



Oregon

Kate Brown, 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: August 03, 2015

Jurisdiction: City of Hillsboro

Local file no.: ZC-003-15

DLCD file no.: 010-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 07/31/2015. 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.: 010-15
{ 23834 }
Received: 7/31/2015

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.: **ZC-003-15**

Date of adoption: 7/21/15

Date sent: 7/23/2015

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): 6/2/15

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: 503-681-6246

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

Street address: 150 E Main Street

City: Hillsboro

Zip: 97123-

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

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

For a change to a comprehensive plan map:

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

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

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

The subject property is entirely within an urban growth boundary

The subject property is partially within an urban growth boundary

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

Exclusive Farm Use – Acres: Non-resource – Acres:
Forest – Acres: Marginal Lands – Acres:
Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: Other: – Acres:

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

Exclusive Farm Use – Acres: Non-resource – Acres:
Forest – Acres: Marginal Lands – Acres:
Rural Residential – Acres: Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres: Other: – Acres:

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

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

For a change to a zoning map:

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

Change from Co. FD-20 & INST to City I-P Industrial Park Acres: 5.07
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): 3615 SW River Road, 1S209CD00100

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.



July 31, 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. Zone Change 003-15

I, Lisa Califf, submitted on this date, July 31, 2015, the DLCD Form 2 and attached Ordinance Nos. 6130 and 6131 with exhibits via the DLCD FTP site for the above referenced Case File No., which was adopted by the Hillsboro City Council on July 21, 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.



July 23, 2015

TO: Interested Parties

FROM: Planning Department

RE: **NOTICE OF DECISION – Request for Annexation and Zone Change Approval**
Case File Nos.: Annexation 002-15 and Zone Change 003-15: Clean Water Services

This letter is to inform you of a decision of the City Council regarding a request for annexation and City-initiated zone change, in which you may have interest. At their regular meeting on July 21, 2015, the Hillsboro City Council adopted Ordinance No. 6130 approving a request from the property owner for annexation of property identified as Tax Lot 100 on Washington County Assessor's Tax Map 1S2-09CD, along with adjacent right-of-way in SW River Road. At the same meeting, the City Council adopted Ordinance No. 6131 approving a City-initiated request for a zone change on this property from County FD-20 Future Development 20-acre and County INST Institutional, to City I-P Industrial Park. The Ordinances are attached for your information.

Please note that the annexation and zone change will not be in effect until the annexation has been finalized by the State of Oregon. A separate notice of final approval will be sent at that time.

Persons who participated either orally or in writing in the City Council proceedings on this matter may appeal the annexation and/or zone change decisions to the Land Use Board of Appeals within 21 days of the mailing of the decision, which is August 13, 2015, under the provisions of ORS 197.830 to 197.845; or the annexation may be contested by referendum within 30 days of the decision date, which is August 20, 2015, pursuant to ORS 222.120.

If you have any questions please call me at (503) 681-6179 or Genny Bond at (503) 681-6246.

Sincerely,

CITY OF HILLSBORO PLANNING DEPARTMENT

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

Daniel L. Dias
Development Services Manager

Attachment: Ordinance Nos. 6130 and 6131

cc: File

ORDINANCE NO. 6130

ANNEXATION 002-14: CLEAN WATER SERVICES

AN ORDINANCE ANNEXING A CERTAIN TRACT OF LAND INTO THE CITY LIMITS OF HILLSBORO AND WITHDRAWING THE TRACT FROM THE TERRITORY OF WASHINGTON COUNTY RURAL FIRE PROTECTION DISTRICT NO. 2.

WHEREAS, the City received a complete petition from the owner of a certain tract of land, described in Exhibit "A" attached to this Ordinance, requesting that the property be annexed into the City Limits of Hillsboro; and

WHEREAS, the property has no residents, and the petition represented 100 percent of the owners of the property proposed for annexation, as required by ORS 222.125 for consent to an annexation; and

WHEREAS, the tract of land can be served by City services; and

WHEREAS, as permitted by ORS 222.120(2) and Metro Code Section 3.09.045(A) the City Council dispenses with submitting the question of the proposed annexation to the electors of the City for their approval or rejection; and

WHEREAS, the tract of land is located within the Hillsboro Urban Service Area identified in the Hillsboro Urban Service Agreement (September, 2006) between and among the City of Hillsboro, Washington County, the City of Beaverton, Metro and several special service districts and is contemplated by the Agreement ultimately to become a part of the City of Hillsboro by eventual annexation of the tract of land to the City of Hillsboro; and

WHEREAS, the tract of land lies within Washington County Rural Fire Protection District No. 2 and within Clean Water Services Sanitation District; and

WHEREAS, notice of the proposed annexation and withdrawal has been published, mailed and posted in the manner provided by law; and

WHEREAS, the City Council conducted a public hearing on this matter on July 7, 2015, and does hereby favor the annexation of the subject tract of land and withdrawal from the district based on the findings attached hereto as Exhibit "B;" and

WHEREAS, the annexation and withdrawal is not contested by any necessary party.

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

Section 1. The tract of land described in Exhibit "A" is declared to be annexed to the City of Hillsboro, Oregon.

Section 2. The tract of land annexed by this ordinance and described in Section 1 is withdrawn from the Washington County Rural Fire Protection District No. 2.

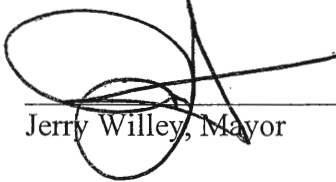
Section 3. The findings attached as Exhibit "B" are adopted. The City Recorder shall immediately file a certified copy of this Ordinance with Metro and other agencies required by Metro Code Chapter 3.09.050(f) and ORS 222.005. The annexation and withdrawal shall become effective upon filing of the annexation records with the Secretary of State as provided by ORS 222.180.

Section 4. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

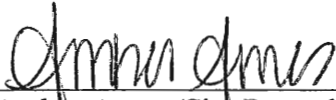
First approval of the Council on the 7th day of July 2015.

Second approval and adoption by the Council on this 21st day of July 2015.

Approved by the Mayor this 21st day of July 2015.



Jerry Willey, Mayor

ATTEST:  _____
Amber Ames, City Recorder

City of Hillsboro
Annexation 002-15
Proposed legal description
NS, June 12, 2015, revised June 18, 2015

ANNEXATION CERTIFIED

BY ATN

JUN 18 2015

Exhibit 'A'

WASHINGTON COUNTY A & T
CARTOGRAPHY

A tract of land in the Southwest ¼ of Section 9, Township 1 South, Range 2 West, Willamette Meridian, Washington County, Oregon, being more particularly described as follows:

Beginning at the northwest corner of Lot 17 of Witch Hazel Little Farms, a duly recorded subdivision in said county, said corner being also the northwest corner of that tract of land described in warranty deed to Unified Sewerage Agency recorded March 18, 1992 as Document No. 92017192 in Deed Records of said county;

thence North 89°41'45" East, along the north line of said tract, a distance of 290.50 feet to the southwest corner of that tract of land described as Parcel 1 in Document No. 89-58315 in Deed Records of said county;

thence North 0°18'05" West, along the west line of said Parcel 1, a distance of 163.88 feet to the northwest corner thereof;

thence North 61°44'05" East, along the north line of said Parcel 1 and the northeasterly projection thereof, a distance of 339.95 feet to the intersection of said line and the centerline of Southwest River Road (C.R. 2572);

thence along said centerline, along a 1125.00 foot radius curve, concave to the southwest, with chord bearing South 17°50'33" East 393.57', an arc distance of 395.61 feet to the intersection of said centerline and the westerly projection of the most southerly north line of that tract of land described in Book 1096, Page 828 in Deed Records of said county;

thence South 89°41'45" West, along said westerly projection, a distance of 27.56 feet to a point on the former west right of way line of Southwest River Road (C.R. 1016);

thence South 4°02'00" East, along said former west right of way line, a distance of 152.96 feet to an angle point thereon;

thence South 4°00'00" East, along said former right of way line, a distance of 13.56 feet to the intersection of said line and the south line of the aforementioned Unified Sewerage Agency Tract;

thence South 89°41'45" West, along said south line, a distance of 693.10 feet to the southwest corner of said tract;

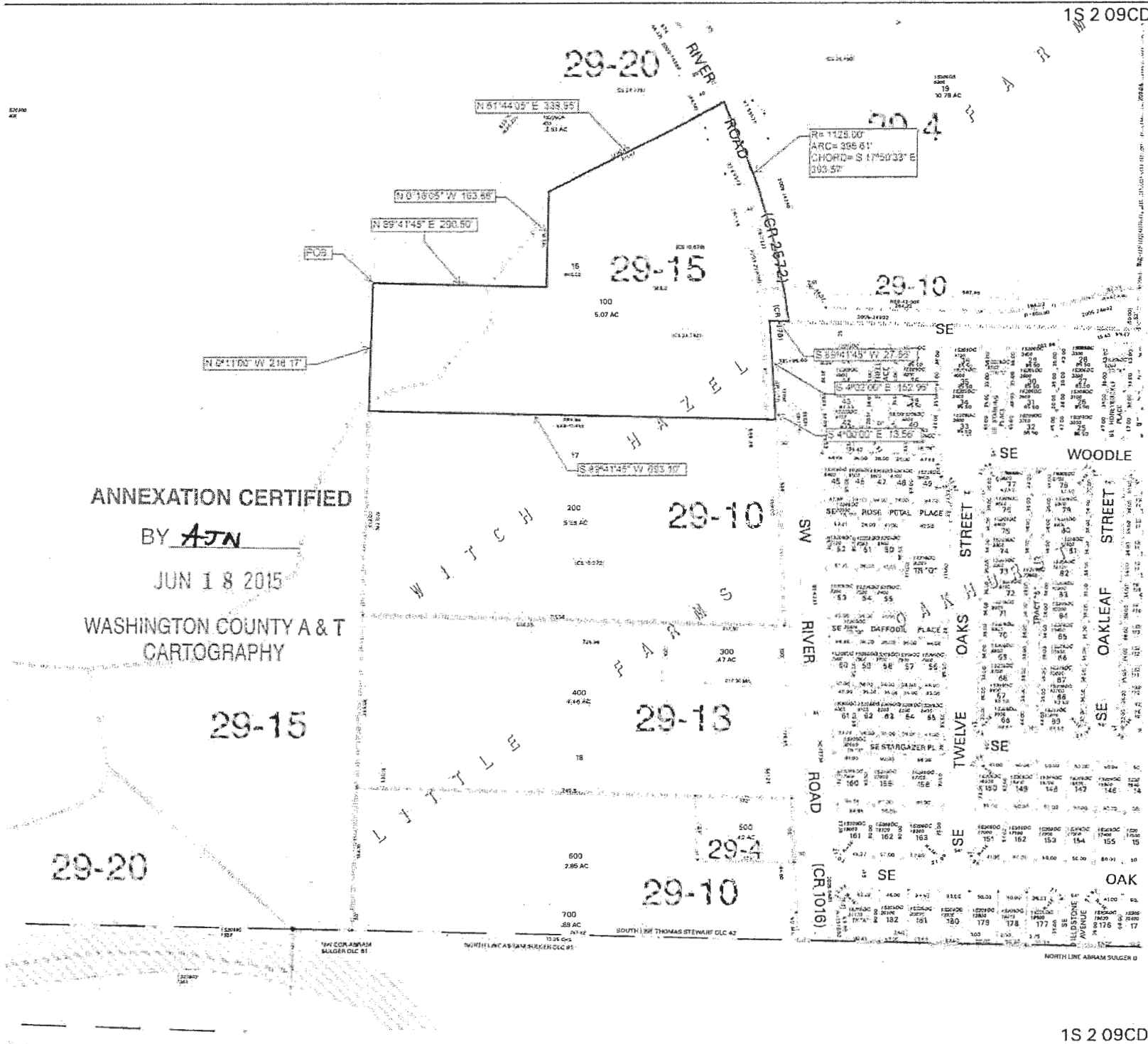
thence North 0°11'00" West, along the west line of said tract, a distance of 218.17 feet to the point of beginning.

ANNEXATION CERTIFIED

BY ATN

JUN 18 2015

WASHINGTON COUNTY A & T
CARTOGRAPHY



ANNEXATION CERTIFIED
 BY AJN
 JUN 18 2015
 WASHINGTON COUNTY A & T
 CARTOGRAPHY

WASHINGTON COUNTY OREGON
 SE 1/4 SW 1/4 SECTION 09 T1S R2W W.M.
 SCALE 1" = 100'

36	31	32	33	34	35	36	37
1	6	5	4	3	2	1	6
2	7	8	5	10	11	12	7
3	18	17	16	15	14	13	18
4	19	20	21	22	23	24	19
5	30	29	28	27	26	25	30
6	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

BB BA AB AA
 B A
 BC BD AC AD
SECTION 09
 CB CA DB DA
 C D
 CC CD EC DD

SCALE 1" = 100'

CARTOGRAPHY

PLOT DATE: April 01, 2015
 FOR ASSESSMENT PURPOSES
 ONLY. DO NOT RELY ON
 FOR OTHER USE

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 the June 23, 2015 staff report. In addition, the Council adopts the following findings which were initially adopted by the Planning Commission:

1. The City complied with all required notice and hearing procedures for the City Council's July 7, 2015 hearing in this matter. At the commencement of the hearing, the Council made the disclosures and announcements required by ORS 197.763 (5) and (6) and 197.796. No member of the Board claimed any ex parte contacts, conflicts of interest or biases to report. There were no procedural objections, no objections to the participation of any member of the Council in this matter, and no one requested a continuance or that the record be kept open.
2. This zone change shall be allowed if there is a preponderance of credible evidence in the record demonstrating that all of the criteria from Community Development Code Section 12.80.160(E) are or can be met. Those criteria are cited below and each is followed by a finding regarding the proposed zone change's compliance:

1. The proposed zone implements and is consistent with the Comprehensive Plan Land Use Map designation for the site. A zone change to a zone not consistent with the Comprehensive Plan Map designation cannot be approved prior to approval of an amendment to the Comprehensive Plan Land Use Map to change the designation to one which is implemented by the requested zone;

The OS Open Space designation has no specific implementing zone. The I-P Industrial Park zone is therefore one of several zones which can implement the OS Open Space designation. This approval criterion is met.

2. Where the Comprehensive Plan Map designation has more than one implementing zone, the proposed zone is the most appropriate for the subject site, based on the purposes of each zone and the zoning pattern of surrounding land;

The OS Open Space designation has no specific implementing zone, thus all zones other than station community zones could potentially apply. The site is occupied by a public utility facility, and is part of the larger CWS sewer treatment plant which is adjacent to the northwest. The I-P Industrial Park zone is the most appropriate for the site, because it is one of only three zones in which utility facilities are a use permitted outright, the other zones being the I-G Industrial General and I-S Industrial Sanctuary.

The I-G zone is not the most appropriate zone for the subject site because, pursuant to CDC Section 12.25.110.A, the I-G zone is intended for locations near the downtown or at locations on freight routes, providing opportunities for all types of manufacturing, warehouse, and wholesale industrial uses. The I-G zone is found along TV Highway, approximately one-half mile from the subject site, but tends to be applied in the

southwestern quadrant of Hillsboro and within the airport runway areas. The subject site is not near the downtown or on a freight route, and thus the I-G zone would not be the most appropriate.

The I-S zone is also not the most appropriate for the site, because according to CDC 12.25.310, the I-S zone is intended for the areas brought in the Regional Urban Growth Boundary for industrial development, in the northern portion of Hillsboro. The subject site is not within the northern urban growth boundary and thus the I-S zone is not applicable.

The I-P zone, according to CDC 12.25.210, is intended for the City's newer industrial areas, providing opportunities for all types of industrial service. In addition, the I-P zone is applied on industrial park development approximately 1,500 feet to the north/northwest of the subject site, and directly across from the Rock Creek Treatment Plant. The I-P zone would also be recommended for the treatment plant site, upon future annexation into the city. Based on this analysis, the I-P Industrial Park zone is the most appropriate zone for the site.

3. Existing or planned transportation facilities are adequate or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zone;

The City Traffic Analyst has determined that the proposed zone change does not significantly affect a transportation facility for purposes of the State of Oregon Transportation Planning Rule (TPR) and complies with the TPR.

4. Existing or planned public infrastructure services (water, wastewater, stormwater, police and fire protection) are adequate or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zone;

City Departments were routed the proposed zone change, with none responding that existing or planned public infrastructure services would be compromised by the proposed zone change on this site.

5. Pursuant to Section 12.70.230, the Transportation Planning Rule Compliance analysis demonstrates that traffic impacts can be reasonably mitigated at the time of development. As an alternative to providing a Transportation Planning Rule Compliance analysis, the applicant may provide evidence that the potential traffic impacts from development under the proposed zoning are no greater than potential impacts from development under existing zoning; and

The Traffic Analyst's determination is that the proposed zone change does not significantly affect a transportation facility, therefore staff finds that no mitigation measures are necessary.

6. Any potential impacts on any designated significant natural resources, cultural resources or areas within the 100-year floodplain as a result of the proposed zone change are minimal or can be reasonably mitigated at the time of development.

The subject property includes designated significant natural resources and 100-year floodplain associated with Witch Hazel Creek. At the time development or public street improvements are proposed for the site, any potential impacts would be identified during that review and the appropriate restrictions and mitigation would be applied.

Section 12.80.160.F of the Community Development Code identifies the findings which must be adopted by the Review Authority to impose conditions on the approval of a zone change. These findings must show that:

The zone change will allow uses more intensive than those allowed in the current zone;

1. *The conditions are reasonably related to impacts caused by development allowed in the proposed zone or to impacts caused by the specific development proposed on the subject property;*
2. *The conditions will serve a public purpose such as mitigating the negative impacts of allowed uses on adjacent properties; and*
3. *The conditions are based upon policies or standards in the Comprehensive Plan or other standards adopted by the City of Hillsboro.*

In this case, there is no identified need or justification for addition of conditions to this zone change. Development requirements are applied as conditions of approval specific to the plans reviewed and approved with development applications such as a preliminary partition plat, and thus would not be appropriate for adoption with this zone change.

3. From the foregoing and based on the preponderance of credible evidence in the record, the Council concludes that this zone change application meets all six of the zone change approval criteria in Community Development Code Section 12.80.160(E), without the need for conditions of approval. Therefore, Hillsboro City Council approves this zone change as proposed in the June 23, 2015, staff report.

ORDINANCE NO. 6131

ZONE CHANGE 003-15: CLEAN WATER SERVICES

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF HILLSBORO COMMUNITY DEVELOPMENT CODE ORDINANCE NO. 6094, AS AMENDED, BY CHANGING THE ZONING OF A TRACT OF LAND FROM COUNTY FD-20 FUTURE DEVELOPMENT, 20-ACRE MINIMUM LOT SIZE, AND COUNTY INST INSTITUTIONAL, TO CITY I-P INDUSTRIAL PARK.

WHEREAS, a certain tract of land described herein has been annexed to the City of Hillsboro; and

WHEREAS, rezoning the annexed property from a County designation to a City zone allows for categorization of the existing on-site utility as a use permitted outright and for continued use of the property as a utility in accordance with City standards; and

WHEREAS, the City of Hillsboro Planning Commission approved Order No. 8158 on June 17, 2015, initiating the zone change on the annexed property described below; and

WHEREAS, the City Council hereby adopts the findings attached hereto as Exhibit A, as findings in support of this decision; and

WHEREAS, based on those findings, the City Council hereby determines that the zone change conforms with the Hillsboro Comprehensive Plan and Community Development Code, and the particular zone recommended by the Planning Commission is the best suited for the subject site.

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

Section 1. The following described tract of land, also shown on Exhibit B, is hereby rezoned from Washington County FD-20 Future Development, 20 acre minimum lot size, and County INST Institutional, to City I-P Industrial Park as defined in the City of Hillsboro Community Development Code No. 6094:

Tax Lot 100 in the southwest quadrant of Section 09, Township 1 South, Range 2 West, Willamette Meridian; and

Section 2. The City Planning Director is hereby instructed to cause the official Zoning Map, a part of Ordinance No. 1945, to be amended to include the zone change set forth in Section 1 hereof, upon the effective date of associated Case File No. Annexation 003-14.

Section 3. Except as herein amended, Community Development Code No. 6094, as amended, shall remain in full force and effect.

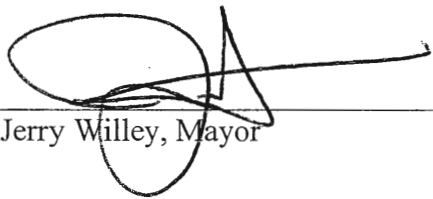
Section 4. The zone change shall become effective upon filing of the associated annexation records of Case File No. Annexation 003-14 with the Secretary of State as provided by ORS 222.180.

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

First approval of the Council on this 7th day of July 2015.

Second approval and adoption by the Council on this 21st day of July 2015.

Approved by the Mayor this 21st day of July 2015.



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 June 30, 2015 staff report. In addition, the Council adopts the following findings which were initially adopted by the Planning Commission:

1. The City complied with all required notice and hearing procedures for the City Council's July 7, 2015 hearing in this matter. At the commencement of the hearing, the Council made the disclosures and announcements required by ORS 197.763 (5) and (6) and 197.796. No member of the Board claimed any ex parte contacts, conflicts of interest or biases to report. There were no procedural objections, no objections to the participation of any member of the Council in this matter, and no one requested a continuance or that the record be kept open.
2. This Zone Change shall be allowed if there is a preponderance of credible evidence in the record demonstrating that all of the criteria from Community Development Code Section 12.80.160(E) are met or can be met. Those criteria are cited below and each is followed by a finding regarding the proposed Zone Change's compliance:

1. The proposed zone implements and is consistent with the Comprehensive Plan Land Use Map designation for the site. A Zone Change to a zone not consistent with the Comprehensive Plan Map designation cannot be approved prior to approval of an amendment to the Comprehensive Plan Land Use Map to change the designation to one which is implemented by the requested zone;

The OS Open Space designation has no specific implementing zone. The I-P Industrial Park zone is therefore one of several zones which can implement the OS Open Space designation. This approval criterion is met.

2. Where the Comprehensive Plan Map designation has more than one implementing zone, the proposed zone is the most appropriate for the subject site, based on the purposes of each zone and the zoning pattern of surrounding land;

The OS Open Space designation has no specific implementing zone, thus all zones other than station community zones could potentially apply. The site is occupied by a public utility facility, and is part of the system which includes the larger CWS sewer treatment plant adjacent to the northwest. The I-P Industrial Park zone is the most appropriate for the site, because it is one of only three zones in which utility facilities are a use permitted outright; the other zones being the I-G Industrial General and I-S Industrial Sanctuary.

The I-G zone is not appropriate because, pursuant to CDC Section 12.25.110.A, this zone is intended for locations near the downtown or at locations on freight routes, providing opportunities for all types of manufacturing, warehouse, and wholesale industrial uses. The I-G zone is found along TV Highway, approximately one-half mile from the subject site, but tends to be applied in the southwestern quadrant of Hillsboro, and within the runway

areas of the Hillsboro Airport. The subject site is not near the downtown or on a freight route, and thus the I-G zone is not the most appropriate.

The I-S zone is not appropriate, because according to CDC 12.25.310, this zone is intended for the areas brought into the Regional Urban Growth Boundary for industrial development, in the northern portion of Hillsboro. The subject site is not within the northern urban growth boundary and thus the I-S zone is not applicable.

The I-P zone is appropriate for the site because, according to CDC 12.25.210, this zone is intended for the City's newer industrial areas, providing opportunities for all types of industrial service. In addition, the I-P zone is applied on industrial park development approximately 1,500 feet to the north/northwest of the subject site, and directly across from the Rock Creek Treatment Plant. The I-P zone would also be recommended for the treatment plant site, upon future annexation into the city. Based on this analysis, the I-P Industrial Park zone is the most appropriate zone for the site.

3. Existing or planned transportation facilities are adequate or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zone;

The City Traffic Analyst has determined that the proposed Zone Change does not significantly affect a transportation facility for purposes of the State of Oregon Transportation Planning Rule (TPR) and complies with the TPR.

4. Existing or planned public infrastructure services (water, wastewater, stormwater, police and fire protection) are adequate or can be made available to an adequate capacity to serve the site and uses allowed by the proposed zone;

City Departments were routed the proposed Zone Change, with none responding that existing or planned public infrastructure services would be compromised by the proposed Zone Change on this site.

5. Pursuant to Section 12.70.230, the Transportation Planning Rule Compliance analysis demonstrates that traffic impacts can be reasonably mitigated at the time of development. As an alternative to providing a Transportation Planning Rule Compliance analysis, the applicant may provide evidence that the potential traffic impacts from development under the proposed zoning are no greater than potential impacts from development under existing zoning; and

The Traffic Analyst has determined that the proposed Zone Change does not significantly affect a transportation facility, and therefore no mitigation measures are necessary.

6. Any potential impacts on any designated significant natural resources, cultural resources or areas within the 100-year floodplain as a result of the proposed Zone Change are minimal or can be reasonably mitigated at the time of development.

The subject property includes designated significant natural resources and 100-year floodplain associated with Witch Hazel Creek. At the time development or public street improvements are proposed for the site, any potential impacts would be identified during that review and the appropriate restrictions and mitigation would be applied.

Section 12.80.160.F of the Community Development Code identifies the findings which must be adopted by the Review Authority to impose conditions on the approval of a Zone Change. These findings must show that:

The Zone Change will allow uses more intensive than those allowed in the current zone;

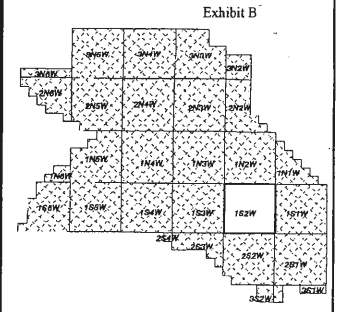
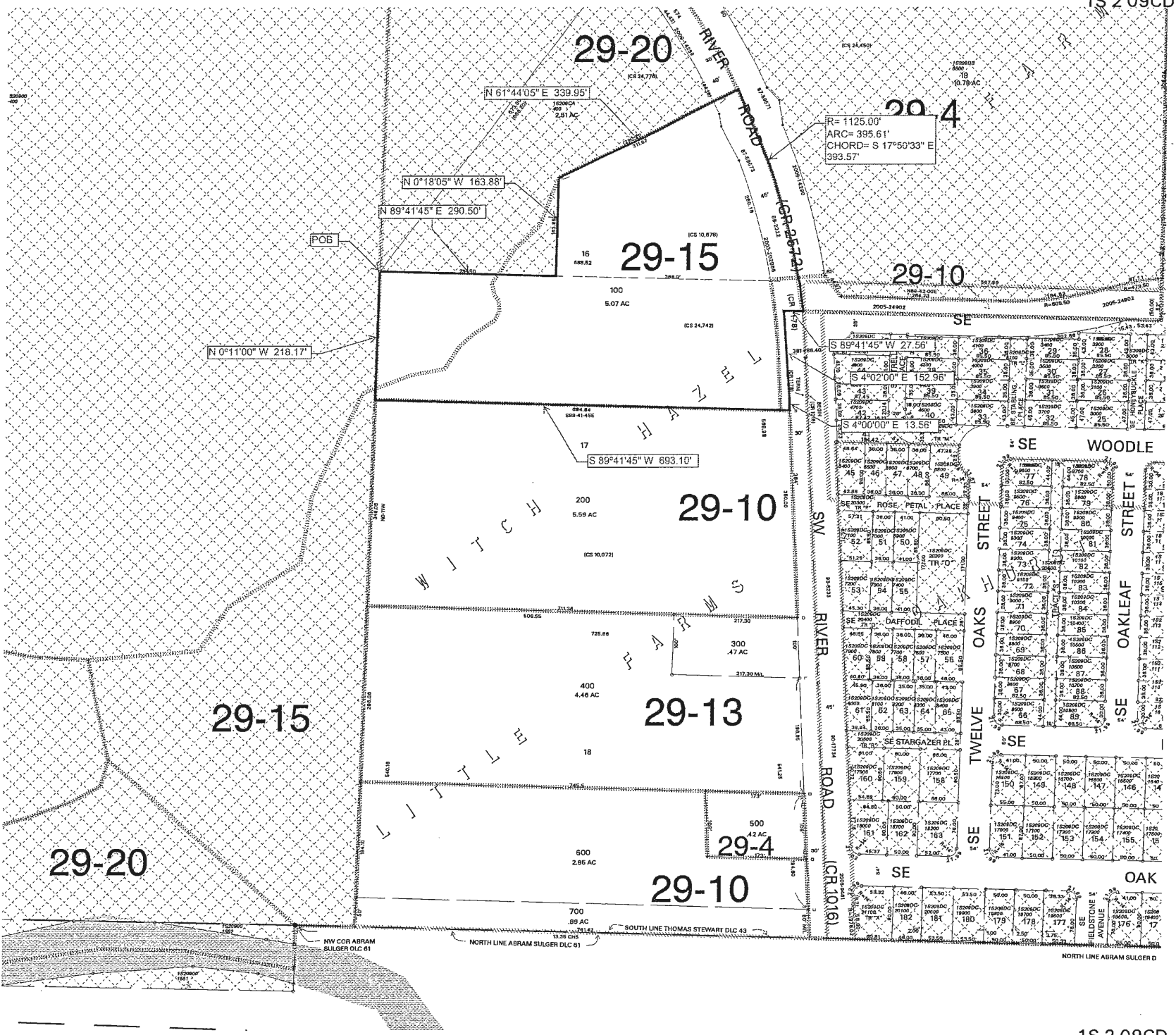
1. *The conditions are reasonably related to impacts caused by development allowed in the proposed zone or to impacts caused by the specific development proposed on the subject property;*
2. *The conditions will serve a public purpose such as mitigating the negative impacts of allowed uses on adjacent properties; and*
3. *The conditions are based upon policies or standards in the Comprehensive Plan or other standards adopted by the City of Hillsboro.*

In this case, there is no identified need or justification for addition of conditions to this Zone Change. Development requirements are applied as conditions of approval specific to development applications, and thus would not be appropriate for adoption with this Zone Change.

3. From the foregoing and based on the preponderance of credible evidence in the record, the Council concludes that this Zone Change request meets all six of the Zone Change approval criteria in Community Development Code Section 12.80.160(E), without the need for conditions of approval. Therefore, Hillsboro City Council approves this Zone Change as proposed in Order No. 8158.

1S 2 09CD

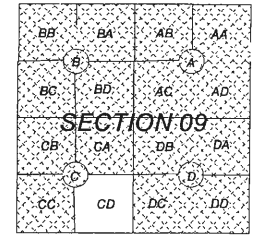
1S 2 09CD



WASHINGTON COUNTY OREGON
SE 1/4 SW 1/4 SECTION 09 T1S R2W W.M.
SCALE 1" = 100'

35	31	32	33	34	35	36	31
6	5	4	3	2	1	6	
12	6	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

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www.co.washington.or.us



WASHINGTON COUNTY
ASSESSMENT
CARTOGRAPHY
TAXATION

PLOT DATE: April 01, 2015
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.

1S 2 09CD

HILLSBORO
1S 2 09CD