



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: June 15, 2015
Jurisdiction: City of Hillsboro
Local file no.: PUD-003-14
DLCD file no.: 004-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 06/04/2015. 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.: 004-15 {23653}

Received: 6/4/2015

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.: **PUD-003-14**

Date of adoption: 6/2/15

Date sent: 6/4/2015

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): 3/4/15

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: 503-681-6245

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 SFR-7	to PUD SFR-7	Acres:
Change from MFR-1	to PUD MFR-1	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: PUD Acres added: 4 Acres removed:

Location of affected property (T, R, Sec., TL and address): 782 SE Hollow St., 1S206001000, 1S206DB11100, 1S206DC02300

List affected state or federal agencies, local governments and special districts: Washington County, Clean Water Services

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.



June 4, 2015

TO: Plan Amendment Specialist
State of Oregon Department of Land Conservation and Development

FROM: Lisa Califf, Planning Technician

RE: Transmittal of DLCD Form 2 Notice of Adoption
Hillsboro Case File No. Planned Unit Development 003-14

I, Lisa Califf, submitted on this date, June 4, 2015, the DLCD Form 2 and attached Ordinance No. 6118 with exhibits via the DLCD FTP site for the above referenced Case File No., which was adopted by the Hillsboro City Council on June 2, 2015.

If you have any questions regarding this transmittal, please contact me at 503-681-5257. Should you have any questions in regards to the amendments, please contact Genny Bond at 503-681-6246.

ORDINANCE NO. 6118

PLANNED UNIT DEVELOPMENT 003-14: JACKSON HOLLOW

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF HILLSBORO COMMUNITY DEVELOPMENT CODE ORDINANCE NO. 6094, BY APPROVING A PLANNED UNIT DEVELOPMENT OVERLAY ZONE FOR A 25-LOT DETACHED AND ATTACHED SINGLE FAMILY RESIDENTIAL DEVELOPMENT ON A CERTAIN TRACT OF LAND APPROXIMATELY 4.48 ACRES IN SIZE

WHEREAS, the owner of a certain tract of land described below, has filed a written application with the City of Hillsboro for approval of a Planned Unit Development (PUD) overlay to the existing SFR-7 Single Family Residential and MFR-1 Multi Family Residential zones; and

WHEREAS, having received and considered the materials and testimony submitted, the Planning Commission held a public hearing on April 8 and April 22, 2015, and received testimony in favor of, neutral to, and in opposition to the application; and

WHEREAS, based on the testimony and material received, the Planning Commission at its April 22, 2015, meeting approved Order No. 8148 which recommended approval of the preliminary development plan for the proposed Planned Unit Development, with the conditions listed herein, based on the findings attached hereto as Exhibit B and the site plan attached hereto as Exhibit C; and

WHEREAS, the City Council considered the Planning Commission's recommendation at the regular meetings of May 5 and May 19, 2015, and adopted the site plan, findings and conditions of the Planning Commission as its own in regard to this matter; and

WHEREAS, based on those findings and conditions, the City Council hereby determines that the proposal conforms with the Hillsboro Comprehensive Plan and the Community Development Code.

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

Section 1. The following described tract of land is hereby rezoned with the addition of a Planned Unit Development overlay zone, as described in Planning Department Case File No. Planned Unit Development 003-14:

Tax Lot 1000 on Washington County Assessor's Tax Map 1S2-06D, on record as of as of June 29, 2010; Tax Lot 11100 on Tax Map 1S2-06DB, on record as of March 30, 2011; and Tax Lot 2300 on Tax Map 1S2-06DC, on record as of September 19, 2006; copies of which are attached as Exhibit D and thereby made a part of this Ordinance.

Section 2. Approval of the Planned Unit Development overlay zone is conditioned upon satisfaction of the conditions of approval contained in Exhibit A to this ordinance.

Section 3. The City Planning Director is hereby instructed to cause the official zoning map, a portion of the Community Development Code, to be amended to include the zone change set forth in Section 1 hereof.

Section 4. Pursuant to Community Development Code, Section 12.70.140, preliminary approval of the Planned Unit Development overlay zone will expire two years from the date of approval of this Ordinance, unless the final development plan has been approved or unless the preliminary approval is extended or modified per Section 12.70.150 of the Community Development Code.

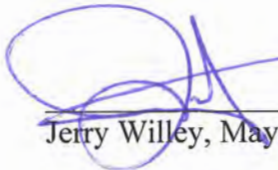
Section 5. Except as herein amended, Community Development Code Ordinance No. 6094, shall remain in full force and effect.

Section 6. 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 19th day of May, 2015.

Second approval and adoption by the Council on this 2nd day of June, 2015.

Approved by the Mayor on this 2nd day of June, 2015.



Jerry Willey, Mayor

ATTEST:



Amber Ames, City Recorder

EXHIBIT A
(Conditions)

1. Development and construction on the site shall conform substantially to the preliminary development plans and conditions approved by the Planning Commission and City Council, as contained in Case File No. Planned Unit Development 003-14.
 - a. Lots 9-13 shall be provided with a boulder retaining wall along the SE Hollow Street frontage, or other wall as approved by the Planning Director. In addition, a 6-foot wood fence shall be provided along the top of wall.
2. The Planning Department has received recommended conditions of approval from City Departments which are incorporated into the conditions of approval herein. All permit applications shall include a narrative on the second plan sheet which responds to all conditions, and departmental and agency informational comments associated with the land use decision. The written narrative shall discuss how each condition has or will be satisfied prior to occupancy or final sign off for work on the site. The narrative shall identify any plan revisions which have been necessitated by the requirements of this notice of decision.
3. Prior to the commencement of work on the site, the applicant shall apply for and obtain all necessary permits for the development from the Building, Engineering, Planning and Water Departments and from Clean Water Services.
4. Prior to submittal of building permits for the first home in the subdivision:
 - a. The Final Subdivision plat shall be recorded with Washington County; and
 - b. A Building Permit Authorization Form shall be approved by the Building, Planning, Public Works, and Water Departments.
 - c. Should the applicant request approval for any building permit prior to recording of the subdivision plat, then prior to submittal of building permit application the applicant shall request a meeting with the Building, Planning, Public Works, and Water Departments to determine minimum requirements for said permit.
5. Prior to plat recordation, applicant shall submit a Final Plat application for the subdivision in accordance with Hillsboro Subdivision Ordinance Article III:
 - a. Final plat application fee (according to the adopted fee schedule in effect on the date of submittal).
 - b. Completed final plat application form.
 - c. Final plat prepared by a licensed surveyor or engineer.
 - d. Utility plan.

- e. Written narrative addressing compliance with the preliminary plat approval and adopted conditions of approval.
 - f. All supplemental documents required by the adopted conditions of approval.
 - g. All necessary documentation for legal use of Tax Lot 11100 of Tax Map 1S2-06DB and Tax Lot 2300 of Tax Map 1S2-06DC for Public Works street maintenance vehicle and garbage/recycling vehicle turnarounds.
6. Prior to approval of the final plat, a master fencing plan shall be provided to the Planning Department for review and approval by the Planning Director. The fencing plan shall address fencing for Tracts A, B, and C. The master fencing plan shall show the proposed height of the fencing, the type of fencing, and the fencing materials.
7. Prior to approval of the final plat, applicant shall submit to the Planning Director draft restrictive covenants, Covenants, Conditions and Restrictions (CC& R's), or other legal instrument(s) to be recorded and referenced with the Jackson Hollow subdivision. Said document(s) shall specify ownership, maintenance responsibilities, use rights, and restrictions for each tract and easement. Said document(s) shall be subject to approval by the Planning Director prior to recording. Said document(s) shall be recorded prior to or concurrent with the final subdivision plat and referenced on the final recorded plat. Language in said document(s) shall at a minimum include the following provisions:
- a. Tracts A and B shall be identified for significant natural resource habitat protection. Uses and activities within Tracts A and B shall be restricted to those permitted under the provisions of Hillsboro Zoning Ordinance Section 131A(9), including:
 - i. The types, sizes, and intensities of lights must be placed so that they do not shine directly into Tracts A and B.
 - ii. Plantings within Tracts A and B shall only include species on the Native Plant List.
 - iii. Plantings within Tracts A and B shall not include species which are identified on the Nuisance Plant List.
 - iv. No herbicides or pesticides shall be used in Tracts A or B except as applied by a licensed applicator in accordance with a pesticide management plan for control of nuisance plants as identified in the Nuisance Plant List or to eradicate pests or diseases affecting Native Vegetation.
 - v. A boundary fence and native vegetation barrier shall be provided and maintained between Tract A and the adjacent subdivision lots.
 - vi. There shall be no tree removal from Tracts A or B without prior approval by the Planning Director, based upon submittal of documentation from an arborist that the tree(s) are a threat to property or safety and that there are no reasonable options to tree removal.

- b. Tracts A, B, and D shall be identified for permanent open space.
- c. Tracts A and D shall be encumbered with a public pedestrian/bicycle access easements.
- d. Tract C shall be identified for storm water management.
- e. Emergency vehicle access tracts and easements shall be identified.
- f. Tract "B" as identified on the approved preliminary subdivision plat shall be dedicated to the City of Hillsboro on the final plat if acceptable to the applicant and approved by the Parks Commission, or shall be owned in common by the Jackson Hollow Homeowners Association.
- g. There shall be no encroachment within any tract without receiving prior approval from the City of Hillsboro.
- h. The collection and distribution of funds for the maintenance and repair of such elements as, but not limited to, landscaping, irrigation, fences, street signs, public sidewalk in easements on subdivision lots, pedestrian/bicycle pathway within Tract A, and access easements for emergency vehicles, street maintenance vehicles, and garbage/recycling collection vehicles on adjacent Tax Lot 11100 of Washington County Assessor's Tax Map 1S2-06DB and Tax Lot 2300 of Tax Map 1S2-06DC to the east.
- i. Maintenance of all private utilities in open space tracts including domestic water, irrigation water, storm drainage and other private utilities as applicable.
- j. Ownership and maintenance of the private open space tracts including the pedestrian/bicycle paths, picnic tables, and any mitigation in Tracts "A" and "B," including payment of irrigation costs.
- k. Cart placement requirements for garbage and recycling collection, based upon direction from the garbage/recycling collection service.
- l. The types, sizes, and intensities of lights must be placed so that they do not shine directly into neighboring properties or properties on the north side of SE Hollow Street.
- m. Stipulation that gates at the termini of the northerly east-west street and the internal alley are for access by City of Hillsboro Public Works or its assigns, the garbage/recycling collection service, and emergency service providers (as applicable), and that said gates shall remain closed except when in use by those entities.
- n. Maintenance responsibilities for gates at the termini of the northerly east-west street and the internal alley.

8. Prior to issuance of the first Certificate of Occupancy for any of the detached or attached single-family residences in the Jackson Hollow planned unit development:
 - a. The developer shall install the mitigation plantings in Tracts A and B in accordance with the final approved mitigation plan approved via Case File No. Significant Natural Resource Permit 008-14 Jackson Hollow. Upon completion of installation of the mitigation plantings, the applicant shall contact Genny Bond, Hillsboro Planning Department at (503) 681-6246 or genny.bond@hillsboro-oregon.gov to schedule a site inspection to confirm the mitigation plantings are consistent with the final approved mitigation plan.
 - b. The developer shall install all landscaping, irrigation, and other improvements within Tract D.
 - c. For the homes on Lots 9-13, the wall and wood fence shall be completed along the SE Hollow Street frontage.

9. The following minimum setbacks shall apply to this Planned Unit Development (all setbacks are to property line unless otherwise noted):

▪ Front yard setback to building wall:	15 feet <u>to public sidewalk easement</u>
▪ Front yard setback to garage door—front loaded:	19 feet <u>to public sidewalk easement</u>
▪ Setback to garage door—alley loaded:	20 feet
▪ Side yard setback—interior:	4 feet
▪ Side yard setback---street:	10 feet <u>to public sidewalk easement</u>
▪ Side yard setback at east boundary of Jackson Hollow:	5 feet
▪ Rear yard setback:	15 feet

10. The addresses for this project will be issued after the plat is recorded and the Building Permit Authorization Form has been completed and signed by the respective departments. Note that the southerly east-west street will be SE Tamango Street, the north-south street will be SE (new name) Avenue, and the northerly east-west street will be SE (new name) Street. The applicant shall contact Rockne Stites, Addressing Specialist, (503) 681-6151.

Note: Within two years after the date preliminary approval is given, the owner shall prepare and file with the Planning Director an application for Final Approval for the subdivision plat. (HZO 127.V.A.) Substantial modifications made to the approved Preliminary Plan will require a public hearing before the Planning Commission. (HZO 127.V.C) If no substantial construction has occurred within two years from the date of approval of the subdivision Final Plat application, the Planning Director shall determine, or may schedule a public hearing before the Commission to

determine the question of whether continuation of approval, in whole or in part, is in the public interest. (HZO 127.VI.A)

11. Prior to approval of construction plans, plans shall show the extension and connection of Tamango Street to Tamora Avenue within 54 feet of public right-of-way. Roadway improvements shall include 32 foot-wide pavement as measured between curb faces, landscape strip, property line sidewalks, street trees with root barriers, and Option "C" LED street lighting. An 8 foot wide PUE shall be located adjacent to all public rights-of-way. Plans shall demonstrate compliance with vision clearance requirements of the City's Design and Construction Standards.
12. Prior to approval of construction plans, plans shall show the extension of Tamango Street west of Tamora within 28 feet of right-of-way. Roadway improvements shall include 27 feet of pavement between curb faces (parking on one side only) with the back of curb located at the right-of-way boundary. A six foot wide curb-tight sidewalk shall be constructed adjacent to the western curb and located within an easement. A 4 ½ foot wide landscape strip and five-foot sidewalk shall be constructed adjacent to the eastern curb and located within an easement. Street lighting (Option "C" LED) shall be located within sidewalks. Ten foot wide PUEs shall be located adjacent to right-of-way on the western side of Tamango, and adjacent to the landscape strip on the eastern side, with all utility boxes or risers to be located within the PUE and outside of and adjacent to the back of sidewalk. Street trees shall be planted outside of the PUE with root barriers. Provision shall be made for public works maintenance vehicles, garbage trucks, delivery trucks, etc., to turn around at the roads terminus. The terminus of Tamango Street shall be barricaded to prevent access from the proposed subdivision to Hollow Street except as needed by emergency vehicles, by Public Works street maintenance vehicles, and by garbage/recycling collection vehicles. The proposed barricade shall be subject to approval by the Fire Department.
13. Prior to approval of construction plans, plans shall show a public alley within dedicated right-of-way 20 feet in width, located where 'Tract D' is shown on the submitted plans. Pavement shall be 16 feet in width (measured between curb faces) with a crowned street section and mountable curbs. Provision shall be made for public works maintenance vehicles, garbage trucks, delivery trucks, etc., to turn around at the alley's terminus. Recordation of an easement to the City of Hillsboro or its assigns for street maintenance vehicles and garbage/recycling collection vehicles and construction of a curbed hammerhead at the end of the public alley on Tax Lot 2300 of Tax Map 1S2-06DC will provide the required turnaround.
14. Prior to approval of construction plans, plans shall show a Public Emergency Access easement over Tax Lot 11100 of Washington County Assessor's Tax Map 1S2-06DB, connecting the proposed terminus of Tamango Street to Hollow Street. The connection from Hollow to Tamango shall be designed and paved per Fire Department loading requirements. Plans shall address storm water drainage from the paved surface.
15. Prior to approval of construction plans, plans shall show easements to the City of Hillsboro or its assigns for street maintenance vehicles and garbage/recycling collection vehicles, over Tax Lot 11100 of Washington County Assessor's Tax Map 1S2-06DB and Tax Lot

2300 of Tax Map 1S2-06DC, as depicted on the approved plan sheet P09 dated April 15, 2015.

16. Prior to approval of construction plans, the applicant shall pay a fee-in-lieu of construction for half street improvements to SE Hollow Street, unless otherwise approved by the City Engineer. The final plat shall show additional dedication on Hollow Street to a distance of 27 feet south of centerline. Hollow Street shall not be used for access during construction.
17. Prior to approval of construction plans, plans shall show turning templates for emergency vehicles verifying that said vehicles can negotiate the proposed corners. Additional "No Parking" signage may be required and shall be shown on the plans.
18. Prior to approval of construction plans, the applicant shall submit an engineered design for any retaining wall greater than 4 feet in height.
19. Prior to approval of construction plans, plans shall show the extension of the existing sanitary sewer in the terminus of Tamora Avenue to Hollow Street. Proposed sanitary sewer shall be laid at minimum grade.
20. Prior to approval of construction plans, the plans shall show any existing septic tanks and drain fields on site to be abandoned in accordance with Washington County regulations. Should this require the connection of any existing adjacent homes to sanitary sewer, connection shall be made in accordance with CWS standards and the applicable plumbing code.
21. Prior to approval of construction plans, plans shall clearly delineate all wetland, buffers, and 100 year floodplain. Permits may be required by DSL and Army Corp of Engineers and shall be referenced on the plans when required. Plans shall show planting and mitigation per the requirements of the Service Provider Letter.
22. Prior to approval of construction plans, plans shall show construction of a publicly maintained storm water quality facility in accordance with CWS standards. The facility shall be fenced. Said facility shall be contained within a tract owned by the homeowners association with a storm water easement over the facility allowing the City access for maintenance. The fence shall be placed along the easement boundary. The homeowners association shall be responsible for the maintenance of the tract outside of the fence. The City will be responsible for maintenance of the fence and the area within the fence.
23. Prior to acceptance of the final plat, the proposed storm water quality facility shall be contained in a Water Quality and Storm Drainage Easement to benefit the City of Hillsboro. An access easement of suitable width shall be provided to access the Water Quality facility.
24. Prior to approval of construction plans, the outfall from the storm water quality facility shall be designed to prevent erosion between the facility and the toe of slope where the storm water will disperse. The facility itself shall be designed in such a way to prevent erosion within the facility.

25. Prior to acceptance of the final plat, all city owned utilities, which are outside of the public right-of-way shall be contained in a 15 foot wide easement to benefit the City of Hillsboro. Two utilities may share a 20 foot wide easement.
26. Water Department shall install meter services 2” and smaller off existing public water lines. Contractor shall coordinate public improvement work with Water Department installation crew.
27. On new subdivisions which include public waterline extension, the contractor shall install meter services 2” and smaller per Water Department standards.
28. Water Department does not review fire hydrant locations. Contact Hillsboro Fire Department (503) 615-6632. (Any changes to hydrant locations or a new fire service connection will require a second review of the water system by the Water Department.)
29. Landscape irrigation meter requires an approved backflow device.
30. Public Waterline Extension required prior to service availability from COH Water. Call for specific details.
31. Revisions will be required to proposed water service plan. Contact Water Department prior to submitting construction plans.
32. Wet tap of existing water main shall be done by a City-approved contractor.
33. Water mains shall be located in the street six feet from the south and east curb faces.
34. Provide three (3) valves at mainline trees and four (4) valves at mainline crosses. Specify type.
35. Blow-off assembly is required at the end of a public water line.
36. All on-site water lines shall be private.
37. Turnarounds shall be provided east of the eastern terminus of the internal alley and the northerly east-west street.
38. Applicant shall consult with Hillsboro Garbage on cart placement for collection vehicles, and submit evidence of an agreed upon plan for cart placement as part of the Final Plat application.
39. Addresses shall be clearly displayed on the alley frontages of each dwelling unit.
40. The number of homes on a single access exceeds 30, which requires two separate and approved fire access roads. In lieu of two separate and unrestricted fire access roads, Hillsboro Fire Department will accept a single unrestricted fire access road at 11th Avenue and an emergency access only road from the Jackson Hollow Subdivision to Hollow St. The new sections of the emergency access only road installed with the Jackson Hollow

development shall be a minimum of 20 feet in width with an inside turning radius of 28 feet and an outside turning radius of 48 feet. The new sections shall also be designed and maintained to support the imposed load of a fire apparatus weighing 75,000 pounds and shall be surfaced with an all-weather driving surface. All sections of the emergency access road shall have an unobstructed vertical clearance of 13 feet 6 inches shall be provided.

41. All easements for fire apparatus access shall be recorded on the plat as an emergency access easement.
42. No parking shall be permitted on the emergency access only road. No parking – fire lane signage shall meet the requirements of the 2014 Hillsboro Municipal Code. Where curbs are present, they shall be painted bright red with white letters to read: NO PARKING FIRE LANE.
43. Access to the emergency access only road shall be restricted by-an electronic gate with a Knox Key Switch Model 3502 or Opticom Infrared System.
44. Where the public street width is 28 feet or less, parking shall be restricted to one side of the street.
45. Placement of street trees shall not obstruct fire department access, including the inside turning radius of 28 feet and outside turning radius of 48 feet. Evaluate placement of tree at Lot 14.
46. The average spacing between fire hydrants shall not exceed 500 feet. The distance between the hydrant at Lot 12 and the existing hydrant on SE Tamora Avenue exceeds 500 feet.

EXHIBIT B
(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 these Findings which include findings initially adopted by the Planning Commission on April 22, 2015, as Exhibit B to Order No. 8148:

1. The City complied with all required notice and hearing procedures on this matter. The Planning Commission opened the public hearing on April 8, 2015. At the commencement of the hearing, Senior Planner Genny Bond made disclosures and announcements required by ORS 197.763 (5) and (6) and 197.796. Two members of the Commission made disclosures: Commissioner Jim Maguire declared that he is a resident of neighboring development Arbor Roses and has served in the past on the Arbor Roses Homeowners Association board; Mr. Maguire stated that, notwithstanding these facts, he believed he could serve as an unbiased decision maker and render an impartial decision on the matter. He confirmed he would recuse himself if at any point he believe he could not be impartial. Vice President Brian Roberts stated that he worked for the company which designed Arbor Roses, and that when that project went to public hearing he had recused himself from that hearing; he said his past involvement in the design of Arbor Roses did not have any bearing on this hearing or on his ability to make an unbiased decision for this project.

There were no procedural objections or objections to the participation of any member of the Commission on this matter, and no one requested a continuance or that the record be kept open.

2. The proposal at hand is Case File No. Planned Unit Development 003-14: Jackson Hollow, which is a 25-lot planned unit development and subdivision. A separate application (Case File No. Significant Natural Resource Permit-008-14) was approved through an administrative procedure, and resulted in approval for a pedestrian pathway and stormwater facility within the western portion of the project site.
3. At the April 8, 2015, hearing, Senior Planner Genny Bond provided a verbal summary of the April 15, 2015 staff report. The applicant, represented by AKS Engineering, presented the application. The Commission then received testimony in favor or, neutral to, and in opposition to the application. The Commission agreed to a continuance to April 22, 2015, in order to allow for additional testimony and for applicant's rebuttal. The Commission closed the hearing on April 22, 2015, deliberated, and voted to forward a recommendation of approval with conditions to the City Council.
4. Hillsboro Zoning Ordinance No. 1945, Section 127.III, specifies the standards and criteria for approval of a preliminary development plan for a proposed planned unit development (PUD). In addition, the Hillsboro Subdivision Ordinance (HSO) provides development standards and design guidelines in addition to procedural requirements for subdivisions. Planning staff has provided analysis of the Jackson Hollow 25-lot Planned Unit Development based on the application materials deemed complete on February 19, 2015, the revised plans dated April 15, 2015, and on department and agency comments received.

density for projects located within or partially within the SNRO District shall be calculated pursuant to Section 131A (14) and (15).

An increase in density above the maximum density allowed in the implementing zone of the underlying Comprehensive Plan designation may be proposed and can be permitted. The applicant must mitigate increased density, and the level of mitigation shall increase as the proposed density increases. At a minimum, the applicant must explain how the increase can be offset through provision of usable open space and amenities, innovative site design, architectural variety, and quality of construction and demonstrate that any adverse impacts can be mitigated.

Pursuant to Comprehensive Plan Natural Resources, Open Space, Scenic and Historical Sites Policy (E) (5), in a proposed PUD containing Significant Natural Resource Sites, as shown on the SNRO District Map, the allowable densities shall be reduced within the Significant Natural Resources Overlay District, and may be transferred from the Significant Natural Resources Overlay District to the remainder of the site, as specified in Section 131A. Density reductions and transfers may be allowed in the Tualatin Basin regional Goal 5 Program's Habitat Benefit Areas that are not within the Significant Natural Resource Overlay District.

The applicant's response to this standard can be found on page 11 of the application narrative, and the applicant's density calculations are shown on page 6 of the narrative.

The definition of net residential acre per Section 3(74) of the HZO requires that the following land areas are considered "undeveloped land" and are to be subtracted from the gross acreage:

1. *Required for dedications of public and private rights-of-way and access easements, and for internal streets required for fire access;*
2. *Required for storm water treatment and detention facilities;*
3. *Required usable open space land whether included on the subject site or as a prorated share of aggregated usable open space or common areas applied to and credited towards the subject site, and any land dedicated to the City for parks or greenways;*
4. *Optional open space within inventoried Significant Natural Resource Areas or in proximity to inventoried Cultural Resource structures;*
5. *Delineated wetlands and Vegetated Corridors as required by Clean Water Services; and*
6. *Any land with slopes of twenty-five percent (25%) or greater or within the most current mapped 100-year floodplain (as referenced in Section 131 of the Hillsboro Zoning Ordinance), unless used for building or parking purposes.*

Based on information provided in the application materials, below is the calculation of "net residential acre" for the subject site and the minimum and maximum residential densities:

Gross site area:	194,957 square feet
Right-of-way dedications:	30,034 square feet

A. The use (or uses) proposed is (are) consistent with the goals and policies of the Hillsboro Comprehensive Plan.

The applicant has addressed comprehensive plan goals and policies from Section 2. Urbanization and Section 3. Housing, on pages 46-51 of the application written narrative. Staff notes that Section 2 and certain policies of Section 3 are implemented by the City through its establishment of the city limits and comprehensive plan designations. Some of the policies within Section 3 can be reviewed specific to this proposed planned unit development.

Section 3 (III) Policies: subsections C and D call for the City to apply development standards and design guidelines to new development. The applicant has provided example building elevations to respond to the development standards and design guidelines of the Hillsboro Subdivision Ordinance (HSO).

Subsection D also calls for a variety of housing types. In this case, the site has two comprehensive plan designations and two zones. The southern portion of the site is designated RM Residential Medium Density, and is zoned MFR-1 Multi Family Residential. The northern portion is designated RL Residential Low Density and is zoned SFR-7 Single Family Residential. The applicant proposes to “blend” the requirements of both zones, and to provide two housing types: single-family detached around the west and north edges of the site, and single-family attached at the center. Single-family detached housing is permitted in both zones, and single-family attached housing is permitted outright within the MFR-1 zone.

It is noted that during the April 8 meeting the applicant presented two alternative designs for the north edge of the site, adjacent to SE Hollow Street. The applicant provided two alternatives for providing an edge to the development which would be attractive transition to the neighborhood to the north. The first alternative depicted the north edge as sloping rear yard to the residential lots, with wood fencing at the base. The second alternative depicted a boulder retaining wall with wood fence at the top. Responses from neighboring property owners voiced support for the boulder wall with wood fence at the top. This boulder wall and fence alternative was included as a condition of approval. During the April 22 meeting, the applicant requested flexibility for a segmental wall, in the event that geotechnical studies later in the site development process indicate the boulder wall would not be feasible. The staff and the Planning Commission agreed to amend conditions to allow the possibility of a wall other than boulder, subject to approval by the Planning Director. However, the Commission directed that their strong preference for the boulder wall be reflected in these findings. Thus the applicant would need to present a strong case to the Planning Director should the applicant subsequently propose a segmental wall instead of a boulder wall at this location.

Subsection E allows developments to create lots smaller than minimum required by the zone, provided the development is high quality and design, and provides usable open space. The HZO requires a minimum lot size of 7,000 square feet for the SFR-7 zone. For the MFR-1 zone, the HZO requires a minimum lot size of 4,500 square feet for detached single family lots, and 3,000 square feet for attached single family lots. The development standards and design guidelines of the HSO require lot size variation to as small as 75% of

the minimum lot size required by the zone. For the SFR-7 zone, 75% of the 7,000 square foot minimum lot size calculates to 5,250 square feet. In this case, the applicant does propose most the lots to be between 5,277 and 8,366 square feet. Lots 4-13 range from 5,277 to 8,366 square feet. The applicant states the proposed lot sizes are balanced by provision of other amenities. The remaining 15 lots (Lots 1-3, and 14-25) meet the 3,000 square foot minimum lot size requirement of the MFR-1 zone.

Subsection M speaks to preservation of open space and trees where possible. The applicant proposes preservation of the west edge of the site for public open space, including a public pedestrian/bicycle path connecting between the existing path to the south and Hollow Street to the north. According to Sheet P06, the site has 118 mature trees measuring 8 inches diameter or greater, and 29 of those are proposed for removal to accommodate the proposed development.

Subsection Y specifies that residential land must develop within the density range designated by the Comprehensive Plan. Please see the density analysis below in this staff report. In this case, the applicant has provided information to show how the project will be within the minimum and maximum density requirements for both comprehensive plan designations on the site.

B. The tract or tracts of land included in a proposed PUD must be in a single ownership or under the development control of a joint application of owners or authorized agents of the property involved.

The applicant owns the subject parcel. The project includes use of two adjacent tracts for emergency vehicle access, and the authorized agent for the owner of those tracts has also signed the application. This standard is met.

C. (Deleted by Ord. No. 5269/5-03)

D. Any proposed development subject to the PUD process within the City of Hillsboro, which meets the definition of "development" as contained in Chapter 1 Section 1.02.15 of the Washington County Clean Water Service's Construction Standards and Regulations Pertaining to the Sanitary Sewerage and Storm and Surface Water Management Systems, including Regulations for Erosion Control and Protection of Water Quality Sensitive Areas, shall be reviewed for compliance with, and shall comply with the applicable provisions of Chapter 3, Standard Design Requirements for Storm and Surface Water of the CWS's Construction Standards and Regulations for Sanitary Sewerage and Storm and Surface Water Management Systems.

The Public Works Department has reviewed the proposed preliminary development plan and the submitted stormwater report for compliance with Clean Water Services' (CWS) design and construction standards for sewer, storm and surface water management. Public Works staff have forwarded recommended conditions of approval requiring the applicant to provide final details confirming conformance with CWS standards prior to approval of final construction plans.

E. The allowable residential density shall be established for the subject property, using the net residential acreage as defined in Section 3. Allowable residential

(Includes Alley Tract D, required to be dedicated as public right-of-way):

Required Open Space:	9,748 square feet
CWS Vegetated Corridor:	11,716 square feet
25% Slopes or greater:	10,973 square feet
Stormwater Tract:	3,740 square feet
Public access easements on sidewalks:	
	5,071 square feet
Private access easements:	387 square feet
Emergency access easements:	<u>79 square feet</u>
Total “undeveloped land:”	71,748 square feet

Total net developable area:

194,957 square feet – 71,748 square feet = 123,209 square feet, or 2.83 acres

Staff concurs with the applicant’s net acreage figures.

The applicant has determined the gross site area within the SFR-7 and the MFR-1 zone on the site, and then has calculated the net area for each. Rather than identifying specific lots for each zone, the applicant proposes to “blend” the density of both zones across the site. According to the applicant’s information, the minimum and maximum density requirements for each zone are as follows:

MFR-1 zone: 1.13 acres net (49,382 square feet)

Min. density: 11 du/net acre x 1.13 acres = 12.43 du

Max. density: 16 du/net acre x 1.13 acres = 18.08 du

SFR-7 zone: 1.69 acres net (73,827 square feet)

Min. density: 5 du/net acre x 1.69 acres = 8.45 du

Max. density: 6.25 du/net acre x 1.69 acres = 10.56 du

The City’s pattern and practice has been to round density figures to the nearest whole number. Thus the required densities are:

MFR-1 zone: Min. 12 du / Max. 18 du

SFR-7 zone: Min. 8 du / Max. 11 du

Total Required Site Density: Min. 20 du / Max. 29 du

The applicant proposes 25 dwelling units. The applicant states that the overall minimum and maximum density requirements for each zone's proportion of the site are met. The applicant does not request exceptions to the minimum or maximum density requirements for the site. The application falls within the density requirements for the site.

F. Building and parking area setbacks, minimum lot area, lot coverage and building height must conform to the requirements of the zone underlying a majority of the PUD unless a deviation is proposed, considered and approved as a part of the application process. Any such deviation must be justified by the applicant by addressing the exceptions criteria of subsection (K) below. Deviations to lot areas and building setbacks which would reduce such dimensions below the minimum of any applicable mandatory variation range of the zone shall not be allowed, although increases in numbers of lots or structures with reduced dimensions may be allowed. Such deviation shall only be approved if the Planning Commission finds that the proposal conforms to the exceptions criteria of subsection (K) below. Lotting patterns, setbacks, and architectural design shall conform to the intent of the current Development Standards and Design Guidelines adopted under Subdivision Ordinance Article VII.

The applicant's response to this standard is found on pages 11-12 of the application narrative. The applicant requests deviations to lot size, lot width, and setback standards of the SFR-7 and MFR-1 zones. This subsection does not allow deviations to lot areas or building setbacks below the minimum of any applicable mandatory variation range of the zone, although increases in numbers of lots or structures with reduced dimensions may be allowed, and lotting patterns and setbacks must conform to the intent of the current Development Standards and Design Guidelines (DSDG) adopted under Hillsboro Subdivision Ordinance Article VII.

Lot Size: The DSDG requires that at least 30% of the lots in a single-family detached development shall be varied in size to as small as 75% of the required minimum lot size of the zone. This would equate to a minimum of 8 lots in the project required to be smaller than the zone's minimum standard. The "Purpose" statement under the DSDG states that the standards and guidelines are intended to insure project design which "promotes a range of lot sizes." However, the DSDG does not place a cap on how many lots may be reduced in size. In a standard subdivision, staff would look for the project's lot sizes to average out to the minimum requirement. Since this project is proposed as a planned unit development, the Planning Commission may choose to approve the reduced lot sizes for all single-family lots in a project. The applicant proposes for 11 of the single-family detached lots in the project to be smaller than the minimum requirement of the zone.

For the SFR-7 zone, the minimum required lot size is 7,000 square feet. Thus the allowed variation would be to as small as 75% of 7,000, which is 5,250 square feet. The applicant requests approval for 11 of the SFR-7 lots in the development to be below 7,000 square feet, to as little as 5,277 square feet. The applicant does not identify specific lots as part of the SFR-7 portion of the site, but lots 4-13 at the west and north edges of the site range from 5,277 to 8,366 square feet and appear to represent the 10 SFR-7 lots in the development.

The MFR-1 zone requires a minimum lot size of 4,500 square feet for single-family detached homes. Applying the 75% lot size variation, the smallest lot size possible for detached homes in the MFR-1 portion of the site would be 3,375. Lots 1, 2, and 3 of the proposed plan range from 3,898 to 4,606 square feet.

The remaining lots 14-25 will be single-family attached lots, which require a 3,000 square foot minimum lot size; these lots range from 3,192 to 5,234 square feet, exceeding the minimum requirement of the MFR-1 zone.

Lot width: On page 12 of the written narrative, the applicant states that deviations to lot width are requested. The SFR-7 zone requires a minimum 60 foot lot width at the front building line. The DSDG standards require that at least 30% of the project lots shall be narrower than the zone's minimum standard, to as small as 75% of the required minimum, which calculates to 45 feet. Presuming that Lots 4-13 represent the SFR-7 lots in the development, all of these lots meet or exceed 45 feet in width at the apparent front building line. However, the DSDG also requires that at least 30% of the lots shall *exceed* the minimum lot width standard, which none of the proposed lots does. It appears the applicant is requesting deviation from this particular standard.

The MFR-1 zone requires lot widths to average out to a minimum of 25 feet each. All of the lots in the development exceed this standard. The DSDG does not require lot width variations for attached single-family development.

The DSDG also states that narrow and wide lots should be dispersed throughout the development. The applicant proposes for the narrower lots to be concentrated in the central and southern areas of the site, where they border on the smaller lots of the Arbor Roses development. Wider lots are proposed along the west and north side edges, as a transition to the larger, SFR-7 properties to the west and north.

Setbacks: The applicable setbacks for each zone are as follows:

SFR-7:

Front: 20 feet
Rear: 20 feet
Side: 5 feet min, but the sum of both sides must be 13 feet

MFR-1:

Front: 15 feet
Garage: 20 feet
Rear: 15 feet
Side: 5 feet

The applicant proposes all lots in the development with setbacks as follows:

Front: 15 feet to sidewalk easement
Front-loaded garage: 19 feet to sidewalk easement
Interior Side: 4 feet
Street Side: 10 feet to sidewalk easement

Rear: 15 feet
Alley-loaded garage: 20 feet

The applicant proposes an internal street system with a reduced right-of-way width, and with sidewalks placed in public access easements outside the right-of-way. (The street system is discussed in subsection I.5, below in this staff report.) The applicant proposes front, garage and street side setbacks to apply from these public sidewalk easements rather than from the property line/right-of-way line.

The applicant's justification for the proposed deviations is discussed under subsection K, below in this staff report.

Section C.1 of the DSDG specifies that at least 40% of the lots in the project shall have front yard setbacks less than the zone's minimum requirement, but in no case smaller than 75% of the minimum setback. The DSDG specifies that front setbacks to garages shall not be reduced below 19 feet. The reduced setback applies only to the residence portion of the structure and not to the garage. The SFR-7 zone minimum front yard setback standard is 20 feet, and 75% calculates to 15 feet. The applicant proposes for all of the lots to be at the 75% reduced front yard setback for the SFR-7 zone. All front-loaded garages are proposed with 19 foot setbacks.

Presuming Lots 1-3 and 14-25 are proposed under the MFR-1 zone standards, these lots are proposed with 15 foot front yard setbacks, which meets the minimum standard of the MFR-1 zone. Garage setbacks are proposed at 19 feet for Lots 1-3, and at 20 feet for alley-loaded Lots 14-25, in accordance with the MFR-1 zone standard.

Section C.2 of the DSDG specifies that side yard setbacks in all zones may be reduced to allow load-bearing architectural projections as described on the previous page. Such projections may extend up to four feet into the required setback, provided that there is a minimum three-foot setback is provided from the projection to the property line, architectural projections on adjacent structures are not aligned opposite one another, and the length of the architectural projection is not more than 25% of the length of the wall from which it projects. The applicant proposes 4-foot interior side yard setbacks for all of the lots, with the exception that side yard setbacks at the east edge of Lots 15 and 26 would be the standard 5 feet. It appears the applicant requests the reduced 4-foot side yard setback to apply to the entire structure wall and not to architectural projections. Other provisions within the HZO (Section 90) allow non-load bearing architectural projections to extend up to two feet into a required side yard; staff notes that with a reduced four-foot side yard setback, architectural projections would still need to provide the minimum three-foot setback to the property line as required by DSDG Section C.2. Thus, if the setback to the side wall is four feet, architectural projections could extend only one foot into the side yard setback.

G. Parking shall be provided at a minimum ratio of 2.5 spaces per dwelling unit and as specified in Section 84 for other types of uses. The number of spaces may be reduced to 2 spaces per dwelling unit if the PUD is wholly served with a fully improved public street system including on-street parking on at least one side. Further reductions in the amount of parking to be provided may be proposed by the

applicant but shall be approved only if they meet the exceptions criteria of Subsection (K) below. Lotting patterns, setbacks, and architectural design shall conform to the intent or the current Development Standards and Design Guidelines adopted under Subdivision Ordinance Article VII.

The applicant’s response to this subsection is provided on page 12 of the application narrative. The applicant does not request any deviations to parking requirements. According to the application materials, “a minimum of two off-street parking spaces will be provided within garages of all proposed homes as well as two parking spaces in the driveways of each home.” Staff notes that some of the floor plans submitted with the application materials indicate garages for some of the units may have interior spaces compromised by the presence of mechanical equipment. For example, “The Rosewood,” “The Samson,” “The Conifer,” and “The Colton,” have mechanical equipment and protective bollards extending into the garage interior parking spaces. The plans are difficult to scale, but it appears these mechanical units may extend as much as 3 ½ feet into the garage. In some cases, this may result in one of the two garage parking spaces being less than 19 feet deep. HZO Section 86 defines dimensions for off-street parking spaces, and allows that compact parking spaces can be as small as 16 feet deep by eight feet wide. The submitted building plans do indicate garages capable of housing one full size and one compact vehicle each, in addition to two spaces within each driveway.

H. Residential PUDs in all non-light rail zones shall provide usable open space within the project based on the gross acreage of the project, as shown in the following table:

Project Gross Acreage	Required Usable Open Space
1.01 to 5.0	5.0%
5.01 to 15.0	7.5%
15.01 to 25.0	10.0%
25.01 to 50.0	12.5%
Over 50.0	15.0%

- 1. Maintenance of private open space and other PUD facilities, such as private streets, shall be the responsibility of the Homeowners’ Association created in accordance with Oregon Revised Statutes.*
- 2. Usable open space in residential PUDs shall be sited and improved to provide active recreational and “third place” amenities intended to provide appropriate opportunities for physical activity and interaction among residents within the development. Except where inventoried Significant Natural Resources, 100-year floodplain, or delineated wetlands are present on site, 100% of the required usable open space area shall be improved for active recreational and “third place” use.*
- 3. Usable open space in residential PUDs may include passive recreational areas only where inventoried Resource Level 1, 2, or 3 Significant Natural Resources, 100-year floodplain, or delineated wetlands and wetlands buffers are present on site. Such areas or portions thereof may be counted toward the usable open space under the following standards:*
 - a) Public accessways and covered viewing areas are provided;*

- b) *Only that portion of the inventoried Significant Natural Resources, 100-year floodplain, or delineated wetlands and wetlands buffer area visible from the viewing area is applicable toward the requirement.*
- c) *The entire area is enhanced pursuant to Clean Water Services standards and the requirements of Section 131A if applicable; and*
- d) *The visible inventoried Significant Natural Resources, 100-year floodplain, or delineated wetlands and wetlands buffers will not count for more than 25 percent of the required usable open space.*

The applicant's response to the above usable open space standards can be found on page 12 of the application narrative. According to the applicant, the gross size of the development site is 194,957 square feet, and the required 5% usable open space calculates to 9,748 square feet. The project will create Tract A, which is an open space tract along the site's west edge, with a pedestrian pathway. Tract A is 32,142 square feet, thus exceeding the minimum requirement. In addition, Tract B is a tract created around the wetland and vegetated corridor in the southwest corner of the site; this tract could be considered as part of the usable open space, because it provides a view corridor, but is not required for compliance with the usable open space standard. The usable open space standard is met.

- I. Connectivity. *Planned Unit Developments shall provide vehicular, bicycle and pedestrian connections to adjacent and nearby residential areas, transit stops, neighborhood activity centers and other neighborhood facilities in the following manner:*
 - 1. *In PUDs that are 5 acres or more in size...[remainder not applicable]*

The applicant's response to the requirements of subsection I. are found on pages 13-15 of the application narrative. Subsection I.1 is not applicable in this case because the development site is smaller than 5 acres.

- 2. *Within PUDs in which full street connections are not possible, bicycle and pedestrian connection on public easements or rights-of-way shall be provided with spacing of no more than 330 feet between connections except where barriers such as topography, railroads, freeways, pre-existing development, or regulations implementing Title 3 of the adopted Metro Urban Growth Management Functional Plan or City Goal 5 Resource Protection requirements prevent their construction.*

Subsection I.2: The project extends two adjacent street stubs: SE Tamango Street and SE Tamora Avenue. The site borders on SE Hollow Street to the north. The only connection proposed to Hollow Street is an emergency access connection across the neighboring tax lots 11100 and 2300 and at the east edge of the development site.

Pertinent to this application is the decision for Case File No. Zone Change 025-04: Jackson Hollow, adopted on February 1, 2005. The adopted zone change included the following condition:

4) *Street connections for new development on the site shall be made only to streets in the Arbor Roses PUD. Access to and from SE Hollow Street for new development shall be limited to bicycles, pedestrians and emergency vehicles only.*

Because of the above condition adopted as part of the zone change for this site, the City cannot require the current project to provide a vehicle access onto SE Hollow Street. The applicant does propose to provide a public pedestrian and bicycle connection to SE Hollow Street through Tract A, and extending south to the public pedestrian and bicycle pathway in Arbor Roses. The project provides full street connections where possible, and provides public pedestrian and bicycle easements where street connections are not possible due to the previously adopted prohibition on vehicle access to SE Hollow Street. The project also places a public street stub at the common boundary of tax lots 11100 and 2300 to the east, which are within the Arbor Roses PUD, for extension upon future development of properties further east. Subsection 2 is met.

3. *In PUDs, opportunities to incrementally extend and connect proposed new streets with existing streets in adjacent or nearby areas shall be considered in addition to addressing street connectivity recommendations shown on the Local Street Connectivity Maps contained within the City's Transportation System Plan.*

Subsection I.3: The TSP maps do not identify future streets in this area. However, the TSP and the HZO encourage or require street connections where they make sense. In this case, the site borders on properties to the east which have development potential, and one of those properties borders on the stub to SE Marinette Avenue within the Arbor Roses PUD. The proposed Jackson Hollow development provides a street stub to its east site boundary, which in the future could be extended through to connect to SE Marinette Avenue, should the adjacent properties develop in the future.

The proposal includes an alley identified as Tract D on the preliminary plat, which will be required to be dedicated as a public alley right-of-way pursuant to conditions of approval forwarded by the Public Works Department. It is noted that, as proposed, this alley is not aligned so that it could be logically extended as part of future development to the east. The applicant's circulation plan (Sheet P12) shows the alley as a dead-end. Preferably, this alley would be placed so that it could be extended to the east as part of future development. However, the adjacent Arbor Roses lots to the east are shallow, having been approved with sub-standard depths through the Arbor Roses PUD. These lots are only approximately 78 feet deep rather than 85 feet, which is the standard for the MFR-1 zone. The applicant proposes the alley-loaded lots in Jackson Hollow at 114 feet deep, which is more than the minimum depth requirement. The result is that the alley terminus will lie approximately 35 feet north of the rear edge of the adjacent Arbor Roses PUD.

The applicant has submitted a circulation plan showing how the alley and the northerly east-west street in the Jackson Hollow project can be extended in a reasonable development plan upon future development of the properties to the east. The requirements of Subsection I.3. are met.

4. *The use of cul-de-sac designs and closed street systems shall be limited to circumstances in which barriers such as topography, railroads, freeways, pre-*

existing development or regulations implementing Title 3 of the adopted Metro Urban Growth Management Functional Plan or City Goal 5 Resource Protection requirements prevent full street extensions. When permitted, cul-de-sacs shall have a maximum length of 200 feet and shall serve no more than 25 dwelling units.

Subsection I.4: The applicant has submitted a circulation plan (“Alley Extension Shadow Plat”) which demonstrates how the northerly east-west street and the alley can be extended to the east upon future development. As discussed above, the project will stub SE Tamango Street to the east site edge, for eventual connection to SE Marinette Avenue upon future development of tax lots 11100, 800, and 900. The proposed alley can be extended to the east up future development of tax lots 2300 and 900. This standard is met.

5. *Narrow street designs for local streets may be permitted with city engineer approval, provided that other minimum dimensional requirements are met for travel lanes, bike lanes, parking lanes and sidewalk widths.*

Subsection I.5: The applicant has requested a reduced public street design as may be permitted by the Public Works Design and Construction Standards. The proposed streets would meet the structural standards for a Neighborhood Route with 27 feet of paved width, to allow parking on one side only. The applicant requests exceptions to the Design and Construction Standards as follows:

Reduced right-of-way width: 28 feet instead of the 54 foot minimum standard;

Curb-tight sidewalks with no planter strips along the frontages of Lots 1-13, within public easements, outside the public right-of-way;

Sidewalks and planter strips within public easements along the frontages of Lots 14-20, outside the public right-of-way;

On-street parking along one side only;

Street trees within front yards of lots 1-13, between sidewalk and front of house.

On page 15 of the application narrative, the applicant states this substandard street design is proposed “specifically to reduce the impacts to the Significant Natural Resource to the west. This narrow street design allows the project to be located as far to the east as possible and to protect additional trees in Tract A.” The applicant initially proposed curb-tight sidewalks for the entire development, but prior to the hearing continuance on April 22 the applicant submitted a revised plan dated April 15, 2015, showing the design as described above. The City Engineer has provided comments which indicate acceptance of the street design, as long as the preliminary plan is revised in accordance with the conditions forwarded by the Public Works Department. With compliance with the recommended conditions, this standard will be met.

6. *Where site conditions are favorable to stormwater infiltration “green streets” designs may be utilized. In these cases, deviation from the street standards contained in Transportation Implementation Measure O and shown on the adopted*

street cross-sections may be permitted by the City. Permissible design elements and facilities include, but are not limited to, minimizing paving and/or using pervious paving materials, maximizing street tree coverage, using multi-functional open drainage systems in lieu of more conventional curb-and-gutter systems, reducing cul-de-sac radii and using vegetated islands in the center, and minimizing the negative effects of stream crossings.

Subsection I.6: The applicant does not propose any green streets.

J. *[Not applicable: applies to PUDs within Industrial and Commercial designations.]*

K. *Exceptions.*

1. *Building Setback or Yard Requirements. The Planning Commission may grant an exception to the dimensional building setback or yard requirements of the applicable standards based on findings that the approval will result in the following:*

a. *No adverse effect to adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazard.*

b. *At least one of the following:*

(1) *A more efficient use of the site;*

(2) *The preservation of natural features or Habitat Benefit Areas which have been incorporated into the overall design of the project;*

(3) *Safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.*

In the instance where adjoining properties to the Planned Unit Development are zoned residential, all structures within the PUD shall be set back from adjoining properties to the minimum setback or yard required of the underlying zone. In addition, the length of a driveway in front of a garage or carport shall not be less than 17 feet when the driveway is intended to be used as parking and not greater than four feet when the driveway is not intended to be used for parking.

The applicant's responses to the Exceptions criteria are found on pages 15-17 of the application narrative. As described in the application and previously in this staff report, the applicant requests exceptions to the setback requirements of the SFR-7 and MFR-1 zones. The applicant indicates two bases for the deviation to setbacks.

First, the applicant states the project blends the density of the two zones, and provides a design which is sensitive to the context of the adjacent Arbor Roses development to the east and south. Staff notes that the project site also borders on the SFR-7 zone to the north and west, consisting of larger lot single-family detached homes, as well as the Jackson Bottom Wetlands area to the southwest. The Arbor Roses development to the south is a PUD based on the split zoning of MFR-1 and MFR-3, which appears to have been the basis for approval of the relatively small lots and setbacks in that development. The Jackson Hollow site is split-zoned SFR-7 and MFR-1. In the original submittal, the applicant did

not propose any lots approaching the 7,000 square foot minimum lot size of the SFR-7 zone. However, the revised plan dated April 15, 2015, reduced the project from 26 lots to 25 lots and includes two perimeter lots larger than 7,000 square feet.

Second, the applicant states “the design has been tightened to pull development away from the natural resources along the western and southwestern boundaries.” The revised plan dated April 15, 2015, proposes lots which are separated from the delineated significant natural resource boundaries. The intervening space within Tract A would consist of the impact area between the residential lots and the resource boundaries, and would include a public pedestrian/bicycle pathway connecting to SE Hollow Street at the north.

2. *Building Height. The Planning Commission may grant an exception to the applicable height requirements for a specified and defined area within the PUD, based on findings that:*
 - a. *The transportation system can accommodate increased traffic resulting from additional height; and*
 - b. *Adequate public utilities are available to serve the additional structural height; and*
 - c. *The proposal complies with the Federal Aviation Administration's Aviation Regulations (FAR) Part 77; and*
 - d. *Solar access is maintained to existing solar energy devices on adjacent property.*

The applicant is not requesting any exception to building height standards.

3. *Parking. The Planning Commission may grant an exception to the off-street parking dimensional and minimum number of space requirements of the applicable standard based on findings that the approval will result in one of the following:*
 - a. *An exception which is not greater than ten percent of the required parking.*
 - b. *At least one of the following:*
 - (1) *A proposed use which is designed for a specific purpose, is intended to be permanent in nature (for example, a nursing home), and has a low demand for off-street parking;*
 - (2) *An opportunity for sharing of parking including written evidence that the property owners will enter into a binding legal agreement;*
 - (3) *Public transportation is available to the site.*

The applicant is not requesting an exception to the off-street parking requirements.

4. *Open Space. The Planning Commission may grant an exception to the Open Space requirements of this Section upon a finding that:*
 - a. *The development is within ¼ mile (measured in actual walking distance) of a publicly accessible active open space area such as a public park; or*

- b. *a minimum of 800 square feet of private open space per lot or dwelling unit is provided for at least 65 percent of the lots or dwelling units in the development. To apply toward this exception, such private individual open space must be configured in contiguous side or rear yards with minimum depths or widths of 10 feet. Second story decks or roof gardens may also apply toward the 800 square foot standard, provided that the decks or gardens are at least 120 contiguous square feet in area.*

The applicant does not request an exception to the open space standards.

- 5. *Density. The Planning Commission may grant an exception to allow an increase from the maximum density of the underlying zone, up to a maximum of 120 percent of the underlying density, upon finding that:*
 - a. *Existing and proposed streets and pedestrian / bicycle systems within and connecting to the development are adequate to support the proposed density;*
 - b. *Existing and proposed water, sanitary sewer and storm drainage facilities within and connecting to the development are adequate to support the proposed density;*
 - c. *The increase does not necessitate unnecessary topographic alterations or impact significant natural resource areas, including impact areas;*
 - d. *The development will provide usable open space and other amenities of exceptional quality or quantity, especially active recreational areas;*
 - e. *The additional density will be located internal to the project in a manner which decreases the visual impact on adjacent properties; and*
 - f. *The development demonstrates innovative site design, outstanding architectural variety, and quality of construction.*
 - g. *The development demonstrates a high level of compliance with habitat friendly, low impact development practices as listed in Zoning Ordinance Section 131B.*
 - h. *The development demonstrates a high level of compliance with recognized practices for sustainable development, including but not limited to the following: lot and structure orientation for passive and/or active solar energy use; covenants ensuring maintenance of future solar access; use of wind turbines or wind collectors for power generation or passive ventilation; provision of community greenhouses, gardens, or orchards; use of water conserving landscaping; use of storm water harvesting or diversion for irrigation; enhanced tree plantings; and use of green roofs.*

The applicant is not requesting this exception to allow an increase from the maximum densities of the SFR-7 or MFR-1 zones.

L. Significant Natural Resource Sites.

Pursuant to Comprehensive Plan Natural Resources, Open Space, Scenic and Historical Sites Policy (E), applications for proposed PUD's containing Significant Natural Resource

(SNR) Sites, as shown on a the Significant Natural Resources Overlay District Map, shall specifically address preservation of natural vegetation and wildlife habitat within the SNR Site. Applications for PUD's in the SNRO District shall be subject to the provisions in Section 131B. Preservation of Habitat Benefit Areas not within the SNRO District shall be addressed.

The applicant's response to this standard is found on page 17 of the application narrative. Hillsboro's Significant Natural Resource Overlay maps indicate the presence of Level 2 and 3 resources (wetlands) along portions of the western edge of the site, and the accompanying 75-foot wide impact areas. The applicant has submitted a separate, Type II application for alteration within portions of the impact area to accommodate a pedestrian/bicycle path, a stormwater facility, and encroachment by Lot 1 of the proposed development. No encroachments into the Level 2 or 3 resource areas are proposed. The applicant proposes to include the entire resource area and its associated 75-foot impact area within Tracts A and B of the preliminary plat.

TOTAL GROSS SITE AREA: 1194,957 SF = 27.44 AC

UNDEVELOPABLE AREAS:

- R-7 ZONE: 129,586 SF
- CMS VC (TRACT B): 111,716 SF
- SLOPE >2%: 110,973 SF
- OPEN SPACE (REQUIRED): 119,746 SF
- STM FACILITY (TRACT C): 13,753 SF
- PRIVATE ACCESS EASEMENT: 1,897 SF
- SIDEWALK EASEMENT: 15,554 SF
- EMERGENCY ACCESS TRACTS: 182 SF

SUM: 117,112 SF = 2.65 AC

TOTAL NET DEVELOPABLE AREA: 1123,238 SF = 25.83 AC

SITE ZONING: R-7 ZONE

GROSS SITE AREA: 1194,957 SF = 27.44 AC

PERCENT OF SITE R-7 ZONE: 59.92%

R-7 NET DEVELOPABLE AREA: 59.92% OF 1123,238 SF = 672,844 SF = 15.70 AC

6.25 UNITS PER NET ACRE: 10.6 LOTS (MAX)

5 UNITS PER NET ACRE: 12.5 LOTS (MIN)

SITE ZONING: A-1 ZONE

GROSS SITE AREA: 178,145 SF = 4.05 AC

PERCENT OF SITE A-1 ZONE: 48.08%

A-1 NET DEVELOPABLE AREA: 48.08% OF 1123,238 SF = 539,394 SF = 12.13 AC

16 UNITS PER NET ACRE: 18.3 LOTS (MAX)

11 UNITS PER NET ACRE: 12.4 LOTS (MIN)

TOTAL DENSITY: 28.7 = 29 LOTS (MAX)

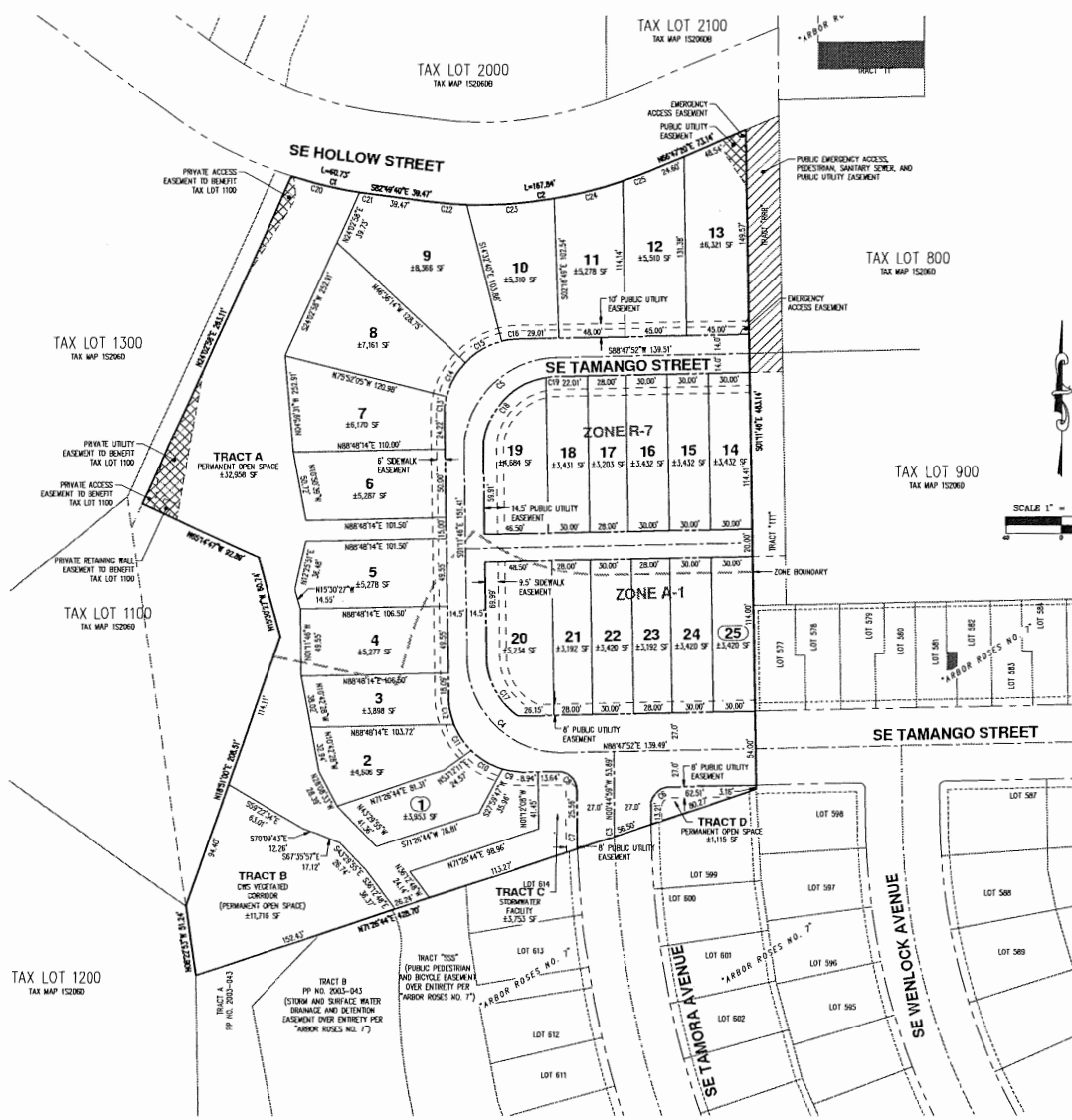
20.9 = 21 LOTS (MIN)

REQUIRED OPEN SPACE: 6% OF GROSS: 69,748 SF

PROPOSED RESIDENTIAL UNITS: 25 LOTS

- NOTES:
- TRACTS A, B, AND C SHALL HAVE A STORM SEWER, SANITARY SEWER, DRAINAGE AND SURFACE WATER EASEMENT TO THE CITY OF HILLSBORO OVER ITS ENTIRETY.
 - TRACT A IS SUBJECT TO A PUBLIC PEDESTRIAN EASEMENT OVER ITS ENTIRETY.
 - TRACTS A, B, C, AND D SHALL BE OWNED AND MAINTAINED BY THE JACKSON HOLLOW HOMEOWNERS ASSOCIATION.

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	316.50'	109°39'	60.73'	577°13"E 60.84'
C2	316.50'	302°23'	167.84'	N81°50'50"E 165.86'
C3	700.00'	0°42'30"	8.63'	N10°01'4" S 8.65'
C4	69.00'	90°00'22"	108.39'	S48°11'57"E 97.50'
C5	69.00'	89°52'50"	108.39'	S43°40'03"E 97.50'
C6	14.00'	89°32'50"	21.80'	N44°00'26"E 19.72'
C7	727.00'	1°21'42"	17.28'	N1°25'30"W 17.28'
C8	14.00'	90°27'10"	22.10'	N45°56'34"W 19.86'
C9	55.50'	17°38'19"	17.00'	N42°22'59"W 17.02'
C10	55.50'	28°13'28"	27.34'	N09°27'06"W 27.06'
C11	55.50'	23°40'08"	22.83'	N33°30'19"W 22.76'
C12	55.50'	20°28'28"	19.83'	N11°26'30"W 19.73'
C13	55.50'	15°19'41"	14.83'	N0°28'00"E 14.80'
C14	55.50'	28°15'54"	28.35'	N38°45'54"E 28.04'
C15	55.50'	32°03'54"	31.05'	N09°25'33"E 30.85'
C16	55.50'	12°20'32"	12.81'	N0°25'00"E 12.89'
C17	54.50'	53°56'30"	51.22'	S28°00'03"E 49.35'
C18	54.50'	8°33'33"	77.26'	S39°25'00"W 71.99'
C19	54.50'	6°28'00"	8.02'	S84°34'49"W 8.02'
C20	316.50'	91°23'50"	50.90'	S76°28'26"W 50.85'
C21	316.50'	1°46'44"	9.87'	N81°56'18"W 9.83'
C22	316.50'	51°32'30"	28.87'	S05°28'28"E 28.86'
C23	316.50'	11°34'54"	63.97'	N06°00'19"E 63.86'
C24	316.50'	9°18'11"	51.30'	N75°42'47"E 51.35'
C25	316.50'	41°12'11"	23.60'	N49°50'26"E 23.60'



AKS
 ANS ENGINEERING AND FORESTRY, LLC
 1000 N. HANCOCK RD.
 SUITE 200
 HILLSBORO, OREGON 97123
 FAX: 503.636.8282
 WWW.AKS-LLC.COM

JACKSON HOLLOW SUBDIVISION

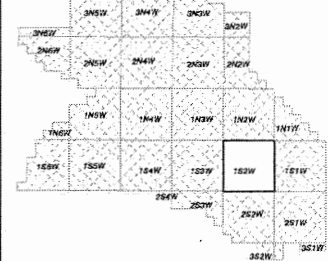
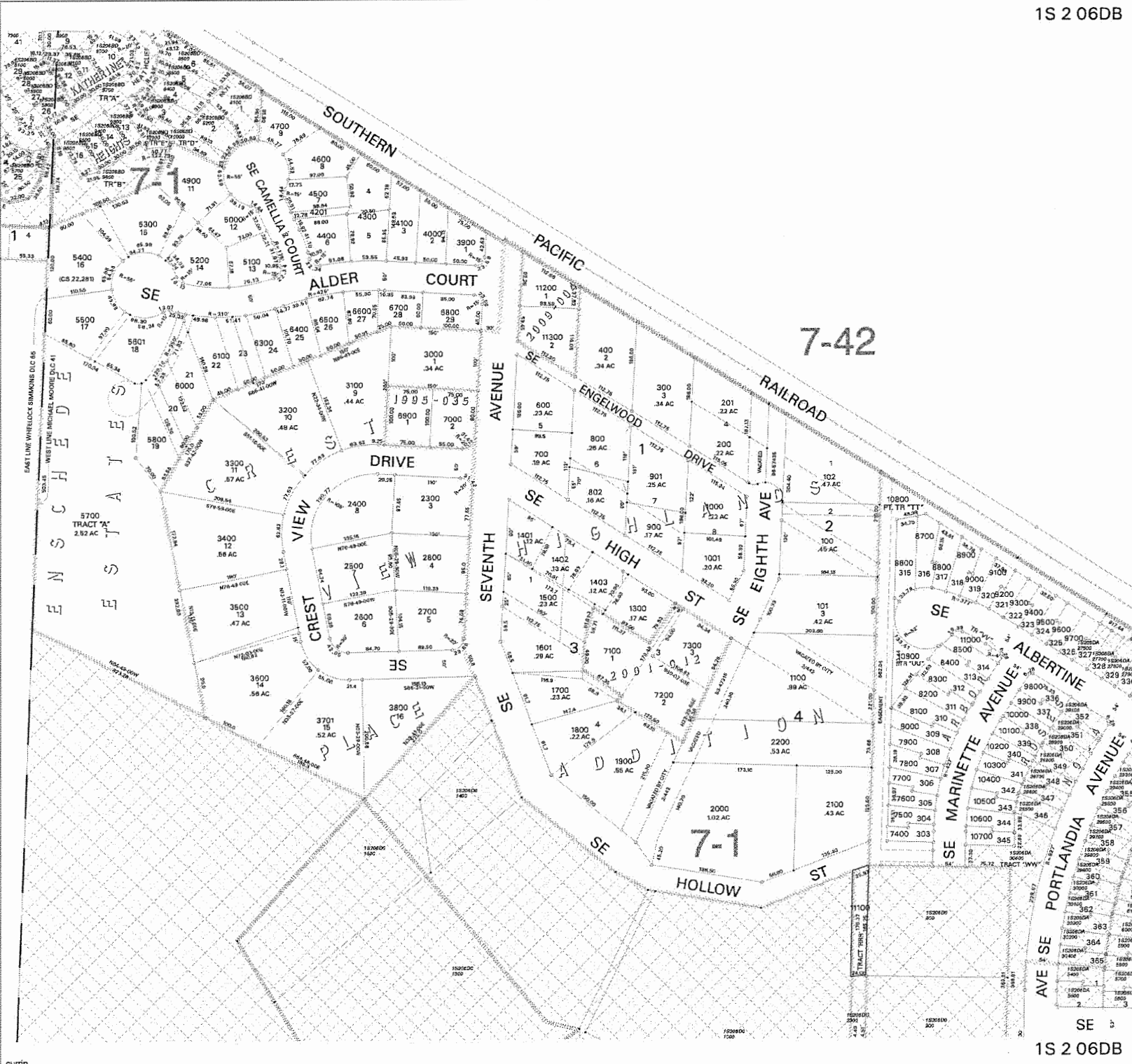
HILLSBORO OREGON
 WASHINGTON COUNTY TAX MAP 152000

PRELIMINARY SUBDIVISION PLAT

DESIGNED BY: MTS
 DRAWN BY: JSP
 CHECKED BY: AS WOOD
 DATE: 04/15/2015

REGISTERED PROFESSIONAL LAND SURVEYOR
 STATE OF OREGON
 NO. 12345
 EXPIRES 02/29/15

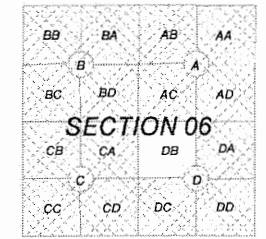
JOB NUMBER: 4061
 SHEET: P03



WASHINGTON COUNTY OREGON
NW1/4 SE1/4 SECTION 06 T11S 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

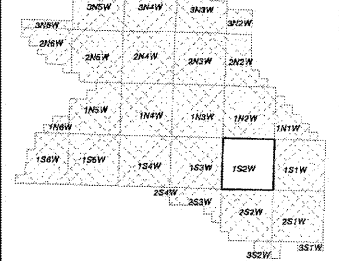
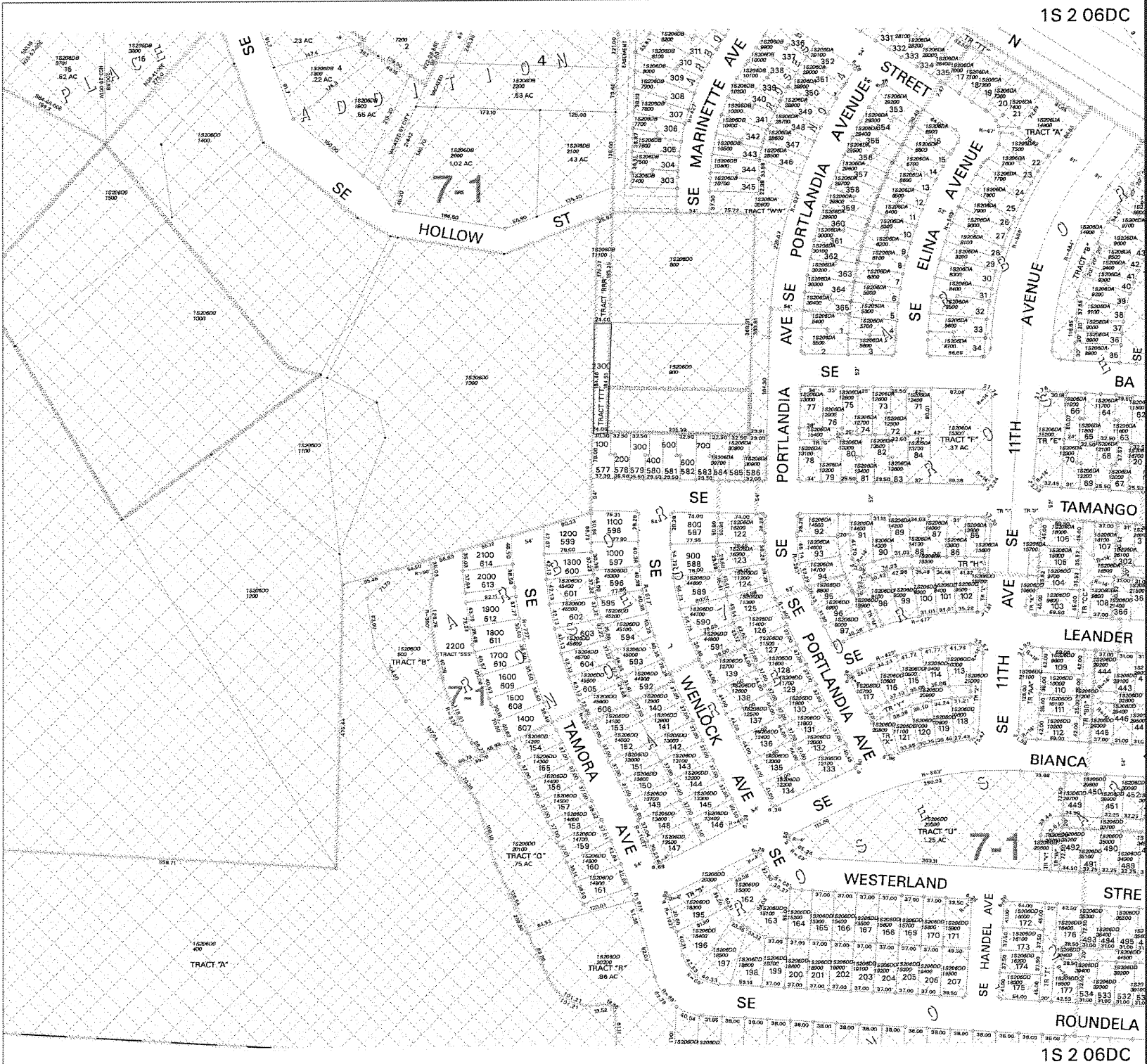


Cancelled Taxlots For: 1S206DB
1400, 1600, 103, 5600, 5903, 6200, 3700, 4200,
2900, 1200, 4800, 5000.



PLOT DATE: March 30, 2011
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 assessor's map for the most current information.



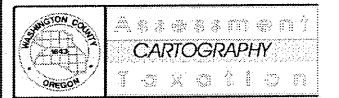
WASHINGTON COUNTY OREGON
SW1/4 SE1/4 SECTION 06 T1S R2W W.M.
SCALE 1" = 100'

36	37	32	33	34	35	36	37
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	37	32	33	34	35	36	37
1	6	5	4	3	2	1	6

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

BB	BA	AB	AA
B	B	A	A
BC	BD	AC	AD
C	C	D	D
CC	CD	DC	DD

SECTION 06



PLOT DATE: September 19, 2006
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 assessor's map for the most current information.