John Boren, Urban Planner II

Phone: 503-681-5292

E-mail: john.boren@hillsboro-oregon.gov

Street address: 150 E Main Street

City: Hillsboro

Zip: 97124-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

Amending figures 13-5 in Section 13, Figures 14-1, 24-2A, 14-2, 14-4, 14-6, 14-7 in Section 14 of the Hillsboro Comprehensive Plan; and text in tables 4-7, 4-10, 4-11, 4-13, 4-14 and Figures 1-2, 1-3, 1-5, 1-6, 1-8, 1-9 in the Hillsboro Transportation Plan Update, January 2004.

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from change.	to	acres.	A goal exception was required for this
Change from change.	to	acres.	A goal exception was required for this
Change from change.	to	acres.	A goal exception was required for this
Change from	to	acres.	A goal exception was required for this change.

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

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:

Non-resource – Acres:

Forest – Acres:

Marginal Lands – Acres:

Rural Residential – Acres:

Natural Resource/Coastal/Open Space – Acres:

Rural Commercial or Industrial – Acres:

Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

N/A

For a change to a zoning map:

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

Change from to Acres:

Change from to Acres:

Change from to Acres:

Change from to Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation: Acres added: Acres removed:

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

List affected state or federal agencies, local governments and special districts: Washington County, Metro, ODOT

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

ORDINANCE NO. 6090

COMPREHENSIVE PLAN AMENDMENT 001-14: DAVIS ROAD AND 185TH AVENUE INTERCHANGE REFINEMENT AREA TRANSPORTATION SYSTEM PLAN AMENDMENTS

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN ORDINANCE NO. 2793, AS AMENDED, AND THE TRANSPORTATION SYSTEM PLAN UPDATE (JANUARY 2004) AS AMENDED, TO INCLUDE PLANNED EXTENSIONS OF SE DAVIS ROAD AS A PLANNED COLLECTOR STREET AND THE ADDITION OF THE 185TH INTERCHANGE REFINEMENT AREA.

WHEREAS, recent development and the need for increased transportation network connectivity has necessitated street extension SE Davis Rd as a planned collector street and the addition of the 185th Ave Interchange Refinement Area in the Transportation System Plan; and

WHEREAS, the identified transportation facilities will require changes in multiple tables and figures in the following plans:

Transportation System Plan

- Amending text in Tables 4-7, 4-10, 4-11, 4-13 and 4-14 to reclassify and update information for the extension SE Davis Rd.
- Amending Transportation System Plan maps in Figures 1-2, 1-3, 1-5, 1-6, 1-8 and 1-9 to create new alignments for the extension SE Davis Rd and to delineate the 185th Interchange Refinement Area.

Comprehensive Plan

- Amending Figures 13-5 in Section 13 Transportation and Figures 14-1, 14-1A, 14-2, 14-4, 14-6, and 14-7 in Section 14 Comprehensive Plan Maps to reflect the changes to the Transportation System Plan regarding the new alignments for the extension of SE Davis Rd and to delineate the 185th Ave Interchange Refinement Area.

WHEREAS, the Transportation System Plan is a planning document which is incorporated into the Comprehensive Plan in its entirety by reference and any amendment or modification of the Transportation System Plan requires the City to follow the appropriate plan amendment process outlined in Section 1 of the Comprehensive Plan; and

WHEREAS, Comprehensive Plan Section 1 (IV) sets for the procedures and criteria for minor Comprehensive Plan changes; and

WHEREAS, on March 26, 2014 the Planning Commission approved Order No. 8111 initiating this amendment; and

WHEREAS, the Planning Commission conducted public hearings on this matter on April 23, May 14, and May 28, 2014. The Commission heard testimony in opposition to the extension of Brogden and directed City staff to conduct analysis of additional options within that corridor and to proceed with the amendment process for the Davis extension and 185th Ave Interchange Refinement Area; and

WHEREAS, on June 4, 2014, based on the record and Exhibits A and B attached hereto, the Planning Commission recommended City Council approval of the Transportation System Plan and Hillsboro Comprehensive Plan amendments to extend SE Davis Rd as a planned collector and to delineate the 185th Ave Interchange Refinement Area through adoption of Order No. 8115; and

WHEREAS, the City Council considered the Planning Commission's recommendation at its regular meeting on July 1, 2014.

NOW, THEREFORE, THE CITY OF HILLSBORO ORDAINS AS FOLLOWS:

Section 1. As set forth in Exhibit A and based upon the findings of fact in Exhibit B, the City Council approves the amendments to the Comprehensive Plan and Transportation System Plan to extend SE Davis Rd as a planned collector and to delineate the 185th Interchange Refinement Area, as contained in Case File No. Comprehensive Plan Amendment 001-14: Davis Rd and 185th Ave Interchange Refinement Area.

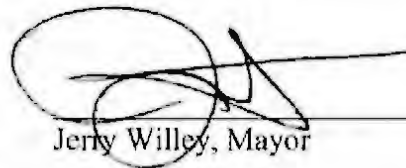
Section 2. Except as herein amended, Comprehensive Plan Ordinance No. 2793, as amended, shall remain in full force and effect.

Section 3. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

First approval of the Council on this 1st day of July 2014.

Second approval and adoption by the Council on this 15th day of July 2014.

Approved by the Mayor this 15th day of July 2014.



Jerry Willey, Mayor

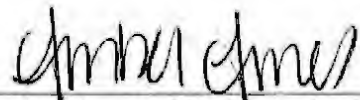
ATTEST: 
Amber Ames, City Recorder

EXHIBIT A

Comprehensive Plan Amendment HCP 001-14: Davis Road and 185th Avenue Interchange Refinement Area Transportation System Plan Amendments

Added language is shown as *italicized* text, deleted language is shown as ~~strikethrough~~ and background information about the proposed text and map amendments is provided before the proposed added or deleted language.

Text Amendments:

The following sections of the Transportation System Plan (TSP) are to be amended to reflect the change in classification as well as future signalization for the Davis extension. All of the text amendments would involve text in the Transportation System Plan Update dated January 2004. The first text amendment is to the Bicycle Master Plan to reflect the standard facilities that are present on Collector streets.

Table 4-7 Updates to Bicycle Master Plan

Roadway	Hillsboro 2015 TSP	Hillsboro 2020 TSP
<i>SE Davis Rd – west of SE River Rd</i>	<i>N/A</i>	<i>Planned Bike Lanes</i>

The second text amendment is to the functional classification plan, where the classification for Davis is established as a Collector street.

Table 4-10 Updates to Functional Classification Plan

Roadway	Hillsboro 2015 TSP	Hillsboro 2020 TSP
<i>SE Davis Rd – west of SE River Rd</i>	<i>N/A</i>	<i>Planned Collector</i>

The third text amendment would establish the right-of-way width at either 2 or 3 lanes per the Collector street cross section in the Public Works Design and Construction Standards.

Table 4-11 Updates to Future Streets Right-of-Way Plan

Roadway	Hillsboro 2015 TSP	Hillsboro 2020 TSP
<i>SE Davis Rd – west of SE River Rd</i>	<i>N/A</i>	<i>Planned 2/3 lanes</i>

The fourth text amendment would add Davis to the Street Improvement Plan.

Table 4-13 Updates to Street Improvement Plan

Roadway	Hillsboro 2015 TSP	Hillsboro 2020 TSP
<i>SE Davis Rd – west of SE River Rd</i>	<i>N/A</i>	<i>2/3 lanes</i>

The final text amendment is the addition of two new items to the Traffic Signal Master Plan table. There is currently a three-leg traffic signal at the intersection of Davis and River Rd, and this would need a fourth leg to allow for full movement to and from the new westerly extension of Davis.

Table 4-14 Updates to Traffic Signal Master Plan

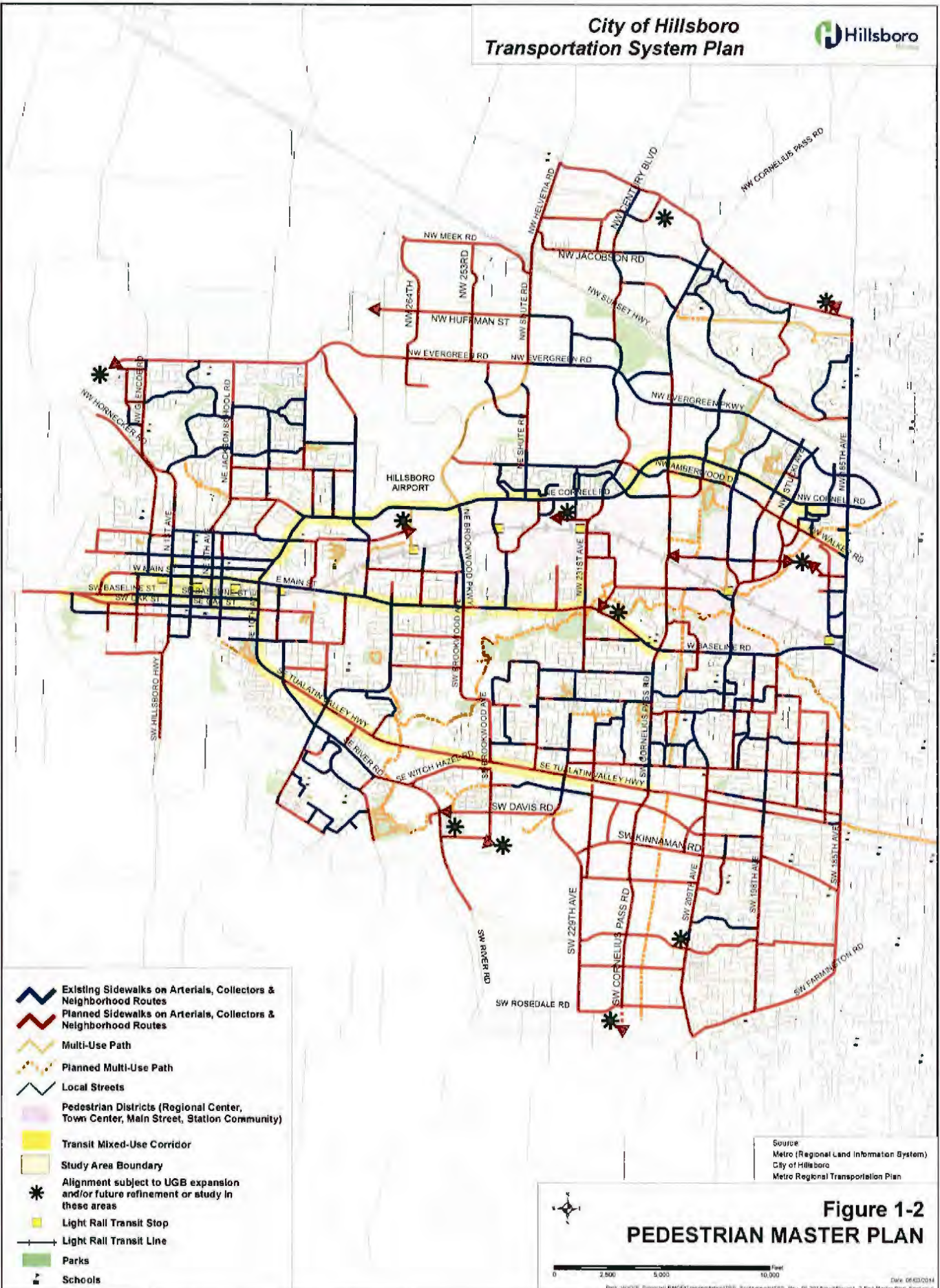
Intersection	Hillsboro 2015 TSP	Hillsboro 2020 TSP
<i>River Rd/ Davis Rd</i>	<i>Existing Traffic Signal</i>	<i>Proposed Traffic Signal (modification)</i>

Proposed Map Amendments:

Several TSP and Comprehensive Plan Maps will be amended to reflect the extension of Davis as well as the 185th Interchange Refinement Area. The figures showing the amendment are attached to this Exhibit. The following are the changes on each figure:

- *TSP Figure 1-2 Pedestrian Master Plan.* Figure 1-2 will be amended by adding the planned sidewalks on collectors line along the planned alignment of Davis.
- *TSP Figure 1-3 Bicycle Master Plan.* Figure 1-3 will be amended by adding the planned bike lane on collectors line along the planned alignment and Davis.
- *TSP Figure 1-5 Street Improvement Plan.* Figure 1-5 will be amended by denoting 3 lanes along the proposed alignment of Davis, and there will be a box denoting the rough boundary of the U.S. 26/185th Interchange Refinement Area.
- *TSP Figure 1-6 Future Streets Where Right of Way is Planned for Two or More Lanes.* Figure 1-6 will be amended by adding lines along the planned alignment of Davis that indicate that the planned street will be 2 to 3 lanes wide. There will be an addition of a box denoting the rough boundary of the U.S. 26/185th Interchange Refinement Area.
- *TSP Figure 1-9 Functional Classification Plan.* Figure 1-9 will be amended by denoting the extensions of Brogden and Davis as planned collectors.
- *Comprehensive Plan Figure 13-5 Street Improvement Plan.* Figure 13-5 will be amended similarly to TSP Figure 1-5.
- *Comprehensive Plan Figure 14-1 Functional Classification Plan.* Figure 14-1 will be amended similarly to TSP Figure 1-9.
- *Comprehensive Plan Figure 14-1a Future Streets Where Right of Way is Planned for Two or More Lanes.* Figure 14-1a will be amended similarly to TSP Figure 1-6.
- *Comprehensive Plan Figure 14-2 Street Improvement Plan.* Figure 14-2 will be amended similarly to TSP Figure 1-5 and Comprehensive Plan Figure 13-5.
- *Comprehensive Plan Figure 14-4 Bicycle Master Plan.* Figure 14-4 will be amended similarly to TSP Figure 1-3.

- *Comprehensive Plan Figure 14-7 Pedestrian Master Plan.* Figure 14-7 will be amended similarly to TSP Figure 1-2.



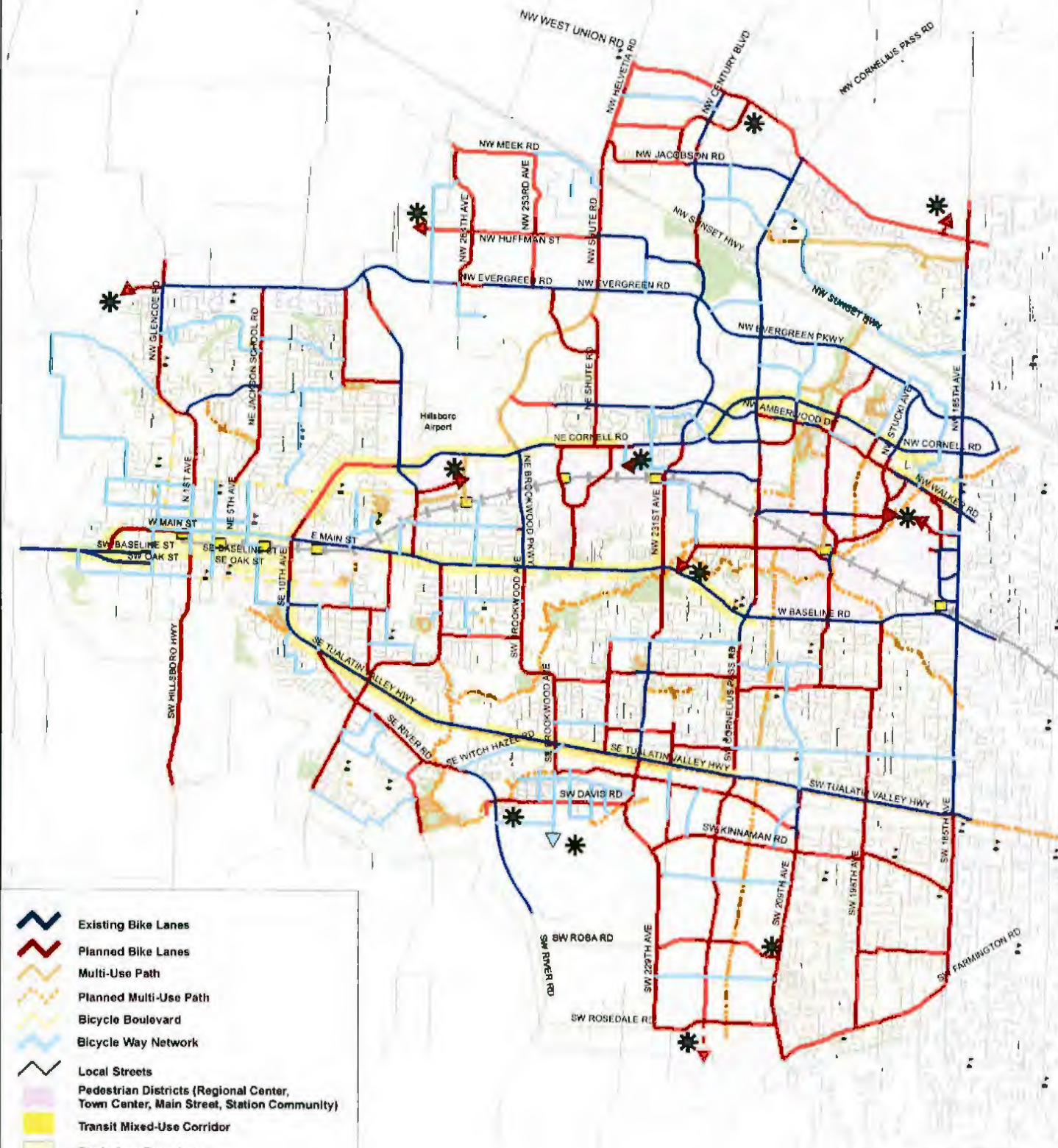
- Existing Sidewalks on Arterials, Collectors & Neighborhood Routes
- Planned Sidewalks on Arterials, Collectors & Neighborhood Routes
- Multi-Use Path
- Planned Multi-Use Path
- Local Streets
- Pedestrian Districts (Regional Center, Town Center, Main Street, Station Community)
- Transit Mixed-Use Corridor
- Study Area Boundary
- Alignment subject to UGB expansion and/or future refinement or study in these areas
- Light Rail Transit Stop
- Light Rail Transit Line
- Parks
- Schools

Source:
Metro (Regional Land Information System)
City of Hillsboro
Metro Regional Transportation Plan

Figure 1-2
PEDESTRIAN MASTER PLAN

Scale: 0, 2,500, 5,000, 10,000 Feet

Date: 06/03/2014
Path: W:\GIS\Projects\Hillsboro\Transportation\TSP_Sp4\Assets\TSP_Rev_03_2014\mxd\Figure_1_2_Ped Master Plan_Sp4.mxd

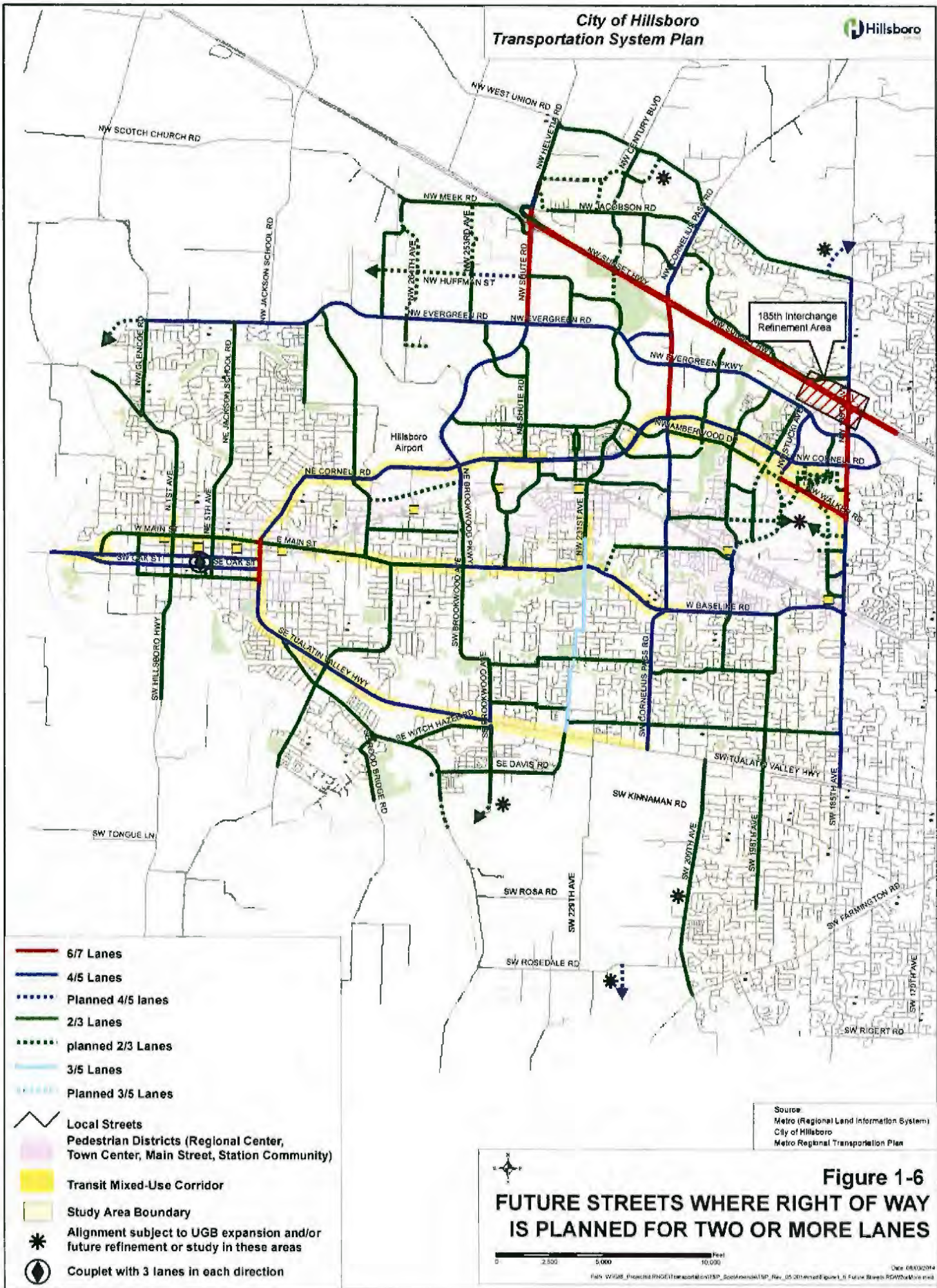


- Existing Bike Lanes
- Planned Bike Lanes
- Multi-Use Path
- Planned Multi-Use Path
- Bicycle Boulevard
- Bicycle Way Network
- Local Streets
- Pedestrian Districts (Regional Center, Town Center, Main Street, Station Community)
- Transit Mixed-Use Corridor
- Study Area Boundary
- Proposed TSP Amendment Area
- East-West Connector Study Area
- Alignment subject to UGB expansion and/or future refinement or study in these areas
- Light Rail Transit Stop
- Light Rail Transit Line
- Parks and Open Space
- Schools

Source:
Metro (Regional Land Information System)
City of Hillsboro
Metro Regional Transportation Plan



Figure 1-3
BICYCLE MASTER PLAN



- 6/7 Lanes
- 4/5 Lanes
- ⋯ Planned 4/5 lanes
- 2/3 Lanes
- ⋯ planned 2/3 Lanes
- 3/5 Lanes
- ⋯ Planned 3/5 Lanes

- Local Streets
- Pedestrian Districts (Regional Center, Town Center, Main Street, Station Community)
- Transit Mixed-Use Corridor
- Study Area Boundary
- Alignment subject to UGB expansion and/or future refinement or study in these areas
- Couplet with 3 lanes in each direction

Source:
Metro (Regional Land Information System)
City of Hillsboro
Metro Regional Transportation Plan

**Figure 1-6
FUTURE STREETS WHERE RIGHT OF WAY
IS PLANNED FOR TWO OR MORE LANES**

0 2,500 5,000 10,000 Feet

Date: 08/02/14
File: W:\GIS_projects\TSP\transportation\TSP_SocioEconomic\Rev_05_2014\Figure 1-6 Future Streets ROW/Multi.mxd



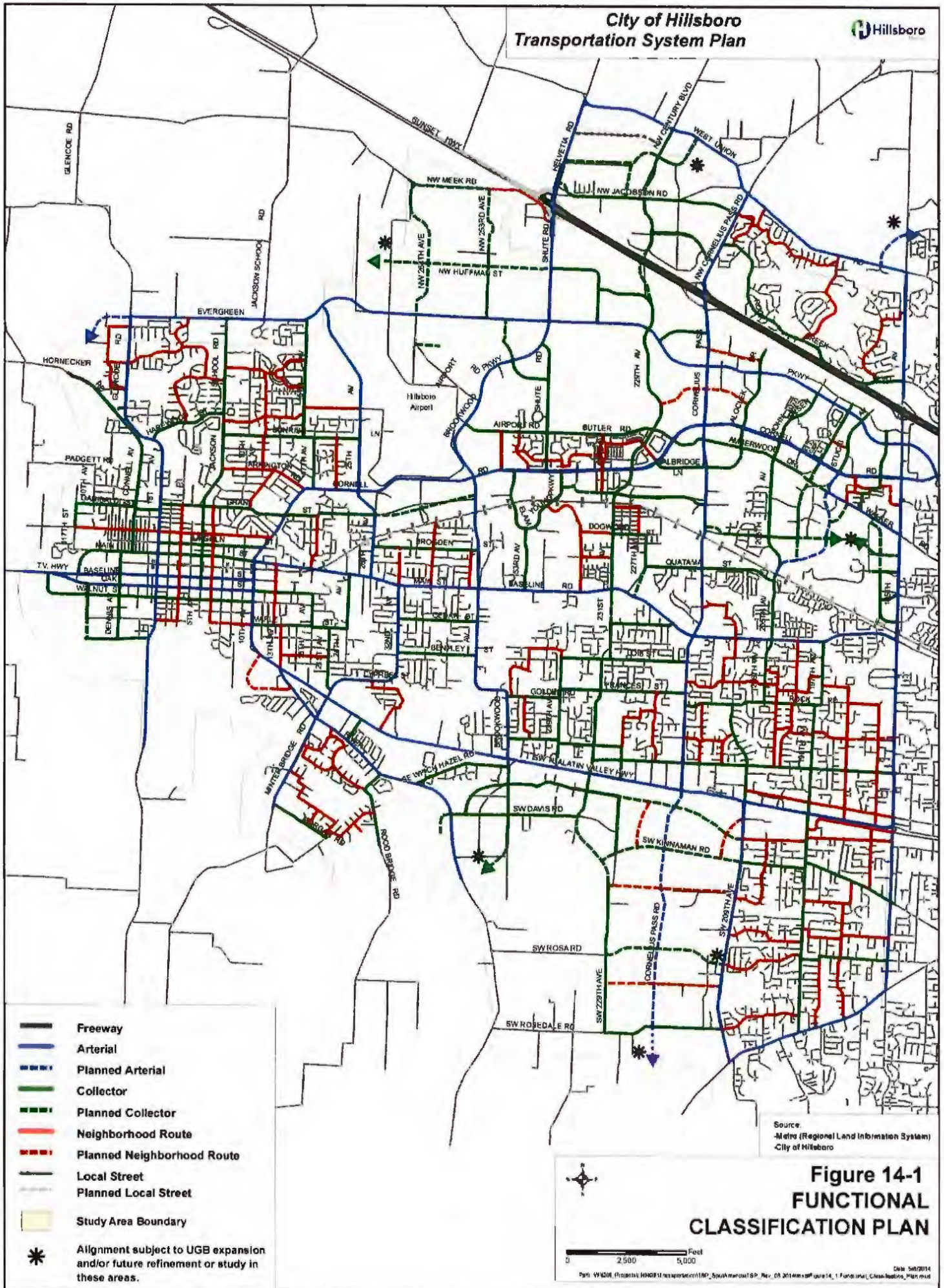
- Street Widening
- - - - - Proposed Street
- ③ Number of Lanes
- Ⓐ Access Control Strategy
- Ⓡ New Ramps
- Ⓢ Multi-modal Street Reconstruction
- ▭ Study Area Boundary
- * Alignment subject to UGB expansion and/or future refinement or study in these areas
- ** Potential Wilkins Street Alignment Area

Source:
-Metro (Regional Land Information System)
-City of Hillsboro



0 2,500 5,000 10,000 Feet

Figure 13-5
STREET IMPROVEMENT PLAN



- Freeway
- Arterial
- Planned Arterial
- Collector
- Planned Collector
- Neighborhood Route
- Planned Neighborhood Routes
- Local Street
- Planned Local Street
- Study Area Boundary
- Alignment subject to UGB expansion and/or future refinement or study in these areas.

Source:
Metro (Regional Land Information System)
City of Hillsboro

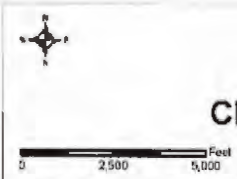
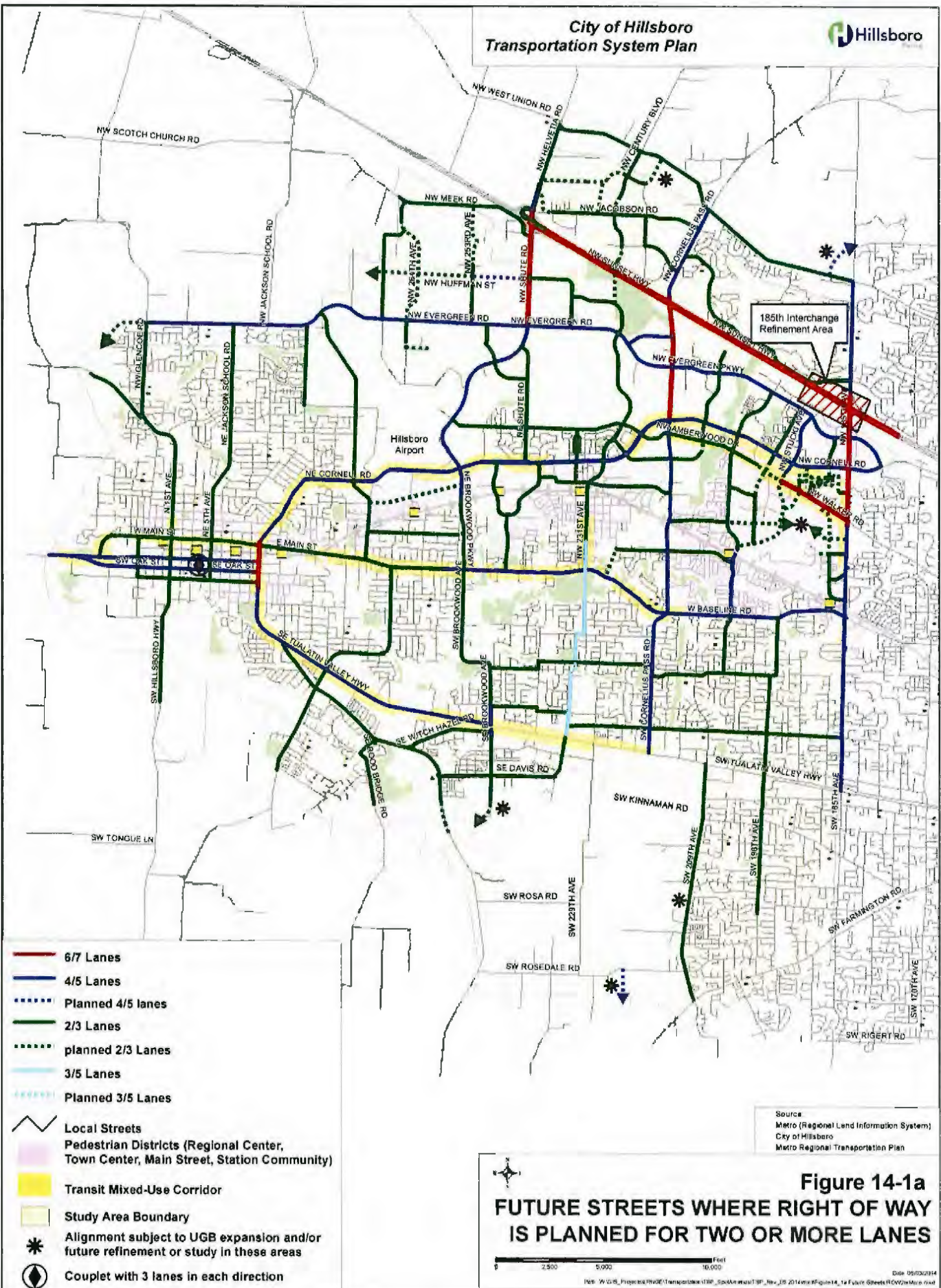
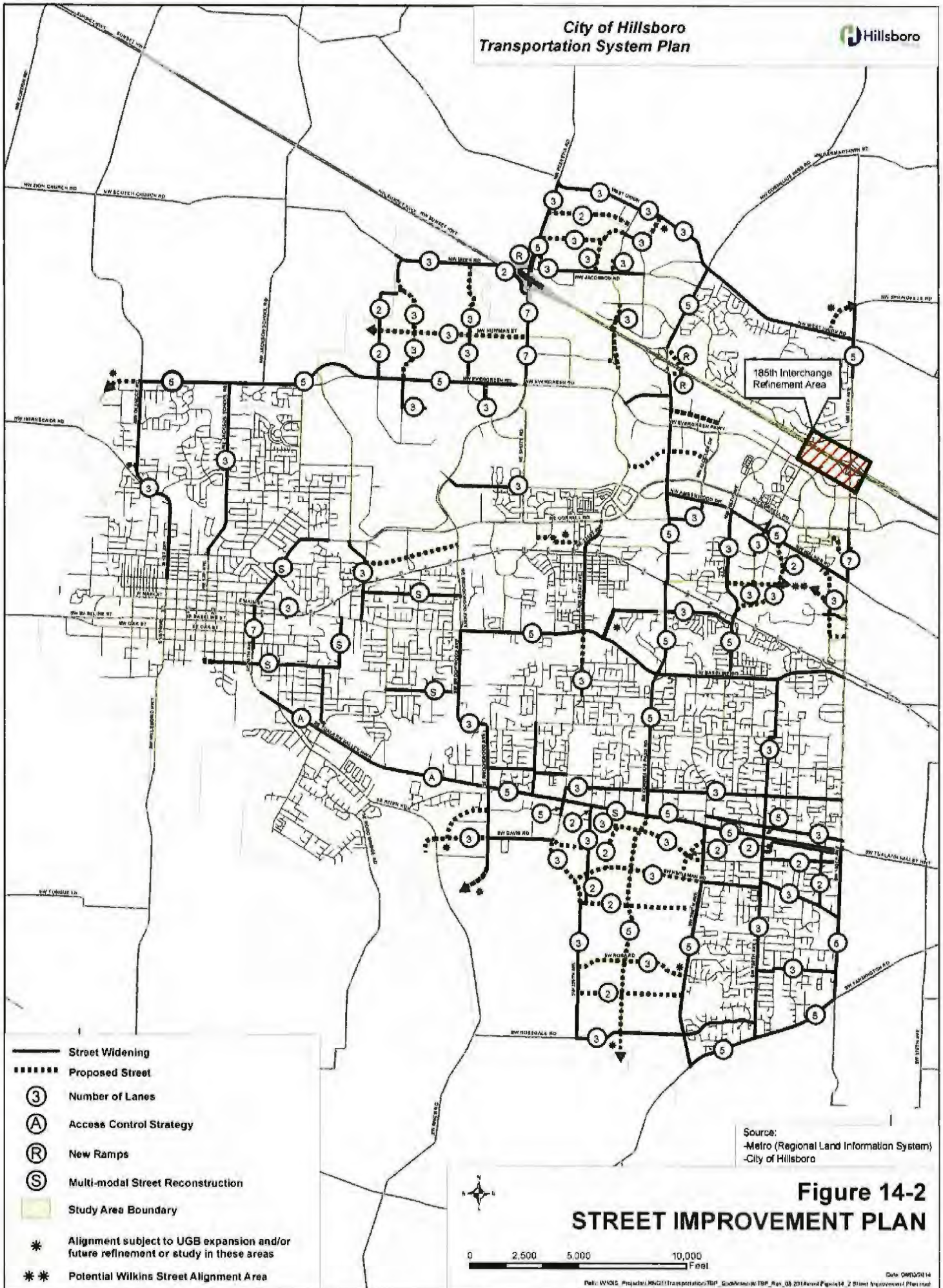


Figure 14-1
FUNCTIONAL
CLASSIFICATION PLAN



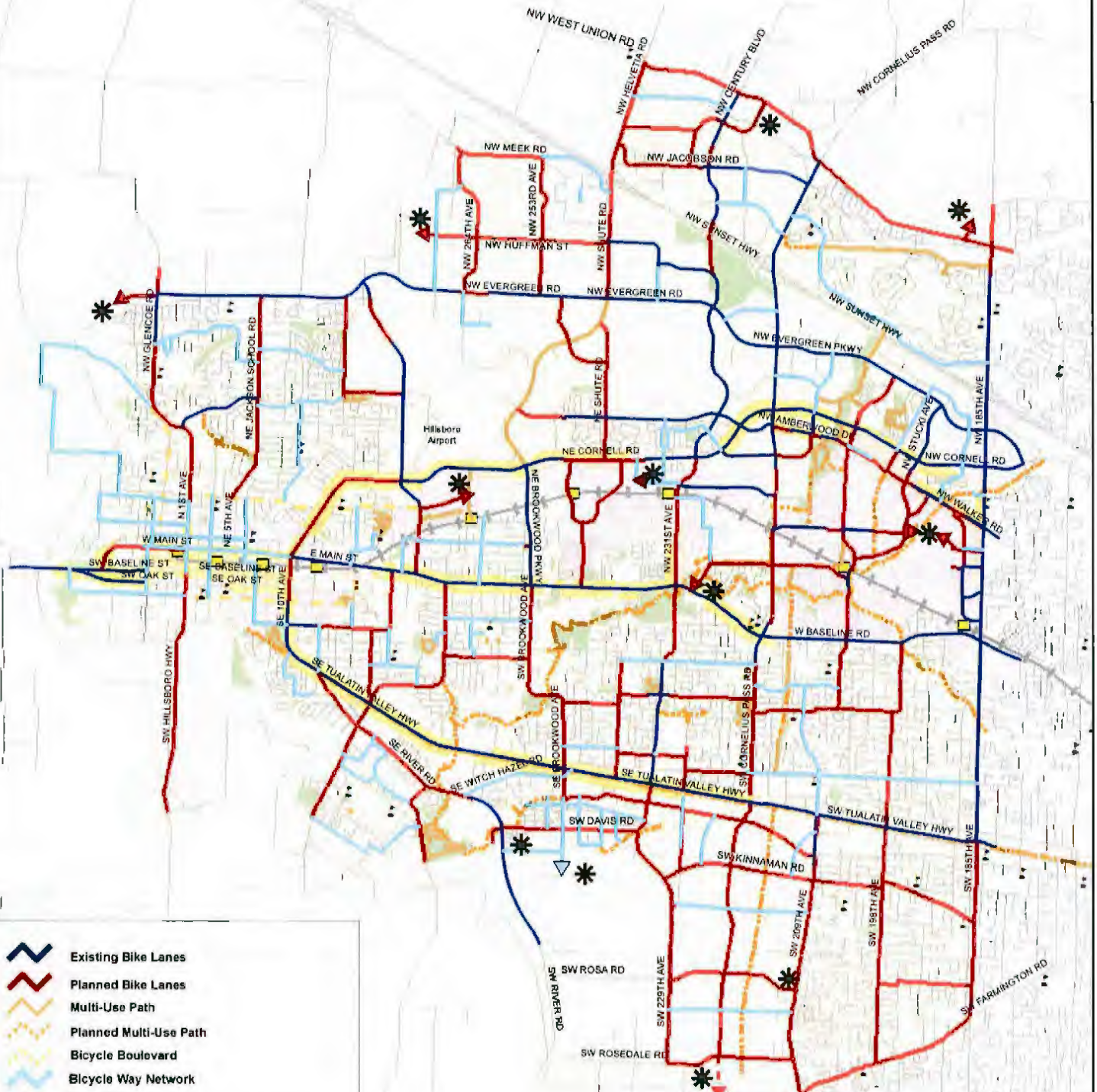
Source:
Metro (Regional Land Information System)
City of Hillsboro
Metro Regional Transportation Plan

Figure 14-1a
FUTURE STREETS WHERE RIGHT OF WAY
IS PLANNED FOR TWO OR MORE LANES



Source:
-Metro (Regional Land Information System)
-City of Hillsboro

Figure 14-2
STREET IMPROVEMENT PLAN

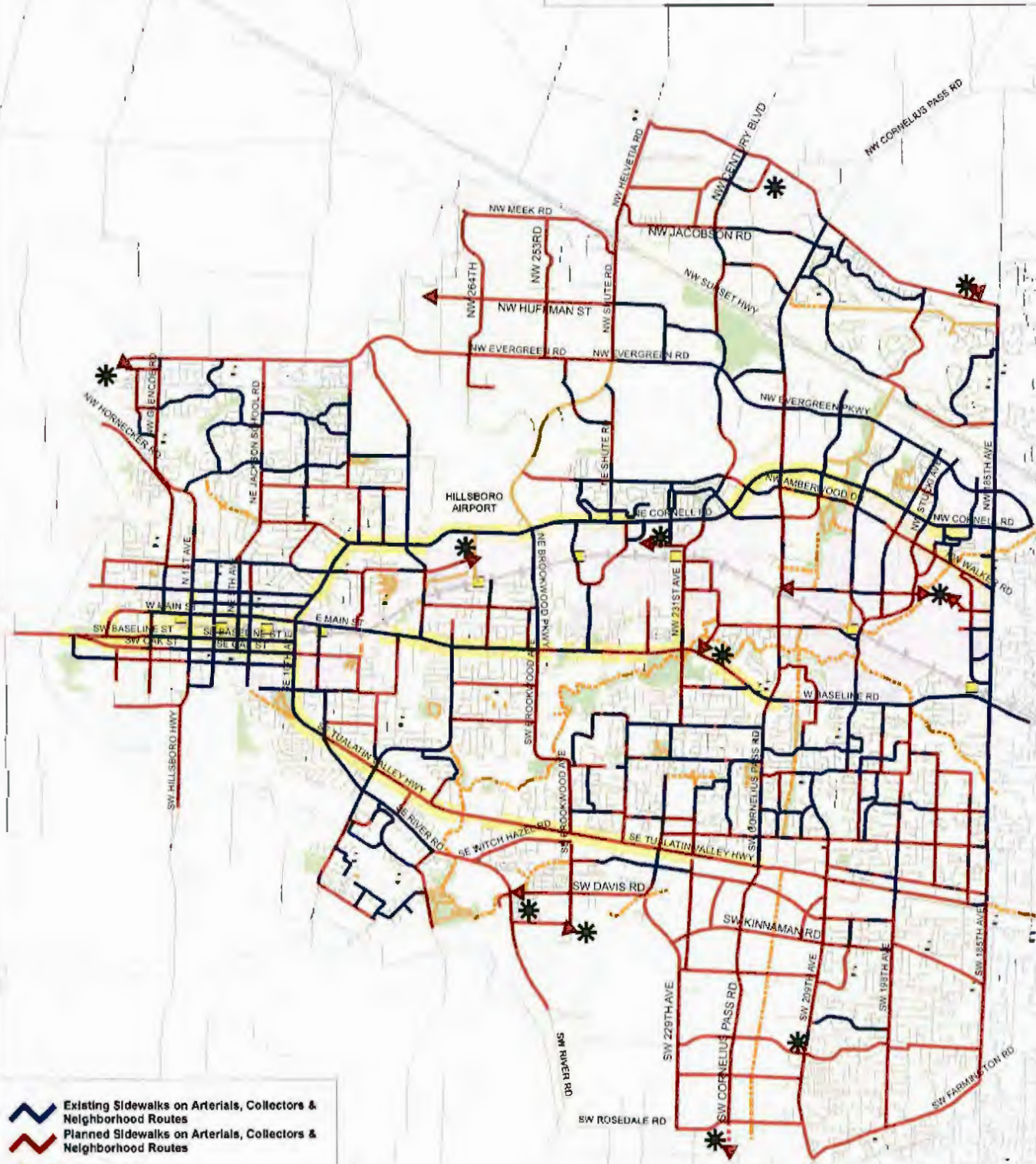


- Existing Bike Lanes
- Planned Bike Lanes
- Multi-Use Path
- Planned Multi-Use Path
- Bicycle Boulevard
- Bicycle Way Network
- Local Streets
- Pedestrian Districts (Regional Center, Town Center, Main Street, Station Community)
- Transit Mixed-Use Corridor
- Study Area Boundary
- Proposed TSP Amendment Area
- East-West Connector Study Area
- Alignment subject to UGB expansion and/or future refinement or study in these areas
- Light Rail Transit Stop
- Light Rail Transit Line
- Parks and Open Space
- Schools

Source:
Metro (Regional Land Information System)
City of Hillsboro
Metro Regional Transportation Plan



Figure 14-4
BICYCLE MASTER PLAN



- Existing Sidewalks on Arterials, Collectors & Neighborhood Routes
- Planned Sidewalks on Arterials, Collectors & Neighborhood Routes
- Multi-Use Path
- Planned Multi-Use Path
- Local Streets
- Pedestrian Districts (Regional Center, Town Center, Main Street, Station Community)
- Transit Mixed-Use Corridor
- Study Area Boundary
- Alignment subject to UGB expansion and/or future refinement or study in these areas
- Light Rail Transit Stop
- Light Rail Transit Line
- Parks
- Schools

Source:
Metro (Regional Land Information System)
City of Hillsboro
Metro Regional Transportation Plan



**Figure 14-7
PEDESTRIAN MASTER PLAN**

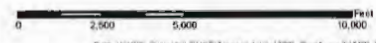


EXHIBIT B

BEFORE THE CITY COUNCIL
OF THE
CITY OF HILLSBORO

A REQUEST FOR COMPREHENSIVE
PLAN AMENDMENTS TO EXTEND SE
DAVIS RD TO BE CLASSIFIED AS
COLLECTOR STREETS AND TO
DESIGNATE THE 185TH AVE INTERCHANGE
REFINEMENT AREA.

CITY OF HILLSBORO
CASE FILE NO. HCP 001-14
FINDINGS OF FACT

NATURE OF AMENDMENTS

This is a legislative amendment to the Hillsboro Comprehensive Plan (HCP) Ordinance No. 2793, as amended and the City of Hillsboro Transportation System Plan (TSP) Update, January 2004, to amend text and maps to implement planned transportation improvements for extension of SE Davis Rd to be classified as a Collector and to designate the 185th Avenue Interchange Refinement Area. The amendments were initiated by the Planning Commission through adoption of Order No. 8111. The proposed amendments are legislative in nature, therefore the governing procedures for the amendment are found in Comprehensive Plan Section 1(IV) (A) and the 120 day rule does not apply. Preparation and adoption of Comprehensive Plan Amendment 001-14 must comply with the Minor Plan Text Amendment Procedural requirements set forth by Section 1 of the Hillsboro Comprehensive Plan.

The purpose of the amendment is to classify an extension of SE Davis Rd west of its current terminus at SE River Rd to be classified as a Collector street and the addition of the "185th Interchange Refinement Area" where NW Stucki Ave or NW 194th Ter would tie into the existing interchange of NW 185th Ave and U.S. 26 in a configuration to be determined. The extension of SE Davis Rd would improve street connectivity and ensure more efficient and safer circulation for travel throughout the City. The 185th Ave Interchange Refinement Area would represent the beginning of analysis and discussion of ways to improve access to the 185th Ave interchange on U.S. 26 and circulation within the Tanasbourne area of the City.

HEARINGS

The Planning Commission held a public hearing and considered these amendments at its meetings on April 23, May 14, and May 28, 2014.

MINOR PLAN AMENDMENT FINDINGS

(IV) Minor Plan Amendments.

(A) Minor Plan Amendment: Plan Text.

- (1) On its own volition, the City Council or Planning Commission may initiate a minor plan amendment to the text of the Comprehensive Plan by order whenever a need for such a revision is documented. A minor plan amendment, proposing a change to the text of the Comprehensive Plan, shall be processed pursuant to legislative notice and procedures. (Amended by Ord. No. 5891/12-08.)

Finding: The Planning Commission approved Order No. 8111 on March 26, 2014 which initiated the minor plan amendment legislative process.

- (2) Notice of any public hearing on a minor plan amendment to the Comprehensive Plan text shall be by two (2) publications in a newspaper of general circulation in the City of Hillsboro not less than five (5) days, nor more than twenty (20) days prior to the date of the hearing.

Finding: Planning Department Staff published the notice of the proposed amendments in the April 9th and April 16th editions of the Forest Grove News-Times and the April 11th and April 18th editions of the Hillsboro Tribune.

(C) Minor Plan Amendment - General Procedures.

- (1) A public hearing shall be held by the Planning Commission on any minor plan amendment.

Finding: The Planning Commission held a hearing on the minor plan amendment on April 23, May 14 and May 28, 2014.

- (2) Recess of hearing. The Planning Commission may recess a hearing in order to obtain further information or provide additional notification. Upon recessing for these purposes, the Commission shall announce the time and date when the hearing will be resumed.

Finding: The Planning Commission did not request to recess the hearing; therefore this is not applicable.

- (3) After hearing the proposed minor plan amendment, the Planning Commission shall deny or forward a recommendation of approval or approval with modifications to the City Council.

Finding: The Planning Commission approved Order No. 8113 recommending approval of the amendments to City Council.

- (4) Any party to a proceeding on a minor plan amendment may appeal the recommendation on the amendment of the Planning Commission to the City Council by filing such an appeal with the City Recorder within fifteen (15) days of the mailing date of the Planning Commission's Notice of Decision on the amendment.

Finding: It is unknown at this time if any party to the proceeding intends to appeal the recommendation on the amendment of the Planning Commission to the City Council.

- (5) The City Council may hold a hearing on the proposed minor plan amendment. The Council shall hold a hearing on any appeal of a Planning Commission decision on a minor plan amendment. If a public hearing is held, notice for such a hearing shall comply with the applicable notice requirements relating to minor amendments to the Plan text or to the Plan Map as set forth above. After consideration of a proposal or an appeal, the City Council may adopt or deny the minor plan amendment or uphold, reject or modify the recommendation of the Planning Commission.

Finding: It is unknown at this time if the City Council intends to hold a hearing on the proposed minor plan amendment.

- (6) The applicant shall be notified in writing of the City Council decision.

Finding: This is a City-initiated legislative plan amendment; therefore, there is no applicant.

- (7) The Planning Department shall keep copies of the adopted minor plan amendment on file at City Hall and the City Library for inspection by the public and shall notify citizens and government agencies who have requested notice that copies of the adopted amendments are available for inspection.

Finding: The Planning Department shall keep copies of the adopted minor plan amendment on file at City Hall and the City Library for inspection by the public and shall notify citizens and government agencies who have requested notice that copies of the adopted amendments are available for inspection.

- (8) The Planning Commission shall also establish and publicize a procedure whereby interested individuals, community

organizations and public agencies may request to be included on a regular mailing list of parties to be notified of the initiation of proposed minor plan amendments.

Finding: This is not applicable to the plan amendment process.

TRANSPORTATION PLANNING RULE (TPR) FINDINGS

The following findings are intended to address the applicable sections of the Oregon Transportation Planning Rule – Oregon Administrative Rule (OAR) 660-012-0060. The Planning Commission finds that the proposed amendments to the Transportation System Plan, a component of the Comprehensive Plan, are in compliance with the Oregon Transportation Planning Rule.

OAR 660-012-0060 requires the following:

- (1) If an amendment to a functional plan, an acknowledged comprehensive plan, or a land use regulation (including a zoning map) would significantly affect an existing or planned transportation facility, then the local government must put in place measures as provided in section (2) of this rule, unless the amendment is allowed under section (3), (9) or (10) of this rule. A plan or land use regulation amendment significantly affects a transportation facility if it would:
 - (a) Change the functional classification of an existing or planned transportation facility (exclusive of correction of map errors in an adopted plan);

Finding: Staff finds the planned extensions of SE Davis Rd as a Collector street and the addition of the 185th Ave Interchange Refinement Area will create a significant effect on the transportation system, as defined in OAR 660-012-0060(1)(a) by adding new street connections where there are currently none, thereby increasing the transportation network connectivity and functionality in the vicinity of the proposed street extension.

The 185th Ave Interchange Refinement Area is a generalized overlay and not a functional classification, however future study and planning of the area may result in new street connections or changes to functional classifications. As such, the 185th Ave Interchange Refinement Area does not significantly affect an existing or planned facility since the proposal does not include new roadways, or changes to classification of existing roadways. Upon further study within the 185th Ave Interchange Refinement Area, compliance with the Transportation Planning Rule will be re-examined if a determination is made that additional roadways or reclassification of existing roadways is needed.

- (2) If a local government determines that there would be a significant effect, then the local government must ensure that allowed land uses are consistent with the identified function, capacity, and performance standards of the facility measured at the end of the planning period identified in the adopted TSP through one or a combination of the remedies listed in (a) through (e) below, unless the amendment meets the balancing test in subsection (2)(e) of this section or qualifies for partial mitigation in section (11) of this rule. A local

government using subsection (2)(e), section (3), section (10) or section (11) to approve an amendment recognizes that additional motor vehicle traffic congestion may result and that other facility providers would not be expected to provide additional capacity for motor vehicles in response to this congestion.

(c) Amending the TSP to modify the planned function, capacity or performance standards of the transportation facility.

Finding: Staff finds that by adding the extension of SE Davis Rd will better serve the anticipated growth and its subsequent traffic demands and allows the City's larger transportation network to function in a more effective manner. The Collector street classification will allow the planned roadways to provide increased capacity, performance and safety over the smaller Neighborhood Route and Local street designations. The increased network connectivity will relieve capacity and functionality on other surrounding facilities.

ORDER NO. 8115

COMPREHENSIVE PLAN AMENDMENT 001-14: DAVIS ROAD AND 185TH AVENUE
INTERCHANGE REFINEMENT AREA TRANSPORTATION SYSTEM PLAN
AMENDMENTS

AN ORDER RECOMMENDING AN AMENDMENT TO THE COMPREHENSIVE PLAN ORDINANCE NO. 2793, AS AMENDED, AND THE TRANSPORTATION SYSTEM PLAN UPDATE (JANUARY 2004) AS AMENDED, TO INCLUDE PLANNED EXTENSIONS OF SE DAVIS RD AS A PLANNED COLLECTOR STREET AND THE ADDITION OF THE 185TH INTERCHANGE REFINEMENT AREA.

WHEREAS, recent development and the need for increased transportation network connectivity has necessitated street extension SE Davis Rd as a planned collector street and the addition of the 185th Ave Interchange Refinement Area in the Transportation System Plan; and

WHEREAS, the identified transportation facilities will require changes in multiple tables and figures in the following plans:

Transportation System Plan

- Amending text in Tables 4-7, 4-10, 4-11, 4-13 and 4-14 to reclassify and update information for the extension SE Davis Rd.
- Amending Transportation System Plan maps in Figures 1-2, 1-3, 1-5, 1-6, 1-8 and 1-9 to create new alignments for the extension SE Davis Rd and to delineate the 185th Interchange Refinement Area.

Comprehensive Plan

- Amending Figures 13-5 in Section 13 Transportation and Figures 14-1, 14-1A, 14-2, 14-4, 14-6, and 14-7 in Section 14 Comprehensive Plan Maps to reflect the changes to the Transportation System Plan regarding the new alignments for the extension of SE Davis Rd and to delineate the 185th Ave Interchange Refinement Area.

WHEREAS, the Transportation System Plan is a planning document which is incorporated into the Comprehensive Plan in its entirety by reference and any amendment or modification of the Transportation System Plan requires the City to follow the appropriate plan amendment process outlined in Section 1 of the Comprehensive Plan; and

WHEREAS, Comprehensive Plan Section 1 (IV) sets for the procedures and criteria for minor Comprehensive Plan changes; and

WHEREAS, on March 26, 2014 the Planning Commission approved Order No. 8111 initiating this amendment; and

WHEREAS, City staff have identified a need for the extension of Davis, to be classified as a collector street, to improve city wide connectivity, to relieve traffic on surrounding roadway systems and better accommodate current and future planned development; and

WHEREAS, City staff have identified street system connectivity deficiencies within the vicinity of the 185th Ave interchange with U.S. 26 and the need for an interchange refinement study area to further determine future connections to the interchange; and

WHEREAS, the Planning Commission conducted public hearings on this matter on April 23, May 14, and May 28, 2014. The Commission heard testimony in opposition to the extension of Brogden and directed City staff to conduct analysis of additional options within that corridor; and

WHEREAS, the Planning Commission hereby favors amending the Transportation System Plan and Hillsboro Comprehensive Plan to extend SE Davis Rd as a planned collector and to delineate the 185th Ave Interchange Refinement Area based on the Staff Report dated June 4, 2014 attached hereto as Exhibit A and Findings attached hereto as Exhibit B.

NOW, THEREFORE, THE CITY OF HILLSBORO PLANNING COMMISSION ORDERS AS FOLLOWS:


Section 1. Based on the testimony and the record, the Planning Commission recommends that the City Council approve the amendments to the Comprehensive Plan and Transportation System Plan to extend SE Davis Rd as a planned collector and to delineate the 185th Interchange Refinement Area, as contained in Case File No. Comprehensive Plan Amendment 001-14: Davis Rd and 185th Ave Interchange Refinement Area.

Section 2. The Planning Commission adopts the staff report dated June 4, 2014 and its attachments as Exhibit A and findings attached as Exhibit B.

Section 3. This order shall take effect immediately upon approval.

Approved this 11th day of June 2014.


Katie Eyre, President

ATTEST: 
Gretchen Olson, Secretary