



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

May 1, 2008

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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: City of Hillsboro Plan Amendment
DLCD File Number 002-08



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: May 14, 2008

This amendment was submitted to DLCD for review 45 days 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 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.**

Cc: Gloria Gardiner, DLCD Urban Planning Specialist
Meg Fernekees, DLCD Regional Representative
Ruth Klein, City of Hillsboro

<paa> ya

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



Jurisdiction: **City of Hillsboro**

Local file number: **HCP 2-08**

Date of Adoption: **4/15/2008**

Date Mailed: **4/23/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 1/28/08

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".

The total site is approximately 20.83 acres in size. A Comprehensive Plan Map designation of City PF Public Facility was approved for the 15.57 acre southern portion. The southern portion is located on Washington County Tax Assessor's Map 1S2-10DC, Tax Lots 300 & 600. The Comprehensive Plan Map designation of Low Density Residential for the 5.26 acre northern portion is still going through the public process and a second Notice of Adoption will be sent when the process has been completed.

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

Plan Map Changed from: **FD-20**

to: **PF**

Zone Map Changed from:

to:

Location:

Acres Involved: **15.57**

Specify Density: Previous:

New:

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
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Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

DLCD # 002-08 (16667)

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 (affected entities)

Local Contact: **Ruth Klein**

Phone: (503) 681-6465 Extension: 0

Address: **150 E Main Street**

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

City: **Hillsboro**

Zip: **97123-4028**

E-mail Address: **ruthk@ci.hillsboro.or.us**

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.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

ORDINANCE NO. 5857

HCP 2-08: HILLSBORO SCHOOL DISTRICT (AREA 71)

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN, ORDINANCE NO. 2793, AS AMENDED, SECTION 14 COMPREHENSIVE PLAN MAPS, APPROVING A MINOR AMENDMENT TO THE COMPREHENSIVE PLAN MAP TO INCLUDE RECENTLY ANNEXED PROPERTIES AND TO REDESIGNATE SUCH PROPERTIES FROM COUNTY FD-20 (FUTURE DEVELOPMENT – 20 ACRE DISTRICT) TO CITY PF (PUBLIC FACILITY).

WHEREAS, the Metro Council approved the annexation of properties identified as Study Area 71 in to the Urban Growth Boundary, in December, 2002, and

WHEREAS, the subject properties are located within Study Area 71, and

WHEREAS, the owner of the subject properties submitted to the City of Hillsboro a petition requesting that the subject properties be annexed, which petition was approved by the City Council in January, 2008, and

WHEREAS, the owner of the subject properties submitted to the City of Hillsboro an application to include the recently annexed properties on the Comprehensive Plan Map and to re-designate the properties from County FD-20 Future Development 20 – Acre District to City PF Public Facility, and

WHEREAS, the Planning Commission held a public hearing on the proposed Plan Map amendment on March 12, 2008, and March 26, 2008, and received testimony in favor of and no testimony in opposition to the proposed change, and subsequently adopted Resolution No. 1663-P on March 26, 2008, recommending to the City Council approval of the proposed minor amendment with the supporting findings attached hereto as “Exhibit A”, a property line adjustment site plan attached hereto as “Exhibit B”, and a draft South Hillsboro Concept Plan attached hereto as “Exhibit C”, and

WHEREAS, the City Council considered the Planning Commission’s recommendation on April 15, 2008, and voted to adopt the findings of the Planning Commission as their own in regard to the application.

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

Section I. Comprehensive Plan Ordinance No. 2793, as amended, Section 14 Comprehensive Plan Maps, is further amended by designating the following described properties as Public Facility

Tax Lots 600 and 300 on Washington County Tax Assessor’s Map 1S2-10DC, Section 10, Township 1 South, Range 2 West, Willamette Meridian, on record as

of July 3, 2007, a copy of which is attached hereto and thereby made a part of this Ordinance.

Section 2. The City Planning Director is hereby instructed to cause the official Comprehensive Plan Map, a part of Ordinance No. 2793, to be amended to include the minor Plan Map changes set forth in Section 1 hereof.

Section 3. Except as therein amended, Comprehensive Plan Ordinance No. 2793, as amended, shall remain in full force and effect.

Section 4. In order to maintain the health, peace, and welfare of the City of Hillsboro, an emergency is declared and this ordinance shall take effect immediately upon its passage and approval by the Mayor.

Passed by the Council this 15th day of April 2008.

Approved by the Mayor this 15th day of April 2008.



Mayor

ATTEST:



City Recorder

EXHIBIT A

FINDINGS

HCP 2-08 HILLSBORO SCHOOL DISTRICT (AREA 71)

SUMMARY OF DECISION

The property owner, the Hillsboro School District, has applied for a Comprehensive Plan Land Use Map Change on a 9.01 acre site from County FD-20 Future Development - 20 Acre District to City PF Public Facility. The Planning Commission held a public hearing on the proposed Plan Change on March 12, 2008 and March 26, 2008, and received testimony in favor of the change from the District. No testimony was submitted in opposition. Based on the application and the supporting materials, the Planning Commission finds that the proposed Plan Change meets the applicable criteria and recommends City Council approval of the change.

BACKGROUND

The properties proposed for the Plan Change are generally located north of SW Rosa Road, south of SE Alexander Street, west of SW 229th Avenue and east of SW 234th Avenue. The properties can be specifically identified as Tax Lots 300 and 600 on Washington County Tax Assessor's Map 1S2-10DC. Tax Lot 600 is addressed as 3963 SW 229th Avenue.

On January 15, 2008, the Hillsboro City Council approved the annexation of this site as a part of a larger 14.26 acre site. On February 5, 2008, the annexation was filed with the Oregon Secretary of State's Office.

The intent of the Plan Change is to facilitate construction of a new elementary school on the 9.01 acre site so that quality educational services for the growing Hillsboro population can be accommodated. The conceptual layout for the elementary school is depicted on the site plan included in the application.

Following approval of this Plan Change, the District will apply for a Zone Change to R-7 Single Family Residential and a Conditional Use permit for construction and operation of the elementary school site. Elementary schools are allowed conditional uses in the proposed R-7 Single Family Residential zone.

REFERENCES

The following materials are hereby adopted by reference and included as part of these findings:

- Application, dated January 17, 2008 with the following associated material:
 - Narrative, vicinity maps, property line adjustment map, draft South Hillsboro Concept Plan maps, neighborhood meeting information, draft site plans.
- Planning Department staff report, dated March 6, 2008, with attachments.

SATISFACTION OF CRITERIA FOR PUBLIC FACILITY DESIGNATION

The criteria for a Minor Plan Amendment are set forth in the Planning and Citizen Involvement section of the City of Hillsboro Comprehensive Plan, Ordinance No. 2793, as amended. The following criteria apply to this Minor Comprehensive Plan Map Change:

- 1) The property is better suited for uses proposed than for the uses for which the property is currently designated by the Plan.

The property is not currently designated for any proposed use on the City Comprehensive Plan, since it is outside the boundary of the Plan. The property has been included within the regional UGB, and has been annexed to the City of Hillsboro. Therefore, the City of Hillsboro will have land use jurisdiction over the property and the rural County FD 20 designation is no longer appropriate. The City Public Facility Plan designation and appropriate zoning will accommodate development of the new school site.

The property is suited for the proposed school because it can be provided with urban services, as summarized below:

Sanitary Sewer

The school district is pursuing two options: a gravity line extended south along 229th Avenue and a pressure line with a temporary private pump station located at the northern boundary of the site.

Storm Sewer

Storm sewer is proposed to be directed to the northwest corner of the site and then into Gordon Creek. The school district is also exploring the idea of rain water harvesting.

Water

A water line can be constructed from the existing system at SE Alexander Street and extended south to the proposed school.

Private Utilities

Electric and gas services are available in the immediate vicinity.

- 2) A need exists for the proposed Plan Map designation that is not already met by existing Plan Map designations in the general area.

New residential neighborhoods proposed by the City's long range master plan for the area will require additional close at hand school facilities. Construction of a new elementary school in this location would provide additional needed school capacity.

COMPLIANCE WITH EXISTING COMPREHENSIVE PLAN POLICIES

The following applicable goals and policies of the Comprehensive Plan are satisfied and supported by evidence present in Case File No. HCP 2-08.

Section 2. Urbanization.

- (1) *Goal. To provide for an orderly and efficient transition of land from rural to urban use through the identification and establishment of areas designed to accommodate the full range of urban uses within the Hillsboro Planning Area.*

Establishment of land use designations in particular areas will be based upon the need to:

- (A) Accommodate long-range population growth within the Hillsboro planning area.*
- (B) Control the economic, environmental and energy consequences of urban growth.*

The Minor Plan Change is consistent with the referenced Plan goal because continued population growth of Hillsboro translates directly to a need for new schools within the Hillsboro School District. The pressures of an increased population are being felt within the existing Hillsboro schools and the District needs to stay ahead of the growth curve if it is to deliver quality education opportunities. The District was successful in passing a bond in the last election that provides funds for the construction of the new school which has been planned on this site. This parcel of land is the only property owned by the School District within the immediate area that is of sufficient size to accommodate an elementary school campus.

Section 6. Natural Resources, Open Space, Scenic and Historical Sites.

(I) Goal.

- (A) Preserve, protect and maintain for present and future residents of Hillsboro and surrounding community open space, historic sites and structures.*

The Minor Plan Change is consistent with the referenced Plan goal because athletic fields will surround the school building providing open space areas between the school and adjacent properties. The placement of these fields can further enhance the site and retains the open character of the existing area.

Section 9. Recreation.

(I) Goal. To design a parks and recreation facilities plan and provide a recreation program that:

- (A) Provides a variety of open spaces, parks, recreation facilities and recreation programs.*
- (B) Links open spaces, parks, recreation facilities, and school, via a pedestrian and bicycle trail system.*
- (C) Promotes and encourages a physically fit and healthy community.*

The Minor Plan Change is consistent with the referenced Plan goal because the school will be an asset not only to the immediate community as an educational facility with surrounding open space, but also an asset to the community at large for shared field use and community group use.

Section 10. Economy.

(I) Goals.

(B) Provide local employment opportunities for area residents.

(C) Conserve energy by lowering commuting distance.

The Minor Plan Change is consistent with the referenced Plan goal because the school will employ approximately 64 staff (administrative, teaching, custodial and kitchen). Located in the southwest quadrant of the Hillsboro planning district, the site will provide a facility for students in this area of the District. This will cut down on distance and travel times for parents, and possibly staff as well.

Section 11. Energy.

(I) Goal. To conserve energy by using energy conservation as a determinant in:

(B) The design of developments.

The Minor Plan Change is consistent with the referenced Plan goal because the project is being designed with energy conservation and green practices as a goal. The District will be exploring and implementing ways to manage energy and water usage using environmentally friendly practices.

Section 12. Public Facilities and Services.

(I) Goals.

(A) Provide public facilities and services in an orderly and efficient manner consistent with the expansion of urbanization into rural areas.

(III) Policies.

(K) Utilization of schools and other public facilities as multi-purpose facilities should be encouraged to help meet the education, recreation and civic needs of the community.

The Minor Plan Change is consistent with the referenced Plan goal and policy because this change would allow the property to be utilized for the common good. It will utilize land currently within the Urban Growth Boundary while maintaining the residential nature of the area. This request will allow the Hillsboro School District to provide needed athletic and educational services for future students and recreational and civic opportunities for the community.

EXHIBIT B

PROPERTY LINE ADJUSTMENT SURVEY

LOT 66 AND A PORTION OF LOTS 67 AND 68
 "WITCH HAZEL LITTLE FARMS TRACTS 25 TO 68 INC."
 LOCATED IN THE SE ONE-QUARTER OF SECTION 10,
 TOWNSHIP 1 SOUTH, RANGE 2 WEST, W.M.
 WASHINGTON COUNTY, OREGON

SURVEYED: AUGUST, 2007

PREPARED FOR:
 HILLSBORO SCHOOL DISTRICT

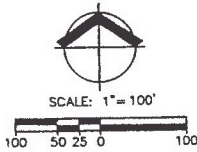
NOTES:
 1. MEASUREMENTS GIVEN FROM FEATURES TO BOUNDARY
 LINES ARE PERPENDICULAR.

REFERENCES:

- (1) DENOTES MEASURED DISTANCE
- (2) DENOTES RECORD DISTANCE PER REFERENCE NUMBER (BELOW)
- (3) DENOTES MEASURED AND RECORD DISTANCE PER REF. NO. (BELOW)
- (4) DENOTES RECORD INFORMATION PER THE PLAT OF "WITCH HAZEL LITTLE FARMS TRACTS 26 TO 68 INC."
- (5) DENOTES RECORD INFORMATION PER SN 6276
- (6) DENOTES RECORD INFORMATION PER SN 7345
- (7) DENOTES RECORD INFORMATION PER SN 7787
- (8) DENOTES RECORD INFORMATION PER SN 8264
- (9) DENOTES RECORD INFORMATION PER SN 16,778
- (10) DENOTES RECORD INFORMATION PER SN 21,288
- (11) DENOTES RECORD INFORMATION PER SN 21,704
- (12) DENOTES RECORD INFORMATION PER SN 22,173
- (13) DENOTES RECORD INFORMATION PER USBT BOOK 6, PAGES 564-566
- (14) DENOTES RECORD INFORMATION PER PARTITION PLAT NO. 1995-122
- (15) DENOTES RECORD INFORMATION PER DEED DOCUMENT NO. 99058504
- (16) DENOTES RECORD INFORMATION PER DEED DOCUMENT NO. 2004-048014
- (17) DENOTES RECORD INFORMATION PER DEED DOCUMENT NO. 92080601
- (18) DENOTES RECORD INFORMATION PER DEED DOCUMENT NO. 2004-070174
- (19) DENOTES RECORD INFORMATION PER DEED DOCUMENT NO. 2004-045527
- (20) DENOTES RECORD INFORMATION PER DEED DOCUMENT NO. 98049947
- (21) DENOTES RECORD INFORMATION PER DEED DOCUMENT NO. 2003-212215

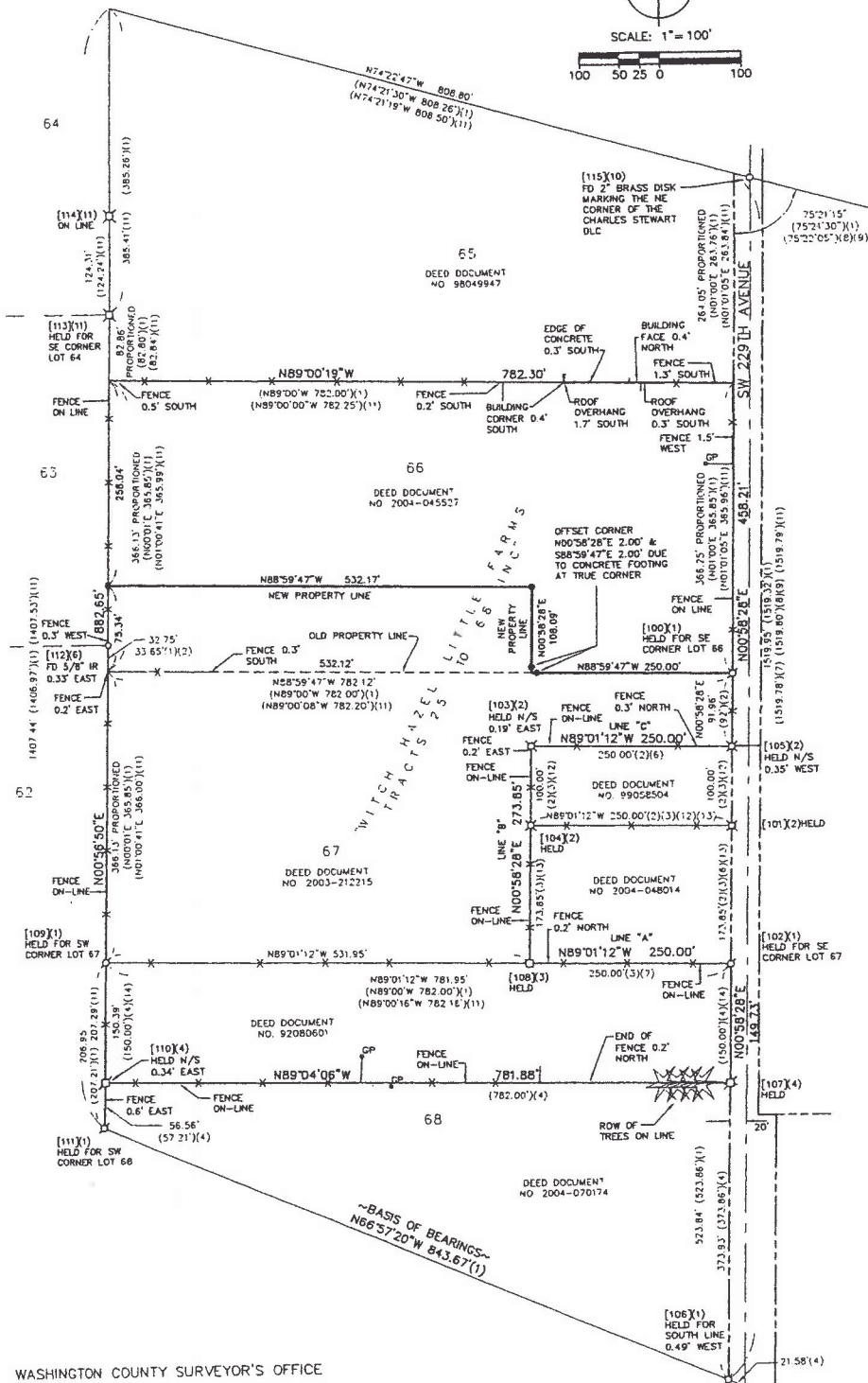
LEGEND:

- DENOTES SET 5/8" X 30" IRON ROD WITH YELLOW PLASTIC CAP MARKED "WRC DESIGN INC."
- DENOTES FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED
- ⊕ DENOTES FOUND 3/4" IP PER THE PLAT OF "WITCH HAZEL LITTLE FARMS" HELD UNLESS OTHERWISE NOTED
- ⊗ DENOTES FOUND 5/8" IR PER SN 6,276 HELD UNLESS OTHERWISE NOTED
- ⊠ DENOTES FOUND 5/8" IR PER SN 7,345 HELD UNLESS OTHERWISE NOTED
- ⊡ DENOTES FOUND 5/8" IR PER SN 7,787 HELD UNLESS OTHERWISE NOTED
- ⊞ DENOTES FOUND 5/8" IR WITH YPC MARKED "LAND TECH" PER PARTITION PLAT 1995-122 HELD UNLESS OTHERWISE NOTED
- RPC DENOTES RED PLASTIC CAP
- OPC DENOTES ORANGE PLASTIC CAP
- YPC DENOTES YELLOW PLASTIC CAP
- ALC DENOTES WITH ALUMINUM CAP
- SF DENOTES SQUARE FEET
- SN DENOTES SURVEY NUMBER, WASHINGTON COUNTY SURVEY RECORDS.
- FD DENOTES FOUND
- IR DENOTES IRON ROD
- IP DENOTES IRON PIPE
- [XXX] DENOTES MONUMENT NUMBER
- GP DENOTES FENCE GATE POST
- X DENOTES FENCE



BASIS OF BEARINGS:

THE BASIS OF BEARINGS IS PER FOUND AND HELD MONUMENTS [106] AND [111] MARKING THE SOUTHERLY LINE OF LOT 68, "WITCH HAZEL LITTLE FARMS TRACTS 25 TO 68 INC." BEING N66°57'20"W, AS SHOWN HEREON.



NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE PROPERTY LINES OF THOSE TRACTS OF LAND DESCRIBED IN DEED DOCUMENT NO. 2004-045527, DEED DOCUMENT NO. 2003-212215, AND DEED DOCUMENT NO. 92080601 WASHINGTON COUNTY DEED RECORDS AND TO ADJUST THE PROPERTY LINES AS SHOWN.

THE CENTERLINE OF SW 229TH AVENUE WAS ESTABLISHED BY HOLDING MONUMENT [115] FOR THE NE CORNER OF THE CHARLES STEWART DONATION LAND CLAIM AND BY HOLDING THE RECORD DISTANCE OF 21.58 FEET ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 68, "WITCH HAZEL LITTLE FARMS TRACTS 25 TO 68 INC." MONUMENTS [107], [102], [101], AND [100] WERE FOUND TO BE ON THE WESTERLY RIGHT-OF-WAY LINE OF SW 229TH AVENUE.

THE SOUTHERLY LINE OF SAID TRACT OF LAND DESCRIBED IN DEED DOCUMENT NO. 92080601 WAS ESTABLISHED BY HOLDING MONUMENT [107] AND BY HOLDING MONUMENT [110] FOR NORTH-SOUTH POSITION. SAID SOUTHERLY LINE WAS THEN PROJECTED WESTERLY TO INTERSECT WITH THE WESTERLY LINE OF SAID LOT 68.

THE COMMON LINE OF LOTS 62, 63, 64, 65, 66, 67, AND 68, "WITCH HAZEL LITTLE FARMS TRACTS 25 TO 68 INC." WAS ESTABLISHED BY HOLDING MONUMENT [111] FOR THE SOUTHEAST CORNER OF LOT 64. MONUMENT [109] WAS FOUND TO BE ON THE LINE. MONUMENT [114] WAS FOUND TO BE ON THE NORTHERLY EXTENSION OF SAID LINE.

THE NORTHWEST CORNER OF LOT 66 WAS ESTABLISHED BY PROPORTIONING THE DISTANCE BETWEEN MONUMENTS [100] AND [113]. THE NORTHEAST CORNER OF LOT 66 WAS ESTABLISHED BY PROPORTIONING THE DISTANCE BETWEEN MONUMENT [100] AND THE CALCULATED NORTHEAST CORNER OF LOT 65. MONUMENT [115] WAS HELD FOR THE NORTH LINE OF SAID LOT 65. THE RECORD DISTANCE OF 385.41 FEET WAS HELD FROM MONUMENT [113] TO THE NORTHWEST CORNER OF SAID LOT 65.

THE SOUTH LINE OF LOT 67 WAS ESTABLISHED BY HOLDING MONUMENTS [102] AND [109]. MONUMENT [108] WAS FOUND TO BE ON SAID SOUTH LINE. THE RECORD DISTANCE OF 250.00 FEET WAS HELD FOR LINE "A".

PER RECORD INFORMATION, LINE "B" WAS ESTABLISHED AS BEING PARALLEL WITH, AND 250.00 FEET WESTERLY OF, THE WESTERLY RIGHT-OF-WAY LINE OF SW 229TH AVENUE. MONUMENTS [108] AND [104] WERE FOUND TO BE ON SAID LINE.

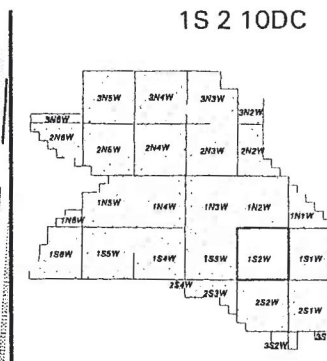
PER RECORD INFORMATION, LINE "C" WAS ESTABLISHED AS BEING PARALLEL WITH, AND 273.85 FEET NORTHERLY OF, THE SOUTHERLY LINE OF LOT 67. MONUMENTS [103] AND [105] WERE FOUND TO BE ON SAID LINE.

REGISTERED PROFESSIONAL LAND SURVEYOR
Samantha R. Bianco
 OREGON
 JULY 13, 2004
 SAMANTHA R. BIANCO
 61303.5

RENEWAL DATE 12-31-09

SHEET 1 OF 1
 TLB/SRB
 W R G
 DESIGN INC.

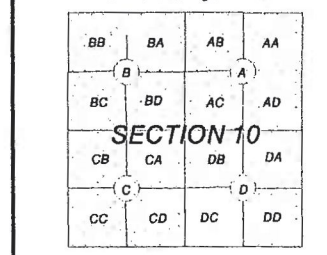
5415 SW WESTGATE DR. PORTLAND, OREGON 97221
 (503) 419-2500 FAX: (503) 419-2800
 PLANNERS • ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS



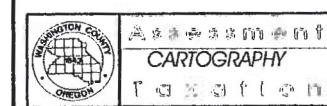
WASHINGTON COUNTY OREGON
SW 1/4 SE 1/4 SECTION 10 T1S R2W W.M.
SCALE 1" = 100'

36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6
12	7	8	9	10	11	12	
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	31
1	6	5	4	3	2	1	6

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



Cancelled Taxlots For: 1S210DC
900.

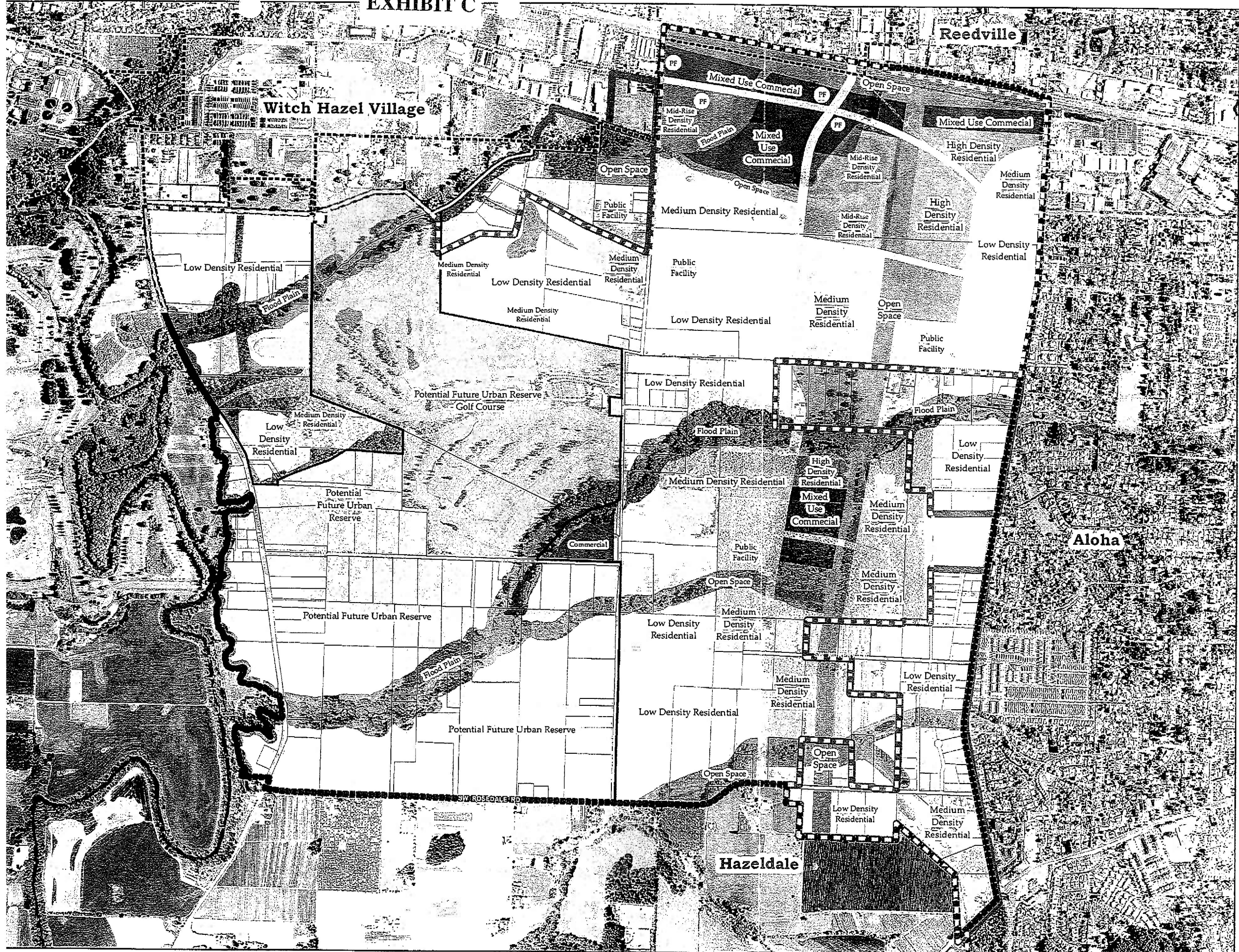


PLOT DATE: July 03, 2007
FOR ASSESSMENT PURPOSES
ONLY - DO NOT RELY ON
FOR OTHER USE

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.


HILLSBORO
1S 2 10DC




EXHIBIT C


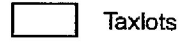















CITY OF HILLSBORO
South Hillsboro
Community Plan

Plot Date: February 21, 2008

Plan Area Data:
 South Hillsboro Community Plan Study Area (2,330 Acres)

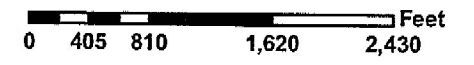
 South Hillsboro Community Plan Area (1,566 Acres)
 Area 69 (248 Acres)
 Area 71 (87 Acres)

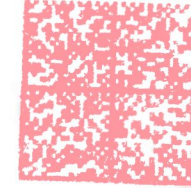
Base Data:
 Witch Hazel Village (317 Acres)
 Taxlots
 Hillsboro City Limits
 UGB

Comprehensive Plan Designation:
 Commercial
 Mixed Use Commercial
 Mid-Rise Density Residential
 High Density Residential
 Medium Density Residential
 Low Density Residential
 Open Space
 Public Facility
 Floodplain
 Potential Future Urban Reserve
 Potential Future Urban Reserve-Golf Course

Sources:
 City of Hillsboro Planning Department - February 2008
 City of Hillsboro GIS Department - February 2008
 Washington County - November 2007
 Metro - November 2007

Note: Parks included in Open Space designation for Planning purposes.





049J82035275
\$01.31
04/23/2008
Mailed From 97123
US POSTAGE

First Class Mail

Planning Department
150 E. Main Street, Fourth Floor Hillsboro OR 97123
CITY OF HILLSBORO



Attn: Plan Amendment Specialist
Dept of Land Conservation &
Development
635 Capitol Street NE
Suite 150
Salem Oregon 97301