



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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

Date: 10/27/2014
Jurisdiction: City of Hillsboro
Local file no.: ZC-004-14
DLCD file no.: 009-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 10/24/2014. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 36 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR chapter 661, division 10).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



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

FOR DLCD USE	
File No.:	009-14 { 22346 }
Received:	10/24/2014

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.: **ZC-004-14**

Date of adoption: 10/21/2014

Date sent: 10/24/2014

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): 7/1/2014

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:

No

Local contact (name and title): Genny Bond, Senior Planner

Phone: 503-681-6246

E-mail: genny.bond@hillsboro-oregon.gov

Street address: 150 E Main Street

City: Hillsboro

Zip: 97123-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

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

For a change to a comprehensive plan map:

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

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

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

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:

For a change to a zoning map:

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

Change from R-7	to MU-N	Acres: 0.23
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

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

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address): 1N232DC00900

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

Identify supplemental information that is included because it may be useful to inform DLCDC 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. 6102

ORDINANCE NO. 6102

ZONE CHANGE 004-14: PRINCE

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF THE HILLSBORO COMMUNITY DEVELOPMENT CODE ORDINANCE NO. 6094, BY A ZONE CHANGE FROM SFR-7 SINGLE-FAMILY RESIDENTIAL TO MU-N MIXED USE – NEIGHBORHOOD ON A PROPERTY WITHIN THE HILLSBORO CITY LIMITS.

WHEREAS, the applicant initiated an application to change the zoning from SFR-7 Single Family Residential (Formerly known as R-7, zone was renamed under the new Community Development Code) to MU-N Mixed Use – Neighborhood as described in the July 29, 2014 Staff Report. The purpose of the requested zone change was to designate the subject property consistent with the Comprehensive Plan designation of MU Mixed Use; and

WHEREAS, the Planning and Zoning Hearings Board (the “Board”) received the Planning Department Staff Report and supporting documentation, dated July 29, 2014; and

WHEREAS, the Board, consisting of Ken Helm, Walt Hellman, and Brenda McCoy, held a duly-noticed public hearing on the application on August 6, 2014, to take testimony and evidence and consider the application, at which time the Board received testimony from the applicant and neighboring property owners; and

WHEREAS, at the conclusion of deliberations the Board voted unanimously to recommend approval of the zone change; and

WHEREAS, the recommendation for approval by the Board was finalized via Order No 4071, issued August 25, 2014; and

WHEREAS, the City Council has reviewed and concurs with the findings of the Board in regard to this matter; and

WHEREAS, based on those findings, the City Council hereby determines that the proposed zone change conforms with the Hillsboro Comprehensive Plan and Zoning Ordinance and all other applicable criteria, and that the MU-N Mixed Use - Neighborhood zone is the best suited for the subject site and will implement the MU Mixed Use Comprehensive Plan designation for the site.

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

Section 1. Based on the application and evidence in the record, the following property is hereby rezoned from SFR-7 Single-Family Residential to MU-N Mixed-Use Neighborhood zone:

Tax Lot 900 on Washington County Assessor’s Tax Map 1N2-32DC
Section 32, Township 1 North, Range 2 West, Willamette Meridian, on record as
of April 25, 2014

A copy of the tax map is attached hereto as Exhibit B and thereby made a part of this Ordinance.

Section 2. The City Council decision in this matter is based on the findings attached as Exhibit A.

Section 3. The City Planning Director is hereby instructed to cause the official zoning map, a part of Ordinance No. 6094, to be amended to include the zone change set forth in Section 1 hereof, upon the effective date of this ordinance.

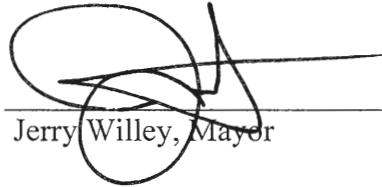
Section 4. Except as herein amended, Community Development Code Ordinance No. 6094, as amended shall remain in full force and effect.

Section 5. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

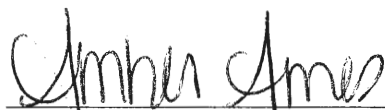
First approval of the Council on this 7th day of October, 2014.

Second approval and adoption by the Council on this 21st day of October, 2014.

Approved by the Mayor this 21st day of October, 2014.



Jerry Willey, Mayor

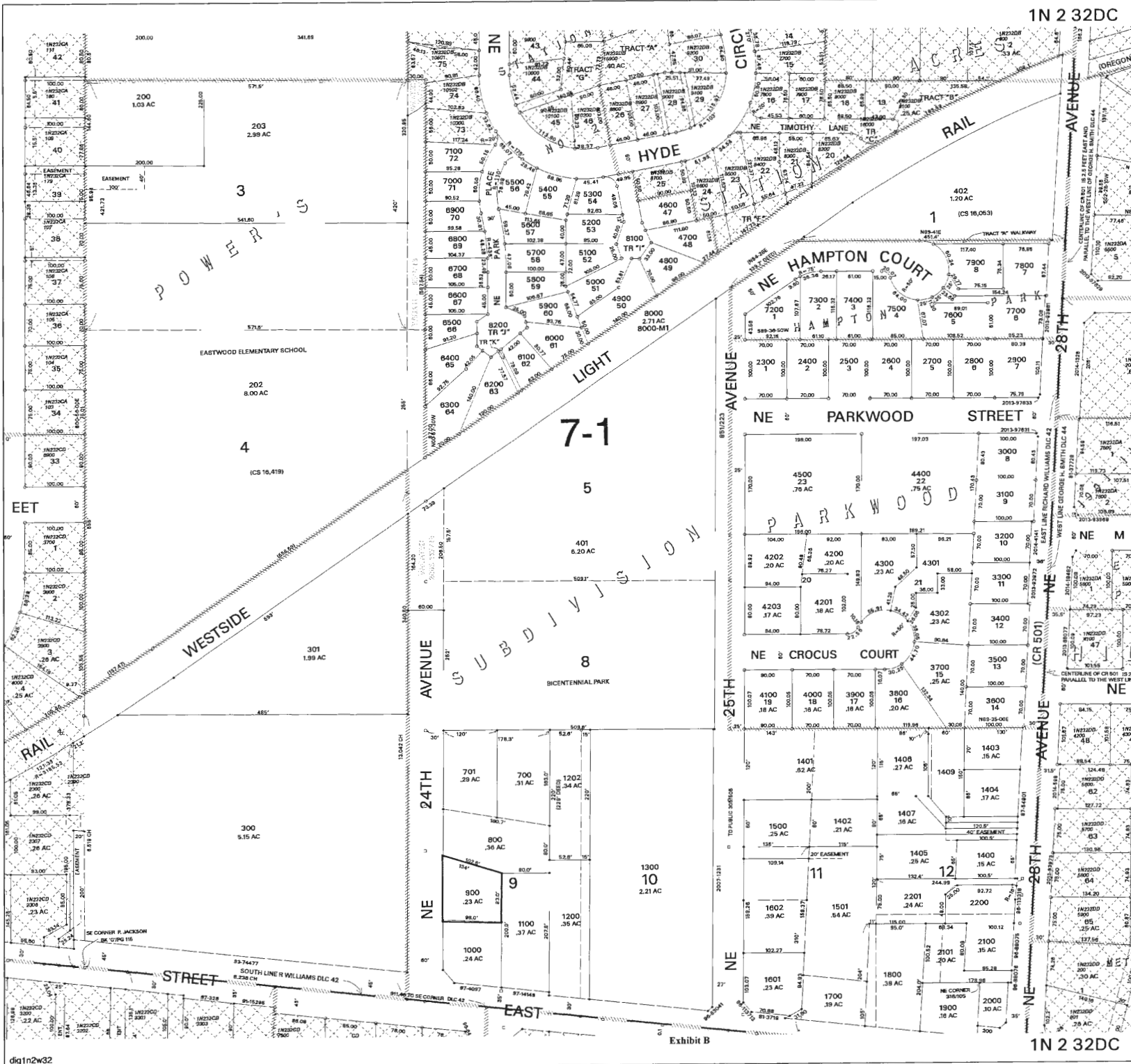
ATTEST: 

Amber Ames, City Recorder

EXHIBIT A
(Findings)

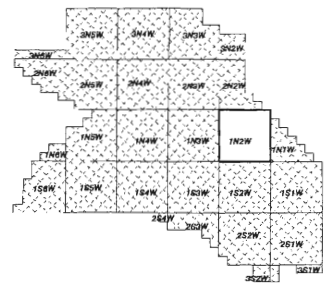
The City Council incorporates herein by this reference and adopts as its own, the summary and analysis of the approval criteria set forth in the July 29, 2014 Staff Report. In addition, the Council adopts the following findings which were initially adopted by the Planning and Zoning Hearings Board (“the Board”):

1. The City complied with all required notice and hearing procedures for the Board’s August 6, 2014 hearing in this matter. At the commencement of the hearing the Hearings Officer made the disclosures and announcements required by ORS 197.763(5) and (6) and 197.796. No member of the Board had any ex parte contacts, conflicts of interest or biases to report. There were no procedural objections or objections to the participation of any member of the Board in this matter, and no one requested a continuance or that the record be kept open.
2. At the August 6, 2014 hearing, Planner Genny Bond provided a verbal summary of the July 29, 2014 Staff Report, described the proposal, and generally discussed the significant issues relative to the approval criteria. The applicant made a brief statement. There were no other public participants at the hearing.
3. There were no questions from the Board. A motion to approve the zone change was made and seconded. The Board unanimously voted to approve the application.



1N 2 32DC

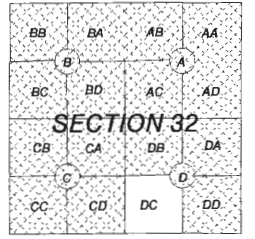
1N 2 32DC



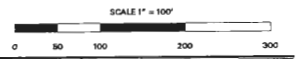
WASHINGTON COUNTY OREGON
 SW1/4 SE1/4 SECTION 32 T1N R2W W.M.
 SCALE 1" = 100'

36	31	32	33	34	35	36	31
6	5	4	3	2	1	6	
12	7	8	9	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT
www.co.washington.or.us



Cancelled Taxlots For: 1N232DC
 500,600,601,201,101,100,400,1600,2102,1408,



PLOT DATE: April 25, 2014
FOR ASSESSMENT PURPOSES ONLY - DO NOT RELY ON FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

HILLSBORO
 1N 2 32DC