



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

09/09/2013

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 011-13

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: Friday, September 20, 2013

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: Genny Bond, City of Hillsboro
Gordon Howard, DLCD Urban Planning Specialist
Anne Debbaut, DLCD Regional Representative

<paa> YA



FORM 2

DLCD

Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DATE STAMP

DEPT OF

SEP 03 2013

LAND CONSERVATION AND DEVELOPMENT

For Office Use Only

Jurisdiction: **Hillsboro**

Local file number: **ZC 7-13**

Date of Adoption: **9/19/2013**

Date Mailed: **8/30/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: **5/23/2013**

☐ 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".

APPLIED CITY ZONE A-4 MULTI FAMILY RESIDENTIAL TO ONE PROPERTY PREVIOUSLY ANNEXED INTO THE CITY LIMITS IN DECEMBER 2009. THE CITY ZONE A-4 MULTI-FAMILY RESIDENTIAL IMPLEMENTS THE RH RESIDENTIAL HIGH DENSITY COMPREHENSIVE PLAN DESIGNATION.

Does the Adoption differ from proposal? No, no explanation is necessary

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

to: **N/A**

Zone Map Changed from: **County R-15 Residential** to: **A-4 Multi Family Residential**

Location: **1N233DC01300**

Acres Involved: **0**

Specify Density: Previous: **15 du/ac**

New: **17-21.25 du/ac**

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...

35-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:

WASHINGTON COUNTY, METRO

Local Contact: **Genny Bond, Urban Planner III**

Phone: (503) 681-6246 Extension:

Address: **150 E Main Street**

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

City: **Hillsboro**
oregon.gov

Zip: **97123-**

E-mail Address: **genny.bond@hillsboro-**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

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

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.

ORDINANCE NO. 6061

ZONE CHANGE 7-13: ZAVOSHY

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF HILLSBORO ZONING ORDINANCE NO. 1945, AS AMENDED, BY APPLYING CITY ZONING TO A PARCEL WHICH WAS INVOLUNTARILY ANNEXED TO THE CITY ON DECEMBER 15, 2009.

WHEREAS, the Hillsboro City Council annexed the subject property into the City through an island annexation process on December 15, 2009 pursuant to Ordinance No. 5905, and at which time the Comprehensive Plan designation of RH (High Density Residential) was also applied to the property; and

WHEREAS, the City of Hillsboro, as applicant, now seeks to apply City zoning to the subject property in conformance with the City's RH Comprehensive Plan designation; and

WHEREAS, this application was scheduled and duly noticed for public hearing held on July 3, 2013, at which time the Planning and Zoning Hearings Board, consisting of Ken Helms, James Maguire and Brenda McCoy (the "Board"), convened the public hearing to take testimony and evidence and to consider the application; and

WHEREAS, at the July 3rd hearing, the Board received testimony from the applicant only, after which the Board closed the record and rendered a tentative oral decision to recommend approval of the proposed zone change; and

WHEREAS, the recommendation for approval by the Board was finalized via Order No 4059, issued July 11, 2013; and

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

WHEREAS, based on those findings, the City Council hereby determines that the proposed zone change conforms with the Hillsboro Comprehensive Plan and Zoning Ordinance and all other applicable criteria, and that the A-4 (Multi-Family Residential) zone is the best suited for the subject site and is the only zone available to implement the RH (High Density Residential) Comprehensive Plan designation for the site.

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

Section 1. Based on the application and evidence in the record, the following property is hereby rezoned from Washington County R-15 (15-units per gross acre) to City A-4 (Multi-Family Residential) zone:

Tax Lot 1300 on Washington County Assessor's Tax Map 1N2-33DC

Section 33, Township 1 North, Range 2 West, Willamette Meridian, on record as
of January 4, 2013

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

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

Section 3. The City Planning Director is hereby instructed to cause the official zoning map, a part of Ordinance No. 1945, to be amended to include the zone change set forth in Section 1 hereof, upon the effective date of this ordinance.

Section 4. Except as herein amended, Zoning Ordinance No. 1945, as amended, shall remain in full force and effect.

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

First approval of the Council on this 6th day of August 2013.

Second approval and adoption by the Council on this 20th day of August 2013.

Approved by the Mayor this 20th day of August 2013.

Arion Caneson
Jerry Willey, Mayor
Arion Caneson, Council President

ATTEST: Amber Ames
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 24, 2013 Staff Report. In addition, the Council adopts the following findings which were initially adopted by the Planning and Zoning Hearings Board ("the Board"):

1. The City complied with all required notice and hearing procedures for the Board's July 3, 2013 hearing in this matter. At the commencement of the hearing the Hearings Officer made the disclosures and announcements required by ORS 197.763(5) and (6) and 197.796. No member of the Board had any ex parte contacts, conflicts of interest or biases to report. There were no procedural objections or objections to the participation of any member of the Board in this matter, and no one requested a continuance or that the record be kept open.
2. At the July 3, 2013 hearing, Planner Genny Bond provided a verbal summary of the June 24, 2013 Staff Report, described the proposal, and generally discussed the significant issues relative to the approval criteria. Neither the applicant, nor any other party appeared to testify at the hearing.
3. There were no questions from the Board. A motion to approve the zone change was made and seconded. The Board unanimously voted to approve the application.



EXHIBIT B



WASHINGTON COUNTY OREGON
SW1/4 SE1/4 SECTION 33 T1N R2W W.M.
SCALE 1" = 100'

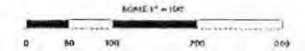
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	8	10	11	12	7
13	18	17	16	15	14	13	18
24	10	20	21	22	23	24	10
25	30	28	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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

BB	BA	AB	AA
B			A
BC	BD	AC	AD
SECTION 33			
CB	CA	DB	DA
C			D
CC	CD	DC	DD

Cancelled Taxlots For: 1N2330C

502, 1701, 503, 1800, 100, 1800, 900, 2001, 4910, 200, 500, 1100,
300, 400, 501, 850, 1100, 1800, 1501, 1700, 1702, 1703, 1100,
1001,



PLOT DATE: January 04, 2013
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

All photos delivered by letter gray shading in a 100% white paper and for a minimum of 100% and may be 100% white paper. The color of the paper is not guaranteed. Please contact the publisher for the color of the paper.

HILLSBORO
1 N 2 33DC

CITY OF HILLSBORO



150 E. Main Street, Hillsboro, OR 97123-4028

neopost[®]
08/30/2013

FIRST-CLASS MAIL

US POSTAGE

\$00.46⁰



ZIP 97123
041L11236796

Attn: Plan Amendment Specialist
Dept. of Land Conservation &
Development
635 Capitol Street NE, Suite 150
Salem, Or 97301-2540

DEPT. OF
SEP 03 2013
LAND CONSERVATION
AND DEVELOPMENT

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