



# Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salmon, OR 97301-2540

(503) 373-0050

Director's Office Fax (503) 378-5518

Main Fax: (503) 378-6033

Web Address: <http://www.lcd.state.or.us>

## NOTICE OF ADOPTED AMENDMENT

March 2, 2012



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

FROM: Angela Houck, Plan Amendment Program Specialist

SUBJECT: City of Hillsboro Plan Amendment  
DLCD File Number 004-12

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Copies of the adopted plan amendment are available for review at DLCD offices in Salem, the applicable field office, and at the local government office.

Appeal Procedures\*

### **DLCD ACKNOWLEDGMENT OR DEADLINE TO APPEAL: Friday, March 16, 2012**

This amendment was not submitted to DLCD for review prior to adoption because the jurisdiction determined that emergency circumstances required expedited review. Pursuant to OAR 660-18-060, the Director or any person is eligible to appeal this action to LUBA under ORS 197.830 to 197.845.

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 DATE SPECIFIED ABOVE.**

Cc: Debbie Raber, City of Hillsboro  
Anne Debbaut, DLCD Regional Representative  
Angela Lazarean, DLCD Urban Planner

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FORM 2

DLCD

# Notice of Adoption

In person  electronic  mailed

DATE  
STAMP

DEPT OF

FEB 27 2012

LAND CONSERVATION  
AND DEVELOPMENT  
For Office Use Only

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

Jurisdiction: **City of Hillsboro**

Local file number: **ZOA 2-11**

Date of Adoption: **2/7/2012**

Date Mailed: **2/24/2012**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD?  Yes  No Date: 5/6/2011

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".

Ordinance 6003 is a housekeeping correction to a previously adopted ordinance approving ZOA 2-11 I-S Industrial Sanctuary zone. The previous Ordinance 5978 (forwarded to DLCD on 01/2012) inadvertently deleted existing Special Industrial District zones before the new I-S zoning was applied on the ground. Ordinance 6003 corrects this error by removing the deletion, allowing the existing zoning to remain in place until the City applies the new I-S zoning in a aseparate land use action.

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

Plan Map Changed from: **NA**

to: **NA**

Zone Map Changed from: **NA**

to: **NA**

Location: **NA**

Acres Involved: **0**

Specify Density: Previous: **NA**

New: **NA**

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.004-12 (19209) [16948]



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**DLCD file No.** \_\_\_\_\_

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

None - housekeeping measure only.

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Local Contact: **Debbie Raber**

Phone: **(503) 681-6155** Extension: **0**

Address: **150 East Main Street, 4<sup>th</sup> Floor**

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

City: **Hillsboro**

Zip:

E-mail Address: **97123**

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## **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](mailto:plan.amendments@state.or.us).

**ORDINANCE NO. 6003**

**ZOA 2-11: INDUSTRIAL SANCTUARY ZONE TEXT AMENDMENT**

AN ORDINANCE AMENDING ORDINANCE NO. 5978 BY REVISING THE TITLE AND DELETING SECTION 2 TO LEAVE SPECIAL INDUSTRIAL DISTRICT REGULATIONS IN PLACE, AND DECLARING AN EMERGENCY.

WHEREAS, the Hillsboro City Council adopted Ordinance No. 5978 on January 17, 2012, amending Zoning Ordinance No. 1945, as amended, to add a new Section 134D I-S Industrial Sanctuary Zone, and

WHEREAS, Ordinance No. 5978, in its title and in Section 2, also amended the Zoning Ordinance by deleting Section 134 Special Industrial District Overlay, Section 134A Shute Road Site Special Industrial District, Section 134B Evergreen Area Special Industrial District, and Section 134C Helvetia Special Industrial District, and

WHEREAS, the deletion of these sections is premature at this time, since the special industrial district regulations are still needed to address anticipated development in these areas, and

WHEREAS, Ordinance No. 5978 becomes effective on February 16, 2012, and the City Council considered the proposed revision to Ordinance No. 5978 on February 7, 2012, and determined that an emergency should be declared so that the revisions to Ordinance No. 5978 can take effect immediately, prior to the effective date of that Ordinance, thereby allowing the special industrial district regulations to remain in place to govern any intervening development.

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

Section 1. The Title of Ordinance No. 5978 is hereby amended to read as follows:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE, ADDING A NEW SECTION 134D I-S INDUSTRIAL SANCTUARY ZONE.**

Section 2. Ordinance No. 5978 is further amended by the deletion of Section 2 of that Ordinance.

Section 3. Except as herein amended, Ordinance No. 5978 as amended shall remain in full force and effect.

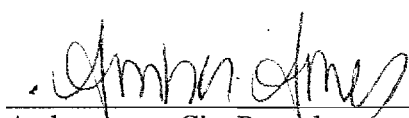
Section 4. This ordinance clarifies existing City policy. That clarification would be of immediate benefit to City officers and commissions and is needed to assure that existing regulations remain in place. For these reasons, an emergency is declared and this ordinance is effective immediately upon its passage and approval by the Mayor.

Approval and adoption by the Council on this 7<sup>th</sup> day of February 2012.

Approved by the Mayor this 7<sup>th</sup> day of February 2012.

  
Jerry Willey, Mayor

ATTEST:

  
Amber Ames, City Recorder

CITY OF HILLSBORO



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



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02/24/2012

Mailed From 97123

US POSTAGE

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

DEPT OF  
FEB 27 2012  
LAND CONSERVATION  
AND DEVELOPMENT

