



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

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Salem, Oregon 97301-2540

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

Date: April 01, 2015
Jurisdiction: City of Hillsboro
Local file no.: CDCA 001-15
DLCD file no.: 001-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 03/31/2015. 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 37 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.: 001-15 {22620}

Received: 3/31/2015

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: City of Hillsboro

Local file no.: **CDCA 001-15**

Date of adoption: 03 17 15 Date sent: 03 31 15

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): 01 05 15☐ NoIs 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:

Adopted language includes "housekeeping" changes to update the acronym and name of the zone. Language previously sent did not change.

Local contact (name and title): Debbie Raber, Senior Project Manager

Phone: 503 681-6155 E-mail: debbie.raber@hillsboro-oregon.govStreet address: 150 East Main Street, 4th Floor 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:

NA

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:

Substantive changes in Sections 12.10.450; 12.26.110; 12.26.140; and 12.26.150. All other changes to zone name and acronym only: see attached Exhibit A to Ordinance No. 6112.

For a change to a zoning map:

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

Change from to . Acres:

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):

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

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.

Ordinance No. 6112 with attached Exhibit A language and B findings.

NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

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

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

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

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

This form is available here:

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

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

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

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

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

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

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

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

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

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

Notice checklist. Include all that apply:

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



March 31, 2015

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

From: Andrew Crampton, Planning Technician

RE: Transmittal of DLCD Form 2 Notice of Adoption
Hillsboro Case File No. Community Development Code Amendment (CDCA) 001-15

I, Andrew Crampton, submitted on this date, March 31, 2015, the DLCD Form 2 and attached decision and exhibits via the DLCD FTP site for the above referenced Case File No., which was adopted by the Hillsboro City Council on March 17, 2015.

If you have any questions regarding this transmittal, please contact me at 503 681-6239. Should you have any questions in regards to the amendments, please contact Debbie Raber at 503 681-6155.

Sincerely,

CITY OF HILLSBORO PLANNING DEPARTMENT

A handwritten signature in black ink that reads 'Andrew Crampton'.

Andrew Crampton
Planning Technician

ORDINANCE NO. 6112

COMMUNITY DEVELOPMENT CODE AMENDMENT 001-15: FAIRGROUNDS RECREATIONAL VEHICLE PARKS

AN ORDINANCE AMENDING THE HILLSBORO COMMUNITY DEVELOPMENT CODE ORDINANCE NO. 6094, AS AMENDED, REGARDING RECREATIONAL VEHICLE PARKS AT THE WASHINGTON COUNTY FAIRGROUNDS.

WHEREAS, recreational vehicle parking has been allowed historically at the Washington County Fairgrounds for the convenience of vendors and visitors during events, and

WHEREAS, provision for this historic use was included in the SC-FI Station Community – Fairplex Institutional zone in Zoning Ordinance No. 1945, Section 136, and was carried forward into the Community Development Code, and

WHEREAS, these provisions were based on the Fairgrounds master plans developed in the 1990s, which are now outdated, and

WHEREAS, Washington County has requested that the City re-examine the provisions related to temporary RV parking at the Fairgrounds, in order to allow greater flexibility in implementing existing and future plans on that site, and

WHEREAS, the County would in particular like the opportunity to consider a more permanent facility to accommodate community visitors year-round rather than in connection with a specific event at the Fairgrounds, and also to consider alternative locations for the RV park, and

WHEREAS, Community Development Code Section 12.80.140 authorizes the Planning Commission to initiate Community Development Code text amendments, and

WHEREAS, the Planning Commission did initiate amendments regarding recreational vehicle parking at the Fairgrounds through approval of Order No. 8138 on January 14, 2015, and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on February 11, 2015, and received no testimony in opposition, and

WHEREAS, the Planning Commission found that the proposed amendments are “desirable, appropriate and proper” based on the supporting findings attached hereto as Exhibit B, and

WHEREAS, the City Council received the Planning Commission’s recommendation on this matter on March 3, 2015, and accepts the Planning Commission’s recommendation; and

WHEREAS, the City Council further determines that it will adopt the Planning Commission’s findings of fact for the proposed Community Development Code amendments.

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

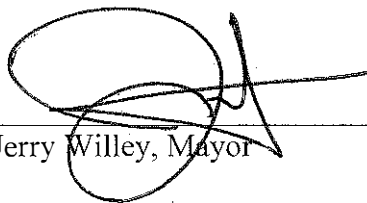
Section 1. Community Development Code Ordinance No. 6094, as amended, is hereby further amended with the changes shown in Exhibit A attached to this Ordinance.

Section 2. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

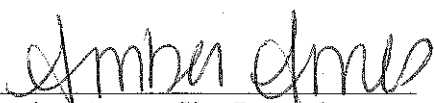
First approval of the Council on this 3rd day of March 2015.

Second approval and adoption by the Council on this 17th day of March 2015.

Approved by the Mayor this 17th day of March 2015.



Jerry Willey, Mayor

ATTEST: 

Amber Ames, City Recorder

EXHIBIT A

COMMUNITY DEVELOPMENT CODE AMENDMENT 001-15 FAIRGROUNDS RECREATIONAL VEHICLE PARKS

Language proposed to be added shown in ***bold italic*** typeface;

Language proposed to be deleted shown in ~~overstrike~~ typeface;

Unchanged language omitted for brevity except where necessary for context.

Explanatory notations not included in amendments shown in *italic gray highlight*

Table of Contents (excerpt):

SUBCHAPTER 12.26 INSTITUTIONAL AND OPEN SPACE ZONES

12.26.010	Institutional Zones	12.26-001
12.26.020	Locational Characteristics	12.26-001
12.26.030	Organization within This Chapter	12.26-001
12.26.100	SC-F <i>SCFI</i> Station Community – Fairgrounds <i>Fair Complex Institutional</i>	12.26-003
12.01.200	Zoning Map (excerpt).	

Table 12.01.200-1:
Zones

[Change in the last line only as follows; all other lines remain unchanged.]

Abbreviation	Zone Classification
SCFI	SCFI Station Community Fair Complex <i>Institutional</i>

Section 12.10.450 Major Assembly Uses – Examples of Accessory Uses:

- Locker rooms and related indoor and outdoor recreational facilities
- Social halls and kitchens
- Restaurants, bars and concessions
- Offices
- Maintenance facilities
- Child or senior day care
- Religious school classrooms
- Parking for attendees, customers and employees
- ~~Temporary~~ Recreational vehicle camping facilities ~~associated with intermittent major events~~
where permitted in the underlying base zone.
- Caretaker residence

Subchapter 12.26. Institutional and Open Space Zones:

SUBCHAPTER 12.26 INSTITUTIONAL AND OPEN SPACE ZONES

- 12.26.010 Institutional Zones
- 12.26.020 Locational Characteristics
- 12.26.030 Organization within This Chapter

- 12.26.100 ~~SC-F SCFI~~ Station Community ~~Fairgrounds~~ **Fair Complex Institutional.**
- 12.26.110 Purpose and Applicability
- 12.26.120 Housing Types
- 12.26.130 Uses
- 12.26.140 Accessory Uses Permitted by Right
- 12.26.150 Special Provisions Regarding Uses
- 12.26.160 Development Standards
- 12.26.170 Variances and Adjustments
- 12.26.180 Other Pertinent Regulations

12.26.010 Institutional Zones. There is one institutional zone in the City: ~~SC-F SCFI~~ Station Community ~~Fairgrounds~~ Fair Complex **Institutional.**

12.26.020 Locational Characteristics. Institutional zones implement the SCPA Station Community Planning Area or the PF Public Facilities designations on the Comprehensive Plan Land Use Map. The ~~SC-F SCFI~~ zone is applied to the Washington County Fairgrounds.

12.26.030 Organization within This Chapter. *[No changes proposed in this Section].*

12.26.100 ~~SC-F SCFI~~ Station Community – ~~Fairgrounds~~ **Fair Complex Institutional.**
The ~~SC-F SCFI~~ zone includes the following sections:

- 12.26.110 Purpose and Applicability
- 12.26.120 Housing Types
- 12.26.130 Uses
- 12.26.140 Accessory Uses Permitted by Right
- 12.26.150 Special Provisions Regarding Uses
- 12.26.160 Development Standards
- 12.26.170 Variances and Adjustments
- 12.26.180 Other Pertinent Regulations

12.26.110 Purposes and Applicability.

- A. Accommodate the Washington County Fair. The ~~SC-F SCFI~~ zone implements the SCPA Station Community Planning Area Comprehensive Plan designation on the Washington County Fairgrounds properties. These properties have been historically used as public entertainment, amusement, and sports participation. Portions of the properties have also been *historically* used as temporary recreational vehicle parks to accommodate event vendors and visitors.

- B. Allow a Wide Variety of Public-Assembly Uses Year-Round. The focus of development in the ~~SC-F~~ **SCFI** zone is on facilities accommodating activities including, but not limited to, the Washington County Fair, conferences, conventions, expositions and trade shows, in a variety of open-air facilities and enclosed buildings. Hotels, restaurants, and specialty retail establishments are encouraged in the District. Sports and entertainment facilities including, but not limited to, arenas, rinks, aquatics centers, cinemas, theaters, and Usable Open Space designed to accommodate sports fields and outdoor athletic activities are also allowed.
- C. Reduce Vehicle Miles Traveled. The standards of the ~~SC-F~~ **SCFI** zone are intended to create developments which take advantage of the multi-modal opportunities provided by the adjacent LRT and bus transfer station, park-and-ride facility, and pedestrian and bicycle linkages to nearby neighborhoods.
- D. Create a Higher-Intensity, Mixed-Use District. The standards of the ~~SC-F~~ **SCFI** zone are intended to increase the intensity of use of the Fairgrounds properties over time by facilitating the following types of development:
1. Multi-story institutional and commercial structures where compatible with the Hillsboro Airport;
 2. Building design focused on pedestrian-friendly orientations and linkages among buildings, open spaces, and transit; and
 3. Creation of appropriately-sited, improved surface parking areas for large events, and to serve as a temporary recreational vehicle park to accommodate event vendors and visitors.
- E. Applicability. The ~~SC-F~~ **SCFI** zone shall be applied to at least 30 acres containing the Washington County Fairgrounds facility, and may be applied to additional areas in public or private ownership.

12.26.120 Housing Types. Table 12.26.120-1 lists Housing Types permitted in the ~~SC-F~~ **SCFI** zone. Housing Types are defined in Section 12.01.500.

Table 12.26.120-1:
Housing Types Permitted in the ~~SC-F~~ **SCFI** Zone

[No changes proposed in this Table]

12.26.130 Uses. Table 12.26.130-1 lists Uses Permitted, Conditionally Permitted, Limited, or Not Permitted in the ~~SC-F~~ **SCFI** zone.

Table 12.26.130-1:
Use Categories in the ~~SC-F~~ **SCFI** Zone.
[No changes proposed in this Table except as noted]

Use	Status	Clarifications
Industrial Use Categories - None permitted in the SC-F SCFI zone.		

12.26.140 Accessory Uses Permitted by Right.

- A. Accessory Uses to the primary institutional or commercial Uses vary based on the applicable Use category, as described in Subchapter 12.10. Accessory Uses are permitted in conjunction with the primary Use on the site and subject to the same regulations as the primary Use unless stated otherwise in the Code.
- B. Pursuant to Subsection 12.10.450.C, ~~temporary~~ camping for recreational vehicles is permitted as an accessory Use ~~during intermittent major events~~. The location of the ~~temporary~~ camping areas shall be subject to approval under the PUD process pursuant to Section 12.80.120. The area used for the ~~temporary~~ camping ~~shall be located east of NE 34th Avenue, and~~ shall not exceed 25% of the total area of the zone.

12.26.150 Special Provisions Regarding Uses.

- A. Retail Products and Services. Retail products and services Uses permitted in the ~~SC-F~~ **SCFI** zone shall be supportive to the primary Uses of the zone: major assembly facilities, minor assembly facilities, indoor commercial recreation, and eating and drinking establishments. If a question is raised regarding whether a particular Use is supportive, the Planning Director shall make an Interpretation pursuant to Section 12.80.050.
- B. Animal Service Facilities. Animal service facilities with or without outdoor exercise areas and/or overnight boarding are permitted with Conditional Use approval, subject to additional requirements in Section 12.40.110.

12.26.160 Development Standards. Base zone development standards in the ~~SC-F~~ **SCFI** zone are listed in Table 12.26.160-1.

Table 12.26.160-1:
Development Standards in the ~~SC-F~~ **SCFI** Zone
[No changes proposed in this Table]

12.26.170 Variances and Adjustments. *[No changes proposed in this Section]*

12.26.180 Other Pertinent Regulations and Requirements.

- A. Other Pertinent Regulations. Additional standards such as parking, landscaping, vision clearance, and street improvements also apply to development in the ~~SC-F~~ **SCFI** zone as follows: *[No changes proposed in the remainder of this Section]*.
- B. Planned Unit Development Process Required. To facilitate master planning, new development in the ~~SC-F~~ **SCFI** zone shall be reviewed through the Planned Unit Development process under Section 12.80.120.

EXHIBIT B

COMMUNITY DEVELOPMENT CODE AMENDMENT 001-15 FAIRGROUNDS RECREATIONAL VEHICLE PARKS

SUPPORTING FINDINGS

Process:

The proposed amendments were initiated through approval of Planning Commission Order No. 8139 on January 14, 2015. A public hearing was held on February 11, 2015. Notice of the hearing was sent to the Department of Land Conservation (DLCD) and published in a newspaper of general circulation as required in Community Development Code 12.70.060. One party testified in a neutral manner regarding the possibility of other recreational opportunities at the County Fairgrounds; no other testimony was received.

Following receipt of testimony and deliberation, the Commission voted to recommend City Council approval of the proposed amendments.

Language of Proposed Amendments:

The language of the proposed amendments is included in Exhibit A to Planning Commission Order 8138.

Incorporation of Additional Documents:

The following documents are hereby included in these findings and incorporated by reference:

- Planning Department staff report dated January 7, 2015, with 2 attachments
- Planning Department staff report dated February 4, 2015, with 2 attachments

Compliance with Applicable Criteria (CDC Section 12.80.140.D):

1. The CDCA addresses an issue or issues of concern on a variety of properties or conditions, and is not intended to resolve a property-specific or condition-specific situation.

The intent of this criterion is to encourage resolution of property-specific or condition-specific concerns through the Variance or Adjustment processes, which are intended to address such "quasi-judicial" situations. However, the SCFI zone is currently unique in the CDC, in that it applies only to a very few properties under a single ownership. Of necessity, any changes to the provisions of this zone will be limited in application to those specific properties and no others.

Within that framework, the proposed changes meet the intent of the criterion since they are intended to broaden the existing, very specific provisions of the RV park use within the SCFI zone.

It should be noted that the City will eventually adopt another site-specific zone: the AU Airport Use zone. Subsequent changes to the provisions of that zone will as well apply only to a very few properties and no others.

2. The CDCA is consistent with relevant goals and policies of the Hillsboro Comprehensive Plan, any applicable Community Plans, and with the provisions of this Code.

There are no Community Plans applicable to these amendments: this portion of the criterion is not applicable. .

As described in the process section of these findings, the proposed amendments were initiated by the Planning Commission; notice was provided to DLCD and to the public, and public hearings were held to receive testimony. The procedural requirements of Section 12.70.060 have therefore been met.

The proposed amendments are consistent with the following policies of the Comprehensive Plan:

Recreation Policy C: The development of parks, recreation facilities and programs shall be coordinated with other public agencies including schools, in order to efficiently use public land and facilities for recreation.

The amendments have been prepared in cooperation with Washington County, which owns and operates the Fairgrounds. Numerous events at the Fairgrounds throughout the year (both indoor and outdoor) provide non-traditional "recreational" opportunities for Hillsboro residents and visitors: collectors' shows; hobbyists' exhibitions; larger-venue resale events; and carnivals. The proposed amendments, allowing more flexibility for siting and operation of the recreational vehicle park, will improve the efficient use of this site by broadening the amenities available during these events. In addition, year-round use of an RV park would allow more efficient use of public funds invested in the Fairgrounds improvements.

Station Community Planning Areas, General Policies IV C: A specific Fair Complex Institutional Zoning District shall apply to publicly-owned property located north of the Fair Complex light rail station, east of NE 28th Avenue, south of Cornell Road, and west of the airport clear zone. Phased development of events facilities is encouraged to support the master plan for the Fair Complex adopted by the Washington County Board of Commissioners. The Fair Complex Institutional District is intended to encourage convention and conference centers, public recreational facilities and sports playing fields, facilities for indoor and outdoor educational displays and exhibits, and facilities for related events and activities that can support and benefit from proximity to the Fair Complex light rail station.

As described above, the events cited in this Plan policy are presently occurring at the Fairgrounds. By allowing more flexibility in development of the RV Park, the proposed amendments will also support light rail ridership when more frequent visitors use MAX to reach other destinations in the Metro area.

3. The CDCA is consistent with relevant provisions of the Metro Urban Growth Management (UGM) Functional Plan (Metro Code Chapter 3.07).

The Metro UGM Functional Plan Title 6 Map identifies the Fairgrounds vicinity as "Station Community (conceptual boundary)". UGM Functional Plan Section

3.07.640 B calls for a mix of uses in Centers, Corridors, Station Communities, and Main Streets, including civic uses and public spaces. The proposed amendments and consistent with this section in that the increased flexibility allowed for siting and operating the RV park will support and enhance the public space use of the Fairgrounds, providing wider options for visitors and Fair event vendors.

4. The CDCA is consistent with relevant provisions of the Statewide Planning Goals, the Oregon Administrative Rules (OAR), and State statutes.

Statewide Goal 8, Recreational Needs reads as follows: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts. The proposed amendments are consistent with this Goal, in that providing for year-round operation of the RV park at the Fairgrounds will meet a need for this type of facility not currently met in Hillsboro, as documented in the February 4, 2015 staff report.

ORS 446.310-446.350 and OAR 333-031: contain requirements for the construction and operation of "tourist facilities" including RV parks. The proposed amendments do not address either construction or operation of the RV park, and these sections are not applicable to the proposed amendments.

5. The CDCA is deemed by the Review Authority to be desirable, appropriate, and proper.

Based on the testimony received at the public hearing, the information in the staff reports dated January 7 and February 4, 2015 and the attachments thereto, and these findings, the Planning Commission deems the proposed amendments to the Community Development Code to be desirable, appropriate and proper, and recommends their approval to the City Council.