



Oregon
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

01/03/2011

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Hillsboro Plan Amendment
DLCD File Number 004-10

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

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, January 13, 2011

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

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

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

Cc: Debbie Raber, City of Hillsboro
Gloria Gardiner, DLCD Urban Planning Specialist

<paa> N

FORM 2

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD
WITHIN 5 WORKING DAYS AFTER THE FINAL DECISION
PER ORS 197.610, OAR CHAPTER 660 - DIVISION 18

☐ In person ☐ electronic ☐ mailed

DATE
STAMP

DEPT OF

DEC 27 2010

**LAND CONSERVATION
AND DEVELOPMENT**
For DLCD Use Only

Jurisdiction: **Hillsboro**

Local file number: **ZOA 2-10**

Date of Adoption: **12/21/2010**

Date Mailed: **12/22/2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 10/19/2010

☐ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☒ Land Use Regulation Amendment

☐ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

AMEND ZONING ORDINANCE SECTION 69 TO INCREASE THE MAXIMUM BUILDING HEIGHT RESTRICTION FROM 85 FEET TO 150 FEET FOR HIGH PROFILE INDUSTRIAL BUILDINGS AND AMEND SECTION 72 TO ADD CONDITIONS REQUIRING INCREASED SETBACKS AND VISUAL MITIGATION FOR TALLER BUILDINGS IN THE M-P INDUSTRIAL PARK ZONE.

Does the Adoption differ from proposal? Yes, Please explain below:

A TYPO IN THE PROPOSAL FORM LISTED SECTION 67 INCORRECTLY AS BEING AMENDED RATHER THAN SECTION 69. THE MAXIMUM BUILDING HEIGHT FOR HIGH PROFILE INDUSTRIAL BUILDINGS WAS INCREASED TO 150 FEET RATHER THAN REMOVING THE HEIGHT LIMIT ALTOGETHER. AMENDMENTS TO SECTION 72 WERE NOT IN THE ORIGINAL PROPOSAL. THE INTENT OF THE PROPOSAL DID NOT DIFFER.

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **N/A**

Acres Involved: **0**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

1 **2** **3** **4** **5** **6** **7** **8** **9** 10 11 12 13 14 15 16 17 18 19
☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☒ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

DLCD File No. 004-10 (18569) [16472]

45-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Local Contact: **Deborah Raber/Colin Cooper**

Phone: **(503) 681-6155** Extension:

Address: **150 E Main St**

Fax Number: **503-681-6245**

City: **Hillsboro**

Zip: **97123-**

E-mail Address:

ADOPTION SUBMITTAL REQUIREMENTS

This form must be mailed to DLCD within 5 working days after the final decision
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) of the Adopted Amendment to:

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.

ORDINANCE NO. 5955

ZOA 2-10: BUILDING HEIGHT IN THE M-P INDUSTRIAL PARK ZONE

AN ORDINANCE AMENDING ZONING ORDINANCE NO. 1945, AS AMENDED, SECTION 69 HEIGHT OF BUILDINGS AND SECTION 72 (10) PERFORMANCE STANDARDS, REGARDING BUILDING HEIGHT IN THE M-P INDUSTRIAL PARK ZONE, AND DECLARING AN EMERGENCY.

WHEREAS, Zoning Ordinance Section 69 provides for a maximum structural height in the M-P zone of 45 feet, with the exception of high profile industrial buildings which can reach a height of 85 feet, and

WHEREAS, recent trends in the high technology industry indicate that future high profile industrial buildings may exceed this height limitation in order to both decrease area of land consumed and to increase efficiency in internal systems operations; and

WHEREAS, Zoning Ordinance Section 112 authorizes the Planning Commission to initiate Zoning Ordinance text amendments, and

WHEREAS, believing it appropriate to consider amending the text of the Zoning Ordinance to allow high profile industrial buildings to exceed the current maximum height limitation, the Planning Commission adopted Order No. 8034 on October 13, 2010, initiating such a text change, and

WHEREAS, the Planning Commission held a public hearing on the proposed amendment on December 8, 2010; received testimony in support of the amendment and no testimony in opposition, and adopted Order No. 8035 recommending approval of the proposed amendments, with the Planning Department staff reports on this matter dated December 1 and December 8, 2010 with their respective attachments as findings in support, and

WHEREAS, the City Council considered the Planning Commission's recommendation at its regular meeting on December 21, 2010, and

WHEREAS, the City Council adopts the findings attached hereto as Attachments A and B in support of their decision.

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

Section 1. Zoning Ordinance No. 1945, Section 69 Height of Buildings is amended to read as follows, with language to be added in ***bold italic*** typeface and language to be deleted on ~~overstrike~~ typeface:

Section 69. Height of Buildings. In an M-P zone, the maximum structural height shall be 45 feet, ~~excepting~~ ***with the exception of*** high profile industrial buildings as defined in Section 3 (40) of this Ordinance. The maximum structural height of a high profile industrial building shall be ~~85~~ ***150*** feet. However, ***all industrial*** structures placed closer than 100 feet to a residential zone shall have a maximum height of 45 feet minus one foot for each two feet less than 100 feet from the residential district boundary.

Section 2. Zoning Ordinance No. 1945, Section 72 (10) Performance Standards / Landscaping is amended to read as follows, with language to be added in ***bold italic*** typeface and language to be deleted on ~~everstrike~~ typeface:

Section 72 Performance Standards.

(10) Landscaping.

- (a) Properties abutting a residential ~~zone~~ ***Comprehensive Plan Land Use Map designation boundary*** shall provide and maintain a dense evergreen landscape buffer ~~which attains a mature height of at least seven feet or~~ ***and*** such other screening measures as may be prescribed by the Planning ~~Commission~~ ***Director*** in the event differences in elevation should defeat the purpose of this requirement.
- (b) Yards adjacent to streets and those abutting a residential ~~district~~ ***Comprehensive Plan Land Use Map designation boundary*** shall be continuously maintained in lawn, with lawn and trees or shrubs established and maintained in a manner providing a park-like character to the property.
- (c) Other yards and unused property shall be maintained in grass or other suitable ground cover.
- (d) ***Sites of high profile industrial buildings shall have enhanced evergreen landscaping buffers and earthen berms as necessary to mitigate the increased visual impact of the taller building(s). The height and/or screening intensity of the landscaping and berms shall be determined in relation to the proximity of the high profile building(s) to a public street or an adjacent non-Industrial Comprehensive Plan Land Use Map designation boundary.***

Section 3. Inasmuch as it is necessary that this Zoning Ordinance amendment become effective soon, so as to enhance economic development opportunities and provide timely recognition of future industrial development trends, an emergency is declared to exist and this ordinance shall become effective immediately upon its passage by the Council and approval by the Mayor.

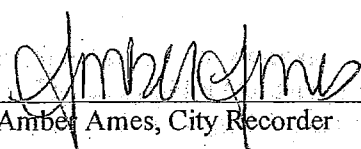
Approval and adoption by the Council on this 21st day of December 2010.

Approved by the Mayor this 21st day of December 2010.

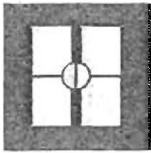


Jerry Willey, Mayor

ATTEST:



Amber Ames, City Recorder



December 1, 2010

STAFF REPORT

TO: Planning Commission

FROM: Planning Department

RE: Proposed Zoning Ordinance text amendment - Case File No. ZOA 2-10:
Building Height in the M-P Industrial Park zone

REQUEST

Planning staff requests that the Planning Commission adopt the attached Order recommending City Council approval of a text amendment to Zoning Ordinance No. 1945 regarding maximum building height for "high profile industrial buildings" in the M-P Industrial Park zone. As revised, the proposed text amendment would increase the current 85 foot maximum height standard for this specialized use to 150 feet and add conditions requiring visual mitigation with perimeter berms and/or enhanced landscaping.

BACKGROUND

Although the national economy remains sluggish, the City has begun to receive an increasing number of inquiries from prospective industrial users. In responding to these inquiries, the city has learned that higher land prices and increased process efficiency is creating a trend in the high tech industry toward developing taller buildings with smaller footprints than has been the past practice.

Zoning Ordinance Sections 68 and 69 currently allow "high profile industrial buildings" (as defined in Section 3 (40)) to exceed the regular height standard in the M-P zone:

Section 3 (40) High Profile Industrial Building. An industrial building designed and constructed for manufacturing or warehouse use, characterized by highly specialized mechanical and/or automated equipment requiring structural heights greater than 45 feet.

To respond to the observed trend in high tech manufacturing, Planning staff originally proposed the following amendments to Section 69:

Section 69. Height of Buildings. In an M-P zone, the maximum structural height shall be 45 feet, ~~excepting with the exception that~~ high profile industrial buildings (as defined in Section 3 (40) of this Ordinance) ~~have no maximum structural height. The maximum structural height of a high profile industrial building shall be 85 feet.~~ However, *all industrial* structures placed closer than 100 feet to a residential zone shall have a maximum height of 45 feet minus one foot for each two feet less than 100 feet from the residential district boundary.

Planning Commission initiated this text amendment through adoption of Order No. 8034 on October 13, 2010. On November 10th, the Planning Commission held a work session on the proposed amendments. The Commission's directions to the staff are discussed further in this staff report.

PROCEDURES FOR INITIATION AND PROCESSING OF A ZONING ORDINANCE TEXT AMENDMENT

The procedures for initiating and processing a Zoning Ordinance text amendment are found in HZO Sections 112 and 116 as shown below. Sections not relevant are omitted for brevity.

Section 112. Authorization to Initiate Amendments. Amendment to the text of this Ordinance may be initiated by the City Council or Planning Commission. Consideration of amendments to the text of this Ordinance shall be by the Planning Commission.

Section 116. Public Hearing on an Amendment. Before taking action on a proposed [text] amendment to this Ordinance, the Planning Commission shall hold a public hearing thereon within 40 calendar days after receiving the application.

- (1) Notice of hearing. Notice of time, place, and purpose of the public hearing before the Planning Commission, on a proposed amendment shall be given by the City Recorder in the following manner:
 - a. If an amendment to the text of this Ordinance is proposed, notice shall be by three publications in a newspaper of general circulation in the City, the first to be not more than 30 calendar days and the last not more than 10 calendar days prior to the date of hearing.
- (2) Recess of hearing. The Planning Commission may recess a hearing in order to obtain additional information or to serve further notice upon other property owners or persons it decides may be interested in the proposed amendment. Upon recessing for this purpose, the Planning Commission shall announce the time and date when the hearing will be resumed or other manner, such as written evidence, in which additional information will be considered.

- (3) Action of the Planning Commission. A decision by the Planning Commission to deny an amendment shall be final unless appealed to the City Council according to the provisions of this ordinance. An action favoring an amendment shall be in the form of a recommendation to the City Council. The City Council may, on its own initiative or upon appeal, hold such hearing as it deems appropriate upon proposed amendments. The City Council may pass an ordinance amending the Zoning Ordinance text based upon the recommendation of the Planning Commission or based on findings of the City Council.

CURRENT PROVISIONS REGARDING BUILDING HEIGHT AND SETBACKS

Zoning Ordinance Sections 68 and 69 currently provide as follows:

Section 68. Setback Requirements. Except as provided in Section 93, in an M-P zone the yards shall be as follows:

- (1) For buildings 45 feet in height or less, the yard along a street other than an alley shall be a minimum of 35 feet.
- (2) For buildings 45 feet in height or less, the size of other yards shall be a minimum of 25 feet; except where the side of the lot is abutting a residential zone the yard shall be a minimum of 50 feet.
- (3) For high profile industrial buildings 45 feet or more in height, front, side, and rear yard setbacks shall be as specified in sections (1) and (2) above, plus an additional setback as follows:
 - (a) Adjacent to residential zones, one foot for each foot of total structural height; or
 - (b) adjacent to commercial or industrial zones, one foot for each foot of structural height above 45 feet.

Section 69. Height of Buildings. In an M-P zone, the maximum structural height shall be 45 feet, excepting high profile industrial buildings as defined in Section 3 (32) of this Ordinance. The maximum structural height of a high profile industrial building shall be 85 feet. However, structures placed closer than 100 feet to a residential zone shall have a maximum height of 45 feet minus one foot for each two feet less than 100 feet from the residential district boundary.

The current language in 68 and 69 was originally adopted in 1963. Section 3 (40) and the references to High-profile industrial buildings in Sections 68 and 69 were adopted in September 1992, based on then current industry trends toward manufacturing buildings and automated warehouses taller than the 45-foot height limit. In recognition of greater visual impact of taller

industrial buildings, the language in Section 69 requires a minimum setback of 100 feet adjacent to residential zone boundaries for buildings taller than 45 feet. Table 1 illustrates the provisions of Section 68 (1), (2), and (3):

Table 1: High Profile Industrial Bldg. Height & Setback Examples under existing Section 68

High Profile Industrial Building Height	Setbacks to Commercial or Industrial zones	Setbacks to Residential zones
45 feet (base height)	35 feet front 25 feet sides and rear	50 feet sides and rear (base setback)
50 feet	40 feet front 30 feet sides and rear	100 feet sides and rear
60 feet	50 feet front 40 feet sides and rear	110 feet sides and rear
70 feet	60 feet front 50 feet sides and rear	120 feet sides and rear
80 feet	70 feet front 60 feet sides and rear	130 feet sides and rear
85 feet	75 feet front 65 feet sides and rear	135 feet sides and rear

Planning staff notes that Sections 68 (3) and 69 contradict one another at building heights between 45 and 50 feet. For example, Section 68 (3) would allow a 48 foot building at a 98 foot setback; but Section 69 would limit building height at a 98 foot setback to 44 feet. At setbacks beyond 100 feet this discrepancy disappears.

IMPACTS OF PROPOSED TEXT AMENDMENT

Under the proposed text amendments, the greater setback requirements of Section 68 would continue to apply to high profile industrial buildings taller than 85 feet. Table 2 (on the following page) is an extrapolation of Table 1, and shows the relationship between potentially taller high profile industrial building heights and setbacks.

To visualize the heights listed in Table 2, the Planning Commission may wish to consider the following dimensions:

- height of Hillsboro Civic Center – approximately 85 feet
- height of Courthouse Sequoias – approximately 165 feet
- length of a standard downtown Hillsboro city block – 400 feet
- distance from Courthouse Sequoia trunks to Main Street sidewalk in front of Stratford House – approximately 220 feet

Table 2: High Profile Industrial Building Examples Extrapolated under proposed amendment

High Profile Industrial Building Height	Setbacks to Commercial or Industrial zones	Setbacks to Residential zones
85 feet	75 feet front 65 feet sides and rear	135 feet sides and rear
90 feet	80 feet front 70 feet sides and rear	140 feet sides and rear
100 feet	90 feet front 80 feet sides and rear	150 feet sides and rear
110 feet	100 feet front 90 feet sides and rear	160 feet sides and rear
120 feet	110 feet front 100 feet sides and rear	170 feet sides and rear
130 feet	120 feet front 110 feet sides and rear	180 feet sides and rear
140 feet	130 feet front 120 feet sides and rear	190 feet sides and rear
150 feet	140 feet front 130 feet sides and rear	200 feet sides and rear
160 feet	150 feet front 140 feet sides and rear	210 feet sides and rear

NOVEMBER 10TH WORK SESSION DIRECTION FROM PLANNING COMMISSION

At the November 10th work session, the Commissioners present (President Coulter, Vice-President Eyre Brewer and Commissioners Fleisher, Lankford, and Roberts) in general supported the proposed amendments. The Commissioners' comments fell into three categories:

- The amendments as drafted were open-ended: there would be no maximum height, and some specified maximum height is needed.
- The greater visual impact of taller buildings should be mitigated with increased landscaping and/or berms along the perimeters of the industrial properties.
- The context of the taller buildings determines their impact: an 85 foot building at a 135 foot setback may have a greater impact on an adjacent residential zone than a 150 foot building at a 350 foot setback.

Planning staff is currently preparing two graphics to illustrate varying building heights and setbacks for high profile industrial buildings adjacent to residential and to commercial/industrial zones. A map will also be prepared showing the locations of M-P zoning in proximity to residential zones throughout the City. These exhibits will be available at the December 8th hearing.

TESTIMONY IN SUPPORT OF THE PROPOSED AMENDMENT

The following testimony has been received in support of the proposed amendments:

- Letter from John Southgate, Economic Development Director, dated October 12th
- Letter from Mark Clemons, Group MacKenzie, dated November 4th
- Letter from Tim McCabe, Business Oregon, dated November 3rd

No testimony has been received in opposition.

REVISIONS TO PROPOSED TEXT AMENDMENT LANGUAGE

Based on the comments received at the work session, staff proposes revisions to the initiated language in Section 69 as shown below in highlighted text and additional amendments in Section 72 (10) to read as shown:

Section 69. Height of Buildings. In an M-P zone, the maximum structural height shall be 45 feet, ~~excepting with the exception that of~~ high profile industrial buildings as defined in Section 3 (40) of this Ordinance. ~~have no maximum structural height.~~ The maximum structural height of a high profile industrial building shall be ~~85 150 feet.~~ However, *all industrial* structures placed closer than 100 feet to a residential zone shall have a maximum height of 45 feet minus one foot for each two feet less than 100 feet from the residential district boundary.

(10) Landscaping.

(a) Properties abutting a residential ~~zone~~ *Comprehensive Plan Land Use Map designation boundary* shall provide and maintain a dense evergreen landscape buffer which attains a mature height of at least seven feet or such other screening measures as may be prescribed by the Planning ~~Commission Director~~ in the event differences in elevation should defeat the purpose of this requirement.

(b) Yards adjacent to streets and those abutting a residential ~~district~~ *Comprehensive Plan Land Use Map designation boundary* shall be continuously maintained in lawn, with lawn and trees or shrubs established and maintained in a manner providing a park-like character to the property.

(c) Other yards and unused property shall be maintained in grass or other suitable ground cover.

~~(d) Sites of high profile industrial buildings shall have enhanced evergreen landscaping buffers and earthen berms as necessary to~~

mitigate the increased visual impact of the taller building(s). The height and/or screening intensity of the landscaping and berms shall be determined in relation to the proximity of the high profile building(s) to a public street or an adjacent non-Industrial Comprehensive Plan Land Use Map designation boundary.

RECOMMENDATION

Planning staff has prepared the attached draft Order recommending City Council approval of the proposed text amendments as revised. The Order can be revised at the Commissioners' direction after receipt of public testimony on December 8th.

Respectfully submitted,

CITY OF HILLSBORO PLANNING DEPARTMENT

A handwritten signature in cursive script, reading "Deborah A. Raber".

Deborah A. Raber AICP
Planning Project Manager

Attachments: supporting letters as noted
draft Order recommending Council approval of proposed amendments



CITY OF HILLSBORO
ECONOMIC DEVELOPMENT

October 12, 2010

City of Hillsboro
Planning Commission
150 E. Main Street
Hillsboro, OR. 97123

Dear Planning Commission President Coulter and Commissioners,

As Oregon climbs out of the national economic recession the Economic Development Department is receiving an increasing number of business recruiting requests related to the City's industrial clusters. In particular, the Economic Development Department is receiving requests for qualifications (RFQs) that require the City to describe the existing and planned infrastructure necessary to allow these firms to operate in our City. Some of the questions included in the RFQs relate to our Industrial Zoning standards. Increasingly, industrial users are constructing taller buildings on smaller foot prints, particularly users in the silicon and clean technology clusters. Therefore, the Economic Development Department supports the proposed Hillsboro Zoning Ordinance Text Amendment to remove or amend the height cap on *High Profile Industrial Buildings* thereby providing more flexibility for the industrial development standards and improving our business recruitment success.

Thank you for your consideration,

Sincerely,

John Southgate
Economic Development Director



November 3, 2010

Planning Commission
City of Hillsboro
150 E Main Street
Hillsboro, Oregon 97123

Dear President Coulter and Commissioners:

It has come to my attention that the City of Hillsboro is considering an amendment to the MP Industrial Park zoning ordinance, specifically removing the height limitations on manufacturing and warehouse buildings for specialized equipment installation. Business Oregon is in support of the proposed amendment.

As you may know from your Economic Development staff, there has been an increase in companies looking for manufacturing sites, across all industries. Hillsboro is one of Oregon's best locations for technology companies because Hillsboro anticipates the complex needs of the industry before they ask. As such, amending the height requirement will help reduce impediments to development since technology companies have made that a consideration in their evaluation process.

It has been a pleasure to work with the City of Hillsboro in furthering economic development in Oregon and the region. If you have any questions, please don't hesitate to contact your Business Development Officer, Chad Freeman at 503-229-5117 or by e-mail at chad.freeman@state.or.us.

Sincerely,

A handwritten signature in black ink, appearing to read "Tim McCabe", written in a cursive style.

Tim McCabe,
Director

GROUP
MACKENZIE
CELEBRATING 50 YEARS

November 4, 2010

City of Hillsboro Planning Commission
150 East Main Street
Hillsboro, OR. 97123

Dear Planning Commission, President Coulter, and Commissioners:

Group Mackenzie is writing in support of the Planning Department's recommendation to remove the 85' height limit on "high profile industrial buildings" in the MP zone. Our firm has provided architecture and engineering design services to numerous technology projects in Hillsboro and elsewhere in the Portland metropolitan area. Most recently, we were part of the design/build team for Genentech.

Removing this restriction will provide flexibility to companies and will be more responsive to their individual process and design specifications. Existing building codes will still ensure that public health and safety issues will be met.

The City of Hillsboro has historically created a positive regulatory and policy environment for new investment and job creation. These efforts have resulted in Hillsboro being a key part of the economic engine for the State of Oregon. Actions such as this continue that position.

Sincerely,



Mark Clemons, LEED AP
Director Project Development

RiverEast Center | 1515 SE Water Avenue, Suite 100 | Portland, OR 97214

P.O. Box 14310 | Portland, OR 97293

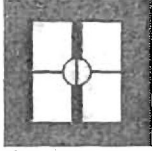
Tel: 503.224.9560 Web: www.gmpmack.com Fax: 503.226.1285

Group
Mackenzie,
Incorporated

Architecture
Interiors
Structural
Engineering
Civil Engineering
Land Use Planning
Transportation
Planning
Landscape
Architecture

Locations:

Portland, Oregon
Seattle, Washington
Vancouver, Washington



December 8, 2010

STAFF REPORT

TO: Planning Commission
FROM: Planning Department

RE: Proposed Zoning Ordinance text amendment - Case File No. ZOA 2-10:
Building Height in the M-P Industrial Park zone

REQUEST

Planning staff requests that the Planning Commission adopt draft Order No. 8035 recommending City Council approval of a text amendment to Zoning Ordinance No. 1945 regarding maximum building height for "high profile industrial buildings" in the M-P Industrial Park zone. As revised the proposed text amendment would increase the current 85 foot maximum height standard for this specialized use to 150 feet and add conditions requiring visual mitigation with perimeter berms and/or enhanced landscaping.

ADDITIONAL MATERIALS RECEIVED

The following additional materials have been prepared or received on the proposed amendments:

- Zoning Map showing locations where M-P zoning abuts or is across the street from residential zoning
- Cross section illustrating existing and proposed building heights and setbacks where M-P zoning abuts residential zoning
- Cross section illustrating existing and proposed building heights and setbacks where M-P zoning is across the street from commercial or industrial zoning
- Letter from Terence Dieter at Intel dated December 8, 2010

RECOMMENDATION

Planning staff recommends that the Planning Commission adopt Order No. 8035 recommending City Council approval of the proposed text amendments as revised. The Order can be revised at the Commissioners' direction after receipt of public testimony this evening. The December 1st and December 8th staff reports will be the supporting findings for the Order.

Respectfully submitted,

CITY OF HILLSBORO PLANNING DEPARTMENT

A handwritten signature in cursive script, appearing to read "Deborah A. Raber", written over a horizontal line.

Deborah A. Raber AICP
Planning Project Manager

Attachments: Zoning Map and cross sections exhibits as noted
Letter of support from Terry Dieter

Intel Corporation
2501 NW 229th Avenue
Hillsboro, OR. 97124

Mail Stop: RS3-300



December 8, 2010

City of Hillsboro Planning Commission
150 East Main Street
Hillsboro, Oregon 97123

Subject: Height Amendment to the Hillsboro Zoning Code

Dear Planning Commission President Coulter and Commissioners,

As Intel LFTD Architect I am responsible for the oversight of the architectural building design of Intel's state of the art technology development and high volume wafer fabrication manufacturing facilities for logic technologies in Oregon and around the globe. I have observed the semiconductor industry's progression from 4 inch diameter wafer manufacturing technology to the current 12 inch (300mm) technology. Based on industry trends, I anticipate this increase in wafer size processing technology to continue in the future. With each progression in wafer size, there is a commensurate increase in the size on the manufacturing equipment (tools) and the volume of space required to accommodate these tools. In addition, automated overhead wafer handling systems have been integrated to transport the products throughout the factory. This technology further drives the height of the cleanroom. As the interior height of the cleanroom increases, it is also necessary to increase the building shell height to accommodate these current and future technologies. The current 85 foot height limitation was established in 1995 with Intel's D1B (F20) 8 inch factory at the Ronler Acre campus. The current height will severely limit fabrications facilities of the future.

We strongly support the City of Hillsboro Planning Department's proactive effort to accommodate the needs of future wafer manufacturing technology. We encourage your adoption of the proposed height increase. Please contact me if Intel can be of further assistance on this matter.

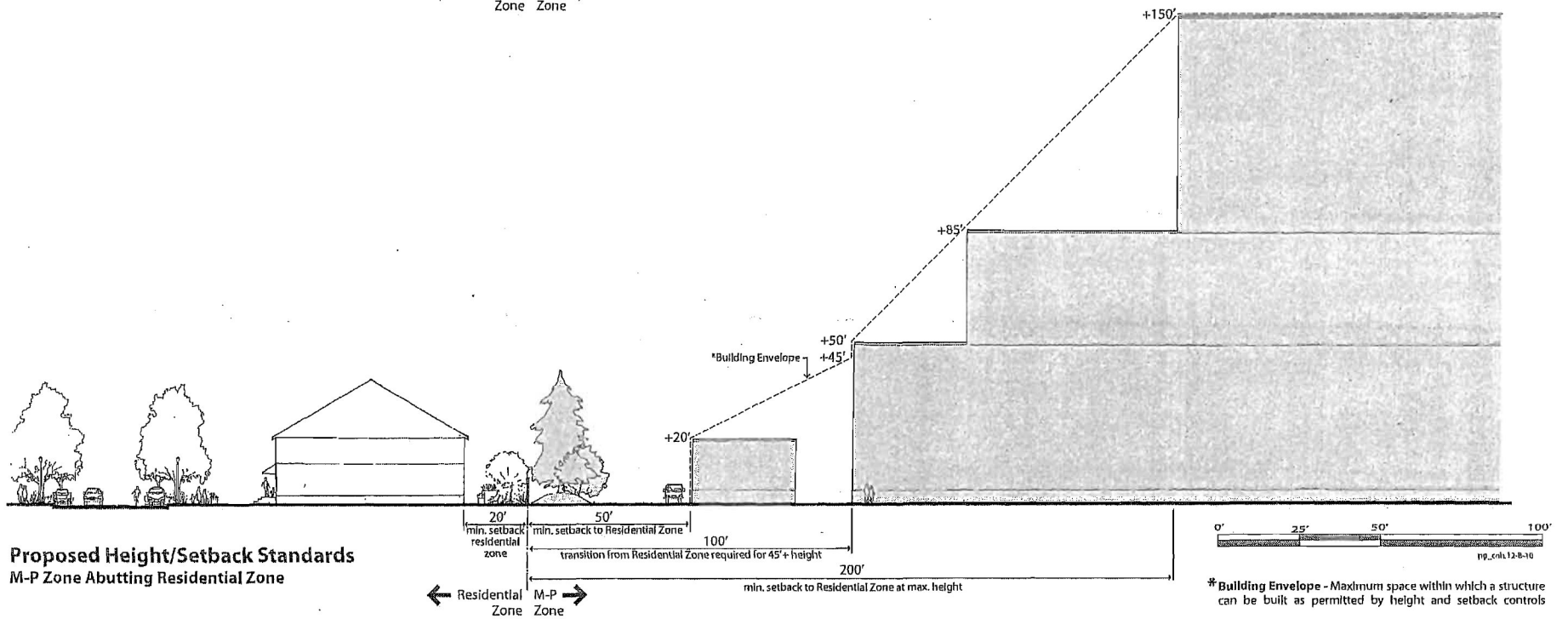
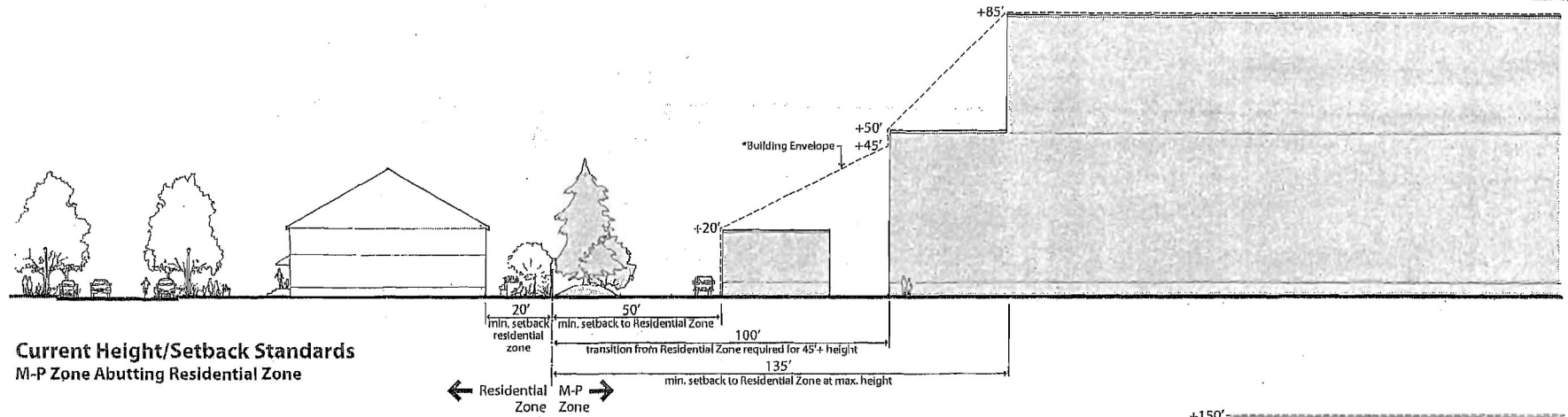
Regards,

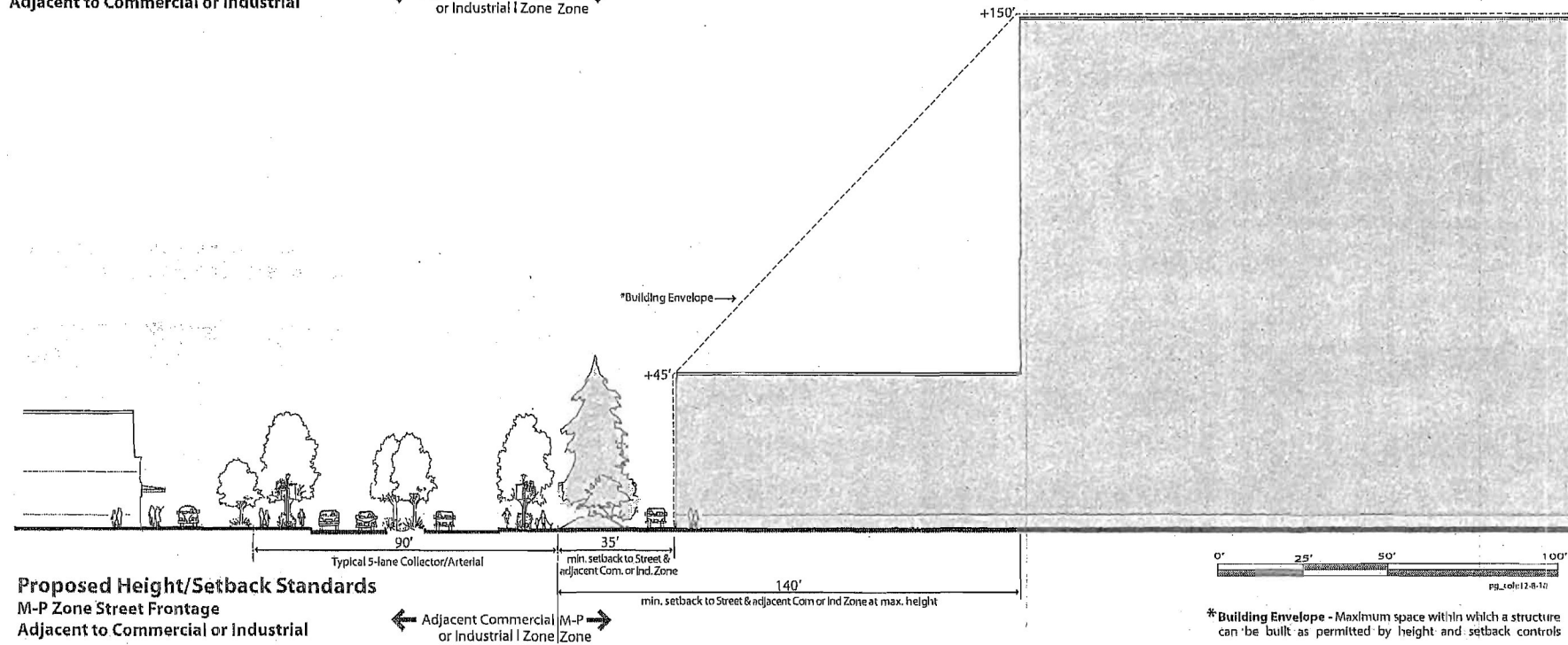
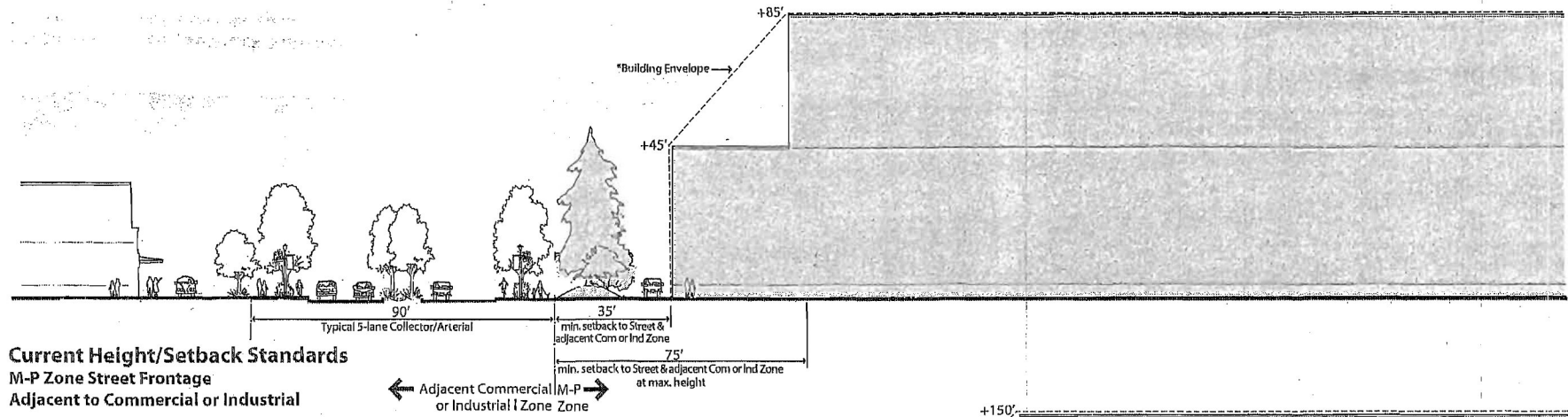
A handwritten signature in dark ink, appearing to read "Terrence L. Dieter". The signature is fluid and cursive, with the first name being the most prominent.

Terrence L. Dieter
Intel Corporation, LFTD Architect

Exhibit A







*Building Envelope - Maximum space within which a structure can be built as permitted by height and setback controls



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\$02.41

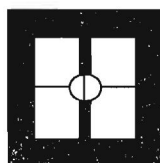
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Dept of Land Conservation &
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635 Capitol Street NE
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