



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



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

Date: 11/14/2014
Jurisdiction: City of Hillsboro
Local file no.: ZC-006-14
DLCD file no.: 010-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 11/10/2014. 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 35 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.: | 010-14 {22416} |
| Received: 11/10/2014 | |

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-006-14**

Date of adoption: 11/4/2014 Date sent: 11/10/2014

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): 8/13/2014
 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:

Local contact (name and title): Jennifer K. Wells, Senior Planner

Phone: 503-681-6214 E-mail: jennifer.wells@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 SFR-7 to SFR-6. Acres: .95

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): 1S202CB00900, 7275 SE Frances Street

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 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.

NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

1. A Notice of Adopted Change must be received by DLCD no later than 20 days after the ordinance(s) implementing the change has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) as provided in [ORS 197.615](#) and [OAR 660-018-0040](#).

2. A Notice of Adopted Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of Adopted Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of Adopted Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 2 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist
Dept. of Land Conservation and Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to plan.amendments@state.or.us with the subject line “Notice of Adopted Amendment.”

Submittals may also be uploaded to DLCD’s FTP site at http://www.oregon.gov/LCD/Pages/papa_submittal.aspx.

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 2 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of Adopted Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or.xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or plan.amendments@state.or.us.

6. **Content:** An administrative rule lists required content of a submittal of an adopted change ([OAR 660-018-0040\(3\)](#)). By completing this form and including the materials listed in the checklist below, the notice will include the required contents.

Where the amendments or new land use regulations, including supplementary materials, exceed 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

7. Remember to notify persons who participated in the local proceedings and requested notice of the final decision. ([ORS 197.615](#))

If you have any questions or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail plan.amendments@state.or.us.

Notice checklist. Include all that apply:

- Completed Form 2
- A copy of the final decision (including the signed ordinance(s)). This must include city *and* county decisions for UGB and urban reserve adoptions
- The findings and the text of the change to the comprehensive plan or land use regulation
- If a comprehensive plan map or zoning map is created or altered by the proposed change:
 - A map showing the area changed and applicable designations, and
 - Electronic files containing geospatial data showing the area changed, as specified in [OAR 660-018-0040\(5\)](#), if applicable
- Any supplemental information that may be useful to inform DLCD or members of the public of the effect of the actual change



November 6, 2014

TO: Interested Parties

FROM: Planning Department

**RE: NOTICE OF DECISION – City Council – Zone Change Request
Case File No. Zone Change 006-14: Langwood Crossing**

This letter is to inform you of the decision of the City Council concerning a request for a zone change on one parcel approximately 0.95 acres in size. The subject property can be specifically identified as Tax Lot 900 on Washington County Assessor's Tax Map 1S2-02CB. On November 4, 2014, the City Council adopted Ordinance No. 6104 affirming the recommendation of the Planning and Zoning Hearings Board to approve the zone change from SFR-7 Single Family Residential to SFR-6 Single Family Residential.

Ordinance No. 6104 will be effective as of December 4, 2014, and a copy is attached for your information.

Pursuant to ORS 197.620, persons who participated either orally or in writing in the Planning and Zoning Hearings Board or City Council proceedings may appeal the decision by filing a notice of intent to appeal the City Council's approval of this Ordinance with the State Land use Board of Appeals within 21 days of the date of Decision and by complying with all other applicable provisions in ORS 197.830 to 197.845.

If you have any questions, please call the Planning Department at (503) 681-6153.

Sincerely,

CITY OF HILLSBORO PLANNING DEPARTMENT

A handwritten signature in black ink that reads 'Daniel L. Dias'.

Daniel L. Dias
Current Planning Supervisor

Attachment: Ordinance No. 6104

cc: File

ORDINANCE NO. 6104

ZONE CHANGE 006-14: LANGWOOD CROSSING

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 SFR-6 SINGLE FAMILY RESIDENTIAL 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, the zone was renamed under the new Community Development Code) to SFR-6 Single Family Residential (formerly known as R-6) as described in the September 9, 2014 Staff Report. The purpose of the requested zone change is to develop under one zone a proposed 25-lot detached single family residential subdivision on the subject property and adjacent tax lots 1S202CB01000 and 1S202CB01100 to the west that have SFR-6 zoning; and

WHEREAS, the Planning and Zoning Hearings Board (the “Board”) received the Planning Department Staff Report and supporting documentation, dated September 9, 2014; and

WHEREAS, the Board, consisting of Daniel Kearns, Drake Hood and Brenda McCoy, held a duly-noticed public hearing on the application on September 17, 2014, to take testimony and evidence and consider the application, at which time the Board received testimony from the applicant and a neighboring property owner; 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 4075, issued October 9, 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 is in conformance with the Hillsboro Comprehensive Plan and Zoning Ordinance and all other applicable criteria, and that the SFR-6 Single Family Residential zone is the best suited for the subject site and will implement the RL Low Density Residential 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 SFR-6 Single Family Residential zone:

Tax Lot 900 on Washington County Assessor’s Tax Map 1S2-02CB

Section 2, Township 1 North, Range 2 West, Willamette Meridian, on record as
of February 1, 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 21st day of October 2014.

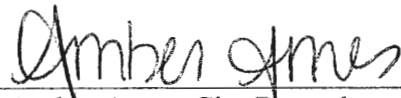
Second approval and adoption by the Council on this 4th day of November 2014.

Approved by the Mayor this 4th day of November 2014.



Jerry Willey, Mayor

ATTEST:



Amber Ames, City Recorder

EXHIBIT A
(Findings)

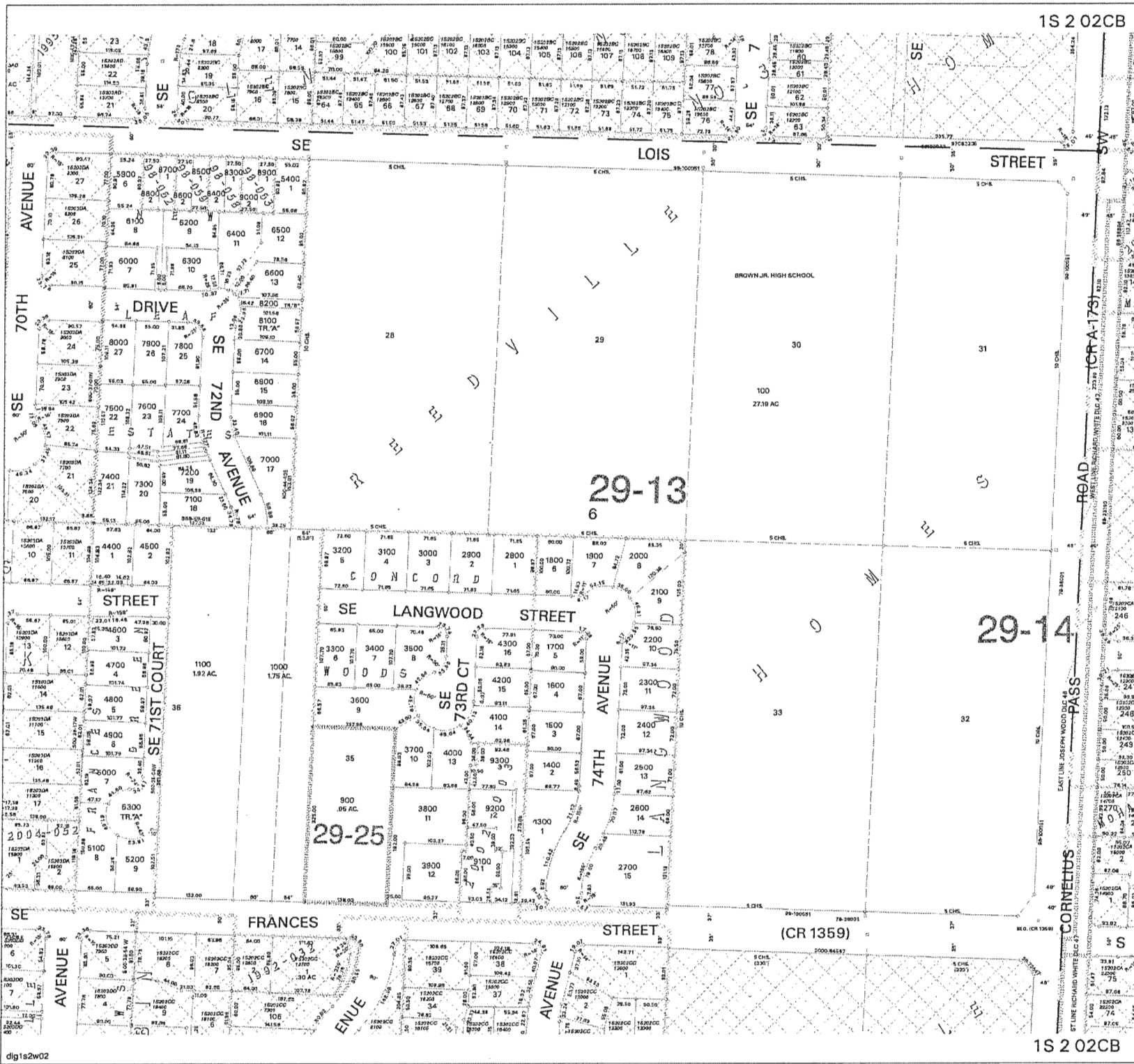
The City Council incorporates herein by this reference and adopts as its own, the summary and analysis of the approval criteria set forth in the September 9, 2014 Staff Report. In addition, the Council adopts the following findings which were initially adopted by the Planning and Zoning Hearings Board (“the Board”):

1. The City complied with all required notice and hearing procedures for the Board’s September 17, 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 September 17, 2014 hearing, Senior Planner Jennifer K. Wells provided a verbal summary of the September 9, 2014 Staff Report, described the proposal including staff’s findings regarding whether the applicant met the approval criteria. The applicant made a presentation explaining the background and context for the zone change request. An adjacent neighbor (Krista Heimbigner) testified in a neutral capacity based on the applicant’s concession to limit development of Tax Lot 900 to a maximum of five lots. Ms. Heimbigner’s testimony was the only public testimony received at the hearing.
3. After closing the public hearing, the Board deliberated and determined that a condition was needed in order to formalize the limitation (i.e. that Tax Lot 900 be subdivided into no more than five lots) agreed to by the parties (the applicant and Ms. Heimbigner). A motion to approve the zone change was made and seconded. The Board unanimously voted to approve the application.

EXHIBIT B
(Conditions of Approval)

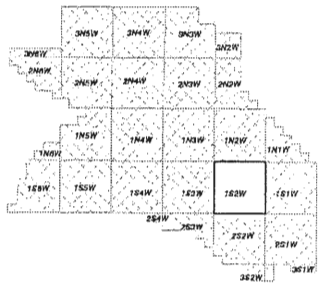
The City Council's decision is expressly based upon the requirement that the owner of the parcel affected by this zone change fully comply with the following condition of approval:

1. Tax Lot 900 shall be subdivided into a maximum of five lots.



1S 2 02CB

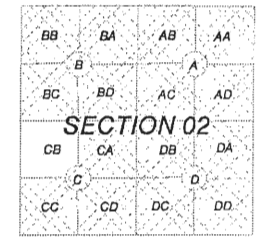
1S 2 02CB



WASHINGTON COUNTY OREGON
NW1/4 SW1/4 SECTION 02 T1S R2W W.M.
SCALE 1" = 100'

| | | | | | | | |
|----|----|----|----|----|----|----|----|
| 36 | 31 | 32 | 33 | 34 | 35 | 36 | 31 |
| 1 | 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: 1S202CB
407,500,601,700,800,1200,200,5600,5700,5500,5800,900,
300,

SCALE 1" = 100'

WASHINGTON COUNTY
CARTOGRAPHY
SECTION

PLOT DATE: February 01, 2012
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.

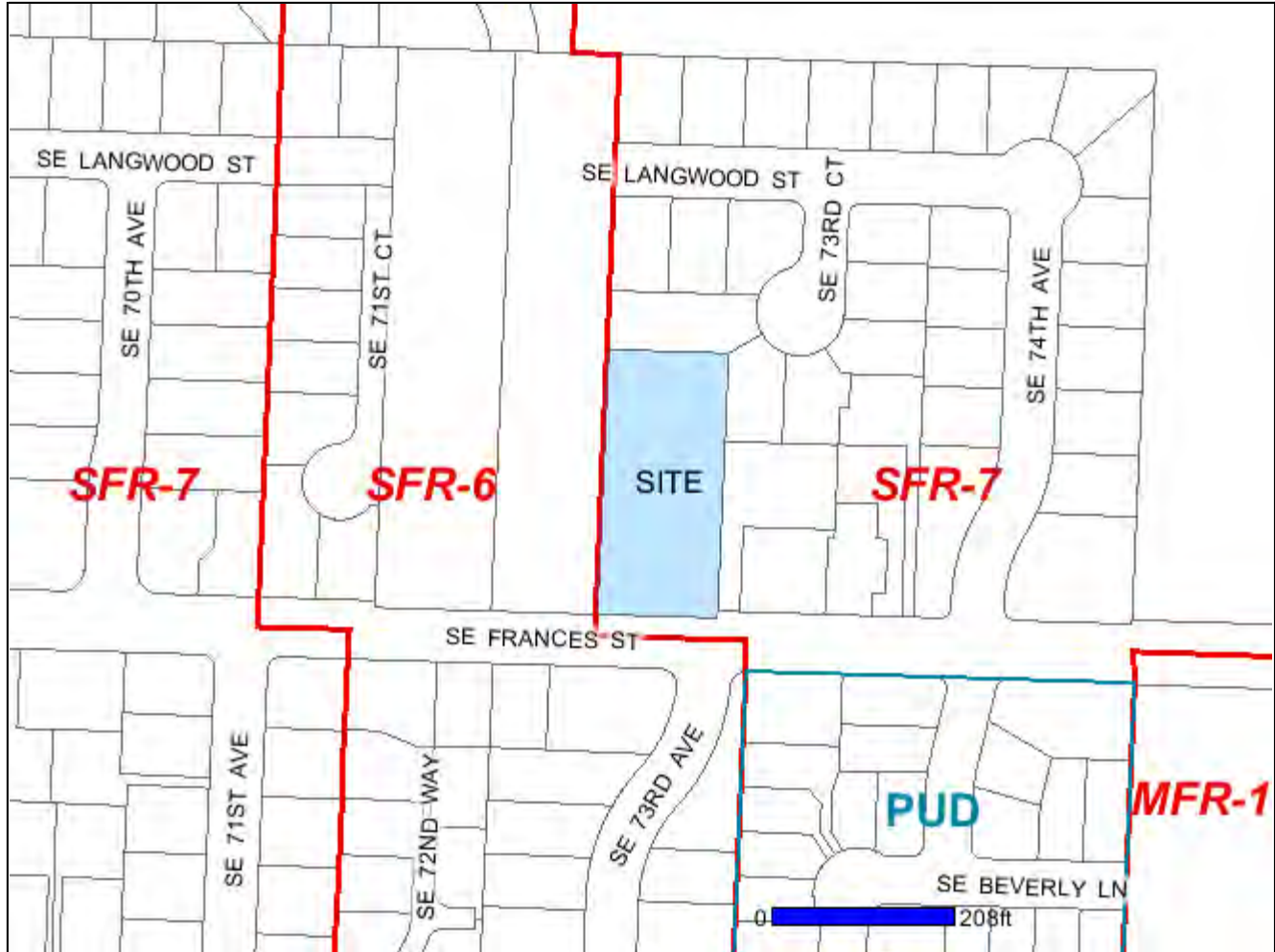
HILLSBORO
1S 2 02CB



ZONE CHANGE 006-14 : LANGWOOD CROSSING



ZONING MAP



ZONING DESIGNATIONS

| | | | | | |
|---|---|-------------------------|----------------------------|---|------------------------------------|
| ANX CO | Recent Annexation County | PUD | Planned Unit Development | SC: Station Community | |
| SFR-4.5 | Single Family Residential Single Family | C-G | Commercial General | SCBP | Business Park |
| SFR-6 | Residential Single Family | C-N | Commercial Neighborhood | SCI | Industrial |
| SFR-7 | Residential Single Family | I-2 | Industrial General | SCFI | Fair Complex Station |
| SFR-8.5 | Residential Single Family | I-P | Industrial Park | | |
| SFR-10 | Residential | I-S | Industrial Sanctuary | SCC: Station Community Commercial | |
| MFR-1 | Multi-Family Residential | MU-C | Mixed Use - Commercial | SCC-SC | Station Commercial |
| MFR-2 | Multi-Family Residential | MU-N | Mixed Use - Neighborhood | SCC-MM | Multi-Modal |
| MFR-3 | Multi-Family Residential | UC: Urban Center | | SCC-DT | Downtown District |
| SID: Special Industrial District | | UC-RM | Residential Medium Density | SCR: Station Community Residential | |
| SSID | Shute Road | UC-OR | Office/Research | SCR-HD | High Density |
| ESID | Evergreen Area | UC-AC | Activity Center | SCR-MD | Medium Density |
| HSID | Helvetia Area | UC-NC | Neighborhood Center | SCR-LD | Low Density |
| | | UC-MU | Mixed-Use Urban Density | SCR-V | Village |
| | | UC-RP | Research Park | SCR-OTC | Orenco Townsite Conservation |
| | | | | SCR-DNC | Downtown Neighborhood Conservation |

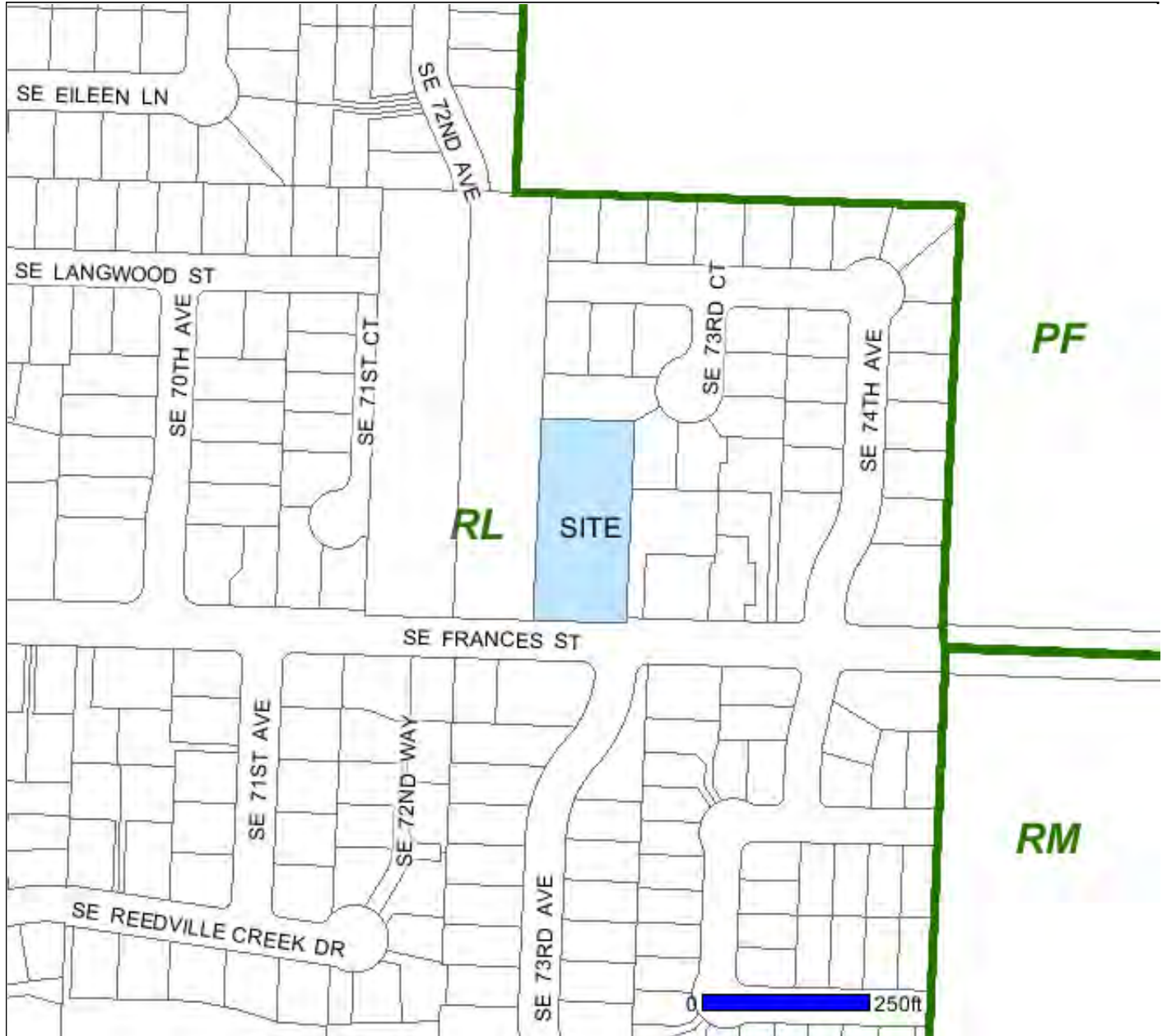
DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SOURCE: Hillsboro & WaCnty Data: Updated Weekly, Metro Data Updated Quarterly.



ZONE CHANGE 006-14 LANGWOOD CROSSING



COMPREHENSIVE PLAN MAP



COMPREHENSIVE PLAN DESIGNATIONS

| | | | | | |
|-----------|-----------------|-------------|--|--------------|-----------------------------|
| C | Commercial | RL | Low Density Residential (3-7 units per acre) | MU | Mixed Use |
| CO | County | RM | Medium Density Residential (8-16 units per acre) | MU-I | Mixed Use Institutional |
| FP | Floodplain | RH | High Density Residential (17-23 units per acre) | MU-UC | Mixed Use Urban Commercial |
| IN | Industrial | RMR | Mid-Rise Residential (24-30 units per acre) | MU-UE | Mixed Use Urban Employment |
| OS | Open Space | SCPA | Station Community Planning Area | MU-UR | Mixed Use Urban Residential |
| PF | Public Facility | | | | |

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SOURCE: Hillsboro & WaCnty Data: Updated Weekly, Metro Data Updated Quarterly.