



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

March 17, 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 013-07



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: March 31, 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).

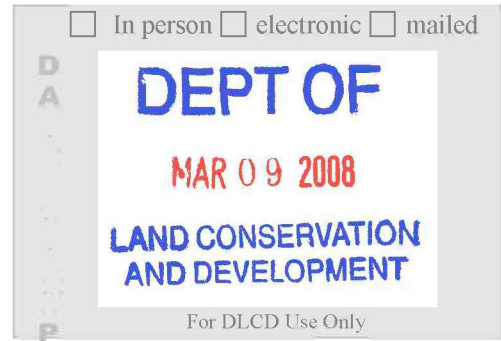
If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the 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
Thomas Hogue, Policy Analyst
Bill Holmstrom, DLCD Transportation Planner
Jennifer K. Wells, 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: **Hillsboro**

Local file number: **HCP 5-07**

Date of Adoption: **3/4/2008**

Date Mailed: **3/10/2008**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date: 12/26/2007

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 applicant proposes to change the comprehensive plan map designation from IN to C for an approximately 2.81-acre portion of a 3.81-acre subject site. The subject site currently has split plan designations, with the C designation on the 1-acre portion of the site. The applicant intends future development of the subject site as a neighborhood commercial center. The subject site was occupied by Sweet Oregon Grill, a restaurant owned by the applicant which was destroyed by fire in July 2006.

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

Plan Map Changed from: **IN: Industrial**

to: **C: Commercial**

Zone Map Changed from:

to:

Location: **6393 NW Cornelius Pass Road**

Acres Involved: **2.81**

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

New: **N/A**

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

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:

Metro and Washington County

Local Contact: **Jennifer K. Wells**

Phone: **(503) 681-6214** Extension:

Address: **150 E. Main Street, 4th Floor**

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

City: **Hillsboro**

Zip: **97123-**

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

ADOPTION SUBMITTAL REQUIREMENTS

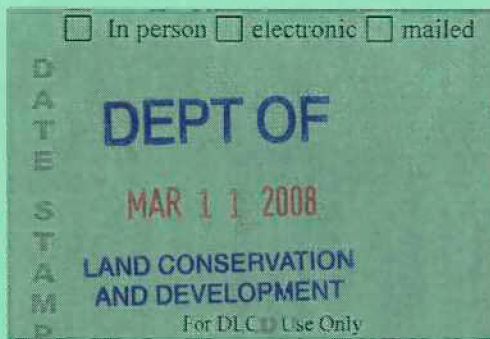
This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

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.

Notice of Adoption



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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 # 013-07 (16607)

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD file No. 013-07

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

Metro and Washington County

Local Contact: **Jennifer K. Wells**

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ORDINANCE NO. 5848

HCP 5-07: SWEET OREGON SITE

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN, ORDINANCE NO. 2793 AS AMENDED, SECTION 14 COMPREHENSIVE PLAN MAPS, APPROVING A MINOR COMPREHENSIVE PLAN LAND USE MAP AMENDMENT TO REDESIGNATE A 2.81-ACRE PORTION OF A 3.81-ACRE TRACT OF LAND FROM IN – INDUSTRIAL TO C – COMMERCIAL.

WHEREAS, the owners of a certain tract of land, described below, have submitted an application to change the Comprehensive Plan designation on a 2.81-acre portion of a 3.81-acre property from IN – Industrial to C – Commercial, and

WHEREAS, the Planning Commission held a public hearing on this application on January 23, 2008 and February 13, 2008 and heard testimony in support of the proposed Plan change, and

WHEREAS, based on the testimony and materials received, the Planning Commission recommended approval of the proposed Plan change through adoption of Resolution No. 1653-P, based on the findings attached hereto as Attachment “A,” and

WHEREAS, the City Council considered the Planning Commission’s recommendation at their regular meeting of March 4, 2008, and hereby adopts the findings of the Planning Commission as their own in regard to this matter.

NOW THEREFORE, THE CITY OF HILLSBORO DOES ORDAIN AS FOLLOWS:

Section 1. Comprehensive Plan Ordinance No. 2793 as amended, Section 14 Comprehensive Plan Maps, is further amended by designating the 2.81-acre portion of a 3.81-acre tract of land C – Commercial on the Comprehensive Plan Land Use Map, said tract is described as follows:

Tax Lot 1203 on Washington County Tax Assessor’s Map 1N2-14D, Section 14, Township 1 North, Range 2 West, Willamette Meridian, on record as of March 13, 2006, a copy of which is attached hereto and thereby made a part of this Ordinance.

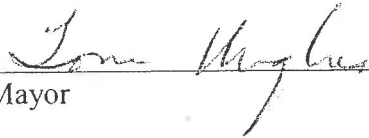
Section 2. The City Planning Director is hereby instructed to cause the official Comprehensive Plan Land Use Map, a part of Ordinance No. 2793, to be amended to include the minor Plan Map change set forth in Section 1 hereof.

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

Section 4. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

Passed by the Council this 4th day of March, 2008

Approved by the Mayor on this 4th day of March, 2008



Mayor

ATTEST: 

City Recorder

ATTACHMENT "A"
FINDINGS IN SUPPORT
HCP 5-07: SWEET OREGON SITE

These findings support the recommendation of the Planning Commission to the City Council that the Hillsboro Comprehensive Plan Land Use Map designation for the property described in the resolution be changed from "IN Industrial" to "C Commercial."

The criteria applicable to this proposal include the statewide planning goals and rules and the provisions of the Hillsboro Comprehensive Plan ("HCP"). The application was deemed complete on November 21, 2007. The January 16, 2008 and February 7, 2008 staff reports are hereby incorporated by reference in their entirety including any attachments or exhibits. To the extent that there are any conflicts between the incorporated documents and these findings, these findings shall control.

The minor map amendment is for a 2.81 acre portion of a 3.81 acre property, where the one-acre portion already is designated C Commercial and has C-1 General Commercial zoning on it. The property has been developed, with a large destination restaurant, mature landscaping, outdoor stage, storm water treatment areas, utilities, and surface parking. The restaurant was recently destroyed by fire. The property with the split zoning has been and continues to be under a single ownership. The change of the 2.81-acre 'L'-shaped portion from industrial to commercial is to allow the property to be developed as a neighborhood commercial center as proposed by the applicants.

I. CONSISTENCY WITH APPLICABLE STATEWIDE PLANNING GOALS

There are 19 statewide planning goals. Because the subject site is not located within or near the Willamette River Greenway or those areas subject to the Coastal Goals, Goals 15-19 do not apply to this case. Because the subject site is within the Metro Urban Growth Boundary ("UGB") and does not contain any forest lands inventoried under statewide planning goals or rules, Goals 3 and 4 do not apply.

As to the other statewide planning goals, the Planning Commission finds that through future rezoning and site development review, development can occur on this site in a way that is both consistent with the new plan designation as well as consistent with the goals. As such, changing the plan designation to "C Commercial" will not violate the goals. In particular, compliance with each of the goals is provided as follows:

Goal 1 - Citizen Participation; has been satisfied through provision of public notice, conducting a public hearing(s) and undertaking a citizen involvement process for this case (in addition, the applicant held a neighborhood meeting with notice to residents within 500 feet of the property). The first hearing in this matter was heard on January 23, 2008, with a continued hearing and recommendation to the City Council for approval of the minor comprehensive plan map change made on February 13, 2008. During this period, notice was given as required by law; testimony was heard and written materials considered by the Planning Commission.

Goal 2 - Land Use Planning; has been satisfied by the following:

1. As indicated in these findings, applicable statewide planning goals have been considered and found to have been met. Particular goal issues relating to industrial and commercial land needs and transportation are dealt with under individual goal headings.

2. Similarly, these findings and specific implementation measures also demonstrate compliance with the Comprehensive Plan amendment criteria, as well as other applicable portions of that plan.

3. The Planning Commission provided notice of this matter to Washington County Department of Land Use & Transportation, Metro, the Oregon State Department of Land Conservation and Development, and the Port of Portland; no comments in opposition were received from these agencies.

Goal 5 - Open Spaces, Scenic and Historic Areas, and Natural Resources; There are no historic resources or significant natural resources on the site.

Goal 6 - Air, Land and Water Resource Quality; has been met because there are not anticipated to be any air, water, or land discharges from the site that exceed federal or state standards over that which can exist under the current land use designation. The Planning Commission finds that future development on this site will be required to meet City and Clean Water Services standards for water quality with respect to wastewater and storm water. Similarly, the Planning Commission anticipates that there would be no significant air-shed emissions that would bring the City out of compliance with federal or state air quality standards and notes that it is feasible for the applicant to meet air quality standards at the time of development.

Goal 7 - Areas Subject to Natural Disasters or Hazards; is met because there are no mapping indicators for natural disasters or hazards on the site.

Goal 8 - Recreational Needs; is met as the City has an acknowledged Parks and Recreation Master Plan to calculate present and future recreational land needs. That Master Plan provides for various categories of future needs, as well as providing a system for funding of those needs by grants, general fund monies and system development charges.

Goal 9 - Economic Development; is met by the applicants' proposal for development of small neighborhood oriented commercial center at this site to serve the growing demands from the large industrial site developments to the west and south, high density housing developments to the east, and the demands from the estate houses and farms to the north.

Goal 10 - Housing; is also met by the providing commercial services close by existing housing developments.

Goal 11 - Public Services and Facilities; is met by incorporating the comments of those agencies and City departments supplying those facilities and services.

Goal 12 - Transportation; and its implementing rule, OAR 660, Div. 12, are satisfied by this proposal. The Transportation Planning Rule sets specific goals and policies to reduce the vehicle miles traveled in relationship to an increase in population. The proposed small neighborhood commercial center allows existing residents and area employees to make shorter trips to commercial services located in the center such as places to eat, buy groceries and to access establishments that provide personal services. This has the effect of making the trips both more efficient, reducing the length of trips, and reducing the number of trips that cross the freeway.

At the time of the plan amendment, it is difficult to determine if adjacent transportation facilities would be significantly affected by the trips generated by future commercial development on the 2.81 portion of the property as there is not a specific development proposal being considered at this time. A specific development proposal for the site, a Transportation Planning Rule analysis and traffic impact analysis would be required as part of the zone change application. If the City, in its review of the zone change application, determines that the adjacent transportation facilities would be significantly affected by the proposed neighborhood commercial development, then the City would either require the applicants to scale back the development proposal's intensity to a level that would not significantly affect adjacent transportation facilities and/or would condition the zone change approval to provide transportation mitigation/improvements to adjacent transportation facilities.

Goal 13 - Energy Conservation; is met by providing for commercial services close to the principal industrial employment areas and high density residential development, thereby reducing single-occupant vehicle trips and lowering the consumption of fuels.

Goal 14 - Urbanization; is met as the site is located within Hillsboro's urban growth boundary, fulfills a documented need for commercial land area adjacent to urban development, and is ready for development by virtue of the availability of public facilities and services; therefore it is appropriate for conversion to commercial development.

II. THE HILLSBORO COMPREHENSIVE PLAN

Section 1 - Planning and Citizen Involvement: The goals contained in Subsection I of Section 1 of the Hillsboro Comprehensive Plan replicate requirements of Statewide Planning Goal 1 and the Planning Commission interprets it to provide no further requirements other than that provided by Goal 1. Subsection II provides definitions and Subsections III and IV provide procedures for processing amendments, which the Commission determines were followed. Subsections V through XII, relating to community, public facility, functional plans, and other citizen involvement matters, are either met by virtue of compliance with Statewide Planning Goal 1 (Subsections VII to XII) or inapplicable (Subsections V and VI). The Planning Commission identifies the proposed amendment as a minor plan map amendment. A neighborhood meeting was conducted, public notice provided, and the City provided an opportunity for public comment both in writing and at public hearings before the Planning Commission. A minor plan map amendment is governed by Subsection IV (B), which requires that the applicant shows:

1) that the property is better suited for uses proposed than for the uses for which the property is currently designated by the Plan; and

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

As to the "better suited" criterion, the Planning Commission notes that a comparison must be made between the uses proposed on the 2.81-acre portion of the property, which in this case involves a proposed conceptual development plan for a small neighborhood commercial center, and the uses for which the 2.81-acre portion of the property is currently designated. The subject site is currently designated for industrial use.

First, a Johnson Gardner, LLC (economist) memorandum “Addendum to Our Analysis of a Rezone and Comprehensive Plan Amendment for a Site in Hillsboro, Oregon”, dated November 7, 2007, found:

1. The industrial portion of the property is relatively small in size at 2.81 acres, and while the site could support a viable development, the size of the site is not unusual, however the site would not support any specialized need, such as the City’s and Region’s identified need for large industrial sites. Furthermore, the one-acre commercially zoned western corner of the property creates an L-shaped industrial portion that is not optimal for industrial uses. The industrial and commercial designated areas are located on a single property under a single ownership that was previously developed as destination restaurant and band stage. The restaurant was recently destroyed by a fire. The split destination makes development of the property either as industrial or commercial difficult. The owners’ desire to continue to use the property in a manner that would serve the population that lives or works in the area needs.

2. The site’s location at the intersection of two arterial streets provides for a level of exposure and access that is beyond what is necessary for industrial uses, and a commercial designation would represent a more appropriate use.

3. Based on the scale of likely development on this site (even if the property remained industrial) the economist expected that the location would dictate a high proportion of office build-out, effectively serving to meet the area’s commercial office needs. The applicants’ proposed conceptual development plan contains almost half office space and the anticipated office uses are likely to be similar under either designation.

4. Commercial development of site provides for a transitional use between the residential development to the east and the industrial development to the west. The potential tenants (described above) in the proposed neighborhood commercial center would also provide an amenity for both neighboring use types.

The economist’s findings demonstrate that the property is better suited for commercial use than for industrial use. Johnson Gardner, LLC also produced “Need Analysis in Support of a Rezone and Comprehensive Plan Amendment for a site in Hillsboro, Oregon”, dated October 11, 2007, finding that:

1. Based on the results of their economic analysis, the economist concluded that retail commercial development of the subject site will not “saturate” the retail market given the imbalance between demand and insufficient supply of retail land in the primary trade area. If more land is not designated for commercial uses and the local population and average household income continue to grow at projected paces, area residents will be forced to spend an increasing share of their incomes further from home.

Given the findings above, the Commission concludes that the subject site is “better suited” for commercial use than for industrial use, and that a “need” exists for the proposed commercial plan designation that is not met by the existing industrial plan designation. The Commission also finds that the applicants’ responses to applicable comprehensive plan goals, policies and implementation measures as listed below demonstrate that the proposed change in the plan designation from industrial to commercial for the 2.81-acre portion of the property is consistent with the intent of these plan goals and policies and would implement the implementation measures identified.

Section 2 Urbanization - Goal: This goal calls for an orderly and efficient transition of land from rural to urban use through providing land to accommodate a full range of urban uses within the Hillsboro planning area. The change in designation of the 2.81-acre industrial portion of the property to commercial provides the opportunity for the applicants' proposal for a neighborhood commercial development to serve the industrial lands to the west and south and high density residential lands to the east, and lessens the pressure for conversion of land to urban uses through fulfilling the needs for services in the area.

Section 2 Urbanization – Implementation Measure (IV)(A): This implementation measure states that urban development shall only occur where urban services exist or are available. The property has been developed for urban purposes and is fully served by urban services. A specific development plan for the proposed neighborhood commercial center will be reviewed through the subsequent zone change application and the development will be reduced in intensity and/or conditioned to provide any additional urban services if found to be necessary.

Section 2 Urbanization – Implementation Measure (IV)(L): This implementation measure states that any major retail use (a retail land use or retail business activity occupying a building of 60,000 square feet or more of gross leasable area per building or business) is allowed within the City as permitted by the comprehensive plan and implementing zoning ordinance, except in areas in which such use is restricted as shown on the Title IV Major Retail Use Restriction Overlay Map contained within the Zoning Ordinance. The applicants' in their proposal for a small neighborhood commercial center have stated that they do not intend to have any major retail uses on the subject site and that during the zone change process that they would willingly accept a condition that would restrict major retail uses on the subject site. Additionally the City finds that the proposal would be in substantial compliance with Title IV as contained in Metro's Functional Plan due to its small size and the type of commercial uses that would be located within the proposed neighborhood commercial center.

Section 10 Economy - Goals: These goals emphasize expanding, improving, and diversifying the economy of the planning area; providing local employment opportunities for area residents; conserving energy by lowering commuting distance; increasing and expanding the economic base, tax base and economic independence of the area; and providing choices in the purchase of goods and services available to the public. The proposed plan map designation change from Industrial to Commercial on the 2.81-acre portion of the property diversifies the planning area by providing a neighborhood commercial use to an area with industrial and residential uses, provides employment opportunities through future provision of entry level jobs, spaces for small businesses and construction jobs. Due to its location, the proposed neighborhood commercial center would reduce commuting distances by providing goods and services closer to homes and employment centers and would also increase the diversity of goods and services available to the public. The improvement of the property will increase the tax base.

Section 10 Economy – Policies (A) Commercial land uses: Some of the commercial policies contained in this section are directly applicable to the subject site. These policies address grouping commercial establishments together for shopping convenience, sharing of parking, pedestrian safety and integrated design; and designating sufficient commercial land to meet the expected growth in commercial activities and provide more and better commercial establishments to meet the increasingly diverse needs of the public.

The Johnson Gardner commercial analysis investigated the market demand, the availability of current commercial uses and land available for commercial development, and found that the growth in income and population in the site's market area justified the proposed neighborhood commercial center in this location. The economic analysis concluded that even if the existing commercial/retail land was fully built out, this site would be in demand based on the expected growth in income and population from 2007 to 2012. The proposed configuration of the commercially designated land would be in the form of a node, i.e., a neighborhood commercial center. Adjacent property designated for industrial development in all directions adjacent to the subject site would prohibit an expansion of the node without new amendments to the comprehensive plan. The site is located at the intersection of two major roads, convenient to surrounding residential and employment areas, and would be developed through a site/design review process to ensure that the site is safely and attractively designed.

Section 10 Economy – Policies (B) Industrial land use: This policy addresses the need to ensure that sufficient industrial land is designated within the Hillsboro Planning Area and sufficient public facilities and services are made available to attract industry and allow for development of efficient industrial land use patterns. As previously stated by the applicants, the 2.81-acre portion of the property is too small and irregularly shaped to allow for efficient industrial development patterns even though the subject site is already served by public facilities and services.

Section 10 Economy – Policies (B)(2): This policy is a subset of Policy B, which states that sufficient industrial land must be designated to attract and accommodate both labor intensive and land intensive industrial activities, provide areas for different types of industrial developments, develop a diverse industrial base offering an increasing number of employment opportunities, and decrease the tax burden on residential property. Due to its small size and “L-shaped” configuration, this site is not suited for labor or land intensive industrial activities and most likely would not provide numerous employment opportunities. It could provide a small area for a different type of industrial development but as the economist pointed out in the economic analysis the type of development that would locate on such a small site is more likely to be office type development.

Section 10 Economy – Implementation Measures (2): This implementation measure states that the City shall develop detailed standards for the location of neighborhood commercial developments. Further it states that neighborhood commercial developments should not attract regional or City-wide shopping trips and that major industrial, high density and medium density developed areas should contain adequate neighborhood commercial activities to meet some of the needs of the major developed uses. The applicants' propose a small neighborhood commercial center which would serve the major industrial developments to the west and south and a high density residential area to the east. The applicants' intend to design their neighborhood commercial center to include commercial activities that provide places to eat, buy groceries and to access establishments that provide personal services for the employees in adjacent industrial developments and local residents.

Section 11 Energy - Goal: This goal addresses conserving energy by using energy conservation as a determinant in the location of various land use activities (residential, commercial, industrial) and the design of developments, etc.

The applicants' assert that the proposed development will utilize best practices in design and energy conservation and that the proposed development will be processed through a site/design review process to ensure that the development is as sustainable as possible.

Section 13 – Transportation: - Implementation Measure (VII)(A): This implementation measure states that land use actions which would create substantially higher traffic volumes than were assumed in the development of the Transportation Maps shall be evaluated, and land use actions which would exceed the street capacities of the Transportation Maps shall not be allowed unless the maps and other applicable ordinances are first amended. The site plans for development of the site as a neighborhood commercial center will be processed through a subsequent zone change process where the traffic impacts would be closely studied and mitigation measures, if necessary, would be conditioned by the City. The design of the entire property as a single designation allows the existing driveways that served the previous commercial development to serve the redeveloped site as far back as possible from the intersection. The applicants have reviewed the proposal with senior planning and engineering staff and thus far a fatal flaw has not uncovered so the applicants have chosen to proceed. The provision of commercial and retail services at this location will reduce the area's trips as the surrounding residential and employment uses can conveniently access the site without having to travel out of their way to other commercial centers. A large restaurant/entertainment center has successfully operated on this site in the recent past and no safety or congestion problems were encountered.

VI. DEVELOPMENT DIRECTIONS

For the reasons set forth above, the Planning Commission finds that the proposed minor comprehensive plan map change from IN Industrial to C Commercial plan designation is consistent with comprehensive plan goals, policies and implementation measures and meets the approval criteria for a minor comprehensive plan map amendment.

VII. CONCLUSION

The Planning Commission hereby recommends approval of this application as supported by these findings.

IN 2 14D

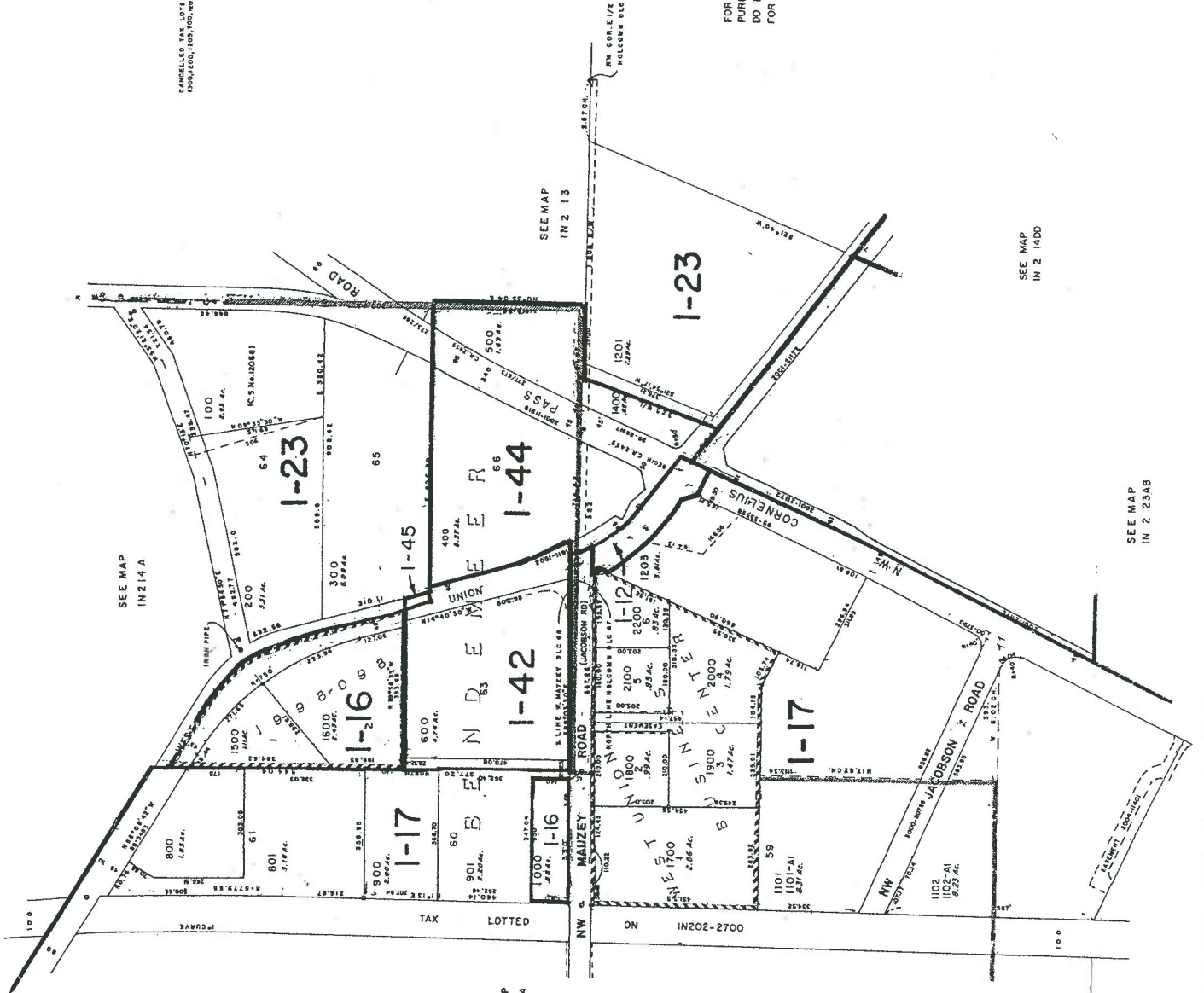
SE 1/4 SECTION 14 T 1 N R 2 W W.M.

WASHINGTON COUNTY OREGON

SCALE 1"=200'

1/4 COR.

CANCELLED TAX LOTS
1900, 1800, 1700, 1600, 1500, 1400, 1300, 1200, 1100, 1000



SEE MAP
IN 2 14 A

SEE MAP
IN 2 14

SEE MAP
IN 2 13

SEE MAP
IN 2 14DD

SEE MAP
IN 2 23AB

FOR ASSESSMENT
PURPOSES ONLY
DO NOT RELY ON
FOR ANY OTHER USE

Washington County Assessor
For Assessment Purposes Only
MAR 18 2008
Assessor's Office
1000 1/2 St. SE
Hillsboro, OR 97123

14 13

HILLSBORO
23 24
IN 2 14D

[Handwritten signature]

CITY OF HILLSBORO



March 6, 2008

TO: Interested Parties

FROM: Planning Department

RE: NOTICE OF DECISION – Request for Approval of a Minor Comprehensive Plan Land Use Map Amendment - File No. HCP 5-07: Sweet Oregon Site

At their regular meeting on March 4, 2008, the Hillsboro City Council adopted Ordinance No. 5848, which is attached for your review. This Ordinance amends Section 14 Comprehensive Plan Maps, of Comprehensive Plan Ordinance No. 2793, approving a Minor Comprehensive Plan Land Use Map Amendment from IN - Industrial to C - Commercial on a 2.81-acre portion of one property approximately 3.81 acres in area. The property is located at the southwest corner of the intersection of NW Cornelius Pass Road and NW West Union Road. The property can be specifically identified as Tax Lot 1203 on Washington County Tax Assessor's Map 1N2-14D.

Pursuant to ORS 197.620, persons who participated either orally or in writing in the Planning Commission or City Council proceedings on this amendment to the City's Comprehensive Plan may appeal the decision by filing a notice of intent to appeal the City Council's approval of this Ordinance with the State Land use Board of Appeals within 21 days of the date of Decision and by complying with all other applicable provisions in ORS 197.830 to 197.845.

If you have any questions please call the Planning Department at (503) 681-6153.

Sincerely,

CITY OF HILLSBORO PLANNING DEPARTMENT

A handwritten signature in black ink that reads "Jennifer K. Wells". The signature is written in a cursive style.

Jennifer K. Wells
Urban Planner III

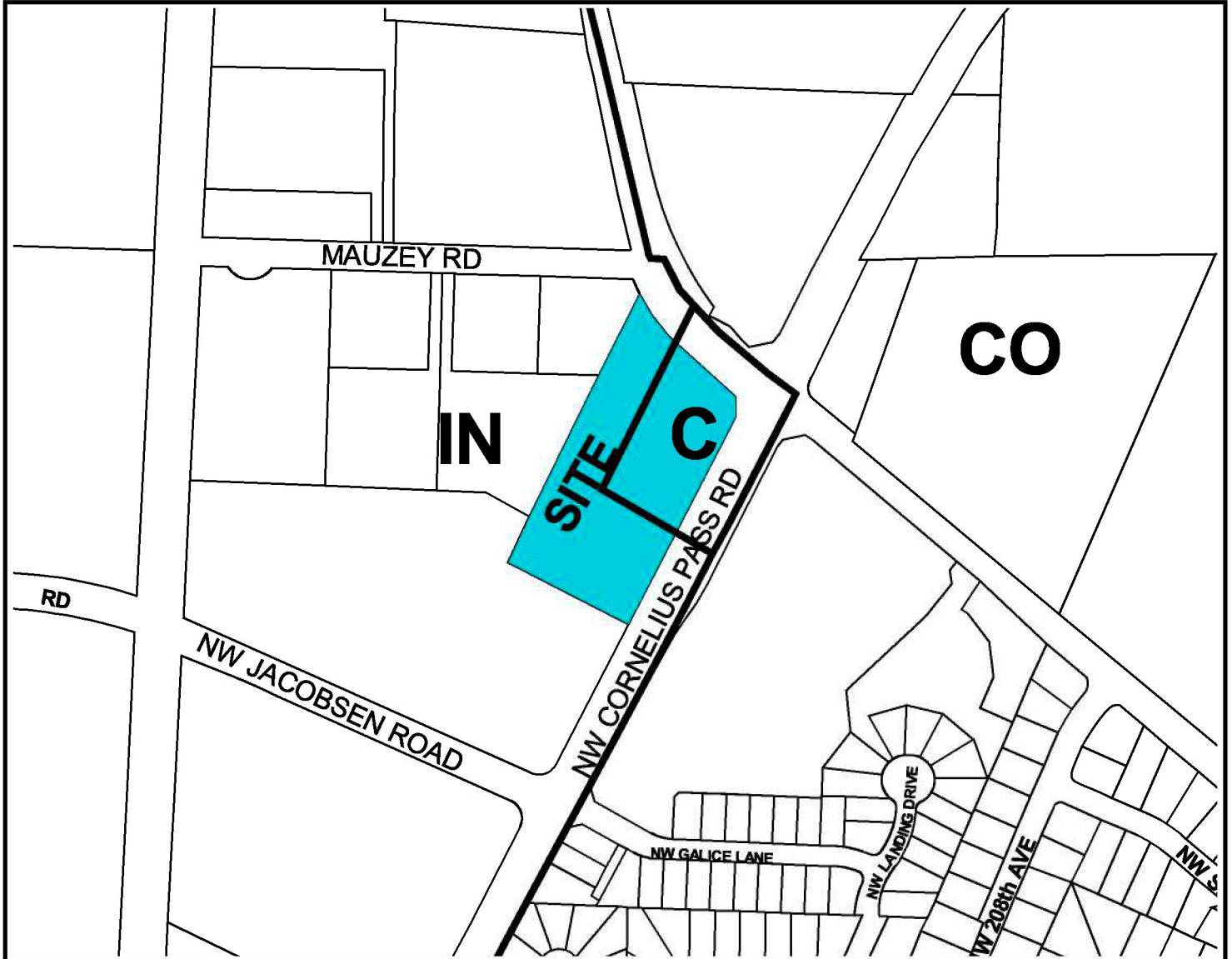
Attachment: Ordinance No. 5848



HCP 5-07: SWEET OREGON SITE



REQUEST FOR A MINOR COMPREHENSIVE PLAN AMENDMENT TO CHANGE A COMPREHENSIVE PLAN LAND USE MAP DESIGNATION FROM IN INDUSTRIAL TO C COMMERCIAL.



0 300 600 900 1200 Feet



Comprehensive Plan Designations

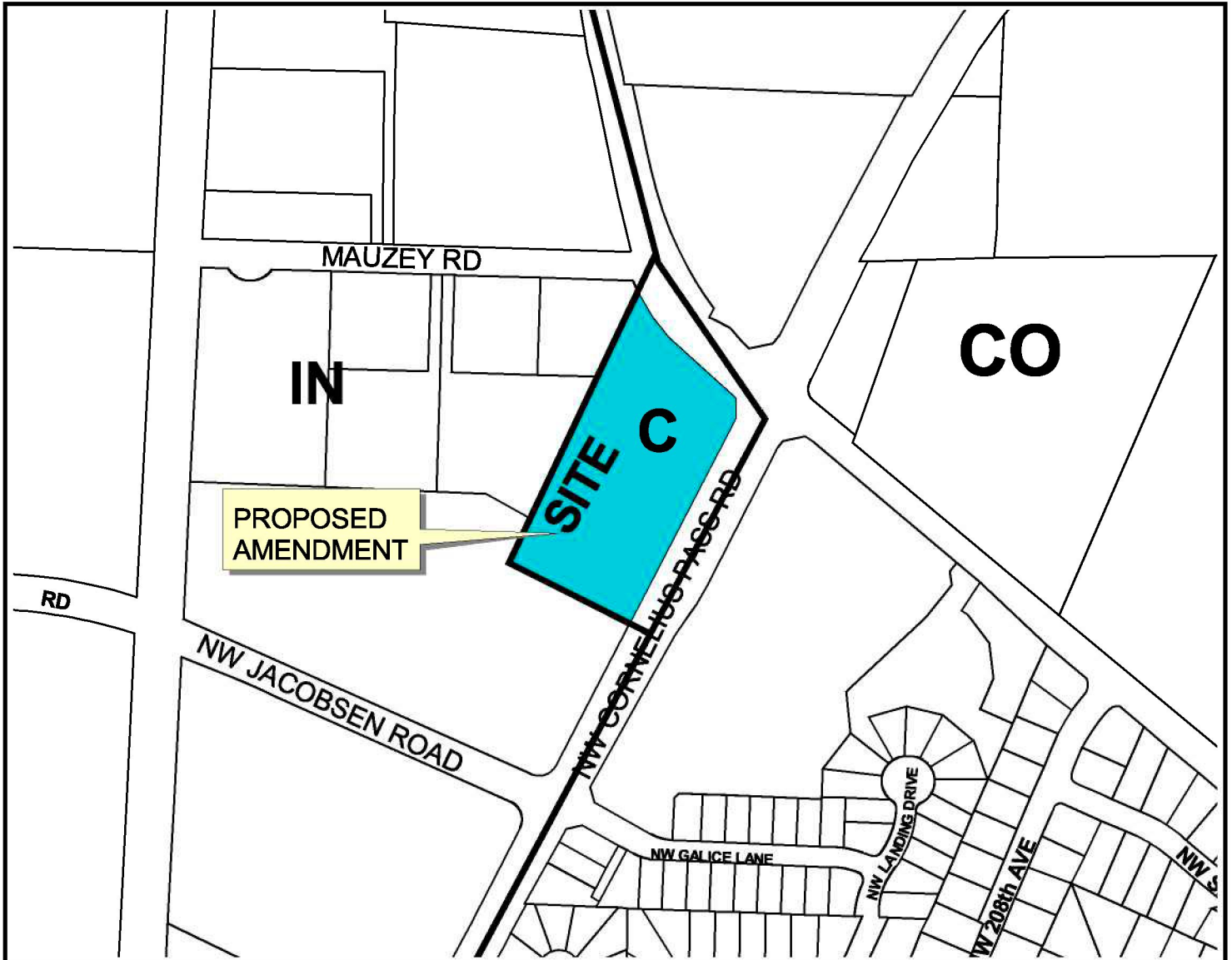
RL - Low Density Residential (3-7 units per acre)	C - Commercial	MU - Mixed Use
RM - Medium Density Residential (8-16 units per acre)	IN - Industrial	CO - County
RH - High Density Residential (17-23 units per acre)	PF - Public Facility	
RMR - Mid-Rise Residential (24 - 30 units per acre)	OS - Open Space	
SCPA - Station Community Planning Area	FP - Floodplain	



HCP 5-07: SWEET OREGON SITE



REQUEST FOR A MINOR COMPREHENSIVE PLAN AMENDMENT TO CHANGE A COMPREHENSIVE PLAN LAND USE MAP DESIGNATION FROM IN INDUSTRIAL TO C COMMERCIAL.



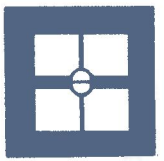
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Comprehensive Plan Designations

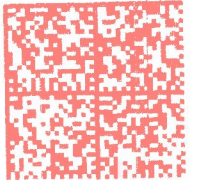
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CITY OF HILLSBORO



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

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



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