



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



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

Date: 02/17/2015
Jurisdiction: City of Hillsboro
Local file no.: CDCA-002-14
DLCD file no.: 012-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 02/13/2015. 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 36 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.: 012-14 {22433}
Received: 2/13/2015

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-002-14**

Date of adoption: 1/20/15

Date sent: 2/9/2015

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): 8/19/14

No

Is 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:

Local contact (name and title): Dan Dias

Phone: 503-681-6179

E-mail: dan.dias@hillsboro-oregon.gov

Street address: 150 E Main Street

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:

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:

See attached summary of code sections amended and description of amendments.

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:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts: ODOT, TriMet, Washington County, Clean Water Services, Metro, Washington County Fire District 2, Tualatin Valley Fire and Rescue, Tualatin Valley Water District.

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. 6110

**COMMUNITY DEVELOPMENT CODE AMENDMENT 002-14:
SOUTH HILLSBORO COMMUNITY PLAN**

AN ORDINANCE AMENDING THE HILLSBORO COMMUNITY DEVELOPMENT CODE ORDINANCE NO. 6094, AS AMENDED. THE PROPOSED AMENDMENTS ARE TO MULTIPLE SECTIONS OF THE COMMUNITY DEVELOPMENT CODE TO IMPLEMENT THE PROVISIONS OF THE HILLSBORO COMPREHENSIVE PLAN SECTION 31 SOUTH HILLSBORO COMMUNITY PLAN; AND TO AMEND THE SIGNIFICANT NATURAL RESOURCES MAP.

WHEREAS, an area of approximately 1,400 acres of land situated south of the Tualatin Valley Highway, north of Rosedale Road, west of SW 209th Avenue, and east of Witch Hazel Village, the Reserve Vineyards and Golf Club and SW 229th Avenue, identified as the South Hillsboro Community Plan Area as illustrated on the South Hillsboro Community Plan Map; and

WHEREAS, the South Hillsboro Community Plan Area was included in the urban growth boundary (UGB) by Metro in expansions of the UGB 2002 and 2011; and

WHEREAS, in 2012, the City Council adopted Ordinance No. 6029, adopting a new section 31, South Hillsboro Community Plan, to establish goals, policies and implementation actions for the South Hillsboro Plan area, and a new section 32 to incorporate by reference the South Hillsboro Community Plan; and

WHEREAS, since the adoption of Ordinance No. 6029, the City has undertaken a master planning process with local and regional partners to refine the South Hillsboro Community Plan and to develop zoning and development regulations to implement the vision, goals and policies contained the South Hillsboro Community Plan; and

WHEREAS, Section 12.80.140 of the Hillsboro Community Development Code, as amended, requires consideration, process, and a public hearing by the Hillsboro Planning Commission with respect to initiating proposed amendments to the Community Development Code, such as the proposed South Hillsboro Plan District and Significant Natural Resource Map amendments to the Community Development Code described in the attachments to this Ordinance; and

WHEREAS, the proposed amendments to multiple sections of the Hillsboro Community Development Code, as identified in Exhibit A, include a new South Hillsboro Plan District, a new Mixed Use – Village Town Center Zone, amendments to the Planned Unit Development, Annexation and Zone Change applications sections and also minor amendments to other sections which are supported by staff reports and findings, and technical analysis; and

WHEREAS, in order begin development of South Hillsboro, the updated Community Plan goals, policies, and implementation measures must now be reflected in the Community Development Code; and

WHEREAS, the Planning Commission therefore adopted Order No. 8124 on August 27, 2014, thereby initiating amendments to several Sections of the Community Development Code to reflect the updated goals, policies, and implementation measures from the proposed Comprehensive Plan amendments; and

WHEREAS the Planning Commission held four (4) public hearings to consider the proposed CDC amendments, on October 22nd, November 12th, December 10th, and December 17th, 2014, and received staff reports, drafts code sections, and public testimony; and

WHEREAS after consideration of the information presented in the public hearings, on December 17th, 2014, based upon the testimony and the record, the Planning Commission adopted Order No. 8137 recommending City Council approval of the proposed amendments to the Community Development Code and the findings of fact for the decision attached to the order as Exhibits O and P; and

WHEREAS, the City Council received the Planning Commission's recommendation on this matter on January 6, 2015, and accepts the Planning Commission's recommendation; and

WHEREAS, the City Council further determined that it would adopt the Planning Commission's findings of fact (Exhibits O and P) for the proposed Community Development Code amendments.

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

Section 1. Community Development Code Section 12.01.200 Zoning Map, will be amended to add the new Mixed Use – Village Town Center (MU-VTC) zone, attached hereto as Exhibit A;

Section 2. Community Development Code Section 12.01.500 Definitions, will be amended to add a new definition for "Impact Area" which will be used in the South Hillsboro Planning Area and was inadvertently omitted from the CDC, and modify the definition of "In-Process Traffic" to reflect trips vested as part of an Annexation Agreement or Development agreement in South Hillsboro, attached hereto as Exhibit B;

Section 3. Community Development Code Section 12.21.420 SFR-6 Single Family Residential Zone will be amended to add the South Hillsboro Planning Area as an area where the SFR-6 Single Family Residential zone may be applied, attached hereto as Exhibit C;

Section 4. Community Development Code Sections 12.24.010 and 12.24.020 Mixed Use Zones and Locational Characteristics will be amended to add the new MU-VTC Mixed Use – Village Town Center zone, attached hereto as Exhibit D;

Section 5. Community Development Code Section 12.24.300 Mixed Use Village Town Center will be added as a new section of the code and will contain the development

standards and use regulations for the new MU-VTC Mixed Use – Village Town Center zone, attached hereto as Exhibit E;

Section 6. Community Development Code Section 12.27.210 Significant Natural Resource Overlay will be amended to add a new subsection 3 and Table 12.27.210-1 identifying Impact Area widths and points of measurement, attached hereto as Exhibit F;

Section 7. Community Development Code Section 12.50 Development and Design Standards will be amended to add citations to South Hillsboro, needed for consistency with Section 12.65 and to amend the Usable Open Space section to allow and encourage the use of proposed public parks and open spaces to count towards a development project's usable open space requirement, attached hereto as Exhibit G;

Section 8. Community Development Code Section 12.65 will add a new plan district for the South Hillsboro Plan District. This section will provide regulatory provisions including specific requirements for annexation and development agreements, development and design standards, tree preservation regulations and street design standards, attached hereto as Exhibit H;

Section 9. Community Development Code Sections 12.70.200 and 12.70.220 Transportation studies will be amended to add citations and cross references to new Section 12.65.900 containing specific standards and requirements pertaining to traffic studies for development in the South Hillsboro, and to delete wording to reflect revisions to the definition of In-Process Traffic in the definitions section 12.01.500, attached hereto as Exhibit I;

Section 10. Community Development Code Section 12.80.010 Annexation will be amended to update existing subsections regarding the annexation application process to add new requirements for annexation agreements, and to make non-substantive language changes recommended by the City Attorney's office, attached hereto as Exhibit J;

Section 11. Community Development Code Sections 12.80.120 and 12.80.122 Planned Unit Developments and Planned Unit Development Implementation through Development Review or Subdivision Approval will be amended to add citations regarding the applicability of the Planned Unit Development (PUD) process in South Hillsboro; and amend existing subsections regarding applications anticipated in South Hillsboro for consolidated review of PUDs and requests for Adjustments; Development Review, and/or Land Division preliminary plats, attached hereto as Exhibit K;

Section 12. Community Development Code Sections 12.80.150 through 12.80.158 Variances and Adjustment will be amended to add clarify the applicability of the Adjustments process in anticipation of expected applications in South Hillsboro. The proposed changes would retain separate criteria for Adjustments but would allow requests for them to be addressed and processed within the primary application. A new subsection 12.80.158 will also be added regarding adjustments to Block Length and Orientation Requirements, attached hereto as Exhibit L;

Section 13. Community Development Code Section 12.80.160 Zone Changes will be amended to add citations to South Hillsboro annexation agreements and transportation financing and to delete an inadvertently duplicated paragraph, attached hereto as Exhibit M;

Section 14. The Official Zoning Map is amended to update the Significant Natural Resources Overlay Map to include the South Hillsboro Planning Area, attached hereto as Exhibit N;

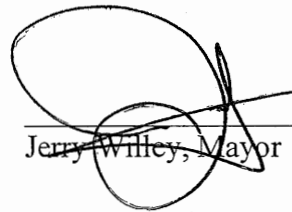
Section 15. Findings of fact for the decision are attached hereto as Exhibits O and P;

Section 16. This ordinance shall be effective from and after 30 days following its passage and approval by the Mayor.

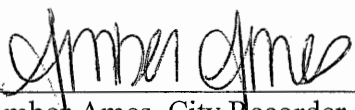
First approval of the Council on this 6th day of January 2015.

Second approval and adoption by the Council on this 20th day of January 2015.

Approved by the Mayor this 20th day of January 2015.



Jerry Willey, Mayor

ATTEST: 
Amber Ames, City Recorder



February 9, 2015

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

FROM: Dawn Duray, Senior Planning Technician

RE: Transmittal of DLCD Form 2 Notice of Adoption
Hillsboro Case File No. Community Development Code Amendment (CDCA) 002-14

I, Dawn Duray, submitted on this date, February 9, 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 January 20, 2015.

If you have any questions regarding this transmittal, please contact me at 503-681-6154. Should you have any questions in regards to the amendments, please contact Dan Dias at 503-681-6179.

Sincerely,

CITY OF HILLSBORO PLANNING DEPARTMENT

A handwritten signature in cursive script that reads 'Dawn Duray'.

Dawn Duray
Senior Planning Technician



February 9, 2015

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

FROM: Daniel L. Dias, Development Services Manager

RE: DLCD Form 2 Submittal: Summary of DLCD Form 2
Hillsboro Case File No.: Community Development Code Amendment (CDCA) 002-14

This memorandum accompanies the enclosed DLCD Form 2 notifying the Department of a recent Community Development Code Amendment adopted by the City of Hillsboro City Council, including all information required pursuant to Oregon Administrative Rule 660-018-0040. This electronic submittal includes the attachments to DLCD Form 2 listed at the end of this cover letter. As the submittal exceeds 100 pages, the summary narrative required by OAR 660-018-0040(4) is attached to this cover letter.

The adopted text and map amendments to the Community Development Code, implement the provisions of Hillsboro Comprehensive Plan Section 31, South Hillsboro Community Plan, and amend the Significant Natural Resources Map.

Please let us know if you have questions or require additional information. Thank you.

Respectfully,

CITY OF HILLSBORO PLANNING DEPARTMENT

A handwritten signature in black ink that reads 'Daniel L. Dias'.

Daniel L. Dias
Development Services Manager

Attachments and Exhibits:

1. Summary of Amended Sections
2. Ordinance No. 6110, including Exhibits and Appendices:
 - A. Exhibits A – P
 - B. Appendices A – C

Summary of CDC Amendments:

The list of amendments is shown below, with a brief description of each proposed amendment. The letters refer to the Exhibits of the full text of the amendments:

- A. Section 12.01.200 Zoning Map – amend existing Table 12.01.200-1 to add the new MU-VTC Mixed Use Village – Town Center zone.
- B. Section 12.01.500 Definitions – add a new definition for “Impact Area” which will be used in the South Hillsboro Planning Area and was inadvertently omitted from the CDC, and modify the definition of “In-Process Traffic” to reflect trips vested as part of an Annexation Agreement or Development agreement in South Hillsboro.
- C. Section 12.21.420 SFR-6 Single Family Residential – amend existing Figure 12.21.420-A to add the South Hillsboro Planning District as an area where the SFR-6 Single Family Residential zone can be applied.
- D. Sections 12.24.010 and 12.24.020 Mixed Use Zones and Locational Characteristics – amend existing sections to add new Mixed Use – Village/Town Center (MU-VTC) zone to the section of mixed use zones.
- E. Section 12.24.300 MU-VTC Mixed Use Village Town Center – add a new Section 12.24.300 to create the new MU-VTC Mixed Use Village/Town Center zone for application in the Town and Village Centers in South Hillsboro, and renumber subsequent subsections. The new MU-VTC zone is intended to provide a balance of certainty and flexibility relating to development in the Town and Village Centers. This zone requires planned unit developments to be proposed and approved for the master planning and build-out of these areas. The zone assures development of a quality mixed-use environment, including a mixture of commercial and residential uses, will be provided in these key areas in alignment with the South Hillsboro Community Plan. The zone also works in coordination with Section 12.65 the South Hillsboro Plan District to assure that the City has the ability to evaluate proposed projects in the MU-VTC against both the Plan District and the overarching land use policies in Comprehensive Plan Section 31 and its appendix: the South Hillsboro Community Plan;
- F. Section 12.27.210 – [Significant Natural Resource Overlay] Applicability, Boundary Interpretation and Modification – amend existing subsection A Applicability to add a new subsection 3 and Table 12.27.210-1 identifying Impact Area widths and points of measurement, which was inadvertently omitted from the CDC.
- G. Section 12.50 Development and Design Standards – amend several existing subsections to add citations to South Hillsboro, needed for consistency with Section 12.65. These minor amendments are intended to update various sections of the CDC impacted by the addition of South Hillsboro. Also amend Usable Open Space section to allow and encourage the use of proposed public parks and open spaces to count towards a development project’s usable open space requirements.
- H. Section 12.65 South Hillsboro Plan District – add a new Section 12.65 to create the South Hillsboro Plan District. This section will provide regulatory provisions including specific requirements for annexation and development agreements, development and design standards, tree preservation regulations and street design standards. Section 12.65 has been written to apply to all development within the District. The standards therein will be applied together with other standards in the CDC, in the hierarchy specified in Section 12.50.020 C.

- I. Section 12.70.200 and 12.70.220 Transportation Studies - amend existing subsections to add citations and cross references to new Section 12.65.900 containing specific standards and requirements pertaining to traffic studies for development in the South Hillsboro, and to delete wording to reflect revisions to the definition of In-Process Traffic in the definitions section 12.01.500.
- J. Section 12.80.010 Annexation – amend existing subsections regarding the annexation application process to add new requirements for annexation agreements, and to make non-substantive language changes recommended by the City Attorney’s office.
- K. Sections 12.80.120 and 12.80.122 Planned Unit Development and PUD Implementation through Development Review or Subdivision Approval – amend existing subsections in to add citations regarding the applicability of the Planned Unit Development (PUD) process in South Hillsboro; and amend existing subsections regarding applications anticipated in South Hillsboro for consolidated review of PUDs and requests for Adjustments, Development Review, and/or Land Division preliminary plats.
- L. Sections 12.80.150 – 12.80.158 Variances and Adjustments – amend existing subsections to clarify the applicability of the Adjustments process in anticipation of expected applications in South Hillsboro. The proposed changes would retain separate criteria for Adjustments but would allow requests for them to be addressed and processed within the primary application (Adjustments are now treated as a separate process in the CDC). A new subsection 12.80.158 will also be added regarding adjustments to Block Length and Orientation Requirements.
- M. Section 12.80.160 Zone Change – amend several existing subsections to add citations to South Hillsboro annexation agreements and transportation financing and to delete an inadvertently duplicated paragraph.
- N. Official Zoning Map – amend the existing Significant Natural Resource Overlay Map (a portion of the official Zoning Map pursuant to Section 12.27.200 A 1) to include the South Hillsboro Study Area.

Summary of CDC Amendments:

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- B. Section 12.01.500 Definitions – add a new definition for “Impact Area” which will be used in the South Hillsboro Planning Area and was inadvertently omitted from the CDC, and modify the definition of “In-Process Traffic” to reflect trips vested as part of an Annexation Agreement or Development agreement in South Hillsboro.
- C. Section 12.21.420 SFR-6 Single Family Residential – amend existing Figure 12.21.420-A to add the South Hillsboro Planning District as an area where the SFR-6 Single Family Residential zone can be applied.
- D. Sections 12.24.010 and 12.24.020 Mixed Use Zones and Locational Characteristics – amend existing sections to add new Mixed Use – Village/Town Center (MU-VTC) zone to the section of mixed use zones.
- E. Section 12.24.300 MU-VTC Mixed Use Village Town Center – add a new Section 12.24.300 to create the new MU-VTC Mixed Use Village/Town Center zone for application in the Town and Village Centers in South Hillsboro, and renumber subsequent subsections. The new MU-VTC zone is intended to provide a balance of certainty and flexibility relating to development in the Town and Village Centers. This zone requires planned unit developments to be proposed and approved for the master planning and build-out of these areas. The zone assures development of a quality mixed-use environment, including a mixture of commercial and residential uses, will be provided in these key areas in alignment with the South Hillsboro Community Plan. The zone also works in coordination with Section 12.65 the South Hillsboro Plan District to assure that the City has the ability to evaluate proposed projects in the MU-VTC against both the Plan District and the overarching land use policies in Comprehensive Plan Section 31 and its appendix: the South Hillsboro Community Plan;
- F. Section 12.27.210 – [Significant Natural Resource Overlay] Applicability, Boundary Interpretation and Modification – amend existing subsection A Applicability to add a new subsection 3 and Table 12.27.210-1 identifying Impact Area widths and points of measurement, which was inadvertently omitted from the CDC.
- G. Section 12.50 Development and Design Standards – amend several existing subsections to add citations to South Hillsboro, needed for consistency with Section 12.65. These minor amendments are intended to update various sections of the CDC impacted by the addition of South Hillsboro. Also amend Usable Open Space section to allow and encourage the use of proposed public parks and open spaces to count towards a development project’s usable open space requirements.
- H. Section 12.65 South Hillsboro Plan District – add a new Section 12.65 to create the South Hillsboro Plan District. This section will provide regulatory provisions including specific requirements for annexation and development agreements, development and design standards, tree preservation regulations and street design standards. Section 12.65 has been written to apply to all development within the District. The standards therein will be applied together with other standards in the CDC, in the hierarchy specified in Section 12.50.020 C.

- I. Section 12.70.200 and 12.70.220 Transportation Studies - amend existing subsections to add citations and cross references to new Section 12.65.900 containing specific standards and requirements pertaining to traffic studies for development in the South Hillsboro, and to delete wording to reflect revisions to the definition of In-Process Traffic in the definitions section 12.01.500.
- J. Section 12.80.010 Annexation – amend existing subsections regarding the annexation application process to add new requirements for annexation agreements, and to make non-substantive language changes recommended by the City Attorney’s office.
- K. Sections 12.80.120 and 12.80.122 Planned Unit Development and PUD Implementation through Development Review or Subdivision Approval – amend existing subsections in to add citations regarding the applicability of the Planned Unit Development (PUD) process in South Hillsboro; and amend existing subsections regarding applications anticipated in South Hillsboro for consolidated review of PUDs and requests for Adjustments, Development Review, and/or Land Division preliminary plats.
- L. Sections 12.80.150 – 12.80.158 Variances and Adjustments – amend existing subsections to clarify the applicability of the Adjustments process in anticipation of expected applications in South Hillsboro. The proposed changes would retain separate criteria for Adjustments but would allow requests for them to be addressed and processed within the primary application (Adjustments are now treated as a separate process in the CDC). A new subsection 12.80.158 will also be added regarding adjustments to Block Length and Orientation Requirements.
- M. Section 12.80.160 Zone Change – amend several existing subsections to add citations to South Hillsboro annexation agreements and transportation financing and to delete an inadvertently duplicated paragraph.
- N. Official Zoning Map – amend the existing Significant Natural Resource Overlay Map (a portion of the official Zoning Map pursuant to Section 12.27.200 A 1) to include the South Hillsboro Study Area.

1 **Exhibit A**

2 **CDCA 002-14: South Hillsboro CDC Amendments**
3 **Revisions to Section 12.01.200**

4 *[Only sections proposed for revisions listed below and shown:*
5 *sections remaining unchanged omitted for brevity].*

6 *Language proposed for addition in bold italic typeface;*
7 *language proposed for deletion shown ~~overstruck~~;*
8

9 **12.01.200 Zoning Map.**

- 10 A. The location and boundaries of the zones designated in Subsection B, below, are hereby
11 established as shown on the map entitled “City of Hillsboro Zoning Map” hereafter
12 referred to as the "Zoning Map." Copies of the Zoning Map showing all amendments
13 shall be maintained by the Planning and Information Services Departments
- 14 B. For the purposes of this Code, the city is divided into zones identified as shown in Table
15 12.01.200-1. The term “standard zones” includes all zones with an SFR, MFR, C or I
16 prefix; the term “light rail zones” includes all zones with a SC prefix; the term “Mixed-
17 Use zones” includes all zones with an MU prefix; and the term “urban center zones”
18 includes all zones with a UC prefix. The term “conservation zone” refers to zones with a
19 “C” suffix (SCR-DNC or SCR-OTC).

20 **Table 12.01.200-1:**
21 **Zones**

Abbreviation	Zone Classification
SFR-10	SFR-10 Single Family Residential
SFR-8.5	SFR-8.5 Single Family Residential
SFR-7	SFR-7 Single Family Residential
SFR-6	SFR-6 Single Family Residential
SFR-4.5	SFR-4.5 Single Family Residential
SCR-LD	SCR-LD Station Community Residential - Low Density
SCR-OTC	SCR-OTC Station Community Residential - Orenco Townsite Conservation
SCR-DNC	SCR-DNC Station Community Residential - Downtown Neighborhood Conservation
MFR-1	MFR-1 Multi-Family Residential
MFR-2	MFR-2 Multi-Family Residential
MFR-3	MFR-3 Multi-Family Residential
SCR-MD	SCR-MD Station Community Residential - Medium Density
SCR-HD	SCR-HD Station Community Residential - High Density
C-N	C-N Commercial - Neighborhood

Abbreviation	Zone Classification
C-G	C-G Commercial - General
SCC-DT	SCC-DT Station Community Commercial - Downtown
SCC-SC	SCC-SC Station Community Commercial - Station Commercial
SCC-MM	SCC-MM Station Community Commercial - Multi-Modal
MU-N	MU-N Mixed-Use - Neighborhood
MU-C	MU-C Mixed-Use - Commercial
<i>MU-VTC</i>	<i>MU-VTC Mixed Use – Village Town Center</i>
<i>SCR-V</i>	<i>SCR-V Station Community Residential – Village</i>
UC-RM	Urban Center - Residential Medium Density
UC-MU	Urban Center - Mixed-Use Urban Density
UC-AC	Urban Center - Activity Center
UC-NC	Urban Center - Neighborhood Center
UC-OR	Urban Center - Office / Research
UC-RP	Urban Center - Research Park
I-G	I-G Industrial - General
I-P	I-P Industrial Park
I-S	I-S Industrial Sanctuary
SC-BP	SC-BP Station Community Business Park
SCI	SCI Station Community Industrial
SSID	SSID Shute Road Special Industrial District
HSID	HSID Helvetia Special Industrial District
ESID	ESID Evergreen Special Industrial District
SCF	SCF Station Community Fair Complex

1
2
3
4

[The remainder of this section remains unchanged.]

1 **Exhibit B**

2 **CDCA 002-14: South Hillsboro CDC Amendments**
3 **Revisions to Sections 12.01.500**

4 *[Only sections proposed for revisions listed below and shown:*
5 *sections remaining unchanged omitted for brevity].*

6 *Language proposed for addition in bold italic typeface;*
7 *language proposed for deletion shown overstruck.*

8
9 **12.01.500 Definitions.** As used in this Code, the following words, terms and phrases are
10 defined as shown in this section. Terms defined in this section are shown in *italic typeface*
11 where they occur in other definitions.

12 **Impact Area.** ~~See Significant Natural Resource Impact Area.~~ *The buffer area within the*
13 *boundaries of the Significant Natural Resource Overlay District in which allowed uses could*
14 *“adversely impact” the adjacent identified resource. Impact Area measurement and*
15 *development standards are specified in Section 12.27.200.*

16 **Traffic.** As used in Transportation Studies (see Section 12.70.200)

17 **In-Process Traffic** is the projected traffic from approved developments not yet occupied.
18 *For developments within the South Hillsboro Plan District, In-Process Traffic shall*
19 *also include trips vested for each phase of development within the South Hillsboro*
20 *Plan District approved through an executed Annexation Agreement or Development*
21 *Agreement.*

22
23 *The remainder of this Section remains unchanged.*
24
25

1 **Exhibit D**

2 **CDCA 002-14: South Hillsboro CDC Amendments**
3 **Revisions to Section 12.24**

4 *Language proposed for addition in bold italic typeface;*
5 *language proposed for deletion shown overstruck;*

6 **12.24.010 Mixed-Use Zones.** There are ~~nine~~ *ten* mixed use and urban center zones in the City:

7 **A. MU-N** ~~Neighborhood Mixed-Use~~ *Mixed Use - Neighborhood*

8 **B. MU-C** ~~Commercial Mixed-Use~~ *Mixed Use - Commercial*

9 **C. MU-VTC** *Mixed Use - Village Town Center*

10 **D. SCR-V** Station Community Residential Village

11 **E. UC-RM** Urban Center - Residential Medium Density

12 **F. UC-MU** Urban Center - Mixed-Use Urban Density

13 **G. UC-AC** Urban Center - Activity Center

14 **H. UC-NC** Urban Center - Neighborhood Center

15 **I. UC-OR** Urban Center - Office/Research

16 **J. UC-RP** Urban Center - Research Park

17 **12.24.020 Locational Characteristics.** On the Comprehensive Plan Land Use Map, Mixed-Use
18 and Urban Center zones implement seven Comprehensive Plan Land Use Map designations as shown in
19 Table 12.24.020-1.

20 **Table 12.24.020-1:**
21 **Mixed-Use and Urban Center Zones and Plan Designations Implemented**

Mixed-Use or Urban Center Zone	Plan Designation(s) Implemented
MU-N Mixed-Use - Neighborhood	MU Mixed Use
MU-C Mixed-Use - Commercial	MU Mixed Use or COM Commercial
<i>MU-VTC Mixed Use - Village Town Center</i>	<i>MU Mixed-Use</i>
SCR-V Station Community Residential - Village	SCPA Station Community Planning Area
UC-RM Urban Center - Residential Medium Density	MU-UR Mixed Use - Urban Residential
UC-MU Urban Center - Mixed-Use Urban Density	MU-UR Mixed Use - Urban Residential MU-UE Mixed Use - Urban Employment MU-I Mixed Use - Institutional
UC-AC Urban Center - Activity Center	MU-UC Mixed Use - Urban Commercial
UC-NC Urban Center - Neighborhood Center	MU Mixed Use
UC-OR Urban Center - Office/Research	MU-UE Mixed Use - Urban Employment or MU-I Mixed Use - Institutional

Mixed-Use or Urban Center Zone	Plan Designation(s) Implemented
UC-RP Urban Center - Research Park	MU-I Mixed Use - Institutional

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[The remainder of this section remains unchanged.]

1 **Exhibit E**

2
3 **CDCA 002-14: South Hillsboro CDC Amendments**
4 **Section 12.24.300 MU-VTC Mixed Use – Village Town Center Zone**

5
6 *[Entirely new Section – subsequent sections renumbered as necessary.]*

7 **12.24.300 Mixed Use-Village Town Center (MU-VTC).** The MU-VTC zone includes the
8 following sections:

- 9 12.24.310 Purpose
- 10 12.24.315 Implementation and Special Provisions
- 11 12.24.320 Housing Types
- 12 12.24.330 Uses
- 13 12.24.340 Accessory Uses Permitted By Right
- 14 12.24.350 Special Provisions Regarding Uses
- 15 12.24.360 Development Standards
- 16 12.24.370 Variances and Adjustments
- 17 12.24.380 Other Pertinent Regulations

18 **12.24.310 Purpose**

- 19 A. Create complete new neighborhoods. The MU-VTC zone provides opportunities to
20 create mixed use centers and neighborhoods containing a variety of housing types, and
21 commercial, civic and employment opportunities that are designed for both pedestrian-
22 sensitivity and auto-accommodation. To create a complete neighborhood, the zone may
23 be applied within planned communities or to properties zoned MU-VTC that are adjacent
24 to an existing MU-VTC neighborhood.
- 25 B. Create a pedestrian-friendly environment. The MU-VTC zone encourages design of a
26 pedestrian scaled main street character and inclusion of “third places” to encourage a
27 sense of community among residents, customers, and employees. This zone also
28 encourages development and infrastructure amenities indicative of a pedestrian-sensitive
29 street and alley system along with an associated greenspace system which integrates
30 natural resource features and open space into the urban design.

31 **12.24.315 Implementation and Special Provisions**

- 32 A. Implementation. The MU-VTC implements the MU Comprehensive Plan designation.
- 33 B. PUD Required. Development projects in this zone are subject to Planned Unit
34 Development approval per Section 12.80.120.
- 35 C. Relationship to South Hillsboro Plan District (12.65).
 - 36 1. The MU- VTC zone may be applied to all areas within the South Hillsboro Plan
37 District designated Mixed Use on the Comprehensive Plan map.
 - 38 2. The South Hillsboro Plan District includes design and development standards that are
39 unique to South Hillsboro. The South Hillsboro Plan District establishes limitations
40 on some housing types and uses which modify or supersede this base zone for the
41 designated South Hillsboro Town Center and Village Center Core Areas.

Use	Status	Clarifications
Group Living	L/C	Permitted for person with disabilities with Director's Interpretation of Reasonable Accommodation (see Subsection 12.80.050.B); all other Uses permitted with Conditional Use approval. Density calculated at 4 persons (excluding caregivers) equivalent to 1 dwelling unit. Buildings subject to applicable residential design standards based on building type.
Residential Services	P / C	Maximum size permitted outright 150 persons excluding caregivers; larger facilities permitted with Conditional Use approval. Density calculated at 4 persons (excluding caregivers) equivalent to 1 dwelling unit. Buildings subject to applicable residential design standards based on building type.
Residential Business	L	Residential uses permitted above or behind commercial uses.
Commercial Use Categories		
Commercial Lodging	P / L	Bed-and-breakfast inns subject to Special Use provisions in Section 12.40.130.
Commercial Recreation	L / C	Indoor uses permitted subject to the size limitations in Section 12.24.350.C; outdoor uses permitted subject to the size limitations in Section 12.24.350.C and conditional use approval.
Commercial Parking	L	Subject to the use limitation in 12.24.350.A.
Durable Goods Sales	L	No outdoor storage, display or sales; uses subject to the use limitation in 12.24.350.A. and the size limitations in Section 12.24.350.C.
Eating and Drinking Establishments	L	Subject to the use limitations in 12.24.350.B and size limitations in Section 12.24.350.C; drive-through facilities are subject to 12.24.350.D.
Educational Services	L	Subject to the size limitations in Section 12.24.350.C.
Major Event Facilities	C	Subject to the use limitation in 12.24.350.A. and the size limitations in Section 12.24.350.C.
Office	L	Subject to the size limitations in Section 12.24.350.C.
Retail Products and Services	L	Subject to the use limitations in 12.24.350.B and size limitations in Section 12.24.350.C; drive-through facilities are subject to 12.24.350.D.

Use	Status	Clarifications
Self-Service Storage	L	No direct exterior access to individual units within self-service storage facility; uses subject to the use limitation in 12.24.350.A. and the size limitations in Section 12.24.350.C.
Vehicle Service and Repair	L	No outdoor storage, display or sales; uses subject to the use limitation in 12.24.350.A. and the size limitations in Section 12.24.350.C.
Industrial Use Categories – Only uses listed below permitted; all other uses not permitted.		
Manufacturing and Production	C / N	Cottage industry permitted with conditional use approval; all other uses not permitted.
Institutional Use Categories		
Colleges and Universities	C	Subject to the size limitation of Section 12.24.350.C.
Community Services	C	Subject to the size limitation of Section 12.24.350.C.
Detention Facilities	N	
Hospitals and Medical Centers	N	
Major Assembly Facilities	N / C	Outdoor uses such as stadiums and amphitheaters not permitted; all other uses permitted subject to the Special Use provisions in Section 12.40.210; and subject to the use limitations in 12.24.350.A and the size limitation of Section 12.24.350.C.
Schools	C	Subject to Special Use provisions in Section 12.40.210 and subject to the size limitation of Section 12.24.350.C.
Infrastructure and Utilities Use Categories		
Aviation Facilities	N	
Parks and Open Space	C	
Public Safety Facilities	C	
Surface Alternative Transportation Facilities	C / N	Transit facilities and park and ride facilities subject to conditional use approval; storage and maintenance yards not permitted.
Telecommunications Facilities	C	Subject to Special Use provisions in Section 12.40.240.
Utility Facilities	C	With no equipment storage, subject to Special Use provisions in Section 12.40.260.

1 (P) Permitted (C) Conditional (L) Limited (N) not permitted

1 **12.24.340 Accessory Uses Permitted by Right.**

2 A. Accessory Uses to Residential Primary Uses.

- 3 1. Accessory structures. Accessory structures as defined in Section 12.01.500 are
4 permitted subject to additional requirements in Section 12.40.100.
- 5 2. Secondary dwelling units. Secondary dwelling units (SDUs) are permitted on
6 detached single-family residential lots, subject to additional requirements in Section
7 12.40.230. One SDU is permitted on any lot containing one primary residence.
- 8 3. Community recreation facilities. Community recreation facilities intended for the
9 sole use by residents of a specific neighborhood are permitted when approved as an
10 amenity of that neighborhood during the development process.
- 11 4. Certified or registered family child care home and residential homes. Certified or
12 registered family child care home as defined in ORS 657A are permitted, and
13 residential homes as defined in ORS 443 are also permitted.
- 14 5. Household energy production facilities. Household energy production facilities are
15 defined in Section 12.01.500, and are permitted subject to issuance of necessary and
16 appropriate Federal, state and local permits.
- 17 6. Amateur or “ham” radio facilities. Amateur or “ham” radio facilities are permitted
18 subject to issuance of necessary and appropriate Federal, state and local permits.
- 19 7. Home occupations. Home occupations are defined in Section 12.01.500, and are
20 permitted subject to additional requirements in Section 12.40.170.

- 21 B. Accessory Uses to Non-Residential Primary Uses. Accessory uses to non-residential
22 primary uses vary based on the use categories contained in Subchapter 12.10. Accessory
23 uses are permitted in conjunction with the primary use on the site and subject to the same
24 regulations as the primary use unless stated otherwise in the code

25 **12.24.350 Special Provisions Regarding Uses.**

- 26 A. Use Limitations within the South Hillsboro Plan District Village Center and Town Center
27 Core Areas. Uses subject to this limitation are not permitted within the Village Center
28 and Town Center Core Areas established pursuant to 12.65.030. They are only permitted
29 in those MU-VTC zoned areas outside the Village Center and Town Center Core Areas.

- 30 B. Use Limitations outside the South Hillsboro Plan District Village Center and Town
31 Center Core Areas. Uses subject to this limitation are not permitted outside the Village
32 Center and Town Center Core Areas established pursuant to 12.65.030 unless the Review
33 Authority finds as part of a PUD approval that the proposed use will not detract from the
34 role of the Core Areas as the primary commercial and civic centers of the Plan District.

- 35 C. Non-Residential Occupancy: Footprint Size Limitations in the South Hillsboro Plan
36 District. For uses identified in Table 12.24.330-1 as subject to this section, non-
37 residential occupancy is limited as follows:

- 38 1. Except as provided for in subsections C.2 and 3, below, the total ground floor
39 occupancy of each tenant shall not exceed the following:
- 40 a. 20,000 square feet within Town Center or Village Center established pursuant to
41 12.65.030.

- 1 2. Larger “per tenant” ground floor occupancies may be permitted where structured
 2 parking is integrated into the building envelope, provided:
- 3 a. The structured parking complies with the design standards in Subsection
 4 12.50.360.D and 12.65.800.
- 5 b. The total ground floor occupancy of each tenant does not exceed 30,000 square
 6 feet within the Town Center Core or Village Center Core Areas established
 7 pursuant to 12.65.030 and 60,000 square feet within the remainder of the MU-
 8 VTC zone.
- 9 3. Three uses with a total ground floor occupancy up to 60,000 square feet each are
 10 permitted within the Town Center Core Area established pursuant to 12.65.030.

11 **D. Drive-through facilities within the South Hillsboro Plan District.**

- 12 1. Drive-through facilities (including, but not limited to, service windows, bays and
 13 lanes) shall be located behind buildings and shall not be visible from the street; and
- 14 2. Access to a drive-through facility shall be limited to one driveway crossing and shall
 15 not be from an Active Use street established pursuant to 12.65.030.

16 **E. Interim FAR Adjustment.**

17 Adjustments of up to 20% FAR may be granted in the Town Center Core Area through
 18 the PUD. This adjustment request may be done within the first five years starting from
 19 the date of the first preliminary PUD approval which establishes the Town Center Core
 20 Area boundaries, or until 20% of the Core area has been developed, whichever comes
 21 first. Applications requesting reductions under this provision shall include a conceptual
 22 redevelopment plan that demonstrates how 90% of the base FAR standard, of the affected
 23 portions of the site, may be met with future (re)development of those portions of the site.

24 **12.24.360 Development Standards.** Development standards in the MU- VTC zone are
 25 listed in Table 12.24.360-1. Due to the flexibility of the MU-VTC zone, no development
 26 standards figure is provided.

27 **TABLE 12.24.360-1:**
 28 **DEVELOPMENT STANDARDS IN THE MU-VTC ZONE**

Standard	Requirement	Clarifications
Minimum Lot Size		
• Detached single family dwelling without SDU	2000 sq. feet	
• Detached single family dwelling with attached SDU	3200 sq. feet	
• Detached single family dwelling with detached SDU; two-dwelling townhouse; or duplex	4500 sq. feet	
• Three or more dwelling townhouses or multiple dwelling structure	None	

Standard	Requirement	Clarifications
<ul style="list-style-type: none"> All other uses 	None	
Maximum Lot Size		
<ul style="list-style-type: none"> Detached single-family dwelling without SDU 	3500 sq. feet	
<ul style="list-style-type: none"> Detached single-family dwelling with attached SDU or duplex 	5000 sq. feet	
<ul style="list-style-type: none"> Detached single family dwelling with detached SDU or two-dwelling townhouse 	6000 sq. feet	
<ul style="list-style-type: none"> Three or more dwelling townhouses or multiple dwelling structure 	None	
<ul style="list-style-type: none"> Other uses 	None	
Minimum Density	Within the South Hillsboro Plan District,	
Maximum Density	see Table 12.24.360-2 below.	
Minimum FAR		
<ul style="list-style-type: none"> Inside Center Cores 	0.5	
<ul style="list-style-type: none"> Outside Center Cores 	0.4	

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Standard	Requirement	Clarifications
Minimum Lot Dimensions		
<ul style="list-style-type: none"> Width (at front building plane) <ul style="list-style-type: none"> Residential with front-yard garage access Residential with rear-yard garage access Commercial /Industrial / Institutional Depth <ul style="list-style-type: none"> Residential Commercial /Industrial / Institutional 	22 feet 18 feet 25 feet None 25 feet	
Minimum Setbacks		In the South Hillsboro Plan District, see also Section 12.65.130.
<ul style="list-style-type: none"> Front Yard <ul style="list-style-type: none"> Detached single-family dwelling <ul style="list-style-type: none"> to house to garage door 	10 feet 19 feet	

<ul style="list-style-type: none"> ○ Duplexes and two-unit townhouses <ul style="list-style-type: none"> ▪ to house ▪ to garage door 	10 feet 19 feet	
<ul style="list-style-type: none"> ○ Three or more dwelling townhouses or multiple dwelling structure <ul style="list-style-type: none"> ▪ to dwelling ▪ to garage door 	None 19 feet	
<ul style="list-style-type: none"> ○ Commercial /Industrial / Institutional 	None	
<ul style="list-style-type: none"> • Side Yard <ul style="list-style-type: none"> ○ Detached single-family dwelling and two-unit townhouse 	5 feet	Side yard setbacks on the common wall may be waived for townhouse partitions permitted under Table 12.24.320-1
<ul style="list-style-type: none"> ○ Three or more dwelling townhouses or multiple dwelling structure 	None	
<ul style="list-style-type: none"> ○ Commercial /Industrial / Institutional 	None	

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Standard	Requirement	Clarifications
<ul style="list-style-type: none"> • Rear Yard <ul style="list-style-type: none"> ○ Residential with front-yard garage access ○ Residential with rear-yard garage access <ul style="list-style-type: none"> ▪ to dwelling ▪ to garage door ○ Commercial /Industrial / Institutional 	<p>10 feet</p> <p>10 feet</p> <p>Either 5 feet or less or 19 feet or more</p> <p>None</p>	
Maximum Setbacks		In the South Hillsboro Plan District, see also Section 12.65.130.
<ul style="list-style-type: none"> • Front Yard <ul style="list-style-type: none"> ○ Detached single family dwelling ○ Duplexes or two-unit townhouses ○ Three-dwelling townhouses or multiple dwelling structure ○ Mixed-use/Commercial /Industrial / Institutional • Side Yard (all uses) • Rear (including alley, all uses) 	<p>19 feet</p> <p>15 feet</p> <p>20 feet</p> <p>20 feet</p> <p>None</p> <p>None</p>	
Minimum Building Height		
<ul style="list-style-type: none"> • Inside Center Cores <ul style="list-style-type: none"> ○ Mixed Use ○ Non-Residential ○ Residential 	<p>Average = 24 feet</p> <p>Base = 22 ft</p> <p>3 stories</p>	

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Standard	Requirement	Clarifications
<ul style="list-style-type: none"> • Outside Center Cores <ul style="list-style-type: none"> ○ Mixed Use ○ Non-Residential ○ Residential 	<ul style="list-style-type: none"> 2 stories 15 feet 2 stories 	
Maximum Building Height	6 stories	
Maximum Lot Coverage	None	
Minimum Useable Open Space	Variable	See Section 12.65.210
Minimum Landscaping	Variable	See Section 12.65.220.

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**TABLE 12.24.360-2:
RESIDENTIAL DENSITY IN THE MU-VTC ZONE
WITHIN SOUTH HILLSBORO PLAN DISTRICT**

Location	Minimum Dwelling Units	Maximum Dwelling Units
All mixed use designated land north of SE McInnis Street	1350	1650
All mixed use designated land south of SE McInnis Street	150	350

7

12.24.370 Variances and Adjustments.

- A. Applications to allow housing types other than those permitted in Table 12.24.320-1 shall be processed only as Planned Unit Developments under Section 12.80.120. Single Family Residential Detached shall not be permitted in the Town or Village Center Core areas, per table 12.24.320-1.
- B. Applications for variances and adjustments to other base zone standards in the MU-VTC zone may be approved under one of five processes:
1. as a Variance pursuant to Section 12.80.152;
 2. as a Type II Adjustment in conjunction with a primary Type II application pursuant to Section 12.80.154;
 3. as a Type III Adjustment in conjunction with a primary Type III application pursuant to Section 12.80.156;
 4. with a Significant Natural Resource Permit pursuant to Section 12.80.130; or
 5. with Concept Plan approval of a PUD per section 12.80.120

21

1 **12.24.380 Other Pertinent Regulations.** Additional standards such as parking,
2 landscaping, vision clearance, and street improvements also apply to development in the MU-
3 VTC zone as follows:

- 4 • Sections 12.50.200 and 12.65.200 Site Design
- 5 • Sections 12.50.300 and 12.65.300 Vehicle Parking
- 6 • Sections 12.50.400 and 12.65.400 Bicycle Parking / Bicycle and Pedestrian
7 Circulation and Connectivity
- 8 • Sections 12.50.500, 12.65.500, and 12.65.940 Access and Street Standards
- 9 • Sections 12.50.600 and 12.65.600 Public Utilities General Requirements, Site
10 Grading, and Storm Water Management Site Integration
- 11 • Section 12.65.700 Townhouse, Duplex and Multi-Family Residential Design
12 Standards
- 13 • Section 12.65.800 Design Standards for Non-Residential and Mixed Use
14 Development
- 15 • Section 12.65.900

1 **Exhibit F**

2 **CDCA 002-14: South Hillsboro CDC Amendments**
3 **Revisions to Section 12.27.210**

4 *[Only sections proposed for revisions listed below and shown:*
5 *sections remaining unchanged omitted for brevity].*

6 *Language proposed for addition in bold italic typeface;*
7 *language proposed for deletion shown ~~overstruck~~.*

8 **12.27.210 Applicability, Boundary Interpretation and Modification.**

9 A. Applicability.

- 10 1. The Significant Natural Resources Overlay (SNRO) zone applies within the
11 Significant Natural Resource (SNR) Sites and Impact Areas as depicted on the
12 Significant Natural Resources Overlay Map, a portion of the official Zoning Map, and
13 as identified in the adopted *List of Significant Goal 5 Natural Resource Sites in*
14 *Hillsboro* and the *City of Hillsboro Goal 5 Natural Resources Inventory and*
15 *Assessment Report* and Economic, Social, Environmental and Energy (ESEE)
16 analyses.
- 17 2. The SNRO Map identifies four types of areas, as defined in Section 12.10.500:
18 a. Impact Areas;
19 b. Resource Protection Level 1;
20 c. Resource Protection Level 2; and
21 d. Resource Protection Level 3.
- 22 3. *As depicted on the Significant Natural Resources Overlay map, Impact Areas are*
23 *measured adjacent to SNR sites as shown on Table 12.27.210-1:*

24 **Table 12.27.210-1:**
25 **Significant Natural Resource Impact Areas Widths**

<i>Resource Type/Location</i>	<i>Impact Area Width</i>	<i>Impact Width Point of Measurement</i>
<i>Significant Wetlands related to streams with or without Associated Upland Wildlife Habitat:</i>		
• <i>Rock Creek Tributary 2</i>	<i>65 feet</i>	<i>From the edge of the delineated wetland boundary</i>
• <i>Glencoe Swale Tributary 1</i>	<i>120 feet</i>	
• <i>Orenco Creek</i>		
• <i>Rock Creek Tributary 3</i>		
<i>All other streams</i>	<i>75 feet</i>	

<i>Isolated Significant Wetlands</i>	<i>50 feet</i>	
<i>Significant Wildlife Habitat</i>	<i>25 feet</i>	<i>From the edge of the tree canopy for the protection of the root-zone</i>
<i>Riparian Corridor and Associated Upland Wildlife Habitat</i>	<i>25 feet</i>	

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4. Properties containing SNR Sites and Impact Areas shall be subject to the requirements of this subchapter. These requirements are in addition to the standards of the underlying base zone and to any other standards in this Code. Where conflicts may occur among standards, the standards of this subchapter supersede all other standards.
5. On annexed properties previously identified as containing SNR sites or Impact Areas under Subsection 1 above, the SNRO zone will be applied during the rezoning process concurrent with annexation, pursuant to Subsection C 2 b below.

The remainder of this Section remains unchanged.

1 **Exhibit G**

2
3 **CDCA 002-14: South Hillsboro CDC Amendments**
4 **Revisions to CDC Section 12.50**

5 *[Only sections proposed for revisions listed below and shown:*
6 *sections remaining unchanged omitted for brevity].*

7 *Language proposed for addition in bold **italic typeface**;*
8 *language proposed for deletion shown ~~overstruck~~;*
9

10 **SUBCHAPTER 12.50**
11 **DEVELOPMENT AND DESIGN STANDARDS**

- 12 **12.50.150** **Floor Area Ratio**
13
14 **12.50.210** **Usable Open Space**
15
16 **12.50.260** **Sight Distance / Vision Clearance**
17
18 **12.50.320** **Number of *[Vehicle Parking]* Spaces Required**
19
20 **12.50.510** **Purpose, Applicability and Exceptions**
21
22 **12.50.530** **Public Streets and Alleys Design and Improvement**
23
24 **15.50.550** **Sidewalk Widths; Design and Location**
25
26 **12.50.870** **Sidewalk Dining and Displays in Light Rail Zones**
27
28

1 **12.50.150 Floor Area Ratio.**

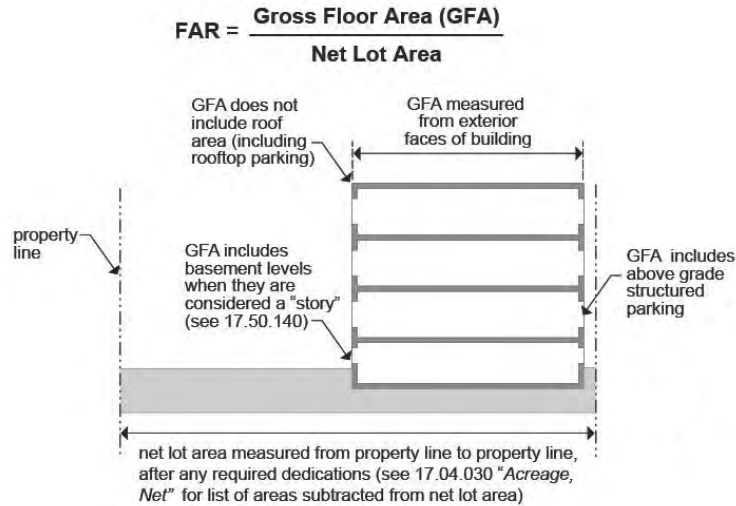
2 A. Definition and Purpose. Floor area ratio (FAR) is defined in Section 12.01.500. Minimum
3 FAR standards are intended to achieve an increased intensity of nonresidential development in
4 light rail zones and Mixed-Use and urban center zones, within walking distance of high
5 capacity transit. Minimum FAR standards therefore are not applicable in every zone.

6 B. Standards and Measurement Methodology.

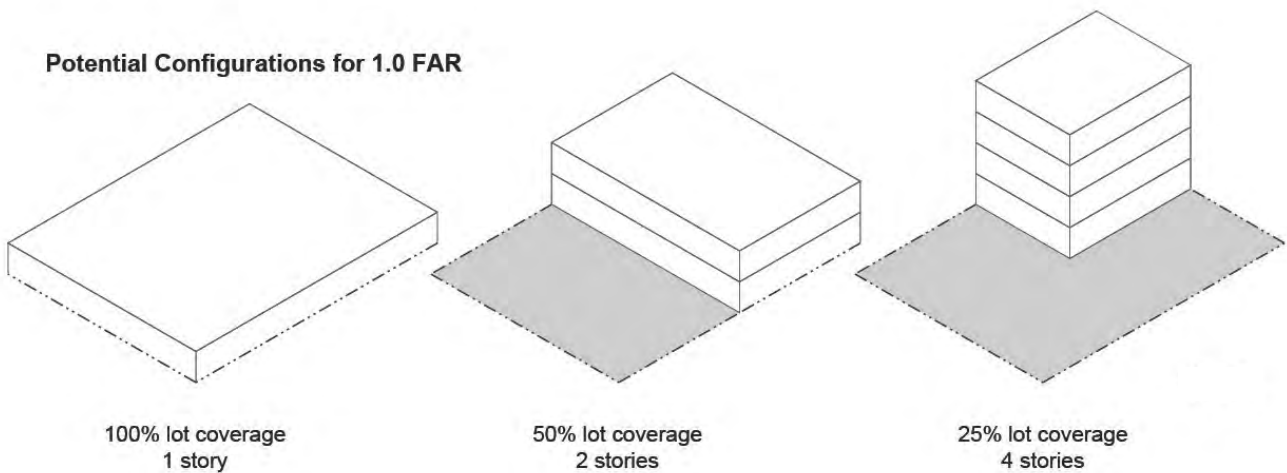
7 1. Except as provided under Subsections C and D below, projects developed after September 4,
8 2014 must comply with the minimum FAR standard of the applicable base zone, unless a
9 Variance or Adjustment has been granted by the Review Authority pursuant to Section
10 12.80.150.

11 2. Figure 12.50.150-A illustrates the methods to calculate FAR.

12 **Figure 12.50.150-A:**
13 **Measuring Floor Area Ratio (FAR)**



Potential Configurations for 1.0 FAR



- 1 3. Calculation of Floor Area Ratio in Mixed-Use buildings includes the entire residential square
2 footage including hallways, common space, mechanical rooms and other utility features.
- 3 4. Floor Area Ratio for automobile service stations includes the service area covered under the
4 service canopy.
- 5 5. Floor Area Ratios for above-grade parking structures includes all areas within the exterior
6 faces of the structure, whether used for parking stalls, ramps and aisles, equipment rooms,
7 stairwells or commercial space.
- 8 6. Floor Area Ratios may be calculated on a project-wide basis including multiple contiguous
9 blocks, pursuant to Subsection D below.
- 10 7. In calculating FAR for non-residential development, 25% of employee parking area may be
11 subtracted from net acreage if parking is provided at a ratio of .5 spaces per employee or less
12 for the average number of employees in any eight-hour shift.
- 13 8. In calculating FAR for non-residential development on a site containing existing mature or
14 specimen trees as defined in Section 12.50.230, net lot area on a development site may be
15 reduced by subtracting the area within the drip line of the trees, up to a maximum reduction
16 of 35% of the original net area. Applications proposing net lot area reductions to preserve
17 existing trees shall include a certified arborist's report and tree preservation plan. The
18 approval of the development may be conditioned by the Review Authority on
19 implementation of the recommended tree preservation measures.
- 20 C. Exemptions from Minimum Floor Area Ratios in Phased Developments. Phased development in
21 the following categories is exempt from minimum FAR requirements:
 - 22 1. Properties subject to an approved Concept Development Plan in the SCR-V zone; ~~or~~
 - 23 2. Properties in any phased commercial, industrial or institutional development subject to an
24 approved Concept Development Plan or PUD; *or*
 - 25 3. *Any development specified as exempt in a Plan District under Sections 12.60 -12.65.*
- 26 D. Exceptions to Minimum Floor Area Ratios. Each phase in a phased development must meet the
27 applicable minimum FAR standard unless the following standards are met:
 - 28 1. The subject phase is not more than 10% of the total project area;
 - 29 2. An FAR reduction in the subject phase is mitigated by an FAR increase of 10% or less in a
30 later phase, which does not rely on redevelopment of early phases, and which is approved in
31 an amended phasing plan and required in a binding legal instrument; or
 - 32 3. The subject phase combined with earlier phases meets the minimum FAR requirement.
- 33 **12.50.210 Usable Open Space.** *[Subsections A – E remain unchanged.]*
- 34 F. Area Standards.
 - 35 1. Development approved after September 4, 2014 shall provide the Usable Open Space
36 specified in Table 12.50.210-1, unless a Variance or Adjustment has been approved under
37 Section 12.80.150.

**Table 12.50.210-1:
Usable Open Space Minimum Area Requirements, by Zone and Development Type
(expressed as percentage of net acreage or square feet per unit)**

Project NA	Standard and Light Rail Residential zones and MU-N zone	Standard and Light Rail Non-Residential zones, and MU-C and MU-VTC zones	SCC-DT and SCC-SC	All Urban Center Zones
< 3.0	SFR = exempt if compliant with 12.50.210 D; otherwise 3%	With no residential = none. With residential = 200 sq. ft./du	See Section 12.61.400 E	See Section 12.64.210
	Duplex and Townhouse = 5%			
	MFR = 200 sq. ft / du			
3.1 to 15.0	SFR: 5%			
	Duplex and Townhouse = 7.5%			
	MFR = 200 sq. ft./du			
15.1 – 50.0	SFR: 7.5%	With no residential = 5%; With residential = 200 sq. ft./du; can be private or common space	See Section 12.61.400 E	See Section 12.64.210
	Duplex and Townhouse = 10%			
	MFR = 200 sq. ft./du			
> 50.1	SFR = 10%			
	Duplex and Townhouse: 12.5%			
	MFR = 200 sq. ft./du;			

2. In applying Table 12.50.210-1 to multi-family residential developments, the 200 sq. ft. per dwelling unit standard shall be used for one-, two- or three-bedroom units. Dwelling units with four or more bedrooms shall provide 400 sq. ft. of Usable Open Space per dwelling unit.
3. The standards of Section 12.61.400 E shall be used in calculating minimum Usable Open Space requirements in the SCC-SC zone.
4. In a non-residential zone where outdoor seating for eating and drinking establishments are provided, 65% of the private outdoor seating area may be counted toward the Usable Open Space requirement if the area is outside the public right-of-way,
5. In multi-family or Mixed-Use developments, commonly accessible courtyards or rooftop courtyards, gardens and terraces may be counted as Usable Open Space if such areas comply with the following standards:
 - a. The area is open and available to the public or for the common use of residents and/or building tenants;
 - b. The area contains seating and/or recreation facilities; and
 - c. Landscaping is provided consistent with the character and function of the space.

1 G. Locational Standards.

- 2 1. Usable Open Space shall be sited to provide opportunities for active recreation and “third
3 place” social interaction, except where Level 1, 2, or 3 Significant Natural Resources, 100-
4 year floodplain, or delineated wetlands are present on site as described in subsection 3.
- 5 2. In determining the location of Usable Open Space within a development, preference shall be
6 given to the following:
- 7 a. ***Public parks, trails, corridors and other open space sites as identified in the Parks and***
8 ***Trails Master Plan and Natural Resource Analysis, a Community Plan in the***
9 ***Comprehensive Plan, or a Plan District per CDC Sections 12.60 through 12.65; or as***
10 ***approved by the Parks Commission and accepted by the City Council;***
- 11 b. ***Locations integrated*** ~~Integration~~ into the overall design of the development;
- 12 c. Easily accessible ***locations*** ~~sites~~ adjacent to public through streets;
- 13 d. ***Visibility*** ~~Sites visible~~ from front yards of adjacent lots or buildings;
- 14 e. ***Adjacency*** ~~Sites adjacent~~ to multiple properties within or adjacent to the development;
- 15 f. ***Proximity to*** ~~Sites Near~~ neighborhood commercial activity centers;
- 16 g. Otherwise unprotected natural resources and wildlife habitat on the site, particularly if
17 isolated smaller areas can be consolidated, and/or if an opportunity is available to provide
18 passive space in conjunction with the natural resource site; or
- 19 h. Opportunities to create contiguous natural resource corridors with adjacent properties.
- 20 3. Usable Open Space may include passive recreation areas only where inventoried Significant
21 Natural Resources, 100-year floodplain, or delineated wetlands and wetlands buffers are
22 present on site. Such areas may be counted as Usable Open Space under the following
23 standards:
- 24 a. Public accessways and covered viewing areas are provided;
- 25 b. The entire Resource area within the site is enhanced pursuant to CWS standards and
26 Section 12.27.225 if applicable;
- 27 c. Only the on-site portion of the Resource area, floodplain, wetland or wetland buffer area
28 visible from the viewing area is applicable toward the requirement; and
- 29 d. The visible on-site Resource area, floodplain, wetlands or wetlands buffers will not count
30 for more than 25% of the required Usable Open Space.
- 31 4. In multi-family residential and Mixed-Use developments, spaces such as private yards, at
32 grade patios, balconies, rooftop gardens, porches, or terraces may be counted as up to 65% of
33 the Usable Open Space requirement, if such spaces meet the following requirements:
- 34 a. The spaces comply with the dimensions in Table 12.50.210-2;
- 35 b. Patios, balconies or porches are screened or oriented to avoid direct lines of sight into
36 adjacent units; and
- 37 c. At grade spaces are differentiated through use of decorative pavers, pervious pavement,
38 and changes in paving color, pattern and texture.

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Table 12.50.210-2:

Specifications for Spaces Meeting 65% UOS Requirements

Open Space Location	Minimum Specifications
Private Yards (single family)	Area: 1000 sq. ft.; configured in contiguous front, side and/or rear yards Dimensions: depth at least 15 feet; width at last 40 feet
Private Yards (townhouse or duplex)	Area: 200 sq. ft.; configured in contiguous side and/or rear yards Dimensions: depth at least 10 feet; width at last 18 feet
At grade patios	Area: 100 sq. ft. Dimensions: depth at least 8 feet; width at least 10 feet
Balconies or Porches	Area: 50 sq. ft. Dimensions: depth at least 5 feet; width at least 8 feet
Roof Gardens	Area: 120 sq. ft. Dimensions: depth at least 8 feet; width at least 10 feet

3 H. Improvement Standards.

- 4 1. In Station Communities, Regional Centers, Town Centers or Main Streets as identified on the
5 Hillsboro 2040 Growth Concept Boundaries Map (Comprehensive Plan Section 14 B 2),
6 Usable Open Space improvements shall be designed to enhance the public pedestrian
7 environment. Improvements may include but are not limited to the following:
- 8 a. Hardscaped courtyards;
 - 9 b. Water features;
 - 10 c. Public art or sculpture;
 - 11 d. Weather canopies or sunshades;
 - 12 e. Seating areas;
 - 13 f. Drinking fountains;
 - 14 g. Free-standing planters and/or raised planting beds;
 - 15 h. Play structures; or
 - 16 i. Other pedestrian-friendly features as approved by the Review Authority.
- 17 2. In Inner and Outer Neighborhoods, Industrial and Commercial areas as identified on the
18 Hillsboro 2040 Growth Concept Boundaries Map (Comprehensive Plan Section 14 B 2)
19 Usable Open Space improvements shall be designed to provide recreational and/or social
20 interaction among residents, employees or visitors. Improvements in these areas may include
21 but are not limited to the following:
- 22 a. Play structures;
 - 23 b. Sport courts, fields, or tracks;
 - 24 c. Seating areas;
 - 25 d. Landscaped or hardscaped courtyards;
 - 26 e. Shelters, weather canopies or sunshades;

- f. Free-standing planters and/or raised planting beds; or
- g. Other pedestrian space or design features as approved by the Review Authority.

I. Usable Open Space Standards: Maintenance and Minimum Area.

1. ***The Review Authority may accept as required usable open space an area proposed for a public park, trail, corridor or other open space site consistent with Subsection G 2 above. Such acceptance shall be conditioned upon compliance with the following standards:***
 - a. ***If only unimproved land is proposed to be provided, the size and location of the land is consistent with Subsection G 2 above, and the land is accepted by the City Council;***
 - b. ***If land and improvements are proposed to be provided, the size and location of the land is consistent with Subsection G 2 above, the improvements of the area consistent with the Parks and Recreation Department standards for public parks, natural areas; and both the land and the improvements are accepted by the City Council and the Parks Commission as applicable.***
2. Land use approvals for developments containing Usable Open Space shall assign maintenance responsibility for the Usable Open Space: *if the area is not proposed and accepted as a public park under Subsection 1 above. The City may enter into an agreement with a third party for maintenance of public parks, trails, corridors or open space.*
3. Ownership of common open space through a homeowners association or similar entity may be approved only under the limited circumstances listed below:
 - a. Where both permanent ownership and maintenance of the Private Open Space areas for a minimum of 40 years have been demonstrated to the satisfaction of the Parks and Recreation Director and the City Attorney; or
 - b. In single family and townhouse developments, where the common Usable Open Space tract is at least 1.5 acres in area and all improvements therein meet the standards of the Parks and Recreation Department for installation in a public park.
4. The Review Authority may decline to approve common Usable Open Space if the standards in subsection 1 3 above cannot be met.

J. Usable Open Space in Phased Developments.

1. Developments constructed in multiple phases may aggregate required Usable Open Space into one or more areas if the following criteria are met:
 - a. The location and required area of Usable Open Space for the entire development is shown in the preliminary development application; and
 - b. The percentage of total Usable Open Space developed before or with occupancy of the first phase is at least proportional to the percentage of total acreage in the first phase.
2. If an approved phasing plan allocates the majority of Usable Open Space to a particular lot, a prorated share of the Usable Open Space may be used to calculate FAR and/or residential density in other phases of the development. This provision is applicable whether the Usable Open Space is retained in private ownership or is dedicated to the City as a public park.
3. ***If a Planned Unit Development (PUD) application includes 5 acres or more of land proposed for public open space pursuant to Subsection G 2 above, the phasing and***

1 *allocation plan for the usable open space shall be determined as part of the PUD approval.*
2 *The Review Authority may condition approval of any phase of the PUD not containing*
3 *usable open space to guarantee provision of usable open space in later phases.*

4 **12.50.260 Sight Distance / Vision Clearance.**

5 A. Purpose. Specified areas along intersection approach legs and across their included corners
6 should be clear of obstruction that might block a driver's view of potentially conflicting
7 vehicles, bicycles, or pedestrians. When established and maintained in triangular areas at street
8 intersections or intersections with alleys or driveways, these vision clearance areas (also called
9 clear sight triangles or sight distance areas) ensure that drivers, bicyclists and pedestrians have
10 clearer views of crossing traffic, which improves intersection safety for all parties. Corner lots
11 or lots on curvilinear streets may also have additional setback or site design requirements to
12 ensure proper sight distance.

13 B. Applicability.

- 14 1. The standards of this section apply to all development applications at the intersections listed
15 in Subsection 2 below; and to any development occurring outside the land use approval
16 process.
- 17 2. The standards of this section apply at the following intersections:
- 18 a. Intersection of two or more streets;
 - 19 b. Intersections of a street and an alley;
 - 20 c. Intersections of a street or alley and common driveway; and
 - 21 d. Intersection of a street and a Mixed-Use, commercial, industrial or institutional use
22 driveway.
- 23 3. The areas subject to these standards are those portions of the vision clearance areas located
24 on private property outside the public right-of-way. Vision clearance requirements in the
25 public right-of-way are specified in the Public Works Design and Construction Standards.

26 C. Standards.

- 27 1. Projects at intersections listed in Subsection B.2 above must provide intersection sight
28 distance as measured and recommended in accordance with the 2004-2005 AASHTO Policy
29 on Geometric Design of Highways and Streets, unless otherwise approved in writing by the
30 City Engineer or Road Agency Engineer. Sight distances shall be based on the 85th
31 percentile or posted speed of the cross street (whichever is higher) as determined by a traffic
32 engineering study.
- 33 2. Projects at intersections other than those listed in Subsection B.2 above must provide
34 intersection sight distance in compliance with Figure 12.50.360-A.
- 35 3. With the exceptions of intersections in the SCC-DT zone listed in Subsections 4 and 5 below,
36 required sight distance triangles shall contain no plantings, walls, structures, or temporary or
37 permanent obstructions between 30 inches and 10 feet in height, except occasional tree
38 trunks or poles. The vertical distances in this section shall be measured vertically from the
39 top of the curb or, if there is no curb, from the centerline street grade.

4. Projects within the SCC-DT zone *or within a Mixed-Use Town Center or Village Center Core Area established in accordance with 12.65.030* must meet the intent of the AASHTO standard in Subsection 1 above, but the sight distance triangle may be occupied by a plaza, provided the location and size of any furniture, planters or landscaping in the plaza do not in the opinion of the City Engineer or the Road Agency Engineer create a sight distance hazard.
 5. Projects within the SCC-DT zone *or within a Mixed-Use Town Center or Village Center Core Area established in accordance with 12.65.030* may also meet the intent of the AASHTO standard in Subsection 1 above but may provide a structural support for upper stories above the sight distance triangle, provided the location and size of such supports do not in the opinion of the City Engineer or the Road Agency Engineer create an unsafe sight distance hazard.
 6. The Review Authority may condition land use approvals for projects on corner lots or lots on curvilinear streets to have additional setbacks in order to meet sight distance requirements.
 7. Sight distance triangle locations and dimensions shall be based on ultimate street and cross street rights-of-way.
- D. Exceptions. Sight distance requirements at intersections may be modified at the discretion of the City Engineer or Road Agency Engineer. Requests for modifications must be hardship driven and submitted in writing prior to or during the land use application review process. Any approval of a sight distance triangle exception shall be made in writing by the City Engineer or Road Agency Engineer, and may be conditioned to meet the intent of this standard.
- E. Enforcement. To enforce this standard following approval of a land use application, the Review Authority may impose conditions on a land use application approval to require plat notes, deed restrictions or provision of sight distance easements.

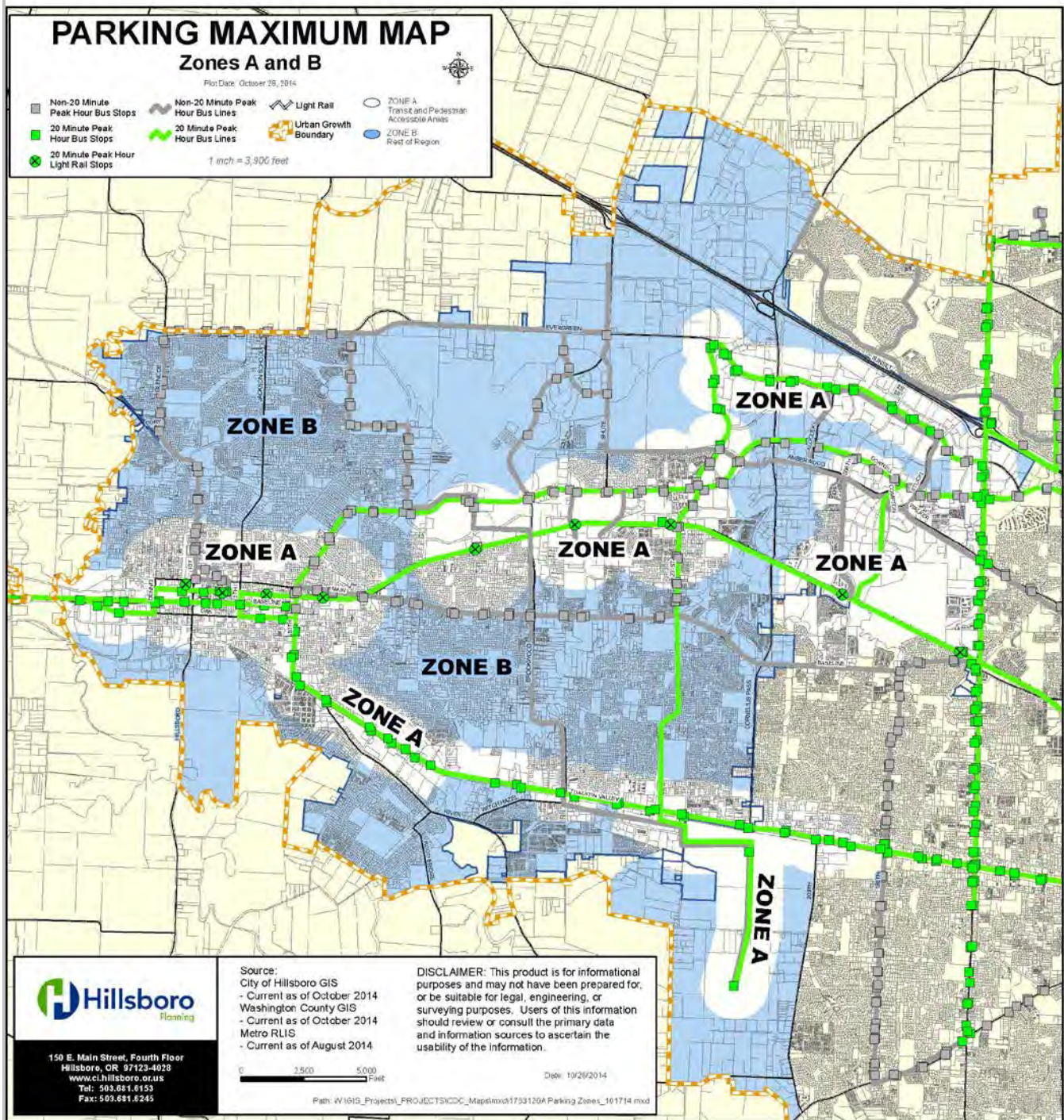
12.50.320 Number of Spaces Required.

- A. Except as provided in Sections 12.50.330, 12.50.335, or 12.50.340, *or as specified within the South Hillsboro Plan District pursuant to Section 12.65*, off-street vehicle parking for new development shall be provided as shown in Tables 12.50.320-1 through 12.50.320-5. The number of parking spaces provided shall be equal to or between the minimum and the maximum number required for the use except where Variances or Adjustments have been approved for increases or reductions pursuant to Subsections 12.80.152, 12.80.156.D.6 or 12.80.156.D.7. Where calculation of maximum required parking results in fewer spaces than the required minimum, the minimum requirement shall apply.
- B. Maximum parking requirements are calculated based on the location of a site in Zone A or Zone B shown on Figure 12.50.320-A.
- C. For Uses not specifically listed in Tables 12.50.320-1 through 12.50.320-5, the number of required vehicle parking spaces shall be determined by the Planning Director pursuant to Section 12.80.050.
- D. In residential developments where garages are accessed by driveways, a single car garage and driveway shall be counted as a single parking space. A two-car garage and double-width driveway shall be counted as two parking spaces.

- 1 E. Where several Uses occupy a single structure or lot, total required vehicle parking shall be the
2 sum of the requirements of the several Uses computed separately, unless an adjustment for either
3 shift or shared parking is approved pursuant to Section 12.80.156.
- 4 F. Existing parking spaces shall not be removed if removal would result in the provision of fewer
5 spaces than required.
- 6 G. Required parking shall be provided off-street and on-site unless located on-street in compliance
7 with Section 12.50.340 or off-site in compliance with Subsection 12.80.156.D.6.
- 8 H. The Review Authority may require additional parking in a development project in excess of the
9 minimum required in Tables 12.50.320-1 through 12.50.320-5 if the Review Authority finds that
10 such additional parking is necessary to mitigate impacts of a use on the street system.
- 11 I. In applying Table 12.50.320-1, multi-family dwelling units with four or more bedrooms shall
12 provide twice the number of parking spaces per unit shown in the table.
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Figure 12.50.320-A:
Maximum Parking Zones Map



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[The remainder of this section remains unchanged.]

1 **12.50.510 Purpose, Applicability and Exceptions.**

2 A. Purpose. Comprehensive Plan Section 13 Transportation calls for development of a city street
3 system that meets several goals: safety; multi-modality; trip reduction; congestion
4 management; efficient freight movement; livability; and accessibility. The standards in this
5 section are intended to implement these goals by establishing requirements for street
6 improvements in and adjacent to land use developments which will generate the users of and
7 demand for this street system.

8 B. Applicability.

9 1. These standards apply to all Type II and Type III land use applications on sites adjacent to
10 existing public streets and/or developments which are required to provide new public or
11 Private streets, alleys or common driveways. In addition to these standards, the City has also
12 adopted Public Works Design and Construction Standards (D & C Standards) that apply to
13 public improvement constructed within the City. The D & C Standards provide detailed
14 construction requirements consistent with this Code.

15 2. These standards may require any or all of the following:

16 a. Dedication of right-of-way adequate to meet the requirements of the Transportation
17 System Plan (TSP); the D & C Standards; or the requirements of Subchapters 12.60
18 through ~~12.64~~ **12.65** in certain Plan Districts;

19 b. Street improvements on interior street systems, offsite street systems, and adjacent
20 existing streets, adequate to meet the requirements of the TSP; the requirements of other
21 Road Agencies; the D & C Standards; or the requirements of Subchapters 12.60 through
22 ~~12.64~~ **12.65** in certain Plan Districts;

23 c. Payment of a fee-in-lieu of construction pursuant to the D & C Standards, at the direction
24 of the City Engineer; and/or

25 d. Execution of acceptable financial guarantees for improvements deferred at the direction
26 of the City Engineer; and/or

27 e. Execution of waivers of remonstrance against improvements deferred at the direction of
28 the City Engineer. Required waivers of remonstrance shall be recorded by the City, and
29 shall be effective for 10 years following the date of execution.

30 ***[The remainder of Subsection 12.50.510 remains unchanged.]***

31

1 **12.50.530 Public Streets and Alleys Design and Improvement.**

2 A. General Standards and Requirements.

- 3 1. The Review Authority shall condition approvals of land use applications adjacent to existing
4 public streets and/or required to provide new public streets or alleys to provide adequate
5 right-of-way and improvements to streets, sidewalks, bike routes and bikeways, consistent
6 with the TSP, the Public Works Development and Construction (D & C) Standards, and
7 Transportation Committee policy.
- 8 2. The Review Authority shall also consider future needs for street widening and other
9 transportation improvements in the vicinity of the proposed development that would mitigate
10 traffic impacts generated by the proposed development. The Review Authority may require
11 off-site improvements including but not limited to: lighting; signalization; turn lanes; travel
12 lanes; medians; on-street parking; traffic islands; paving; curbs and gutters; sidewalks;
13 bikeways; storm drainage systems; or facilities needed due to the anticipated vehicular and
14 pedestrian traffic generation from the proposed development.
- 15 3. Narrower designs for Local streets may be permitted with City Engineer approval. Reduced
16 width street designs shall comply with applicable D & C Standards.
- 17 4. Where site conditions are favorable to stormwater infiltration, “green street” designs are
18 encouraged and may be used. In these cases, deviation from the street standards in this Code
19 or in the D & C Standards may be approved by the City Engineer. Design elements and
20 facilities which require City Engineer approval for use in the public right-of-way include, but
21 are not limited to, the following:
- 22 a. Increased numbers of street trees;
- 23 b. Vegetated islands within street improvements;
- 24 c. Reduced improvement widths at stream crossings; and/or
- 25 d. Multi-functional open storm drainage in lieu of conventional curb-and-gutter systems.
- 26 5. Except as provided under Subsection 6 below, public utility easements (PUEs) for public and
27 private underground utilities (including gas, electric, telephone and cable communications
28 conduits or duct banks) shall be provided adjacent to all public rights-of-way. The width of
29 the PUEs shall be subject to approval by the City Engineer.
- 30 6. If private utilities cannot be located in a PUE due to setbacks, the City Engineer may permit
31 placement in the public right-of-way under the provisions of a City franchise agreement.
- 32 7. All street sections, curbs, gutters, sidewalks, street lights and street trees shall be constructed
33 and installed consistent with the D & C Standards unless alternative Plan District standards
34 are specified in Subchapters 12.60 through ~~12.64~~ **12.65**.

35 B. Street Classifications and Improvements in Standard Zones.

- 36 1. Consistency with TSPs. The street descriptions in this section reflect and implement the
37 street classifications on the TSP Functional Classification Map. Traffic capacity volumes
38 within each classification provide an order of magnitude distinction between classifications,
39 and are generally consistent with the Washington County Transportation Plan. “Improvement
40 width” as specified in the classification description includes: required travel lanes and curb

1 and gutter components; additional median improvements (landscaped and/or left turn lane);
2 bicycle lanes; on-street parking spaces; and stormwater quality measures as permitted or
3 required in a land use approval.

- 4 2. Applicability to Public Streets. These standards apply to streets which are or will be
5 dedicated to the City. Developers may choose to construct Private streets at a lesser standard
6 pursuant to Section 12.50.540.
- 7 3. Functional Capacity Retained. The street standards contained in this section may be varied
8 with City Engineer approval, but the functional classification, projected volumes and bike
9 path plan must be accommodated in the variation. However, adjacent to properties
10 designated and/or zoned Mixed-Use, standards for street sections may be adjusted to provide
11 on-street parking, increased sidewalk width, or to substitute bicycle lanes and bicycle ways
12 on street sections with reduced traffic speeds.
- 13 4. Arterial Streets. Arterial streets are the primary routes for travel between Hillsboro and other
14 areas in the region, between major areas of urban activity, and to access the highway system.
15 Arterial streets vary in width from two lanes to seven lanes: Arterial street widths are shown
16 in the TSP.
 - 17 a. If additional left and/or right turn lanes are required as a result of the Traffic Impact
18 Analysis pursuant to Section 12.70.220, additional right-of-way shall be required as a
19 condition of development approval.
 - 20 b. On certain streets in Plan Districts as specified in Subchapters 12.60 through ~~12.64~~ **12.65**,
21 sidewalks shall be constructed to increased widths, such as 8 feet, 12 feet, or wider. If
22 approved by the City Engineer, additional right-of-way or sidewalk easements shall be
23 required on these streets to accommodate the additional sidewalk width.
 - 24 c. Property access points to Arterial streets between intersections are subject to approval by
25 the Road Authority, and may be conditioned to limitations such as right turn only
26 configuration, consolidation among adjacent properties, and minimum spacing standards
27 to reduce traffic conflicts on the Arterial street.
- 28 5. Collector Streets. Collector streets provide both circulation within and access to residential
29 and commercial/industrial areas. Although some Collector streets may carry the same traffic
30 levels as Arterial streets, Collectors may differ functionally from Arterials in several
31 respects: entering residential neighborhoods; distributing trips from neighborhood routes and
32 Local streets; providing a portion of city-wide circulation; and not having access controls as
33 strict as those for Arterials.
 - 34 a. Certain Collector streets identified in the TSP shall be constructed to a larger capacity.
 - 35 b. Left turn lanes in Collector streets shall be constructed at major intersections and may be
36 required if approved by the City Engineer at authorized property access points between
37 intersections.
- 38 6. Neighborhood Routes. Neighborhood routes provide connectivity between Local streets and
39 Collectors or Arterials, and are generally longer and carry more traffic than local residential
40 streets. To retain neighborhood character and livability, the Review Authority may condition
41 development approvals on neighborhood routes to require any of the following neighborhood
42 traffic management measures, as described in the Transportation System Plan:

- a. Speed humps;
 - b. On-street parking;
 - c. Traffic circles;
 - d. Medians;
 - e. Landscaping;
 - f. Curb extensions (bulb-outs);
 - g. Narrower streets; and/or
 - h. Chokers (which narrow roadways at selected locations)
7. Local Residential Streets. Local residential streets serve abutting land only. Right-of-way and improvement requirements vary with projected vehicles per day (VPD) as specified in the D & C Standards.
- a. Local residential streets should carry less than 1,500 vehicles per day. If projected VPD is more than 1,500 vehicles, the Review Authority may require use of neighborhood traffic management measures as listed in Subsection 6, above, on the street.
 - b. Narrower Local street rights-of-way may be permitted with City Engineer approval if minimum dimensional requirements are met for travel lanes, bike lanes, parking lanes and sidewalk widths.
 - c. To improve public safety, reduce traffic hazards and promote safety for residents, pedestrians, and bicyclists, and upon recommendation by the City Engineer, the Review Authority may require that Local streets be constructed to discourage use by non-local automobile traffic.
8. Cul-de-sac Streets. These streets shall serve not more than 25 dwelling units and should not be longer than 200 feet except as specified under Subsection a, below.
- a. With City Engineer approval, a cul-de-sac street may exceed 200 feet in length where the barriers listed in Subsection 12.50.520.B.4 prevent street extension outside the site. However, if the City Engineer finds there is potential for future connectivity to adjacent vacant property, design and construction of the development and the cul-de-sac shall meet the following standards:
 - i. The lotting pattern in the development shall be designed to not preclude future extension of the street;
 - ii. Street improvements for the cul-de-sac shall not include a permanent turning area; and
 - iii. Public right-of-way shall be dedicated from the current cul-de-sac terminus to the edge of the development to allow future extension of the street.
 - b. Pursuant to Section 12.50.520 A 2, an applicant for a development including cul-de-sac streets shall make a good faith effort to construct pedestrian and bicycle accessway connections to neighboring properties from the end of the cul-de-sacs.
 - c. If construction of the accessways in Subsection b above is not technically or economically feasible at the time of land use approval, the Review Authority may require

1 any or all of the following as a condition of the development approval if the City
2 Engineer finds that a pedestrian-bicycle connection may be feasible in the future:

- 3 i. Lotting patterns and siting of buildings which do not preclude possible future
4 connectivity;
- 5 ii. Provision of a public easement compliant with Subsection 12.50.430.D or
6 12.50.430.E as applicable, from the cul-de-sac to the property line of the adjacent lot;
7 and/or
- 8 iii. Construction or payment of fee in lieu for the segment of the connection within the
9 development.

10 9. Commercial and Industrial Streets. Commercial and industrial streets are intended to serve
11 primarily abutting non-residential land Uses and are not through routes. Due to the nature of
12 the adjacent land Uses, traffic will include larger trucks requiring wider travel lanes and
13 additional turning radii.

14 10. Mixed-Use Streets. Mixed-Use streets are located within or adjacent to neighborhoods
15 designated and/or zoned Mixed-Use on the Comprehensive Plan and Zoning Map. Such
16 neighborhoods include 28th and Main, Tanasbourne, Witch Hazel Village, ~~and AmberGlen,~~
17 **and the South Hillsboro Town and Village Centers**, but other Mixed-Use neighborhoods
18 may be established elsewhere upon approval of Plan or zone changes. Mixed-Use streets
19 may be local residential or neighborhood streets, Collectors, or Arterial streets within or
20 adjacent to these neighborhoods. Mixed-Use developments may be subject to additional base
21 zone standards as listed in Section 12.24, including variations to the street standards listed in
22 the TSP. Where special Plan District street standards are included in Subchapters 12.60
23 through ~~12.64~~ **12.65**, those standards supersede both the TSP and the D & C Standards
24 regarding street design and structural cross-sections.

- 25 a. To encourage pedestrian activity and access and increased density of development in
26 Mixed-Use neighborhoods, the Review Authority may modify Mixed-Use street sections
27 to provide on-street parking, increase sidewalk width, reduce travel lane width, and / or
28 add bicycle lanes or bicycle ways.
- 29 b. Modified Mixed-Use street configurations may be conditioned by the Review Authority
30 to encourage reduced traffic speeds.

31 11. Public Alleys. Alleys serve abutting properties only, and are intended primarily as secondary
32 access for parking and service Uses.

- 33 a. Development projects within the Plan Districts listed in 12.60 through ~~12.64~~ **12.65** shall
34 improve existing adjacent alleys or dedicate and improve new alleys as required by the
35 Plan District standards.
- 36 b. Public alleys may be approved in development projects outside Plan Districts. Where
37 approved, the maximum service area and length shall meet D & C Standards.

38 ***[The remainder of Section 12.50.530 remains unchanged.]***

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12.50.550 Sidewalk Widths; Design and Location.

A. Applicability. These standards apply to all Type II and III development projects adjacent to public and Private streets, which include or will be required to provide sidewalks.

B. General Sidewalk Standards.

1. The Review Authority shall condition approvals of land use applications adjacent to existing public streets, and/or required to provide new public or Private streets, to provide sidewalks consistent with the TSP and the D & C Standards, unless modified or alternative improvements are approved by the Review Authority *or are specified in the Plan Districts listed in Subchapter 12.60- 12.65.*
2. Sidewalks are required on both sides of public streets and both sides of Private streets longer than 100 feet. The Review Authority may reduce sidewalk requirements on a public or Private street to one side of the frontage to reduce impacts in Significant Natural Resource Areas or Habitat Benefit Areas or where physical or topographic features encourage reduced width street improvements.
3. Except as provided in Subsection C below, sidewalk widths, design and location on public streets shall comply with the D & C Standards sidewalk widths. Sidewalk locations on Private streets shall comply with Table 12.50.540-2.
4. Sidewalks on public and private streets shall be constructed to the D & C specifications.
5. Clear sidewalk widths shall not be reduced below 5 feet to accommodate sidewalk obstacles. If such an obstacle could reduce the clear sidewalk width to less than 5 feet, the obstacle shall be placed either in the landscape strip or on the property behind the back edge of the sidewalk, or the sidewalk shall be widened to maintain the minimum 5-foot clear width. As used in this section, sidewalk obstacles may include any of the following or similar objects:
 - a. Pedestrian benches
 - b. Trash or recycling receptacles
 - c. Street light poles
 - d. Fire hydrants
 - e. Traffic signals
 - f. Parking meters
 - g. Telephone booths
 - h. Newspaper boxes
 - i. Public utility vaults
 - j. Mailboxes
 - k. Vending stands or carts
 - l. Temporary signs

- 1 6. In light rail zones, if existing public right-of-way cannot accommodate required sidewalks
2 and landscape strips, additional right-of-way dedications or easements shall be provided to
3 the City prior to the issuance of building permits for the subject development, except as
4 provided under Subsection 7 below.
- 5 7. In light rail zones, where the façade of an existing building is less than 13 feet from the curb
6 face, and a proposed redevelopment or remodeling would not move the façade from its
7 current position, the dedication or easement required under Subsection 5, above, may be
8 reduced upon approval by the City Engineer and the Building Official to the minimum width
9 permitted under the Building Code.

10 C. Alternative Sidewalk Standards.

- 11 1. Alternative sidewalk widths, design and location standards in certain Plan Districts are
12 specified in Subchapters 12.60 through ~~12.64~~ **12.65**. Plan Districts with alternative sidewalk
13 width, design and location standards include the following:
 - 14 a. Downtown;
 - 15 b. Fair Complex / Hawthorn Farm;
 - 16 c. Orenco;
 - 17 d. AmberGlen; and
 - 18 e. ***South Hillsboro***
- 19 2. The Review Authority may approve alternative sidewalk elements under a PUD application
20 process pursuant to Section 12.80.120. Alternative sidewalk elements shall also be subject to
21 approval by the City Engineer.

1 **12.50.870 Sidewalk Dining and Displays in Light Rail Zones.**

2 A. Purpose. These standards are intended to assure sidewalk dining and pedestrian-oriented
3 commercial displays and sales are consistent with the purposes of the underlying zones, will
4 not detract from streetscape appearance, and will not adversely impact adjacent properties.

5 A. Applicability. These standards apply to commercial development in all light rail zones *and*
6 *within the MU-VTC zone.* In the SCC-MM zone these standards apply only on Arterial street
7 frontages.

8 B. Standards.

9 1. Sidewalk seating for restaurants and display stands for pedestrian-oriented sales are
10 permitted between the curb and the back of the sidewalk in the *MU-VTC zone, the SCR-V*
11 *zone* and in all SC commercial zones. Such activities shall comply with the following
12 standards:

13 a. The activity has received a Street Vendors License under Municipal Code Section 5.36;
14 b. The activity occurs only when the related business is open for business (unless otherwise
15 permitted by the Street Vendor License); and

16 c. The activity maintains at least 5 feet unimpeded sidewalk clearance for pedestrian
17 movement.

18 2. Except as specified in Subsection 1 above, permanent outdoor displays or by commercial
19 Uses is Not Permitted.

20

1 **Exhibit H**

2
3 **CDCA 002-14: South Hillsboro CDC Amendments**
4 **Section 12.65 South Hillsboro Plan District**

5 *[Entirely new Section.]*

6 **Subchapter 12.65**

7 **South Hillsboro Plan District**

8

- 9 12.65.010 Purpose
- 10 12.65.020 Applicability
- 11 12.65.030 Designation of Town and Village Center Core Areas and Active Use Streets
- 12 12.65.040 Annexation Agreements
- 13 12.65.050 Development Agreements
- 14 12.65.060 Overview of Development and Design Standards
- 15 12.65.100 Base Zone Standards
- 16 12.65.200 Site Design
- 17 12.65.300 Vehicle Parking Standards
- 18 12.65.400 Bicycle Parking / Bicycle and Pedestrian Circulation and Connectivity
- 19 12.65.500 Access and Street Standards
- 20 12.65.600 Utilities, Site Grading, and Storm Water Management
- 21 12.65.700 Design Standards for Residential Development
- 22 12.65.800 Design Standards for Non-Residential and Mixed Use Development
- 23 12.65.850 Design Standards for Active Use Streets
- 24 12.65.900 Plan District Boundary, Required Improvements and Plans

25

26 **12.65.010 Purpose.** The South Hillsboro Plan District development and design standards
27 reflect the City’s goals and objectives for South Hillsboro and are intended to implement the
28 vision, goals, policies and principles outlined in the South Hillsboro Community Plan to create a
29 complete, connected and green community. More specifically, the South Hillsboro Plan District
30 provides standards for developing a residential mixed-use community organized around a town
31 center and complemented by a village center.

32

33

1 **12.65.020 Applicability**

- 2 A. Plan District Boundary. The standards of this section apply only within the South
3 Hillsboro Plan District boundary as shown on Figure 12.65.920-A.
- 4 B. Base Zones. The base zones used to implement the Community Plan designations include
5 those listed in Table 12.65.020-1. In some cases, the base standards of these zones are
6 modified by this plan district to the purpose of the South Hillsboro Plan District.

7
8 Table 12.65.020-1:
9 South Hillsboro Plan District Base Zone

Community Plan Designation	Implementing Base Zones (Section Number)
Low Density Residential	SFR-10 (Section 12.21.100) SFR-8.5 (Section 12.21.200) SFR-7 (Section 12.21.300) SFR-6 (Section 12.21.400)
Medium Density Residential	SFR-4.5 (Section 12.21.500) MFR-1 (Section 12.22.100)
High Density Residential	MFR-2 (Section 12.22.200)
Mid-Rise Density Residential	MFR-3 (Section 12.22.300)
Mixed Use <ul style="list-style-type: none">• Town Center• Village Center	MU-VTC (Section 12.24.300)

- 10
11 C. Applicability of the South Hillsboro Community Plan Maps. Maps indicating the
12 location and extent of the infrastructure improvements within South Hillsboro are
13 included in 12.65.930. A land use application and a decision to approve the application
14 shall provide improvements that substantially comply with these maps and are
15 proportional to the proposed development or provide other improvements that are
16 comparable in terms of size, capacity and location.

17 **12.65.030 Designation of Town and Village Center Core Areas and Active Use Streets**

- 18 A. Town Center and Village Center Core Areas. The Town Center Core Area and Village
19 Center Core Area are intended to be vibrant areas with compact urban forms providing
20 mixes of uses that encourage pedestrian activity.

- 1 1. One Town Center Core Area and one Village Center Core Area shall be designated as
2 part of approved Planned Unit Developments (PUDs) within the Mixed Use-Village
3 Town Center (MU-VTC) zone.
 - 4 2. The boundaries of the Town Center Core and Village Center Core shown on Figure
5 12.65.920-A illustrate the general size, location and orientation of these areas. The
6 final boundaries shall be established through an approved PUD and may only be
7 modified through a subsequent PUD or PUD modification process.
 - 8 3. Development Standards for the Town Center Core or Village Center Core Areas shall
9 be applied within the boundaries of those areas as established by an approved PUD.
- 10 B. Active Use Streets. The design of development along key streets within the Town Center
11 Core Area and Village Center Core Area shall reinforce the pedestrian-friendly, main
12 street character of these areas per section 12.65.850.
- 13 1. Active Use 1 and 2 Streets shall be designated as part of approved Planned Unit
14 Developments (PUDs) within the Town Center Core Area and the Village Center
15 Core Area. Active Use streets may exist and extend outside of the Town Center and
16 Village Center Core areas.
 - 17 2. The Active Use Streets shown on Figure 12.65.920-A illustrate the street type and
18 location of these streets. The final alignments and designations shall be established
19 through an approved PUD and may only be modified through a subsequent PUD
20 approval or PUD Modification process.
 - 21 3. The development standards applicable to the Active Use Streets apply to
22 developments with frontage on an Active Use Street as established by an approved
23 Planned Unit Development.

24 **12.65.040 Annexation Agreements.**

- 25 A. Purpose. The annexation agreement is intended to ensure awareness of the annexation
26 process as well as reasonable certainty to the property owner, the City, and the public that the
27 scope and timing of subsequent development of the property will occur in a manner that
28 facilitates the timely and equitable construction of necessary infrastructure improvements.
29 The agreement is intended to describe the intended use of the property following annexation,
30 the process for development review, the parties' commitments regarding the subsequent
31 development, and the infrastructure anticipated to be necessary to support development.
- 32 B. Applicability. Unless waived by the City under Section 12.65.040.D, an annexation
33 agreement consistent with this Section shall be executed prior to and included with any owner-
34 initiated annexation application under Section 12.80.010.
- 35 C. Contents. Unless otherwise agreed by the City, an annexation agreement shall include the
36 following information and, at a minimum, address the following elements to the City's
37 satisfaction:
 - 38 1. Background:
 - 39 a. A legal description of the property;

- b. The current zoning;
- c. The proposed zoning shown on the City Zoning Concept Map, Figure 31-3, in Section 31 of the Hillsboro Comprehensive Plan;
- d. The owner's/applicant's requested zoning if different from the City Zoning Concept Map;
- e. The owner's intended urban use of the property in sufficient detail to allow the City to determine the public facility impacts and required infrastructure improvements necessary to support the intended use. The description should include the anticipated type, size and density of the use, the timing of any anticipated phases, and an engineering assessment of impact on urban services at full build-out and for each phase of a phased project.
- f. A Transportation Study consistent with the requirements of Section 12.70.200 and 12.65.910 that describes:
 - i. The existing transportation facilities that serve the property, including the existing and planned capacity of the facilities;
 - ii. The committed and funded multi-modal transportation facilities expected to be available at full buildout of the property, and at each development phase of a phased project;
 - iii. The intended size, type, location and phased development timing, if any, of occupancy;
 - iv. The transportation impact of the intended use(s) at full buildout, and at each development phase of a phased project; and,
 - v. Any transportation improvements that may be necessary to accommodate full buildout, and each development phase of a phased project, including the potential impacts of anticipated future development as required under Section 12.65.910.D.3.

D. Waiver.

- 1. The City may waive the requirement to execute and submit an annexation agreement if the City, in its sole discretion, determines the agreement is not necessary and would not achieve the purposes described in 12.64.040.A for one or more of the following reasons:
 - a. The size of the property is such that the development potential does not justify the analysis otherwise provided in the annexation agreement;
 - b. The anticipated scope of the development is such that the transportation study is not necessary to identify and accommodate the likely impacts of the development;
 - c. The property was included in a larger annexation processed under ORS 222.170 but the owner of the affected property did not consent to the annexation.
- 2. If the City waives the requirement to execute and submit an annexation agreement, the City may require a development agreement described in 12.65.050 as a condition of approving the annexation or other land use application.

1 E. Owner Commitments: The annexation agreement shall provide for at least the following
2 owner commitments:

- 3 a. To limit development of the property such that it will not exceed the capacity of:
4 i. Affected transportation facilities, as determined by the Transportation Study,
5 including any improvements proposed and constructed as part of the
6 development; and,
7 ii. Other affected public facilities including facilities for water, sanitary sewer
8 and storm water management;
- 9 b. That any requests by the owner for tax credits associated with the construction of an
10 eligible improvement(s) will conform to the assumptions of the Transportation
11 Financing Program, including any ordinances and methodology reports that
12 implement the Program. This may include waiving the right to request tax credits
13 under the County Transportation Development Tax (TDT) Ordinance for eligible
14 improvements, if any such as but not limited to:
15 i. The added costs of wet weather construction where dry weather construction
16 was assumed in the Transportation Finance Program;
17 ii. Sidewalks greater than six foot (6') standard where required by Figure
18 12.65.920-A to comply Active Use Overlay requirements;
19 iii. Costs associated with right-of-way, design, permitting and construction of
20 conditioned non-contiguous "local street" improvements; and,
21 iv. Eligible right-of-way costs in excess of \$6.00 per square foot (2014 value,
22 adjusted annually in accordance with the land value index methodology of the
23 TDT ordinance);
- 24 c. Authorize the City to limit or condition any land use decision or entitlements
25 consistent with the Transportation Study and other available public infrastructure
26 capacity analysis, as determined by the City, to ensure that adequate public
27 infrastructure is available to serve the proposed development.

28 F. City Commitments:

- 29 a. To initiate the zone-change process to rezone the property to the appropriate City
30 zone at the time of annexation or such other time as parties agree.
31 b. To apply City zoning that is generally consistent with the Zoning Concept Map as
32 depicted on Figure 31-3 in Comprehensive Plan Section 31.

33 G. General Provisions:

- 34 a. The City shall not approve "vertical" development of the property until the City
35 approves a Financing Program for the South Hillsboro Plan Area and any
36 implementing ordinances are adopted and effective. As used in this Section, "vertical
37 development" means any structure intended for human occupation or commerce for
38 which a certificate of occupancy is required, except as may be necessary for the
39 construction of public facilities, such as a construction trailer, or for the provision of
40 public utilities such as a pump station.
41 b. An annexation agreement shall include the parties' intended schedule of significant
42 development-related events, including annexation, zone change, land division and
43 development review.

- c. An annexation agreement expires one year from the last date it is signed by the parties unless the City has received an annexation application for the property and deemed the application complete.
- d. The provisions of an annexation agreement may be included in and made part of a subsequent land use decision, in which case the provisions of the land use decision supersede any conflicting provisions in the annexation agreement.
- e. An annexation agreement is not effective and binding on the parties until the annexation application is approved by the City Council under Section 12.80.010.

12.65.050 Development Agreement.

- A. Purpose. A development agreement is intended to provide reasonable certainty to the property owner, the City, and the public that the scope and timing of development of the property will occur in a manner that facilitates the timely and equitable construction of necessary infrastructure improvements. The development agreement is intended to follow annexation and describe in greater detail the owner's intended use of the property, the parties' commitments regarding subsequent development of the property, the infrastructure determined to be necessary to support development, and the parties' obligations with respect to financing and constructing the infrastructure.
- B. Applicability. A development agreement is required for all properties in South Hillsboro that are not subject to an annexation agreement under Section 12.65.040, unless otherwise agreed by the City.
- C. An executed development agreement consistent with this Section is required prior to approval of any necessary land use applications for development if:
 - i. An annexation agreement was not required prior to annexation;
 - ii. Any of the required items of the annexation agreement were deferred pursuant to 12.65.040;
 - iii. A development agreement was required by the annexation agreement.
 - iv. If required as a condition of approval of a land use decision.
- D. The development agreement must include the following information to the City's satisfaction:
 - i. A description of the anticipated type and scope of commercial or residential development (including the number of housing units), consistent with the Zoning Concept (Figure 31-3) and in compliance with the assumptions set forth in the Transportation Finance Program and Methodology Report;
 - ii. A description of the parties' intended schedule of significant development-related events, including annexation, zone change, land division and development review;
 - iii. The proposed timing and any phasing of the development as it relates to available or planned infrastructure capacity;
 - iv. The financing and development obligations for any required or necessary infrastructure;
 - v. The owner's commitment to design and construct amenities that further the goals and objectives of the South Hillsboro Community Plan;

- vi. Any landscape maintenance agreements for medians and curbside planters;
- vii. A detailed plan for financing and constructing complete and connected arterial and/or collector planned streets where the full right-of-way is under the control of the owner or developer, such that a new collector or arterial street is not terminated without connecting to another improved street. A “complete street” includes both adjacent and opposite side full street improvements, including public and private utilities, where required; and
- viii. A description of specific aspects of the development, including but not limited to:
 - Design;
 - Infrastructure;
 - Open space;
 - Amenities; and
 - Phasing.

E. General Provisions:

- a. The City shall not approve “vertical” development of the property until the City approves a Financing Program for the South Hillsboro Plan Area and any implementing ordinances are adopted and effective. As used in this Section, “vertical development” means any structure intended for human occupation or commerce for which a certificate of occupation is required, except as may be necessary for the construction of public facilities, such as construction trailer, or for the provision of public utilities such as a pump station.
- b. The provisions of a development agreement may be included in and made part of a subsequent land use decision, in which case the provisions of the land use decision supersede any conflicting provisions in the development agreement.

12.65.060 Overview of Development and Design Standards. Table 12.65.060-1 summarizes the applicability of Subchapter 12.50 Development and Design Standards within the South Hillsboro Plan District.

**Table 12.65.060-1:
Applicability of Subchapter 12.50 Standards**

Standard	Applicable Code Sections
Base Zone Standards	
Lot Dimensions	The standards of 12.50.110 apply.
Residential Density	The standards of 12.50.120 apply.
Setbacks	The standards of 12.50.130 apply except as modified by 12.65.130.
Building Height	The standards of 12.50.140 apply.
Floor Area Ratio	The standards of 12.50.150 apply except as modified by 12.65.150.

Standard	Applicable Code Sections
Site Design	
Usable Open Space	The standards of 12.50.210 apply. except where superseded by 12.65.210
Landscaping	The standards of 12.50.220 apply except as modified by 12.65.220.
Tree Preservation	The standards of 12.50.230 apply except as modified by 12.65.230
Exterior Lighting	The standards of 12.50.240 do not apply. They are superseded by the standards in 12.65.240.
Fences, Free-Standing Walls, Hedges and Berms	The standards of 12.50.250 apply except as modified by 12.65.250.
Sight Distance / Vision Clearance	The standards of 12.50.260 apply.
Vehicle Parking	
Purpose, Applicability and Maintenance Responsibilities	The standards of 12.50.310 apply except as modified by 12.65.310.
Number of Spaces Required	The standards of 12.50.320 apply except as modified by 12.65.320.
Exempt Parking	The standards of 12.50.330 apply.
Credit for On-Street Parking	The standards of 12.50.340 do not apply. They are superseded by the standards in 12.65.340.
Vehicle Parking and Loading: Location	The standards of 12.50.350 do not apply. They are superseded by the standards in 12.65.350.
Vehicle Parking and Loading: Design and Improvements	The standards of 12.50.360 apply except as modified by 12.65.360.
Bicycle Parking / Bicycle and Pedestrian Circulation and Connectivity	
Bicycle Parking	The standards of 12.50.410 apply.
On-Site Pedestrian and Bicycle Circulation	The standards of 12.50.420 apply.
Off-Site Pedestrian and Bicycle Connectivity	The standards of 12.50.430 apply except as modified by 12.65.430.
Connectivity and Design Standards at or near Minor Transit Stops	The standards of 12.50.440 apply.
Connectivity and Design	The standards of 12.50.450 do not apply. They are superseded by

Standard	Applicable Code Sections
Standards at or near Major Transit Stops	the standards in 12.65.450.
Access and Street Standards	
Purpose, Applicability and Exceptions	The standards of 12.50.510 apply except as modified by 12.65.510.
Street Connectivity and Access	The standards of 12.50.520 apply except as modified by 12.65.520.
Public Streets and Alleys Design and Improvement	The standards of 12.50.530 apply except as modified by 12.65.530.
Common Driveways and Private Streets: Design and Improvement	The standards of 12.50.540 apply except as modified by 12.65.540.
Sidewalk Widths; Design and Location	The standards of 12.50.550 apply except as modified by 12.65.550.
Street Trees	The standards of 12.50.560 apply except as modified by 12.65.560.
Public Utilities General Requirements, Site Grading and Storm Water Facilities Site Integration	
Purpose, Applicability and Exceptions	The standards of 12.50.610 apply except as modified by 12.65.610.
Public Utilities General Requirements	The standards of 12.50.620 apply except as modified by 12.65.620.
Site Grading	The standards of 12.50.630 apply.
Storm Water Facilities Site Integration	The standards of 12.50.640 apply except as modified by 12.65.640.
Utility Vaults	The standards of 12.65.650 apply.
Design Standards for Residential Development	
Detached Single Family, Duplex and Two-Unit Townhouse Residential Design Standards	The standards of 12.50.710 apply except as modified by 12.65.710.
Three or More Unit Townhouse and Multi-Family Residential Design Standards	The standards of 12.50.720 apply except as modified by 12.65.720.

Standard	Applicable Code Sections
Design Standards for Non-Residential and Mixed Use Development	
Purpose and Applicability	The standards of 12.50.810 apply except as modified by 12.65.800.A and B.
Main Entries	The standards of 12.50.820 apply except as modified by 12.65.800.C.1 and 2.
Ground Floor Windows	The standards of 12.50.830 apply
Articulation and Detailed Design	The standards of 12.50.840 apply except as modified by 12.65.800.C.4.
Building Step-Back Requirements	The standards of 12.50.845 apply.
Improvements and Activities between Streets and Buildings	The standards of 12.50.850 apply.
Waste and Recycling Facilities	The standards of 12.50.860 apply.
Sidewalk Dining and Displays	The standards of 12.50.870 apply.
Drive Through Facilities	The standards of 12.50.875 do not apply.
Outdoor Storage	The standards of 12.50.880 apply.
Utilitarian Functions	The standards of 12.50.890 apply.
Exterior finish materials	The standards of 12.65.800.C.11 apply.
Roofs and Roof-Mounted Equipment	The standards of 12.65.800.C.12 apply.
Structured Parking	The standards of 12.65.800.C.13 apply.
Active Use Streets	
Active Use Streets	The standards of 12.65.850 apply.
Public Benefit Standards	
Purpose and Applicability	The standards of 12.50.910 apply.
Building and Site Design Guidelines	The guidelines of 12.50.920 apply.
Sustainable Development Practices	The standards of 12.50.930 apply.

Standard	Applicable Code Sections
Crime Prevention through Environmental Design	The standards of 12.50.940 apply.

1

2 **12.65.100 Base Zone Standards.** The base zone standards in the South Hillsboro Plan District
3 include the following sections:

4 12.65.110 Lot Dimensions

5 12.65.120 Residential Density

6 12.65.130 Setbacks

7 12.65.140 Building Height

8 12.65.150 Floor Area Ratio

9 **12.65.110 Lot Dimensions.** The standards of the applicable base zone or 12.50.110 shall apply
10 in the South Hillsboro Plan District.

11 **12.65.120 Residential Density.** The standards of the applicable base zone and Section 12.50.120
12 shall apply in the South Hillsboro Plan District.

13 **12.65.130 Setbacks.** The standards of 12.50.130 and applicable base zones shall apply
14 except as modified below:

15 A. Maximum setback compliance. Maximum setback compliance within the South
16 Hillsboro Plan District is considered met when either the standards of the applicable base
17 zone are met; or for Active Use Street frontages, the standards of 12.65.850 are met.

18 B. Structural building elements projecting into setbacks. Within the South Hillsboro Plan
19 District, structural building elements such as porches, decks, pergolas, balconies, and
20 stoops may encroach by no more than 4 feet into a required front or rear setback, subject
21 to compliance with applicable standards of the Uniform Building Code and Uniform Fire
22 Code and accommodation of public utility easements.

23 C. Future intersection capacity improvements. In accordance with 12.65.910.D.3.d, the
24 required minimum setback for buildings and parking lots may be modified for anticipated
25 intersection capacity improvements and future infill of Urban Growth Boundary areas.

26 **12.65.140 Building Height.** The standards of 12.50.140 and the applicable base zones
27 shall apply in the South Hillsboro Plan District.

28 **12.65.150 Floor Area Ratio.** The standards of 12.50.150 and the applicable base zones
29 shall apply except as modified below.

30 A. Residential square footage counted toward Floor Area Ratio (FAR). Mixed use buildings
31 and free standing residential buildings within an approved PUD in the MU-VTC zone may
32 be included in the FAR calculation.

- 1 B. Exemptions from Minimum Floor Area Ratios (FAR) in Phased Developments.
- 2 Individual phases of a phased development may be exempt from minimum FAR
- 3 requirements provided that a phasing plan approved as part of a PUD ensures that the
- 4 minimum FAR requirements will be met upon completion of the project.
- 5 C. Minimum Floor Area (FAR) Adjustments as permitted by MU-VTC 12.24.350 E.

6 **12.65.200 Site Design.** Site design standards for the South Hillsboro Plan District include
7 the following sections:

- 8 12.65.210 Usable Open Space
- 9 12.65.220 Landscaping
- 10 12.65.230 Tree Preservation
- 11 12.65.240 Exterior Lighting
- 12 12.65.250 Fences, Free-Standing Walls, Hedges and Berms
- 13 12.65.260 Sight Distance / Vision Clearance

14 **12.65.210 Usable Open Space.** The standards of Section 12.50.210 and the applicable base
15 zones apply in the South Hillsboro Plan District.

16 **12.65.220 Landscaping.** In addition to the standards of Section 12.50.220, within the
17 South Hillsboro Plan District the following standards apply.

18 A. Purpose. Enhanced requirements for landscaping support the goal of creating a “green”
19 community and are intended to:

- 20 1. Enhance the character of public and private spaces;
- 21 2. Create an inviting, year-round environment for pedestrians;
- 22 3. Reduce urban heat island effects, intercept rainwater, and support urban wildlife;
- 23 4. Frame or help define gathering places as well as natural areas; and
- 24 5. Enhance ecological functions and provide access to nature.

25 B. Applicability. Within the South Hillsboro Plan District, developments subject to
26 Development Review shall provide a minimum of 15% of the lot being developed and
27 any portion of a site not occupied by buildings, parking, improvements, or protected
28 natural resources with landscaping according to the requirements of this Section.

29 C. Landscaping on public properties.

- 30 1. All landscaped areas in the public right-of-way, and all landscaped areas associated
31 with any consolidated regional water quality facility, shall be designed by a registered
32 Landscape Architect, unless this requirement is waived by the Review Authority.
- 33 2. Landscaping on public properties shall be installed in accordance with the City of
34 Hillsboro Design and Construction Standards, or in accordance with Parks and

- 1 Recreation Department specifications for any area maintained by the Parks and
2 Recreation Department.
- 3 3. Landscaping on public properties shall be accompanied by a private maintenance
4 agreement subject to the review and approval of the City Engineer.
- 5 D. Landscaping along Tualatin Valley Highway and the railroad right of way. Private
6 properties abutting the southern side of the railroad and adjacent public right-of-way shall
7 include the following:
- 8 1. There shall be a minimum 35 foot setback from the property line of the southern
9 boundary of the right-of-way, which supersedes the base zone side or rear yard
10 setback as applicable.
- 11 2. The 35 foot setback required above shall be landscaped and contain a mixture of
12 vertical and horizontal landscaping elements to provide visual and acoustic buffering.
- 13 E. Landscape materials. Landscaping shall be designed to feature plant materials that evoke
14 the natural character of the Pacific Northwest and that are adaptable to climatic,
15 topographic, and hydrologic characteristics and urban constraints.
- 16 1. Ground covers are required in all planting areas, unless the entire bed is planted with
17 shrubs that branch out so that they cover the surface of the ground. Bark, mulch or
18 other organic soil covers are not considered to meet this standard.
- 19 2. Landscaped areas may include a mixture of planted areas and hardscape elements as
20 an overall landscape framework including, but not limited to:
- 21 a. Private paths and trails;
- 22 b. Walls;
- 23 c. Seating;
- 24 d. Raised planters;
- 25 e. Rain gardens and other stormwater facilities that can serve multiple
26 purposes; and
- 27 f. Other features as approved by the Review Authority.
- 28 3. Installation and maintenance of plant materials shall be in accordance with the
29 following standards:
- 30 a. Plant materials shall be nursery stock or the equivalent quality and
31 installed to industry standards or better;
- 32 b. Plant materials shall be staked to current industry standards or better.
33 Stakes and guy wires shall not interfere with vehicular or pedestrian
34 traffic; and
- 35 c. Plant materials shall be maintained in accordance with approved landscape
36 plans for the development approval.

4. Landscaping shall incorporate a mixture of vertical and horizontal elements such as ground cover, shrubs and trees.
5. The planting of nuisance plants as defined in Section 12.01.500 is prohibited.
6. Irrigation methods shall minimize stormwater run-off through the use of drip irrigation, rain sensors, rotor irrigation heads and similar techniques.

12.65.230 Tree Preservation. In addition to the standards of Section 12.50.230, within the South Hillsboro Plan District the following standards apply.

- A. Purpose. Enhanced requirements for the preservation of mature trees support the goal of creating a “green” community, retaining mature trees and landscaping for environmental, habitat and aesthetic purposes.
- B. Applicability. The applicability requirements of 12.50.230.B apply in the South Hillsboro Plan District.
- C. Standards for Mature Trees. The standards of Subsection 12.50.230.C shall apply in the South Hillsboro Plan District.
- F. Standards for Specimen Trees. The standards of Subsection 12.50.230.D do not apply in the South Hillsboro Plan District, but are superseded by the standards of this subsection.
 1. In addition to the standards in Section 12.65.230 C above, the standards in Subsection D apply to the Specimen Trees described in Table 12.65.230-1 below unless a variance or adjustment has been granted by the Review Authority pursuant to Section 12.80.150 Variances and Adjustments. In Table 12.50.230-1, “grove” is defined as a stand of trees which includes 5 or more overlapping mature tree canopies. “Mature trees” are those trees subject to the regulations in Section 12.50.230.C.

**Table 12.65.230-1:
Specimen Tree Sizes in South Hillsboro Plan District**

Tree species	Diameter defining Specimen status (measured 4 feet above native grade)
single Douglas Fir	greater than 24 inches or greater than 18 inches when part of a grove
single Grand Fir, Ponderosa Pine, Western Hemlock, or Western Red Cedar	greater than 12 inches or greater than 9 inches when part of a grove
any other single conifer	greater than 20 inches or greater than 15 inches when part of a grove
single Red Alder, Big Leaf Maple, or Oregon White Oak	greater than 12 inches or greater than 9 inches when part of a grove

any other single deciduous tree	greater than 20 inches or greater than 15 inches when part of a grove
---------------------------------	--

- 1 2. No specimen tree shall be removed or damaged during development construction
- 2 unless a Certified Arborist determines that the tree:
- 3 a. is a safety hazard to persons or property due to its location or condition;
- 4 b. is a dangerous tree as defined in Section 12.01.500;
- 5 c. was diseased, weakened, or dying before construction began and no practicable
- 6 means is available to preserve it; or
- 7 d. was planted with the spacing and intent of being harvested for timber or as
- 8 nursery stock.
- 9 3. Under Section 12.80.150, the Review Authority may authorize an adjustment or
- 10 variance for reduced setbacks or a reduction in the number of parking spaces to avoid
- 11 removal of specimen trees, provided measures are also taken to preserve the health of
- 12 the trees. If approved, reduced setbacks or numbers of parking spaces must remain in
- 13 compliance with Building Department requirements.
- 14 4. Specimen trees located in an existing or planned arterial or collector street right of
- 15 way are exempt from the requirement of securing a variance or adjustment for the
- 16 removal of trees provided the removal is in conjunction with a Type II or III
- 17 development application approval or public capital improvement project.

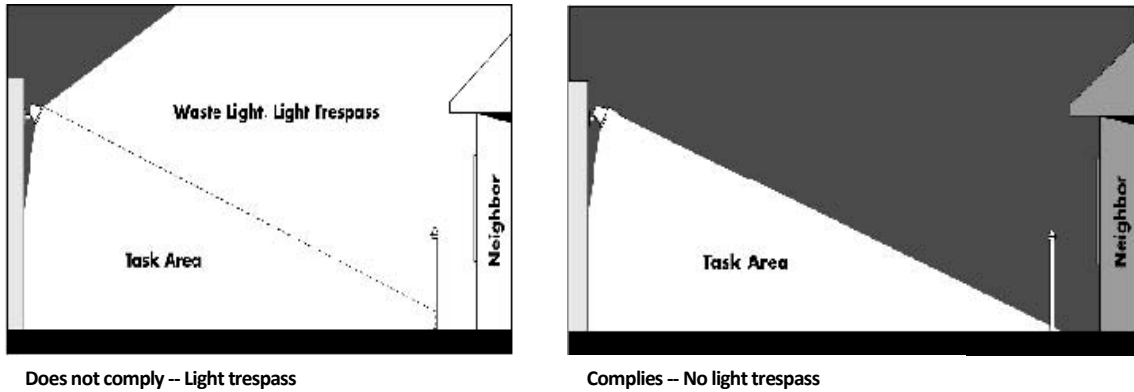
18 **12.65.240 Exterior Lighting.** The standards of this section supersede Subsection 12.50.240
19 and shall apply in the South Hillsboro Plan District.

- 20 A. Purpose. Lighting standards ensure that new development provides functional security
- 21 for persons and property and allows extended use of properties into nighttime hours;
- 22 lighting is installed and maintained to provide for an environmentally sensitive and
- 23 energy efficient nighttime environment that includes the ability to view the stars against
- 24 a dark sky from residential and other appropriate viewing areas; and ambient nighttime
- 25 light levels do not adversely impact adjacent properties.
- 26 B. Applicability. Except as provided in Subsection E below, the standards of this section
- 27 shall apply to all Type II and Type III development applications in which exterior
- 28 lighting is proposed or required as a condition of approval, unless a Variance or
- 29 Adjustment has been granted by the Review Authority pursuant to Section 12.80.140
- 30 Variances and Adjustments.
- 31 C. Exterior Lighting Standards.
- 32 1. Development applications shall include a lighting plan showing locations and
- 33 specifications for all exterior lighting, including lighting used to illuminate streets,
- 34 buildings, sidewalks, multi-use paths, parking lots, plazas, or open space areas. The
- 35 lighting plan shall be evaluated during the land use approval process for compliance
- 36 with the standards of this section.

- 1 2. Lighting plans shall also show any proposed exterior architectural or aesthetic
2 lighting used to create visual interest or emphasize building features. Aesthetic and
3 architectural lighting shall also be evaluated during the land use approval process for
4 compliance with the standards of this section.
- 5 3. For safety purposes, lighting shall be provided throughout the on-site pedestrian
6 circulation system, including street frontages, sidewalks, multi-use paths, parking
7 lots, buildings, and plazas. The on-site pedestrian circulation system shall be lighted
8 to a minimum level of 2 foot-candles and a maximum of 3 foot-candles to enhance
9 pedestrian safety and allow use at night.
- 10 4. Required bicycle parking lighting level shall be 3 foot-candles to allow secure use at
11 night.
- 12 5. The minimum lighting level for building entries of new multi-family, retail,
13 commercial, office, industrial and institutional buildings located within 300 feet of
14 the property boundaries of a major transit stop shall be 4 foot-candles. The lighting
15 level for all other primary building entrances shall be 3 foot-candles. Lights shall be
16 6 to 12 feet in height and the light source shall be shielded.
- 17 6. Maximum lighting levels for parking lot lighting shall be 3 foot-candles.
- 18 7. Fixtures on mixed-use and commercially zoned properties that are mounted to the
19 underside of structures such as canopies, awnings, etc., (such as those found at gas
20 stations, drive-through facilities, service stations and parking structures) shall be
21 flush mounted to the canopy so that the lens does not protrude below the surface to
22 which it is mounted. In instances where the canopy is not thick enough to
23 accommodate a flush mount fixture, a fully shielded fixture may be utilized and
24 mounted to the surface.
- 25 8. Illumination of government flags is allowed provided the light fixtures direct the
26 light downward or are fully shielded.
- 27 9. Exterior lighting shall not blink, flash, or change color or intensity.
- 28 10. Foreground spaces, such as building entrances and plaza seating areas, shall use
29 pedestrian-scale lighting that defines the space without glare. Background spaces
30 such as parking lots shall be illuminated as unobtrusively as practicable to meet the
31 functional needs of safe circulation and of protecting people and property.
- 32 11. Site lighting that could be confused with warning, emergency, or traffic signals is
33 Not Permitted.
- 34 12. Site lighting that could be confused with airport lighting is Not Permitted.
- 35 D. Light Trespass Standards. Maximum lighting levels at property lines shall not increase
36 lighting level more than 1.1 lumens/square meter 10 feet beyond the property line or 5.4
37 lumens/square meter adjacent to non-residentially zoned property or public rights-of-
38 way.

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**Figure 12.65.240-A:
Examples of Light Trespass**



3

- 4 G. **Shielding.** Any light source or lamp that emits more than 900 lumens (13 watt compact
5 fluorescent or 60 watt incandescent) shall be concealed or shielded with an Illumination
6 Engineering Society of North America (IESNA) full cut-off style fixture with an angle
7 not exceeding 90 degrees to minimize the potential for glare and unnecessary diffusion
8 on adjacent property. Examples of shielded light fixtures are shown in Figure 12.65.240-
9 B:

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**Figure 12.65.240-B:
Examples of Shielded Light Fixtures**



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1. Light fixtures shall be fully shielded.
2. Light fixtures shall be installed and used in a manner such that light is directed downward, not outward or upward.

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- E. **Exemptions.** The following types of lighting are not subject to the requirements of this Section:

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1. Public street and right-of-way lighting (standards for street lighting are addressed in the Public Works Design and Construction Standards);
2. Temporary decorative seasonal lighting illuminated no longer than 60 days;
3. Temporary lighting for emergency or nighttime work and construction;
4. Temporary lighting for theatrical, television and performance areas, or for special public events;

- 1 5. Lighting for a special district, street or building that, according to an adopted City
2 plan or ordinance, is determined to require special lighting aesthetics as part of its
3 physical character;
- 4 6. Lighting required and regulated by the FAA; and
- 5 7. Lighting for outdoor recreational uses such as stadiums, driving ranges, ball
6 diamonds, playing fields, tennis courts and similar uses, provided that:
 - 7 a. Light poles are not more than 80 ft. tall:
 - 8 b. Maximum illumination at the property line is not brighter than 21.5 lumens/square
9 meter; and
 - 10 c. exterior lighting is extinguished no later than 11:00 pm.

11 **12.65.250 Fences, Free-Standing Walls, Hedges and Berms.** Except as noted below, the
12 standards of Subsection 12.50.250 shall apply in the South Hillsboro Plan District.

- 13 A. Purpose. Fences, walls, hedges and berms within the South Hillsboro Plan District
14 should balance the need for privacy with the need to provide a consistent, cohesive,
15 visually pleasing and pedestrian friendly environment. Designs should contribute to the
16 overall appearance of the plan district through the use of a uniform approach that
17 includes high quality materials and avoids creating hard edges between adjacent
18 neighborhoods and development projects.
- 19 B. Applicability. The applicability requirements of 12.50.250.B apply in the South
20 Hillsboro Plan District. In addition, within the South Hillsboro Plan District the
21 standards of 12.50.250 and 12.65.250 also apply to development applications in which
22 fences, hedges, free-standing walls or berms are proposed or required as a condition of
23 approval.
- 24 C. Fence Permit Required. The permit requirements of Subsection 12.50.250.C shall apply
25 in the South Hillsboro Plan District. In addition, a uniform fencing plan is required for
26 all Type II or Type III applications.
- 27 D. Standards. The standards in Subsections 12.50.250.D and 12.50.250.E shall apply in the
28 South Hillsboro Plan District except as modified by Subsections 1 and 2, below.
 - 29 1. Maximum Height. Fences and free-standing walls in all zones shall not exceed 4 feet
30 in height in the front yard and 6 feet in height in side and rear yards.
 - 31 2. Materials.
 - 32 a. Fences and free-standing walls shall be constructed of durable materials
33 compatible with the primary materials used on the associated building façade.
34 Materials may include but are not limited to, the following:
 - 35 i. Masonry or brick;
 - 36 ii. Solid wood with masonry or brick columns;
 - 37 iii. Wrought iron with masonry or brick columns; or

- 1 iv. Alternative material(s) as approved by the Review Authority.
- 2 b. Use of plastic, vinyl, barbed wire, razor wire, and electric fences, industrial
- 3 materials and unprocessed waste materials are prohibited as fencing or free-
- 4 standing wall materials.
- 5 c. Except for schools, recreational facilities, water quality facilities and other utility
- 6 facilities as approved by the Review Authority, the use of chain link is prohibited.
- 7 Where permitted, chain link fences shall include a top rail for security and
- 8 maintenance and shall have a black, dark brown, or dark green powder coating.
- 9 d. All fences and free-standing walls shall be treated with anti-graffiti sealant.
- 10 3. Design. Fence designs shall contribute to overall appearance of development within
- 11 the plan district through the use of a uniform approach that includes high quality
- 12 materials and avoids creating hard edges between adjacent neighborhoods and
- 13 development projects.

14 **12.65.260 Sight Distance / Vision Clearance.** The requirements of 12.50.260 shall apply in

15 the South Hillsboro Plan District.

16 **12.65.300 Vehicle Parking.** Vehicle parking standards for the South Hillsboro Plan District

17 include the following sections:

18 12.65.310 Purpose, Applicability and Maintenance Responsibilities

19 12.65.320 Number of Spaces Required

20 12.65.330 Exempt Parking

21 12.65.340 Credit for On-Street Parking

22 12.65.350 Vehicle Parking and Loading: Location

23 12.65.360 Vehicle Parking and Loading: Design and Improvements

24 **12.65.310 Purpose, Applicability and Maintenance Responsibilities.** The standards of

25 12.50.310 shall apply within the South Hillsboro Plan District except as modified below.

26 A. Purpose. Modified parking standards support the goal of establishing a cohesive and

27 active streetscape by providing for adjustments in the minimum number of required

28 spaces, surface parking location requirements, and additional parking lot landscaping .

29 B. Applicability. The applicability requirements of 12.50.310.B apply within the South

30 Hillsboro Plan District.

31 C. Maintenance. The standards of 12.50.310.C apply within the South Hillsboro Plan

32 District.

33 **12.65.320 Number of Spaces Required.** The standards of 12.50.320 apply within the

34 South Hillsboro Plan District. In addition, the following adjustments to reduce the number of

35 required parking spaces are also applicable.

36 A. Adjustments for Joint Use Parking.

- 1 1. Where two land uses in separate use categories share a parking lot or structure, the
2 total off-street parking required for those uses may be reduced by the factors shown in
3 Table 12.65.320-1. Total off-street parking required shall be the sum of the two
4 parking requirements for the two uses divided by the factors for that combination of
5 uses shown in Table 12.65.320-1.
- 6 2. If three or more uses share a parking lot or structure, required parking shall be
7 calculated by applying Table 12.65.320-1 to the two uses with the largest parking
8 requirements, then adding the required parking for the additional uses.
- 9 3. Within the Town Center and Village Core Areas, when three or more uses are sharing
10 a parking lot or structure, the additional uses (over 2) may be permitted to reduce
11 their required spaces by up to 20% subject to the Review Authority determining that
12 the parking needs of these uses is consistent with the proposed reduction.

13 **Table 12.65.320-1**
14 **Joint-use Parking Reduction Factors in the South Hillsboro Plan District**

Property Use	Residential	Institutional	Commercial Lodging, Eating and Drinking, or Major Assembly	Retail Products and Services	Office
Residential					
Institutional	1.1				
Commercial Lodging, Eating & Drinking, or Major Assembly	1.1	1.2			
Retail Products and Services	1.2	1.3	1.3		
Office	1.3	1.5	1.7	1.2	

- 15
- 16 B. Adjustments for Age-Restricted Housing. Minimum required off-street parking for
17 multi-family residential, residential services, or group living uses may be reduced by 50
18 percent for each structure in which at least 80 percent of the units are restricted to
19 occupancy by persons over 55 years of age or where at least 80 percent of the units are
20 restricted to occupancy by persons meeting the Federal Housing Administration
21 definition of “handicapped” individuals.

22 **12.65.330 Exempt Parking.** The standards of 12.50.330 shall apply within the South
23 Hillsboro Plan District

1 **12.65.340 Credit for On-Street Parking.** The standards of 12.50.340 do not apply in the
2 South Hillsboro Plan District. They are superseded by standards below.

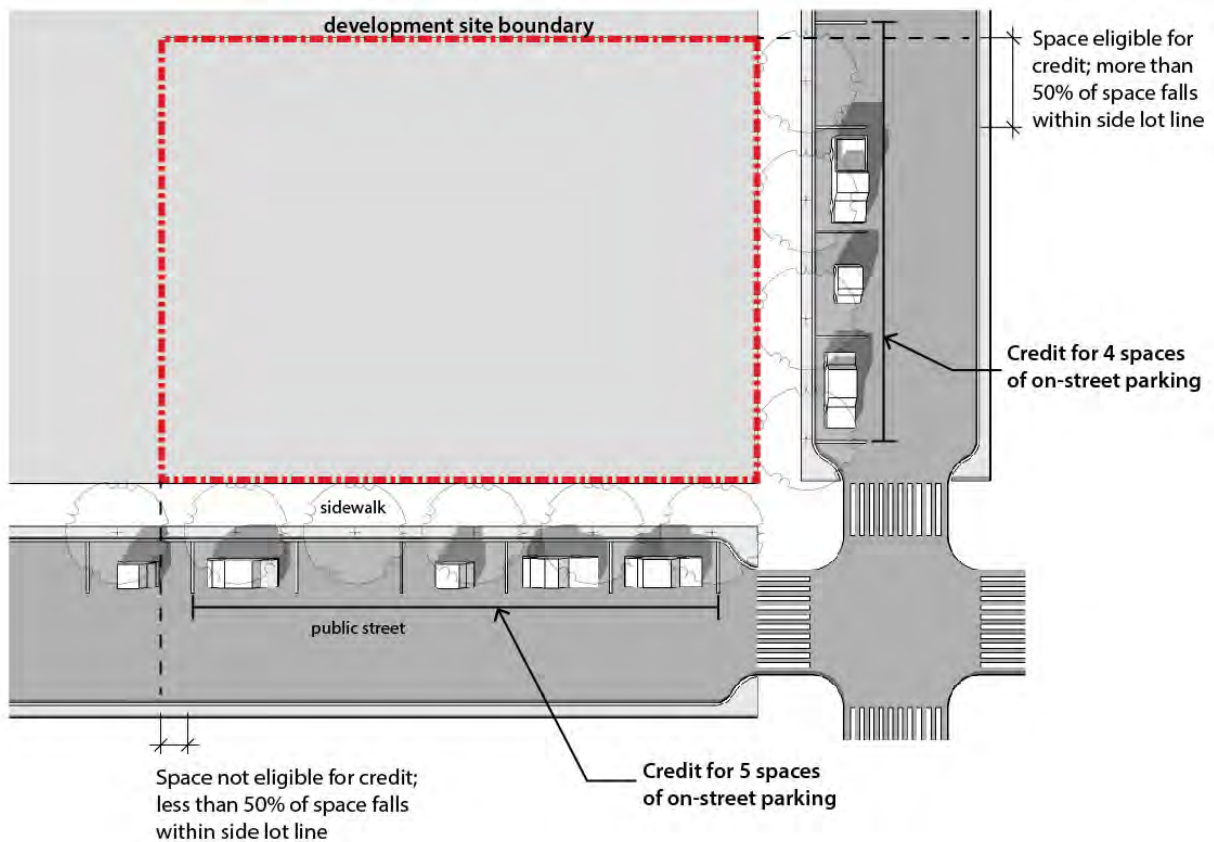
3 A. Credit for On-Street Parking. Minimum required off-street parking shall be reduced by
4 one space for each on-street parking space located immediately in front of the
5 development site as described in Subsections 1-3, below.

6 1. On interior lots. Creditable on-street spaces shall include only those on the same
7 street side as the development, where more than half the length of the parking space is
8 located between the two extended side lot lines of the site.

9 2. On corner lots. Creditable on-street spaces shall include only those on the same street
10 side as the development, where more than half the length of the parking space is
11 located between the extended side lot line of the site and the street intersection.

12 3. Compliance with Municipal Code. Creditable on-street spaces shall include only
13 those in compliance with Hillsboro Municipal Code Subchapter 8.12 regarding on-
14 street parking.

15 **Figure 12.65.340-A:**
16 **Credit for On-Street Parking**



17
18

1 **12.65.350 Vehicle Parking and Loading: Location.** The standards of 12.50.350 do not
2 apply within the South Hillsboro Plan District. They are superseded by the standards below.

3 A. Parking Location: General Provisions.

- 4 1. Off-street parking for residential uses in the MU-VTC zone may be located off-site,
5 not farther than 400 feet from the use it serves. For residential uses in all other zones,
6 required parking shall be located on the same lot with the residential use.
- 7 2. Required parking for non-residential uses may be located off-site, not farther than
8 1,000 feet from the use it serves.
- 9 3. If required parking is provided off-site, the distance from the parking to the use shall
10 be measured from the nearest parking space to the building entrance on a sidewalk or
11 other pedestrian route.
- 12 4. The location and terms of the off-site parking shall be specified in a written deed,
13 lease or contract, signed and notarized by all affected property owners, recorded with
14 Washington County and filed with the Planning Department.

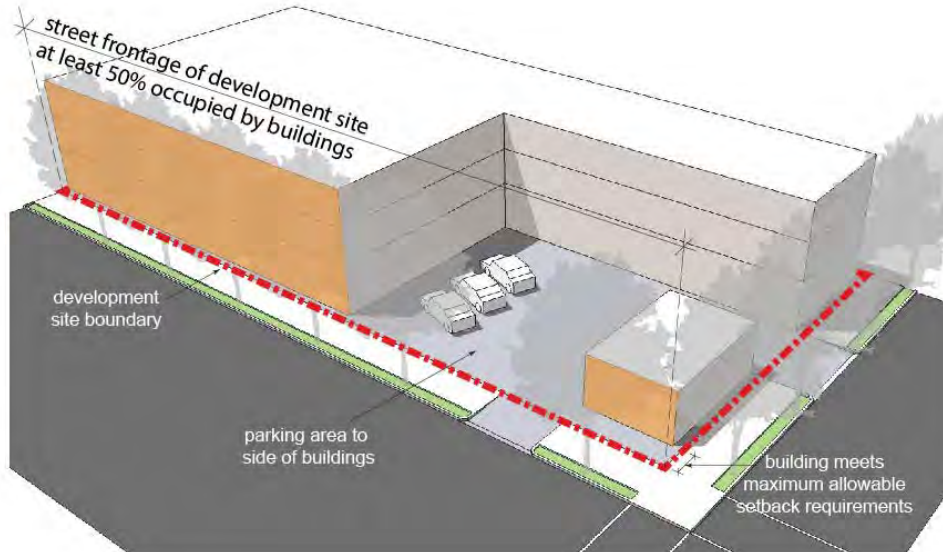
15 B. Loading Location: General Provisions.

- 16 1. Service docks, maneuvering and loading areas shall be located interior to the site.
17 Where location of these facilities adjacent to a street, driveway, or pedestrian route
18 cannot be practicably avoided, screening walls for such facilities shall be constructed
19 with elements such as artwork or decorative grates or tiles. Screening walls
20 surrounding service docks and loading areas shall be at least 12 feet in height.
21 Windows and display area are not required on screening walls surrounding service
22 docks and loading areas.
- 23 2. Off-street truck loading docks proposed for new non-residential development shall be
24 sited and maintained to accommodate anticipated truck sizes, numbers and movement
25 on-site, without blocking public streets. Required off-street parking may be used for
26 loading and unloading operations only during off-peak hours.
- 27 3. Schools and child care facilities. Access drives designed for continuous forward flow
28 of passenger vehicles shall be provided at any school or child care facility with a
29 capacity of 25 or more students.

30 C. Parking Location: Multi-Family, Non-Residential and Mixed Use Developments.

- 31 1. Surface parking and vehicular circulation facilities, such as driveways and access
32 aisles shall be located behind or beside the building(s). If located beside the
33 building(s), surface parking areas shall not be located forward of the front façade(s)
34 of the building closest to the street and shall occupy no more than 50% of each street
35 frontage of the development site. In zones, other than MU-VTC, frontages that
36 provide a significant landscape feature such as a plaza or enhanced and activated
37 usable open space may be granted an increase of up to 10% of this requirement per
38 the processes in Sections 12.80.150, 12.80.154 and 12.80.156.

1 **Figure 12.65.350-A: Parking Location for Multi-Family**
2 **Non-Residential and Mixed Use Developments**



3
4 D. Carpool and Vanpool Parking. Carpool and vanpool parking is required within new
5 commercial, industrial and institutional developments with 50 or more required parking
6 spaces. Where provided, carpool and vanpool parking spaces shall be located closer to
7 the main employee, student or commuter entrance than all other employee, student or
8 commuter parking spaces with the exception of handicapped parking spaces. The
9 carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only."

10 E. Electric Car Charging Stations. In parking lots with 100 vehicle spaces or more, at least
11 one electric car charging point within a rated capacity of at least 240 volts shall be
12 provided per 100 vehicle parking spaces or portion thereof.

13 **12.65.360 Vehicle Parking and Loading: Design and Improvements.** The standards of
14 12.50.360 apply within the South Hillsboro Plan District. In addition, within the South Hillsboro
15 Plan District, parking lots which include more than 40 parking spaces shall also comply with the
16 following additional standards.

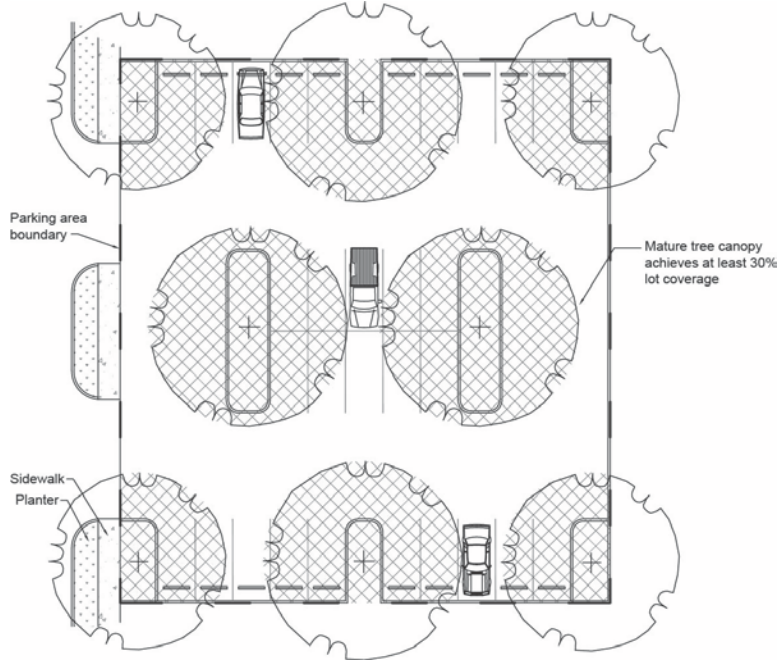
17 A. Parking Lot Perimeter Landscape/Screening. Within the MU-VTC zone, parking area
18 perimeter planter strips along any public or private street shall have a minimum width of
19 six (6) feet and shall be planted with large-scale street trees as listed in the Hillsboro
20 Design and Construction Standards approved Street Tree List and spaced not more than
21 30 feet on center and a mix of shrubs and/or ground cover. Lawn, bark mulch or
22 hardscape shall not be used to meet the screening requirement.

23 B. Parking Lot Interior Landscaping.

24 1. The applicant shall submit a landscaping plan demonstrating that all surface parking
25 areas will be landscaped to achieve a 30 percent tree canopy at 15 years maturity.

1 Eligible tree canopy must be directly over the parking lot and incorporated landscape
2 islands.

3 **Figure 12.65.360-A: Parking Lot Tree Canopy**

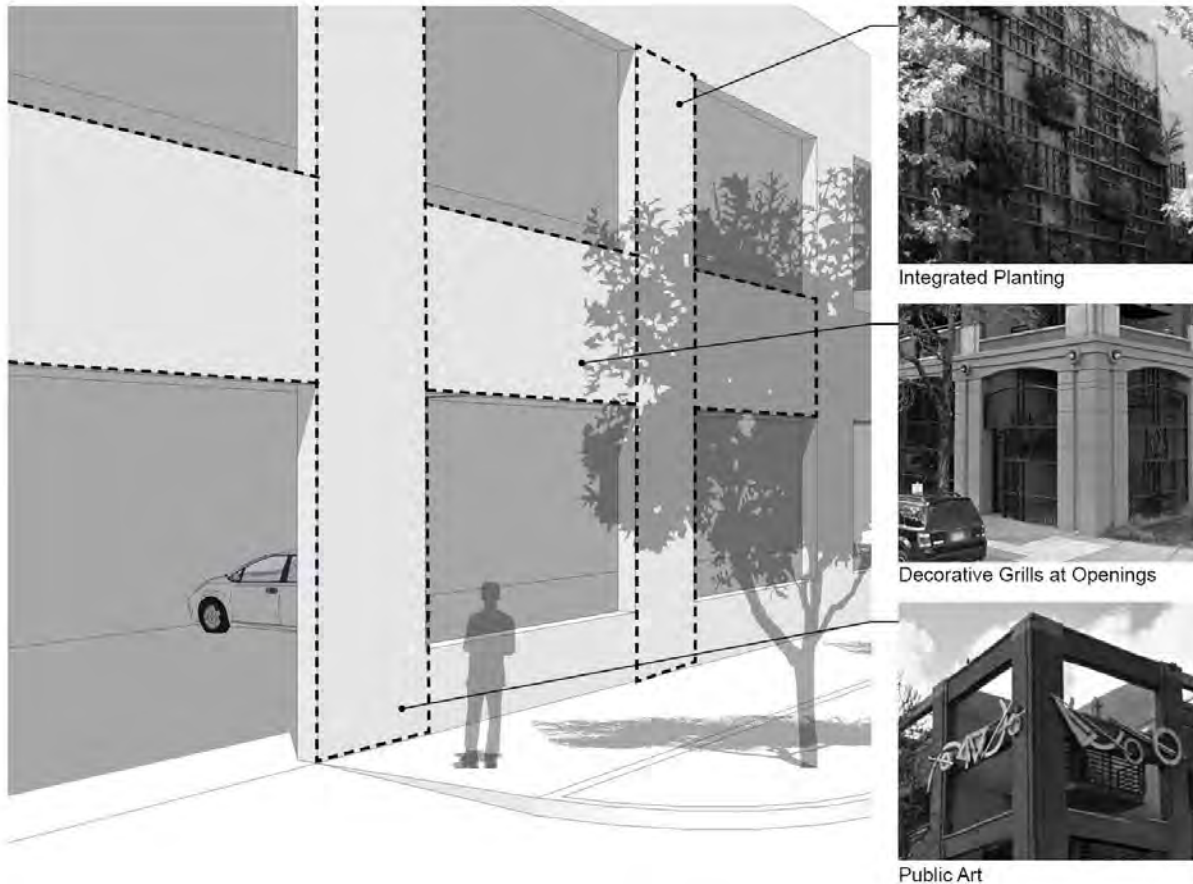


4
5 **C. Structured Parking.**

- 6 1. Structured parking within or adjacent to a primary structure shall be integrated with
7 the overall design of the primary structure it serves through the use of visually similar
8 architectural features and façade materials.
- 9 2. Free-standing parking structures shall be designed to complement surrounding
10 buildings in terms of scale, design elements, building materials, and orientation on the
11 site.
- 12 3. Ground level structured parking with direct access from drive aisles to parking for
13 individual dwelling units shall include garage doors on the elevation where vehicles
14 enter and exit. The remaining outer side and rear walls of the structure shall be
15 enclosed by walls or screens meeting the requirements of this Section. Open-sided
16 and open-ended carports are not permitted.
- 17 4. Pedestrian-oriented design elements, including the following, shall be incorporated
18 into parking structures to screen cars and provide visual interest. Such features are
19 illustrated on Figure 12.65.360-B:
- 20 a. Decorative panels for window openings and/or garage entrance gates;
 - 21 b. Integrated planting systems;
 - 22 c. Public art;

- 1 d. Green roofs (for underground parking decks); and
- 2 e. Other features as approved by the Review Authority.

3 **Figure 12.65.360-B:**
 4 **Parking Structures: Pedestrian-oriented design elements**



5
 6 **12.65.400 Bicycle Parking / Bicycle and Pedestrian Circulation and Connectivity.** Bicycle
 7 parking and bicycle and pedestrian circulation and connectivity in the South Hillsboro Plan
 8 District include the following sections:

- 9 12.65.410 Bicycle Parking
- 10 12.65.420 On-Site Pedestrian and Bicycle Circulation
- 11 12.65.430 Off-Site Pedestrian and Bicycle Connectivity
- 12 12.65.440 Connectivity and Design Standards at or near Minor Transit Stops
- 13 12.65.450 Connectivity and Design Standards at or near Major Transit Stops

14 **12.65.410 Bicycle Parking.** The standards of 12.50.410 apply within the South Hillsboro
 15 Plan District.

1 **12.65.420 On-Site Pedestrian and Bicycle Circulation.** The standards of 12.50.420 apply
2 within the South Hillsboro Plan District.

3 **12.65.430 Off-Site Pedestrian and Bicycle Connectivity.** The standards of 12.50.430
4 apply within the South Hillsboro Plan District except as modified by below.

5 A. Purpose. Enhanced pedestrian/bicycle accessways further the goal of creating a
6 “connected” community that provides residents and visitors with full multi-modal access,
7 seamlessly connecting neighborhoods to each other, to the Town and Village Centers and
8 to open spaces. The standards support the policy of designing spaces to provide safe,
9 convenient, and comfortable pedestrian movement by effectively connecting building
10 entries, open spaces, streets, transit facilities, and parking areas.

11 B. Applicability. In addition to the thresholds in 12.50.430.B, within the South Hillsboro
12 Plan District, pedestrian and bicycle accessways shall include those facilities shown in
13 Figure 12.65.930-E.

14 C. Standards. The standards of 12.50.430.D apply within the South Hillsboro Plan District
15 except that accessways within the South Hillsboro Plan District are not subject to the
16 fencing and screening requirements of Section 12.50.430.D.10.

17 **12.65.440 Connectivity and Design Standards at or near Minor Transit Stops.** The
18 standards of 12.50.440 apply within the South Hillsboro Plan District.

19 **12.65.450 Connectivity and Design Standards at or near Major Transit Stops.** The
20 standards of 12.50.450 apply within the South Hillsboro Plan District.

21 **12.65.500 Access and Street Standards.** Access and street standards in the South
22 Hillsboro Plan District include the following sections:

- 23 12.65.510 Purpose, Applicability and Exceptions
- 24 12.65.520 Street Connectivity and Access
- 25 12.65.530 Public Streets and Alleys Design and Improvement
- 26 12.65.540 Flag Lot Driveways: Design and Improvement
- 27 12.65.550 Sidewalk Widths; Design and Location
- 28 12.65.560 Street Trees

29 **12.65.510 Purpose, Applicability and Exceptions.** The standards of 12.50.510 shall apply
30 within the South Hillsboro Plan District except as modified below.

31 A. Purpose. Create a complete, connected and green community by providing smaller
32 blocks, a consistent and legible block pattern, interconnected neighborhoods and
33 amenities and solar orientation.

34 B. Applicability. The applicability requirements of 12.50.510.B shall apply within the
35 South Hillsboro Plan District.

36 C. Exceptions. The exceptions in 12.50.510.C shall apply within the South Hillsboro Plan
37 District.

1 **12.65.520 Street Connectivity and Access.** The standards of 12.50.520 shall apply within
2 the South Hillsboro Plan District except as modified below.

3 A. General standards. The standards of 12.50.520.A shall apply within the South Hillsboro
4 Plan District.

5 B. Street Connectivity and Block Length Requirements in Standard Zones. The standards of
6 12.50.520.B shall apply, except for subsections 12.50.520.B.5 and 12.50.520.B.6, which
7 are superseded by Section D below.

8 C. Street Connectivity and Block Length Requirements in Mixed Use zones. The standards
9 of 12.50.520.C shall apply, except for subsection 12.50.520.C.5, which is superseded by
10 Section D below.

11 D. Block Length and Orientation Requirements. The following block length and orientation
12 standards shall apply within the South Hillsboro Plan District.

- 13 1. The maximum block perimeter lengths created by the street and alley pattern shall be
14 as shown in Table 12.65.520-1.

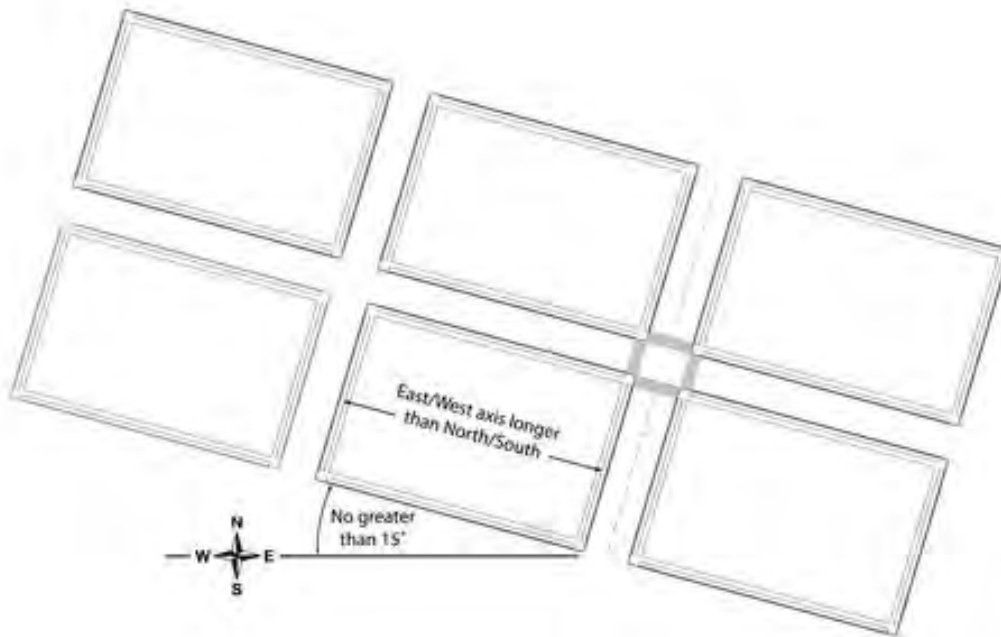
15 **Table 12.65.520-1:**
16 **Maximum Block Perimeters within South Hillsboro**

Comprehensive Plan Designation	Maximum Block Perimeter
Low Density Residential	1,800 feet
Medium Density Residential	1,600 feet
High Density Residential	1,600 feet
Mid-Rise Density Residential	1,600 feet
Mixed Use Urban Residential	1,600 feet

- 17 2. Street connections along arterial streets are subject to review and approval by the
18 Road Agency.
- 19 3. Full movement street connections along collector roads shall not be less than 300 feet
20 and no more than 500 feet apart unless superseded by the Road Agency.
- 21 4. Street connections along neighborhood routes and local streets shall be spaced not
22 more than 500 feet apart unless superseded by the Road Agency.
- 23 5. To create a unified street grid and to improve solar access and orientation, streets
24 shall be laid out to create blocks with the following dimensions and orientation, as
25 illustrated in Figure 12.65.520-A:

- 1 a. Blocks shall have one axis within plus or minus 15 degrees of geographical east-
- 2 west; and
- 3 b. The east-west length of the block equals or exceeds the north-south length.

4 **Figure 12.65.520-A:**
 5 **Solar Access Block Orientation.**



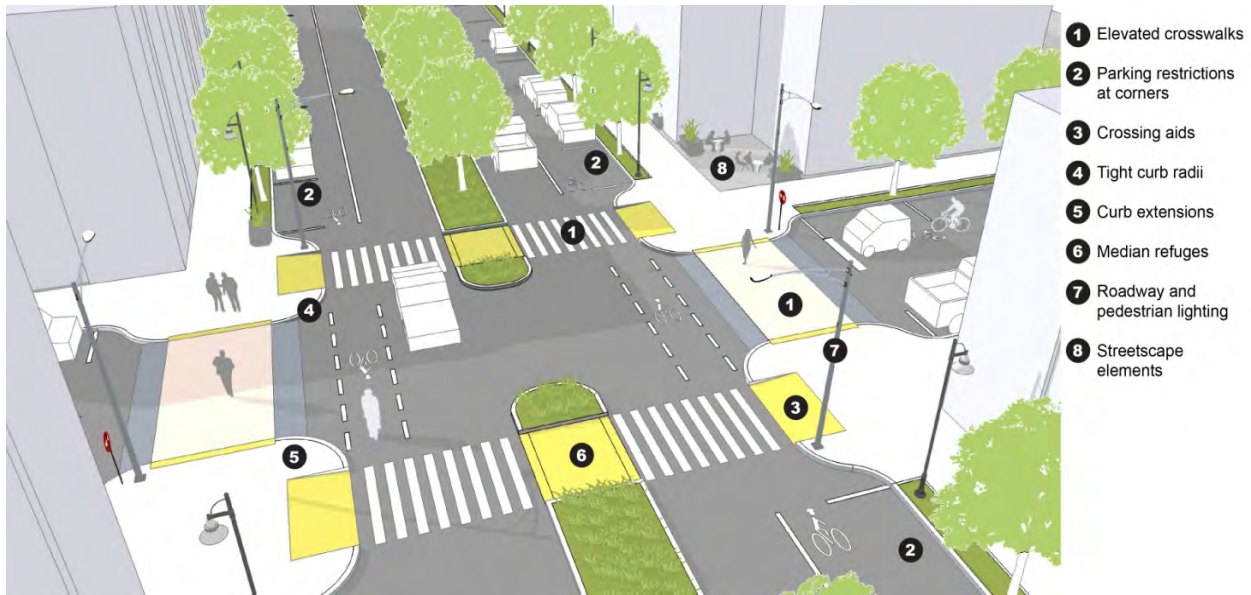
- 6
- 7 D. Exceptions to Block Length and Orientation Requirements. A variance or adjustment to
- 8 Section D above may be approved by the Review Authority pursuant to Sections
- 9 12.80.154, 12.80.156 and 12.80.158 N.
- 10 E. Alley access required for townhouse and duplex developments. Unless precluded by
- 11 barriers as described in Subsection D, above, all townhouse and duplex developments
- 12 shall provide vehicle access to all lots and units from an alley. Alleys shall be created at
- 13 the time of land division approval and shall be public right-of-way.
- 14 F. PUD applications required for alternative access to residential development. Alternative
- 15 access for residential development, such as court yards and parking courts, may be
- 16 approved as part of a PUD application provided that street design and connectivity
- 17 requirements are met.
- 18 **12.65.530 Streets and Alleys Design and Improvement.** The standards of 12.50.530 apply
- 19 within the South Hillsboro Plan District except as modified below.
- 20 A. Street Cross-Sections. Street sections, curbs, gutters, sidewalks, street lights and street
- 21 trees shall also be generally consistent with street cross-sections in Figure 12.65.940.

1 B. Active Use Street Intersections. Within the Town Center and Village Center Core Areas,
2 intersections of Active Use Streets shall incorporate appropriate pedestrian-friendly
3 features including, but not limited to:

- 4 1. Visible crosswalks: Well-marked, visible crossings shall be provided to alert drivers
5 to the fact that they are approaching a location where they may encounter crossing
6 pedestrians. In some cases, raised or colored crossings may be appropriate.
- 7 2. Parking restrictions at corners: Restricting parking adjacent to corners makes
8 pedestrians and vehicles approaching intersections more visible to one another.
- 9 3. Crossing aids: Accessible pedestrian facilities such as curb ramps and accessible
10 pedestrian signals shall be provided.
- 11 4. Tight curb radii for turning vehicles shall be utilized to shorten crossing distances,
12 increase pedestrian visibility, and slow turning traffic.
- 13 5. Curb extensions: The installation of curb extensions should be considered in areas
14 with high pedestrian volumes to reduce crossing times, increase pedestrian visibility,
15 and slow turning traffic.
- 16 6. Median refuges: Where medians are present or space otherwise exists, median refuges
17 should be considered up to the crosswalk to provide a space for crossing pedestrians
18 who may not be able to cross the entire roadway in the signal time allotted.
- 19 7. Roadway and pedestrian lighting: Intersections should be well-lit at night to improve
20 visibility for all users. Sufficient lighting to illuminate crossing pedestrians should be
21 provided.
- 22 8. Streetscape elements: Streetscape elements, including trees, plantings, and seating
23 should be provided adjacent to intersections to enhance the character and quality of
24 the public realm and the sense of an intersection as an important public space.
- 25 9. Traffic calming features: Intersections may contain traffic calming features such as
26 traffic circles to slow vehicles and enhance neighborhood character.

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**Figure 12.65.530-B:
Active Use Street Intersections**



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5 **12.65.540 Flag Lot Driveways: Design and Improvement.** The standards of 12.50.540
6 shall apply within the South Hillsboro Plan District except that flag lots are prohibited within the
7 Mixed Use-Village Town Center (MU-VTC) zone.

8 **12.65.550 Sidewalk Widths; Design and Location.** The standards of 12.50.550 shall apply
9 within the South Hillsboro Plan District except that the width and location of sidewalks shall also
10 be generally consistent with street cross-sections in Figures 12.65.530-A.

11 **12.65.560 Street Trees and Landscaping.** The standards of 12.50.560 shall apply within
12 the South Hillsboro Plan District except that street trees and landscaping within the public right-
13 of-way shall also be subject to the following standards:

14 A. Street Tree Spacing. Street tree spacing in the South Hillsboro Plan District shall be
15 based upon tree species and canopy size at maturity. The planting area shall be at least
16 24 sq. ft. in area, typically configured at 5 feet by 5 feet. Trees shall be spaced
17 approximately 25 feet on center, and at a maximum 30 feet on center. The selection of
18 tree species shall be in accordance with the approved Street Tree List in the D&C
19 standards, and shall be consistent with this spacing based upon tree spread. This spacing
20 standard supersedes the Design and Construction Standards except as modified for
21 regulatory and warning sign visibility per the Hillsboro Municipal Code and Hillsboro
22 Design and Construction Standards.

23 B. Root Barrier Installation. Root barriers shall be installed according to the manufacturer's
24 specifications when a street tree is planted within 5 feet of any hard surface paving or
25 utility box, or as otherwise required by the City Engineer.

1 **12.65.600 Public Utilities, Site Grading and Storm Water Facilities Site Integration.**
2 Utilities, site grading, and storm water management standards for the South Hillsboro Plan
3 District include the following sections:

4 12.65.610 Purpose, Applicability and Exceptions

5 12.65.620 Public Utilities General Requirements

6 12.65.630 Site Grading

7 12.65.640 Storm Water Facilities Site Integration

8 12.65.650 Utility Vaults

9 **12.65.610 Purpose, Applicability and Exceptions.**

10 A. Purpose. Encourage creation of a sustainable community that incorporates state-of-the-
11 art green development practices, preserving and improving existing natural resources and
12 wildlife corridors and reflect the goal of creating a community of distinction which
13 provides for compact, pedestrian-friendly development within the MU-VTC zone
14 generally, but particularly within the Town Center and Village Center Core Areas.

15 B. Applicability. The standards of 12.50.610.B shall apply within the South Hillsboro Plan
16 District.

17 **12.65.620 Public Utilities General Requirements.** The standards of 12.50.620 shall apply
18 within the South Hillsboro Plan District except that utilities are required to be undergrounded,
19 with the exception of electrical transmission lines, either in the public right-of-way or in a public
20 utility easement. Public Utility Easement and vault locations shall be subject to review and
21 approval by the City Engineer and the utility provider.

22 **12.65.630 Site Grading.** The standards of 12.50.630 shall apply.

23 **12.65.640 Storm Water Facilities Site Integration.** The standards of 12.50.640 shall apply
24 within the South Hillsboro Plan District. In addition, within the Town Center and Village Center
25 the City Engineer may approve increased depth in a storm drainage facility if site constraints
26 make underground storm drainage facilities impractical and provision of surface storm facilities
27 would prevent development at the minimum allowable density. Any deeper facility approved by
28 the City Engineer shall meet the following standards:

29 A. The perimeter shall be fenced for public safety;

30 B. Landscaping shall be installed both inside and outside the fence;

31 C. Fence materials and colors shall blend to the maximum practicable extent with the
32 landscaping and surroundings; and

33 D. The overall site plan shall use open space and landscaping for natural detention, retention
34 and biofiltration to reduce the overall size and depth of the facility.

35

36

1 **12.65.650 Utility Vaults.** The following standards apply to utility vaults.

2 A. Location. Utility vaults within or adjacent to Active Use Street 1 or 2 right of way shall
3 be located either underground if in the right of way or front setback; or shall be contained
4 within the building on the site.

5 B. Screening. The location of above ground vaults and any screening required by this
6 section shall be shown on the site plan.

7 C. Spacing. Above ground utility equipment shall be located away from the sidewalk with
8 sufficient space to allow a minimum of 10 feet of clearance between the screening for the
9 utility equipment and any paved surfaces including public and private streets, driveways
10 and walkways in such a way that safety and system reliability is not compromised.

11 D. Screening Methods. One or more of the following methods of screening shall be
12 required:

- 13 1. Low walls, a minimum of six inches taller than the vents, access doors, or utility
14 equipment to be screened, and which are architecturally treated to match the other
15 on-site walls and covered with vines with a minimum size of five (5) gallons, spaced
16 ten (10) feet on center or as otherwise approved by the Review Authority. Walls
17 shall comply with all applicable zoning requirements.
- 18 2. Landscaping that, upon installation, shall screen a minimum of 75% of the vents,
19 access doors, or utility equipment from view.
- 20 3. Artificial "rock" equipment covers that cover 100% of the utility equipment. These
21 should be accented with natural boulders and landscaping.
- 22 4. Locating the utility equipment in an underground vault, as permitted by regulations.
- 23 5. Locating the utility equipment within a building, as permitted by regulations.
- 24 6. Locating the utility equipment in an alley or on the rear of the project.
- 25 7. Any other option that may be available due to unique site or building design
26 characteristics.

27 **12.65.700 Design Standards for Residential Development.** Design standards for
28 residential development include the following sections:

29 12.65.710 Detached Single Family, Duplex and Two-Unit Townhouse Residential Design
30 Standards

31 12.65.720 Three or More Unit Townhouse and Multi-Family Residential Design Standards

32 **12.65.710 Detached Single Family Residential Design Standards.**

33 A. Purpose. Create desirable residential neighborhoods as part of a complete, connected and
34 green community, consistent with the design principles and best practices described in
35 the South Hillsboro Community Plan to ensure high quality design that evokes a sense of
36 place and permanence and a strong connection with the street.

1 B. Applicability.

- 2 1. The design standards for residential development in 12.50.710 apply except as
3 modified or superseded by the standards in 12.65.710.
- 4 2. The design standards in this section apply to all detached single family residential,
5 duplex and two-unit townhouse development in the South Hillsboro Plan District
6 unless otherwise specified.
- 7 3. The design standards in this section apply to all secondary dwelling units and
8 accessory structures in the South Hillsboro Plan District associated with single
9 family structures unless otherwise specified.
- 10 4. Developments on Active Use streets are also subject to the design standards in
11 12.65.850.

12 C. Exceptions.

- 13 1. Non-conforming situations which existed prior to the adoption and effective date of
14 the South Hillsboro Plan District.
- 15 2. If alternative standards have been approved through a discretionary process.

16 D. Standards.

17 1. Main entries.

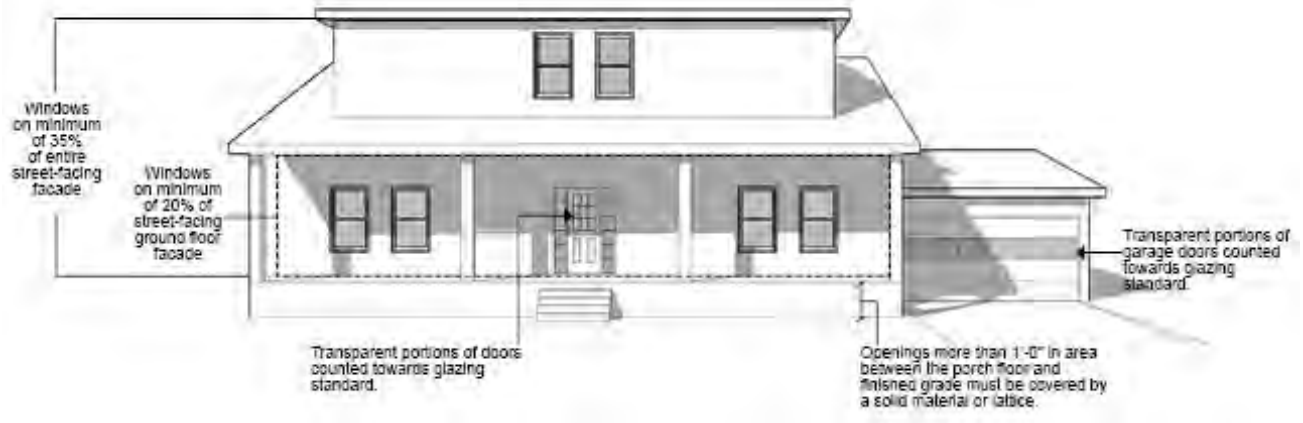
- 18 a. Front doors shall face the street.
- 19 b. If the entry opens to a front porch the following standards shall be met:
- 20 i. Openings more than 1 foot in area between the porch floor and finished grade
21 must be covered by a solid material or lattice; and
- 22 ii. The porch shall meet the standards contained in 12.50.710.C

23 2. Windows.

- 24 a. At least 35% of the area of each elevation facing a street or commonly-accessible
25 open space, and 20% of the ground floor facing those two features, shall be
26 glazing or entry doors with glazing insets, as illustrated in Figure 12.65.710-A.
- 27 b. At least 25% of the area of each side and rear elevation shall be glazing or doors
28 with glazing insets.
- 29 c. "Percent of elevation" is measured as the horizontal plane (lineal feet) containing
30 doors, porches, balconies, terraces and/or windows. The standard applies to each
31 full and partial building story.

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**Figure 12.65.710-A:
Windows and Entry Doors**



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3. Foundation Materials. The standards in 12.50.710 apply.

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4. Articulation. All building elevations in the South Hillsboro Plan District visible from a street right of way shall provide prominent defined entrances, and a combination of architectural features consistent with 12.50.710.

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5. Detailed Design Elements. Residential structures shall demonstrate variation, articulation and detailing on all elevations facing and visible from an open space or public or private streets, including elevations which may be separated from such streets by open areas such as rail rights-of-way, access streets, or parking lots as required by the standards in 12.50.710.

14

15

6. Exterior finish materials. The following standards must be met on all building facades:

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17

18

a. Plain concrete block, plain concrete, corrugated metal, plywood and sheet pressboard are not allowed as exterior finish material, except as secondary finishes if they cover no more than 10 percent of the surface area of each facade.

19

20

21

b. Composite and/or cementitious boards manufactured from wood or other products, such as hardboard or hardplank, may be used when the board product is less than 8 inches wide.

22

23

c. Where wood products are used for siding, the siding must be shingles, shakes or horizontal siding.

24

25

d. Where horizontal siding is used, it must be shiplap or clapboard siding composed of boards with a reveal of 3 to 8 inches.

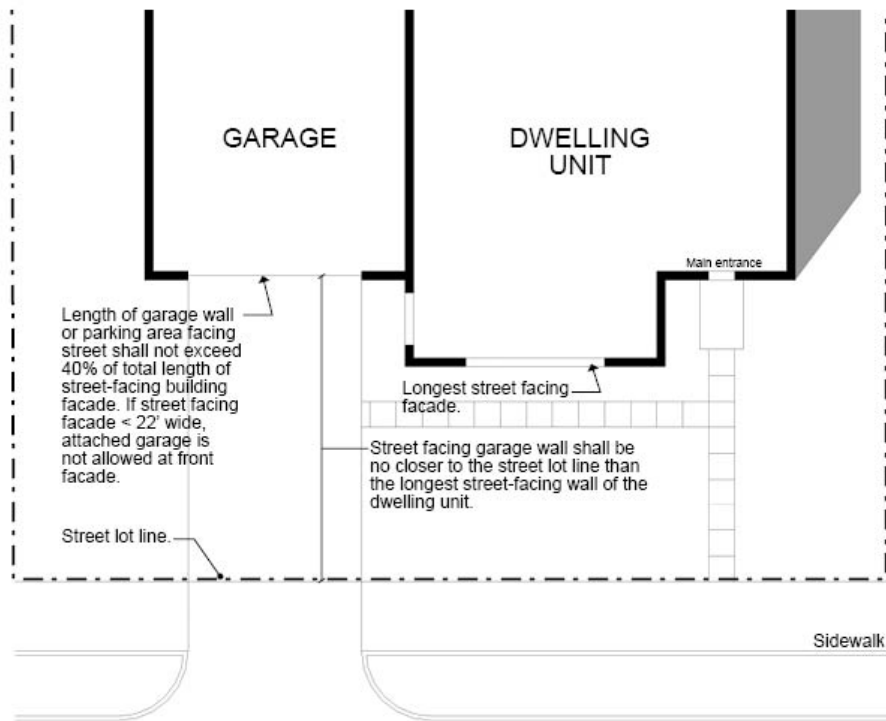
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e. Trim detail must mark all building rooflines, porches, windows, and doors on all facades.

- 1 7. Facade Requirements. Where alley access is not provided, the following standards
 2 shall apply:
- 3 a. The width of the garage door or parking area facing the street shall not exceed 40
 4 percent of the length of the street-facing building facade.
- 5 b. Where the front street-facing facade of a dwelling is less than 22 feet wide, an
 6 attached garage is not allowed as part of that front facade.
- 7 c. The garage door that faces a street shall be further from the street lot line than the
 8 longest street-facing wall of the dwelling unit by at least five feet.

9 **Figure 12.65.710-B:**
 10 **Facade Requirements**



11

12 **12.65.720 Three or More Unit Townhouse and Multi-Family Residential Design**
 13 **Standards.**

- 14 A. Purpose. These standards are intended to ensure that higher density residential
 15 developments are designed to reinforce the goal of creating a complete, connected and
 16 green community, consistent with the policies in the South Hillsboro Community Plan,
 17 developments should provide high quality design that evokes a sense of place and
 18 permanence and a strong connection with the street.

1 B. Applicability.

- 2 1. The design standards in this section apply to all three or more unit townhouses and
3 multifamily dwelling developments in the South Hillsboro Plan District unless
4 alternative standards are approved by the review authority.
- 5 2. Developments on Active Use streets are also subject to the design standards in
6 12.65.850 and the more restrictive standards apply.

7 C. Exceptions.

- 8 1. Non-conforming situations which exist prior to the adoption and effective date of the
9 South Hillsboro Plan District.
- 10 2. If alternative standards have been approved through a discretionary process.

11 D. Standards.

- 12 1. Main entries shall be prominent and defined. The standards of 12.50.720.C.1 shall
13 apply within all zones in the South Hillsboro Plan District.
- 14 2. On sites with multiple street frontages, the developer shall designate and orient the
15 front of the structure to the street with the highest classification. Where streets are of
16 equal classification, the developer may choose which street frontage to designate for
17 the purposes of this standard. Developments on Active Use Streets are subject to the
18 Maximum Setback and Front Property Line Coverage requirements in 12.65.850.
- 19 3. Windows:
- 20 a. At least 35% of the area of each facade facing a street or commonly-accessible
21 open space, and 25% of the ground floor facing those two features, shall be
22 glazing or entry doors with glazing insets, as illustrated in Figure 12.65.720-A.
- 23 b. At least 25% of the area of each side and rear façade shall be glazing or doors
24 with glazing insets.
- 25 c. “Percent of elevation” is measured as the horizontal plane (lineal feet) containing
26 doors, porches, balconies, terraces and/or windows. The standard applies to each
27 full and partial building story.

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**Figure 12.65.720-A:
Windows**

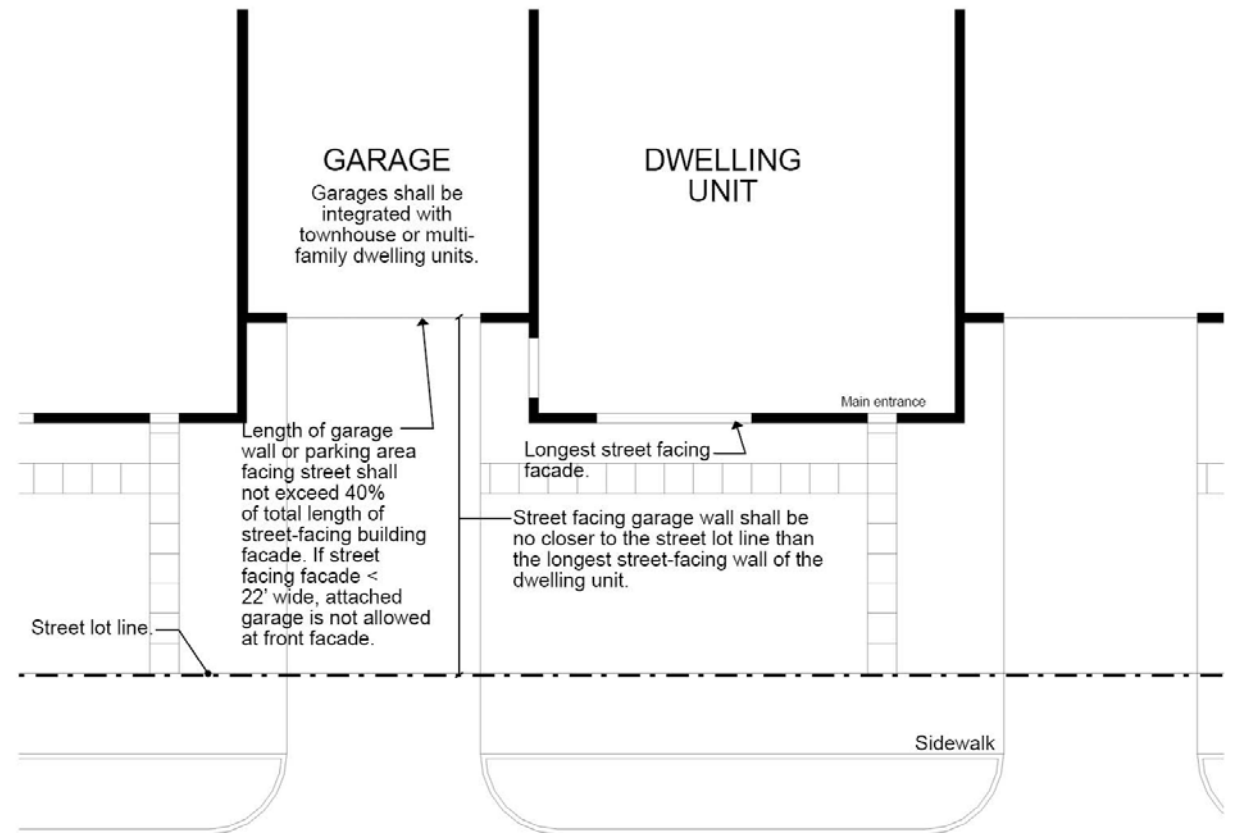


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3. Roofs. The standards of 12.50.720 shall apply.
4. Foundation Materials. The standards of 12.50.720 shall apply.
5. Articulation. In addition to the standards of 12.50.720, street-facing elevations (walls and roofs) shall be divided into smaller areas or planes to break up large expanses of uninterrupted building surfaces. Street-facing elevations with areas larger than 750 sq. ft. shall be divided into distinct planes of 500 sq. ft. or less. In implementing this standard, areas of wall or roof entirely separated from other wall areas by a projection, such as the porch or a roof over a porch, shall be considered individual building wall planes.
6. Detailed Design Elements. In addition to the design elements required in 12.50.720, public alley access is required for townhouse developments unless it is determined by the Review Authority to be infeasible due to natural resource, public infrastructure or topography constraints. For multi-family development with individual garages, or where townhouses cannot be alley loaded, street access may be allowed provided each dwelling meets the following standards:
 - a. The length of the garage wall or parking area facing the street shall not exceed 40 percent of the length of the street-facing building façade.
 - b. Where the street-facing façade of a dwelling is less than 22 feet long, an attached garage is not allowed as part of that façade.
 - c. The garage wall that faces a street shall be no closer to the street lot line than the longest street-facing wall of the dwelling unit.

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**Figure 12.65.720-B:
Detailed Design Elements**



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- 4 7. Exterior finish materials. The following finish materials are prohibited or limited by
5 the standards below:
- 6 a. Plain concrete block, plain concrete, corrugated metal, plywood and sheet
7 pressboard are not allowed as exterior finish materials.
 - 8 b. Composite and/or cementitious horizontal boards manufactured from wood or
9 other products, such as hardboard or hardplank, may be used when the board
10 product is less than 8 inches wide.
 - 11 c. Where horizontal siding is used, it must be shiplap or clapboard siding composed
12 of boards with a reveal of 3 to 6 inches.
 - 13 d. Trim must mark all building rooflines, entries, windows, and doors on all facades.
- 14 8. Waste and recycling facilities. The standards of 12.50.860 shall apply.
- 15 9. Shared driveways. The standards of 12.50.720 shall apply.
- 16
17

1 **12.65.800 Design Standards for Non-Residential and Mixed Use Development**

2 A. Purpose. These standards are intended to ensure that non-residential and mixed use
3 developments are designed to reinforce the goal of creating a complete, connected and
4 green community, consistent with the policies in the South Hillsboro Community Plan.
5 Most, but not all, non-residential and mixed use development within the District will
6 occur within the Mixed Use-Village Town Center (MU-VTC). Non-residential and
7 mixed use developments will contribute to the public realm by providing connections to
8 the street that promote safety and a sense of interaction between activities inside and
9 outside of buildings.

10 B. Applicability.

- 11 1. The design standards for non-residential and mixed use development in 12.50.800
12 through 12.50.890 apply to all non-residential and mixed use development in all
13 zones within the District except as modified or superseded by the standards in this
14 section.
- 15 2. Developments on Active Use streets are also subject to the design standards in
16 12.65.850 and should code sections conflict, the more restrictive standards apply.

17 C. Standards.

- 18 1. Main Entries. Buildings shall contribute to the public realm by creating a clear sense
19 of an entrance from nearby streets as well as offering pedestrians shelter from the
20 elements And shall be subject to the following standards:
- 21 a. Where a single tenant occupies 200 feet or more of a building facade, one
22 additional entry shall be provided for each 200 feet of street facade.
- 23 b. Main entries shall be covered by either roofs or be recessed within the building
24 plane. The entry and cover shall be at least 10 feet wide and 5 feet deep.
- 25 2. Entry Orientation. On sites with multiple street frontages, the developer shall
26 designate and orient the front of the structure to the street with the highest
27 classification. Where streets are of equal classification, the developer may choose
28 which street frontage to designate for the purposes of this standard. Developments on
29 Active Use Streets are subject to the Maximum Setback and Front Property Line
30 Coverage requirements in 12.65.850.
- 31 3. Ground Floor Windows. The standards of 12.50.830 shall apply.
- 32 4. Articulation and Detailed Design. Building elevations shall be varied and articulated
33 to avoid a flat appearance by incorporating at least five of the features found within
34 12.50.840. Except as modified above, the standards in 12.50.840 apply.
- 35 5. Step-Back Requirements. The standards in 12.50.845 shall apply.
- 36 6. Improvements and Activities between Streets and Buildings. The standards in
37 12.50.850 shall apply.
- 38 7. Waste and Recycling Facilities. The standards of 12.50.860 shall apply.

- 1 8. Sidewalk Dining and Displays. The standards of 12.50.870 shall apply.
- 2 9. Outdoor Storage. The standards of 12.50.880 shall apply.
- 3 10. Utilitarian Functions. The standards of 12.50.890 shall apply.
- 4 11. Exterior Finish Materials. The following finish materials are prohibited or limited by
5 the standards below:
- 6 a. Plain concrete block, plain concrete, corrugated metal, plywood and sheet
7 pressboard are not allowed as exterior finish materials.
- 8 b. Composite and/or cementitious horizontal boards manufactured from wood or
9 other products, such as hardboard or hardplank, may be used when the board
10 product is less than 8 inches wide.
- 11 c. Where horizontal siding is used, it must be shiplap or clapboard siding composed
12 of boards with a reveal of 3 to 6 inches.
- 13 d. Trim detail shall mark all building rooflines, entries, windows, and doors on all
14 facades.
- 15 12. Roofs. Roofs on the primary structure must meet the following standards:
- 16 a. Sloped roofs may be permitted if the pitch is no steeper than 12/12, and flatter
17 than 4/12 and unless approved under Subsection b below.
- 18 b. Flat roofs may be permitted in compliance with the following standards:
- 19 i. The roof has a two-part cornice that is harmonious with the selected building
20 and trim materials, the upper portion of which projects at least 6 inches from
21 the building face and at least 2 inches farther from the building face than the
22 lower portion, and the overall height of which is based on the height of the
23 building as shown in Table 12.50.800-1; or
- 24 ii. The roof top is usable as a deck or balcony.

25 **Table 12.65.800-1**
26 **Minimum Cornice Heights Applicable with Reduced Roof Pitch**

Overall Building Height	Minimum Cornice Height
15 feet or less	12 inches
Greater than 15 feet and less than 30 feet	18 inches
Greater than 30 feet	24 inches

1 13. Structured Parking.

2 5. Structured parking within or adjacent to a primary structure shall be integrated
3 with the overall design of the primary structure it serves through the use of
4 visually similar architectural features and façade materials.

5 6. Free-standing parking structures shall be designed to complement surrounding
6 buildings in terms of scale, design elements, building materials, and orientation on
7 the site.

8 7. Ground level structured parking with direct access from drive aisles to parking for
9 individual dwelling units shall include garage doors on the elevation where
10 vehicles enter and exit. The remaining outer side and rear walls of the structure
11 shall be enclosed by walls or screens meeting the requirements of this Section.
12 Open-sided and open-ended carports are not permitted.

13 8. Pedestrian-oriented design elements, including the following, shall be
14 incorporated into parking structures to screen cars and provide visual interest.
15 Such features are illustrated on Figure 12.65.800-A:

16 i. Decorative panels for window openings and/or garage entrance gates;

17 ii. Integrated planting systems;

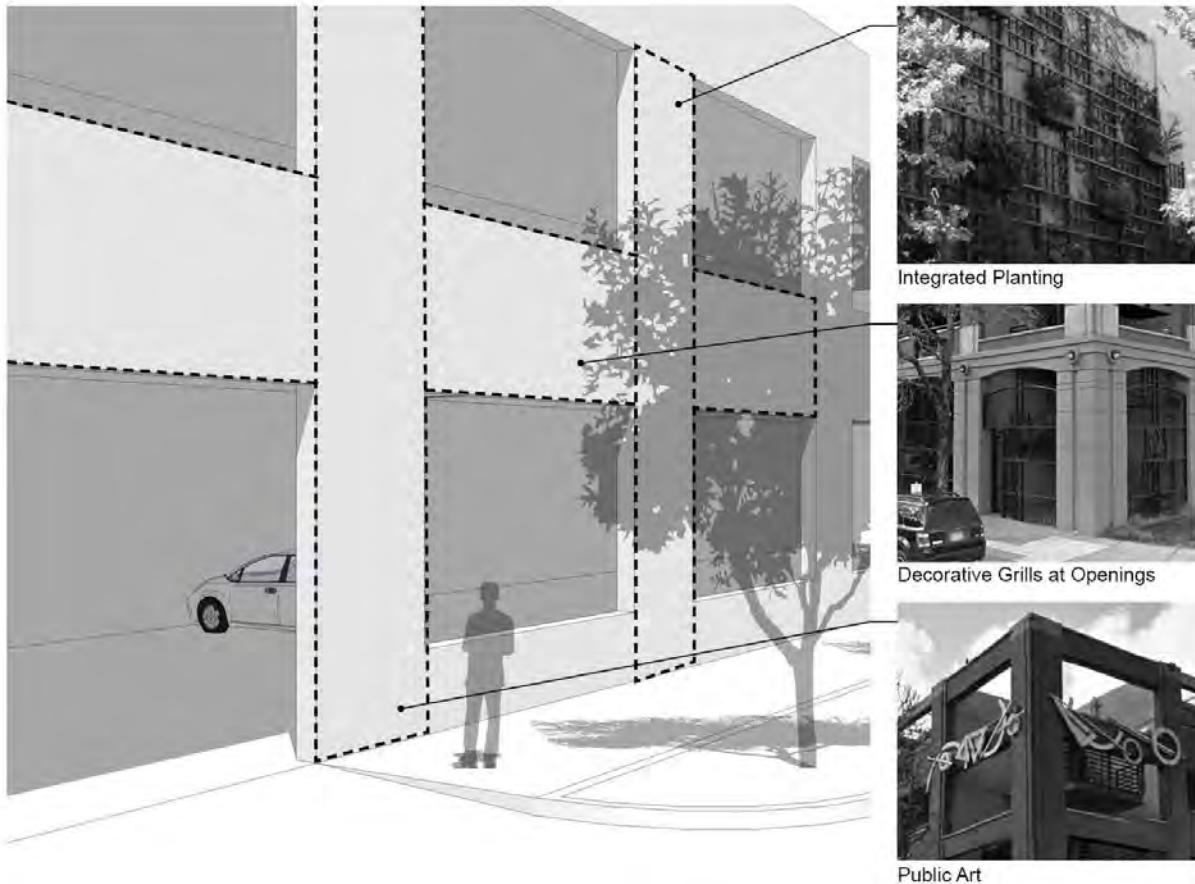
18 iii. Public art;

19 iv. Green roofs (for underground parking decks); and

20 v. Other features as approved by the Review Authority.

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**Figure 12.65.800-A:
Parking Structures: Pedestrian-oriented design elements**



3

4 **12.65.850 South Hillsboro Design Standards for Active Use Streets.**

5 A. Purpose. In order to further facilitate pedestrian-friendly development, certain streets are
6 designated for “active use” and development along these streets is subject to the
7 additional design standards in this section. The Active Use Street design standards assure
8 that development will be compatible with the vision of South Hillsboro as a complete,
9 connected and green community, consistent with the design principles and best practices
10 described in the South Hillsboro Community Plan, while allowing for some flexibility for
11 new development. Because designated Active Use Streets play a primary role in
12 conveying the pattern of new development in South Hillsboro, buildings located along
13 these corridors are expected to be more urban in character, and architecturally expressive.
14 Public spaces between the building and the street should emphasize urban qualities of
15 walkability and public gathering. All buildings should be sited with minimal setbacks
16 and in a manner that engages the public realm and supports a pedestrian friendly
17 environment. Building heights should be sufficient to create a sense of street enclosure,
18 or “outdoor room”.

- 1 1. Active Use 1 Streets. Developments along designated Active Use 1 Streets should
2 exhibit a strong pedestrian-orientation. Buildings should line the street to form a
3 continuous storefront and building edge and larger building volumes should be
4 oriented to the street to emphasize and enclose the street. Any setback areas between
5 the building and sidewalk should be designed as extensions of the sidewalk, offering
6 public places for people to sit and gather, or space for tables and chairs, associated
7 with a café or restaurant.
- 8 2. Active Use 2 Streets. Developments along designated Active Use 2 Streets are
9 expected to exhibit the same type of sidewalk orientation as the buildings along
10 Active Use 1 streets, but without the storefront retail space at the ground level. Along
11 Active Use 2 Streets, other uses, such as office or residential, may also be located at
12 the ground level, still encouraging pedestrian use, but not necessarily creating a
13 continuous storefront-retail environment. Generally, building setbacks along these
14 streets should follow the same principles as those for Active Use 1 streets, although
15 setbacks adjacent to ground-level residential uses may incorporate landscape
16 plantings and/or trees.
- 17 B. Applicability. The design standards in this section apply to all development on lots with
18 frontage on an Active Use Street designated in accordance with 12.65.030.
- 19 C. Exceptions. These standards do not apply if alternative standards have been approved
20 through a PUD as specified in 12.65.030.B.
- 21 D. Standards.
 - 22 1. Maximum Setback and Front Property Line Coverage Requirement. Buildings shall
23 be sited in a manner that engages the public realm and supports a pedestrian friendly
24 environment.
 - 25 a. The maximum setbacks established in Table 12.65.850-1 supersede any base zone
26 setback requirements for building planes along Active Use streets.

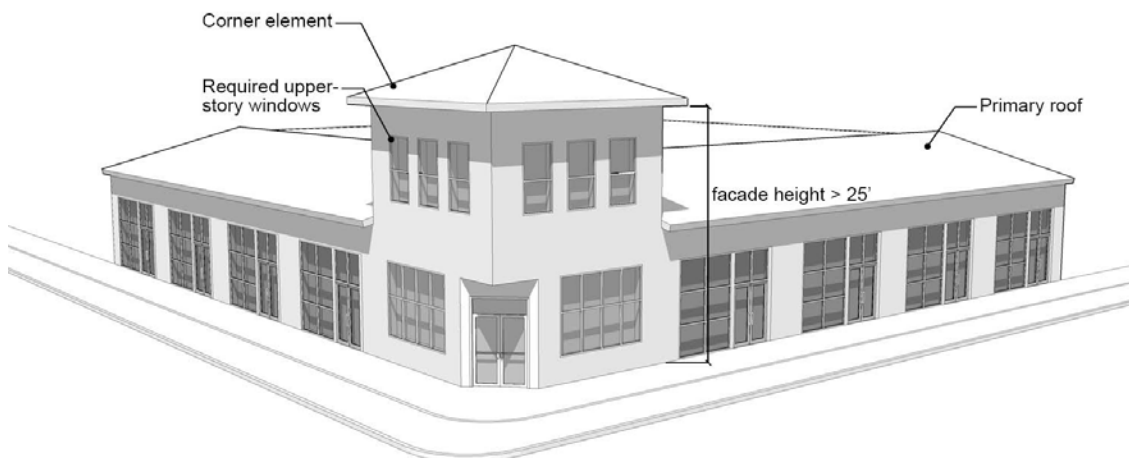
**Table 12.65.850-1
Maximum Setback and Minimum Property Line Coverage Requirements
on Active Use Streets**

	Maximum Setback	Minimum Property Line Coverage
Active Use 1 Street	10 feet	75%
Active Use 2 Street	15 feet	70%

- 31 b. Except as provided below, all buildings shall meet the maximum setback and
32 front property line coverage requirements in Table 12.65.850-1 along Active Use
33 Street frontages. The Review Authority may approve an increase in the maximum
34 setback or a decrease in the percentage of required property line coverage allowed
35 in the following circumstances:

- 1 c. Except as provided in subsection (d) below, single story buildings located
 2 on street corners shall contain an architectural corner element which exceeds the
 3 eave height of the primary roof by at least five feet (see Figure 12.65.850-D). If
 4 the facade of the corner element exceeds twenty-five (25) feet in height, then
 5 windows are required to provide the appearance of a usable second story.
 6 d. As an alternative to providing architectural corner elements, at up to two of the
 7 four corners of an intersection, buildings may be approved with chamfered
 8 corners, pedestrian plazas, enclosed porch, entrance pavilion or other design
 9 elements provided that the proposed design emphasizes the importance of
 10 intersections as gateways.

11
 12 **Figure 12.65.850-D: Typical Corner Element**



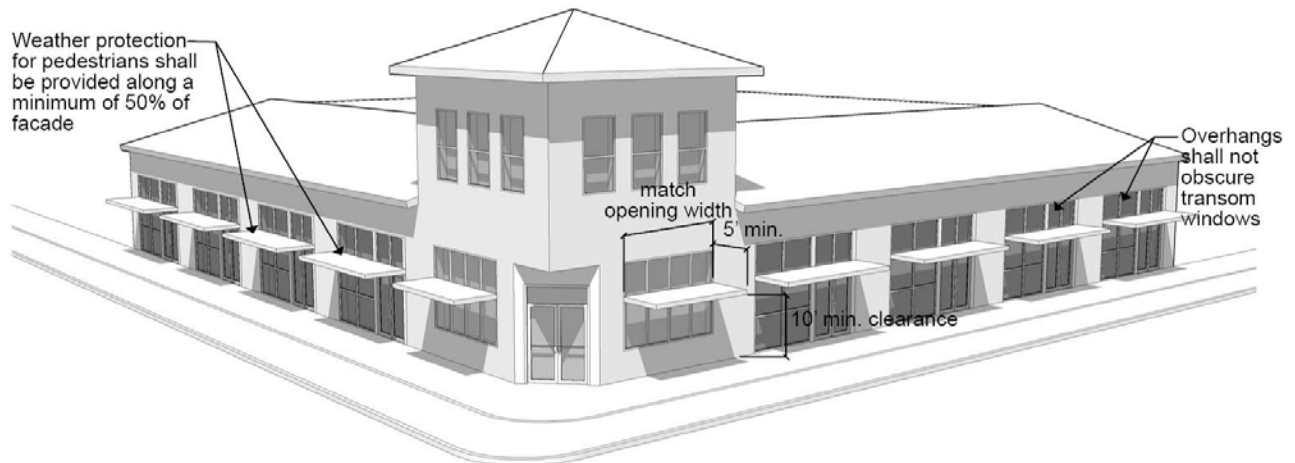
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 17 3. **Building Entries and Orientation.** All buildings on Active Use streets shall provide
 18 direct access from the main building entrance to the sidewalk along the Active Use
 19 street.
 20 a. Development on lots fronting an Active Use Street and a non-designated street
 21 shall provide either a main building entrance oriented to the Active Use Street or
 22 to the corner where the streets intersect.
 23 b. Development on corner lots fronting on two Active Use Streets shall have a main
 24 entrance at the street intersection or within 30 feet of the intersection opening
 25 onto the higher classified Active Use Street. If the two Active Use Streets are of
 26 the same classification, then the applicant may choose to which Active Use Street
 27 the main entrance fronts.

1 c. Surface parking facilities and vehicular circulation facilities, such as driveways and
2 queues, are prohibited between the required building frontage and an Active Use
3 Street.

4 4. Weather Protection. On building facades facing an Active Use Street, weather
5 protection for pedestrians shall be provided along a minimum of 50% of the facade.
6 Weather protection may be an awning, canopy, arcade, colonnade, recessed entry,
7 and/or some combination of these elements, with at least 10 feet minimum vertical
8 clearance from the element to the sidewalk. Where provided, awnings and/or
9 canopies shall meet the following standards:

- 10 a. Constructed of glass, metal, wood or a combination of these materials;
- 11 b. Minimum 5 foot projection from the building façade;
- 12 c. Width matching the width of storefronts or window openings; and
- 13 d. Location such that any transom windows present are not obscured.

14 **Figure 12.65.850-E:**
15 **Weather Protection**



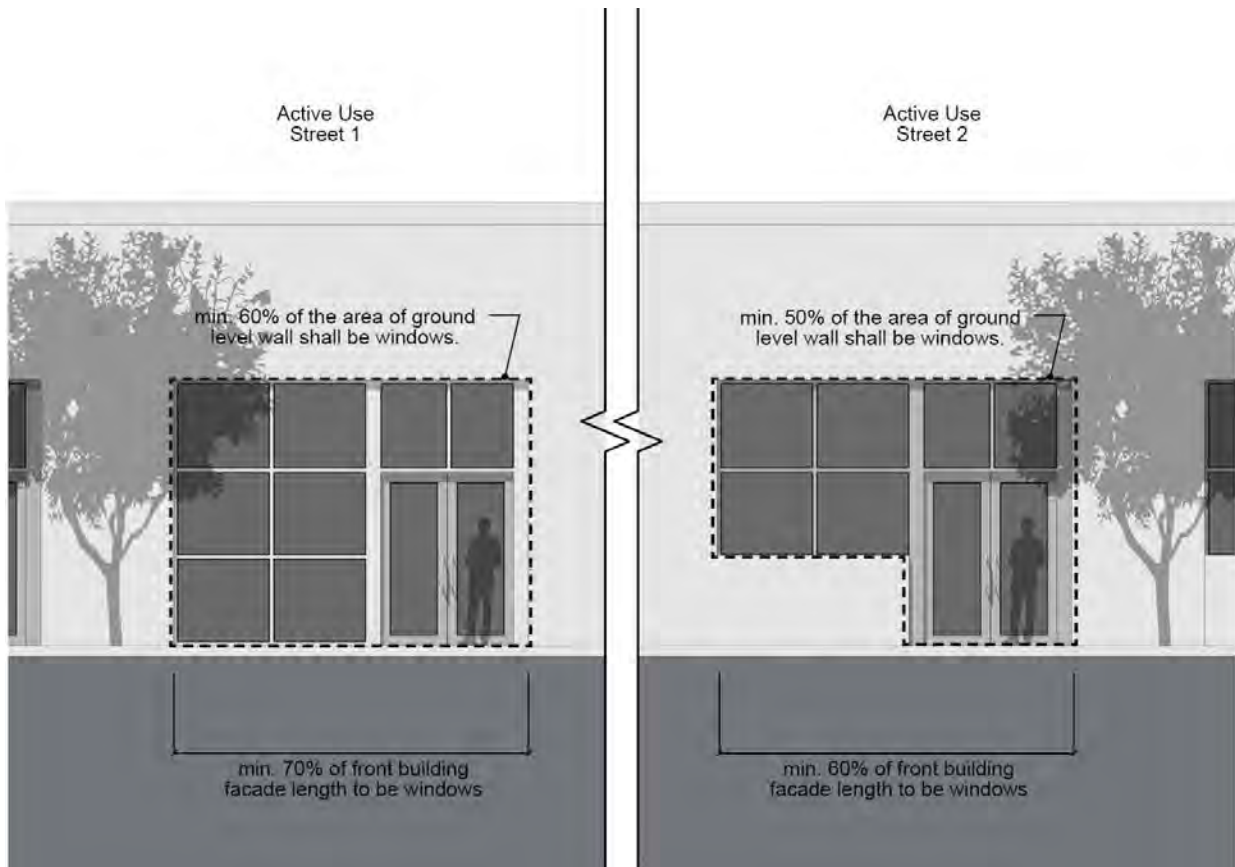
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17 5. Ground Floor Windows. Buildings shall incorporate transparent windows into the
18 ground level building facades along Active Use street frontages. The windows shall
19 provide an active and interesting streetscape; allow views of interior spaces and
20 merchandise; enhance the safety of public spaces by providing direct visibility to the
21 street; and create a more inviting environment for pedestrians.

22 a. Minimum percentages for windows on ground level building facades shall be
23 as follows:

- 24 i. On Active Use 1 Streets: 70 percent of the length and 60 percent of
25 the area of the ground level wall area shall be windows.
- 26 ii. On Active Use 2 Streets: 60 percent of the length and 50 percent of
27 the area of the ground level wall area shall be windows.

- 1 b. Minimum Transparency Measurement. To apply Subsection a above, use the
 2 following measurement methodology and standards:
- 3 i. Ground level wall area shall mean the area up to the finished ceiling
 4 height of the fronting space or 15 feet above finished grade, whichever
 5 is less.
 - 6 ii. All percentages shall be measured using elevation views of the
 7 building facade.
 - 8 iii. For non-residential uses, glazing on all ground floor windows shall be
 9 transparent.
 - 10 iv. For residential uses, glazing on ground floor windows of common
 11 hallways, foyers, or entryways shall be transparent to allow views into
 12 such areas. Glazing on ground floor windows of dwelling units may
 13 be translucent or opaque to protect privacy.

14 **Figure 12.65.850-F:**
 15 **Ground Floor Windows**

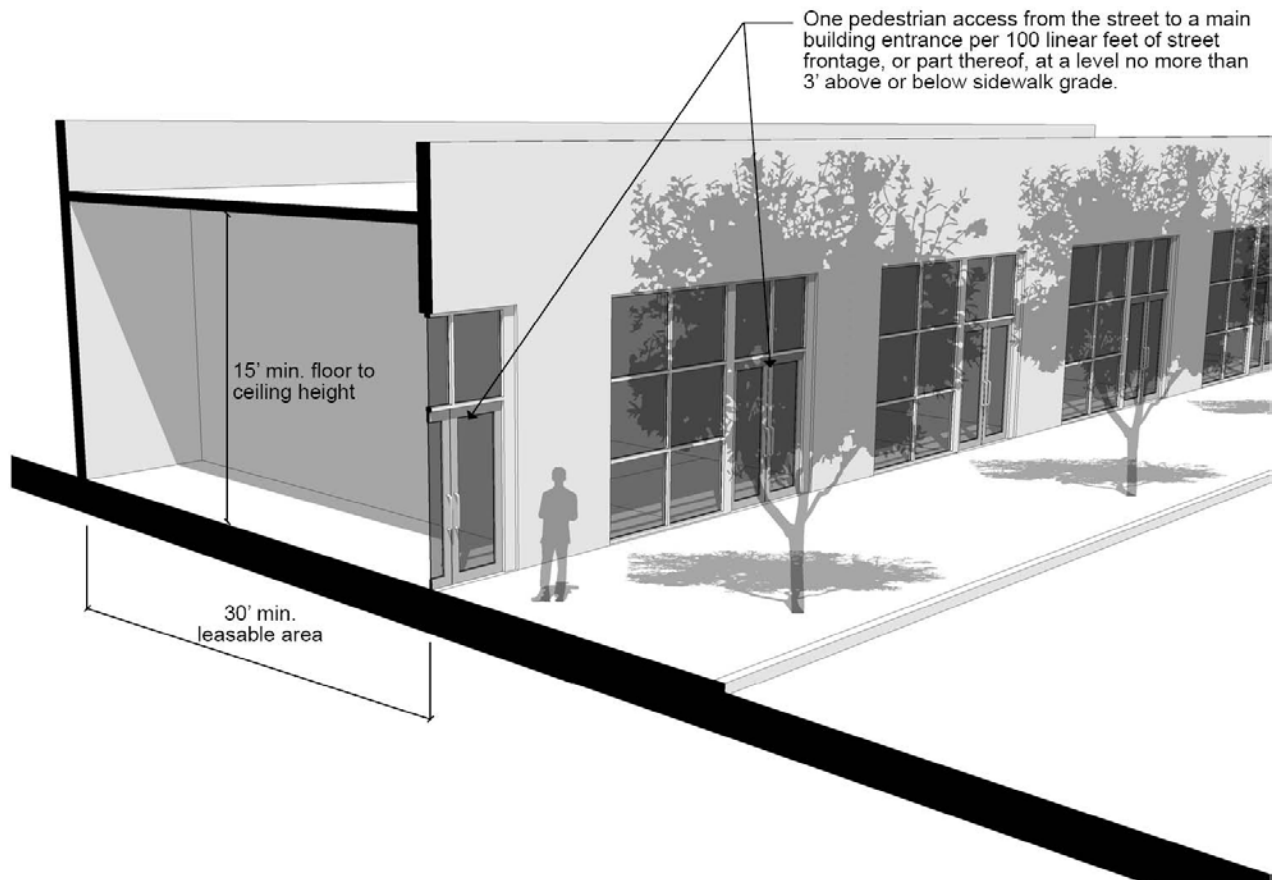


- 16
 17 6. Pedestrian Active Use Requirements. Pedestrian active use requirements ensure that
 18 buildings on Active Use 1 streets are developed to accommodate pedestrian-active

1 uses (such as retail goods and services) in ground floor street frontages. At least 60
2 percent of Active Use 1 street frontage of each primary building shall be constructed:

- 3 a. With an internal floor-to-ceiling height of at least 15 feet;
- 4 b. With a leasable area extending from the street façade of the building towards
5 the interior of the building at least 30 feet; and
- 6 c. With at least one pedestrian access from the street to a main building entrance
7 per 100 linear feet of street frontage, or part thereof, at a level no more than 3
8 feet above or below sidewalk grade.

9 **Figure 12.65.850-G:**
10 **Pedestrian Active Use Requirement**



11
12 **12.65.900 Transportation Studies, Public Facility Master Plan Compliance**
13 **Requirements, Figures and Maps, and Street Figures.** The Transportation Studies, Public
14 Facility Analysis Requirements, Figures and Maps, and Street Figures section includes the
15 following sections:

- 16 12.65.910 Transportation Studies Requirements Unique to the District
- 17 12.65.920 Public Facility Analysis Requirements.

1 12.65.930 Figures and Maps

2 12.65.940 Street Figures and Cross-Sections

3 **12.65.910 Transportation Studies Requirements Unique to the District.** The
4 requirements of Sections 12.70.200-12.70.230 apply to development in the South Hillsboro Plan
5 District except as cited below.

6 A. The requirements of Section 12.70.200 apply in their entirety.

7 B. The requirements of Section 12.70.210 apply in their entirety.

8 C. The requirements of Section 12.70.230 apply in their entirety.

9 D. The requirements of Section 12.70.220 apply, with the following exceptions:

10 1. Regarding Traffic Impact Analysis Study Areas, the requirements of Subsection
11 12.70.220 D are superseded by the following requirements in the South Hillsboro
12 Plan District: The Traffic Impact Analysis Study Area for developments in the South
13 Hillsboro Plan District will be defined by any contiguous or non-contiguous road link
14 where traffic generated by the proposed development equals or exceeds 10% of the
15 Background Traffic, as defined in Section 12.01.500, but including at a minimum
16 those access roads lying adjacent to and between the development and the nearest
17 Collector or Arterial road. The following intersections/access points shall be
18 analyzed:

19 a. Site access points;

20 b. Intersections along the site frontage(s) (both sides of the street) and extending out
21 from the site on fronting streets to a distance of 600 feet;

22 c. Intersections along links within the Study Area must be analyzed if the link is
23 intersecting with an Arterial, Collector or Neighborhood Route, or where an
24 existing intersection or private access on the link is signalized;

25 d. The City Engineer may identify additional locations for study if existing traffic
26 operation, safety, or performance is marginal or substandard, or at those locations
27 listed in subsection e below.

28 e. Additional analysis may be required on the following off-site intersections as
29 necessary to determine the scope and timing of planned improvements to evaluate
30 the cumulative effect of annexations and development:

31 i. SW Tualatin Valley Highway and SE Century Boulevard

32 ii. SW Tualatin Valley Highway and SW Cornelius Pass Road

33 iii. SW Tualatin Valley Highway and SW 209th Avenue

34 iv. SW Tualatin Valley Highway and SW 198th Avenue

35 v. SE Century Boulevard and SW Alexander Street

- 1 vi. SW Rosedale Road and SW River Road
 - 2 vii. SW 198th Avenue and SW Kinnaman Road
 - 3 viii. SW 209th Avenue and SW Blanton Street
 - 4 ix. SW 209th Avenue and SW Kinnaman Road
 - 5 x. SW 209th Avenue and SW McInnis Lane
 - 6 xi. SW 209th Avenue and SE Deline Street
 - 7 xii. SW 209th Avenue and SW Rosa Road
 - 8 xiii. SW 209th Avenue and SW Murphy Lane
 - 9 xiv. SW 209th Avenue and SW Rosedale Road
 - 10 xv. SW 209th Avenue and SW Farmington Road
- 11 2. Regarding Contents of the Traffic Impact Analysis (Traffic Forecasts) the
12 requirements of Subsection 12.70.220 E 3 are superseded by the following
13 requirements in the South Hillsboro Plan District: The Traffic Impact Analysis (TIA)
14 shall provide a complete evaluation of existing conditions and include maps and/or
15 tables displaying the following information for the Study Area and any additional
16 locations previously identified by the City Engineer:
- 17 a. Street system including street names and functional classifications.
 - 18 b. Pavement and shoulder widths;
 - 19 c. Multi-use paths, sidewalks, and accessways;
 - 20 d. Striping and channelization;
 - 21 e. Driveways (both sides of streets for site frontage plus 600 feet minimum in
22 each direction);
 - 23 f. Designated Freight Routes;
 - 24 g. Intersections;
 - 25 h. Traffic volume information in compliance with the standards listed below:
 - 26 i. Except as described in subsection ii below, existing traffic shall be
27 measured for the morning and afternoon peak periods within twelve
28 months prior to the land use application submittal date.
 - 29 ii. The City Engineer may allow use of traffic counts older than 12
30 months for a TIA submitted with a land use application on property in
31 the South Hillsboro Plan District, for which a prior TIA was approved
32 in conjunction with an executed annexation agreement.
 - 33 iii. In addition to the requirements of Subsection i above, mid-day period
34 shall also be provided if the peak traffic period for the existing street,

- 1 the proposed development, or the composite of both is greater than the
2 morning and afternoon peak periods.
- 3 iv. Traffic volumes shall be based on data from a typical Tuesday through
4 Thursday weekday of a week without holidays and during which
5 public schools are in session, unless otherwise approved by the City
6 Engineer. In addition, data shall be provided for weekends if
7 weekends are the peak traffic period for either the existing adjacent
8 street or the proposed development.
- 9 v. Seasonal variations in traffic volumes shall be considered if required
10 by an effected Road Authority.
- 11 i. Existing intersection performance indicators including Volume to Capacity (V/C)
12 ratio, control delay, and 95th percentile queue length;
- 13 j. Transit information including existing stop and shelter locations, route numbers,
14 headways, pull outs, and times of service; planned transit routes and service
15 frequency; and
- 16 k. Crash data for the most recent three-year period, including but not limited to
17 Safety Priority Index System (SPIS) data, for which reported collision data is
18 available.
- 19 3. Regarding Contents of the Traffic Impact Analysis (Existing Conditions) the
20 requirements of Subsection 12.70.220 E 4 are superseded by the following
21 requirements in the South Hillsboro Plan District: The Traffic Impact Analysis shall
22 provide forecasts of future traffic within the Study Area and any additional locations
23 previously identified by the City Engineer. Traffic forecasts shall be provided for the
24 Buildout Year as defined in Subsection 12.70.220.E.4.a. The report shall include
25 complete documentation of trip generation calculations including Institute of
26 Transportation Engineers (ITE) Trip Generation (9th Edition) use code(s) or an
27 alternative basis of trip generation approved by the City Engineer, and the rationale
28 for using the alternative.
- 29 a. Build-Out Year Analysis. Buildout Year forecasts shall be based upon Total
30 Traffic at the time of anticipated completion and occupancy of each phase of the
31 development and at the time of completion and occupancy of the entire
32 development. The City shall provide traffic information on other developments
33 to consider in the calculation of In-Process Traffic.
- 34 b. Traffic Forecast Analysis Assumptions.
- 35 i. Trip Generation. Estimates of the proposed development's trip generation
36 shall be made for peak period traffic. Selection of the peak period used in
37 the analysis shall be justified and shall consider, at a minimum, the peak
38 period for the proposed development and the peak period for surrounding
39 streets. The City Engineer may require review of other time periods based
40 on known or anticipated marginal or substandard traffic capacity or traffic

1 safety. Trip generation estimates shall be based on ITE's Trip Generation
2 9th Edition. The City Engineer may approve different trip generation rates
3 when trip generation rates are not available in ITE's Trip Generation or
4 different rates are justified. Consideration of trip generation rate
5 reductions due to alternative mode use, mixed land use interaction, and
6 transportation demand management methods shall be approved by the
7 Review Authority.

8 ii. Trip Distribution and Assignment. Traffic generated by the proposed
9 development shall be logically distributed and assigned according to
10 professional accepted practice to the street system within the Study Area
11 and any additional locations previously identified by the City Engineer.
12 Trip distribution and assignment shall be based on trip distribution
13 information from Washington County, ODOT, Metro, analysis of local
14 traffic patterns based on data less than 12 months old, or on an alternative
15 data source approved by the City Engineer. For Traffic Impact Analyses
16 prepared for development in the South Hillsboro Plan District, trip
17 distribution for residential, office and retail uses shall comply with Figures
18 12.65.910-A, 12.65.910-B, and 12.65.910-C on the following pages.

19 c. Intersection and Highway Interchange Analysis. Intersection and highway
20 interchange analysis shall conform to the method for operations analysis
21 described in the 2000 Highway Capacity Manual published by the Transportation
22 Research Board and as further described in the requirements of Section
23 12.70.200.C. The analysis shall evaluate the impacts of queuing from adjacent
24 intersections or traffic restrictions and shall consider existing and planned
25 interconnected signal system effects. Analysis of weave and merge conditions
26 may also be required at the sole discretion of the Road Authority.

27 d. Forecast Year Analysis. Forecast Year Analysis has been completed for the
28 impacted intersections identified for mitigation improvements by cumulative
29 development within the South Hillsboro Plan District.

30 i. Figure 12.65.910-D illustrates critical intersection lane improvements
31 identified to accommodate development under the Comprehensive
32 Plan and Zoning Concept for the South Hillsboro Plan District in
33 addition to development of Urban Growth Boundary expansion areas
34 and infill development consistent with HB 4078 adopted by the 2014
35 Oregon Legislature. Traffic Impact Analyses prepared in
36 conjunction with South Hillsboro Plan District development shall
37 consider, and land use conditions of approval may include
38 dedications of right of way and construction of, or accommodation
39 for future construction of, identified improvements. An alternative
40 analysis may be provided by a registered professional engineer
41 utilizing forecast traffic volumes provided by the Road Agencies to

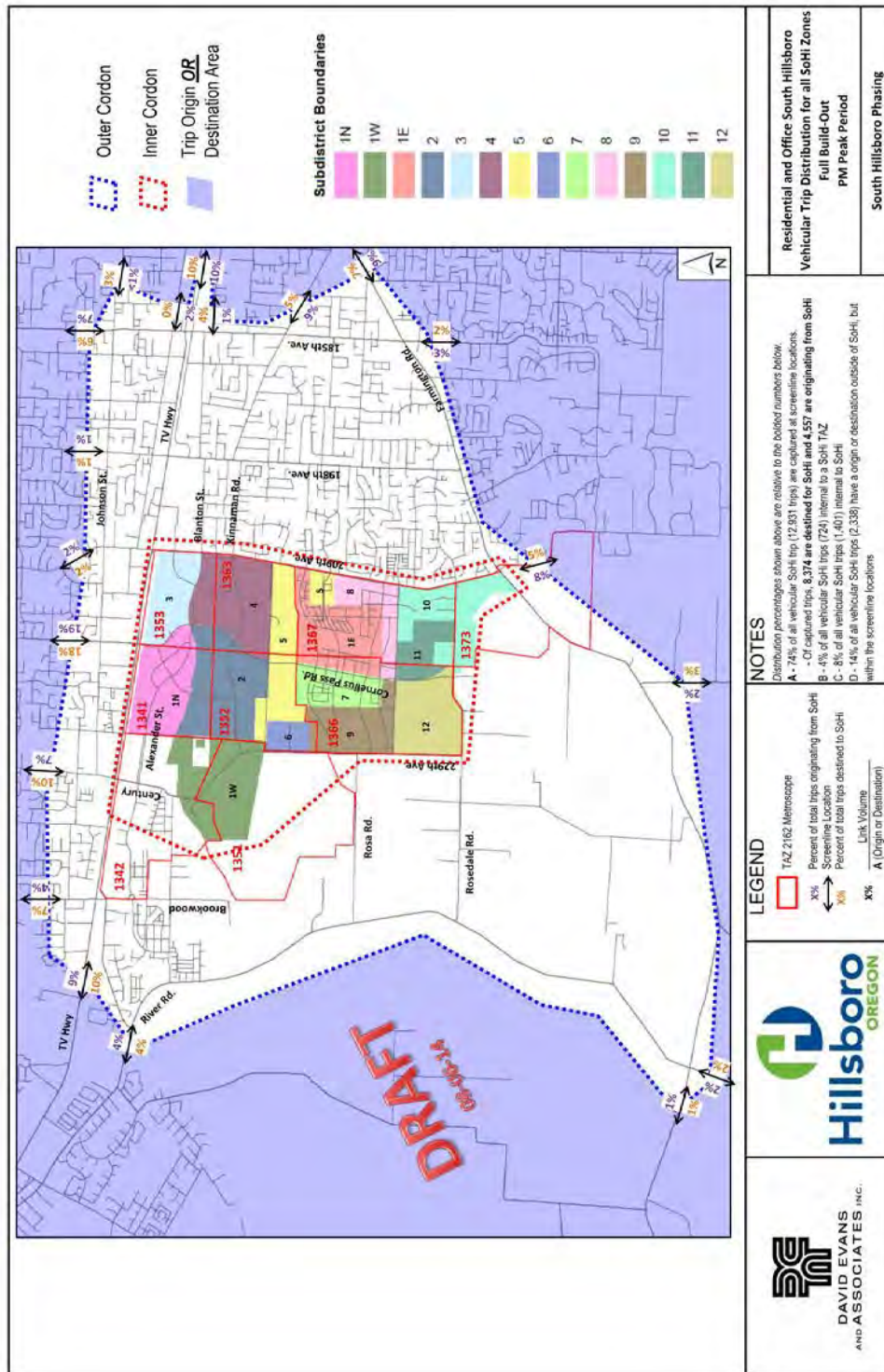
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recommend alternative intersection improvements; subject to review and approval of the the Road Agencies.

- ii. Building and parking lot setbacks shall accommodate potential future intersection capacity improvements anticipated with growth in Urban Reserve areas established by HB 4078 adopted by the 2014 Oregon Legislature, and future infill of Urban Growth Boundary areas consistent with those depicted in Figure 12.65.910-E. An alternative analysis may be provided by a registered professional engineer utilizing forecast traffic volumes provided by the Road Agencies to recommend alternative intersection improvements; subject to review and approval of the Road Agencies.

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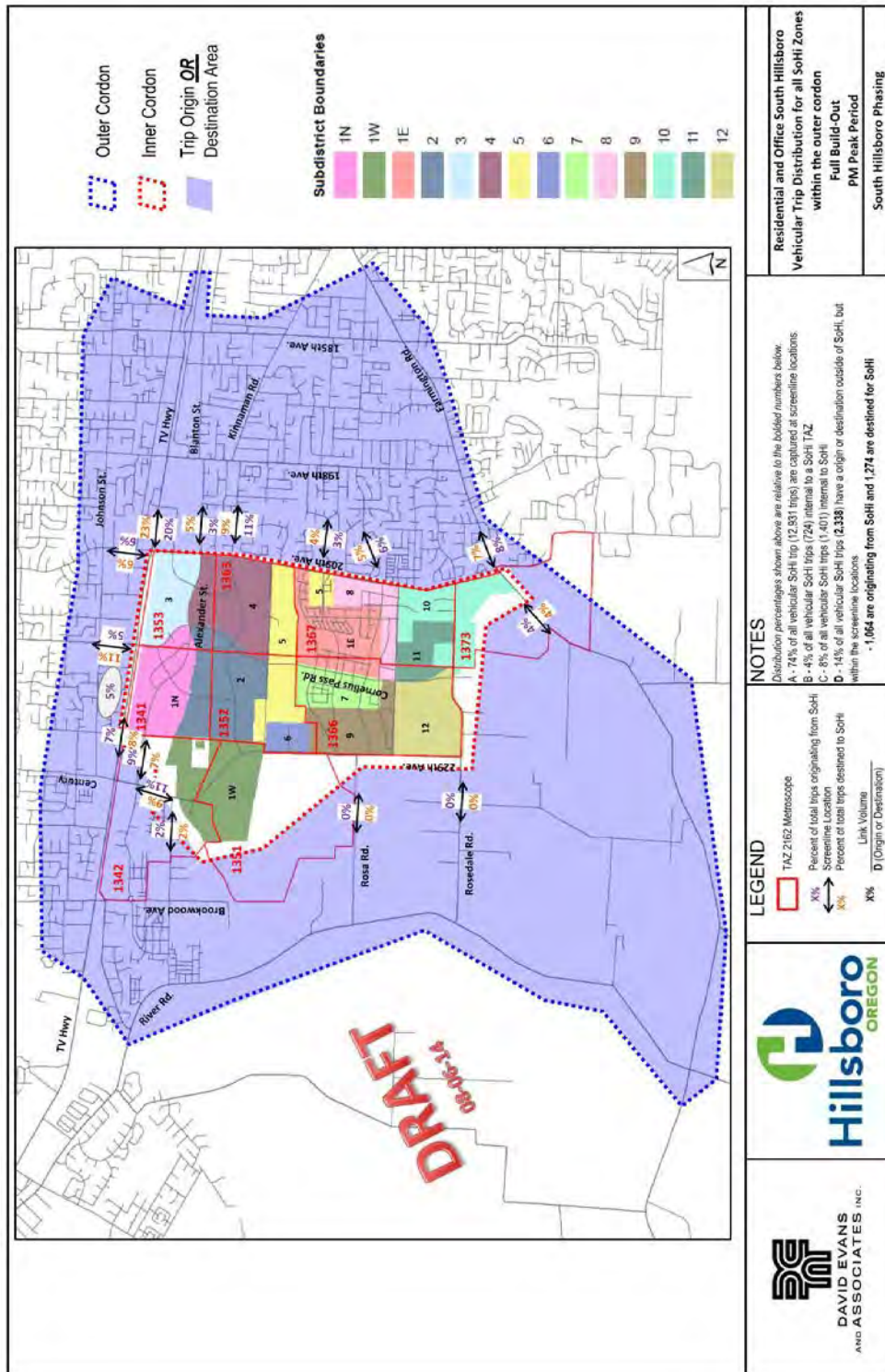
**Figure 12.65.910-A:
South Hillsboro Residential and Office Outer Cordon Trip Distribution**



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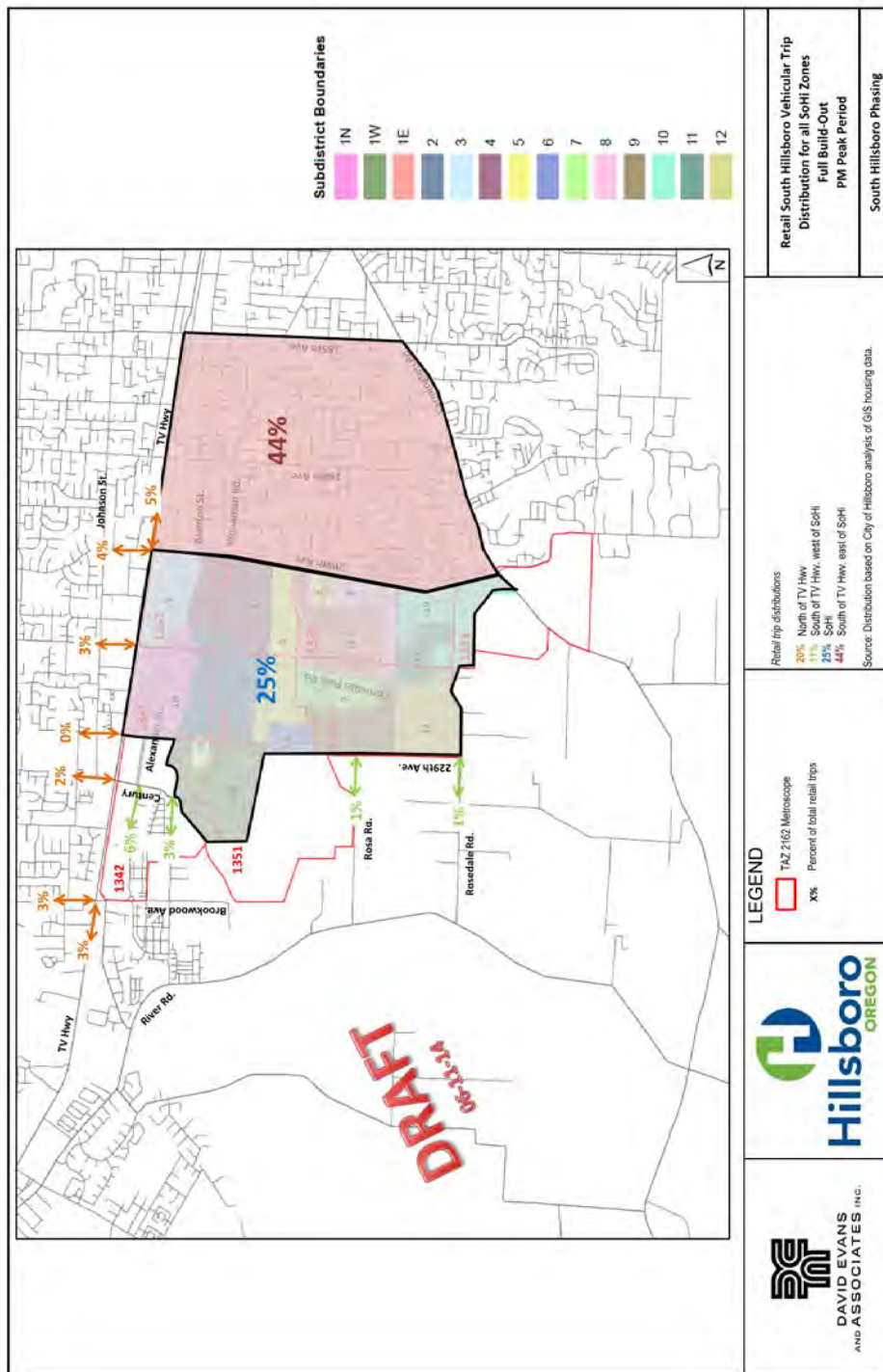
**Figure 12.65.910-B:
South Hillsboro Residential and Office Inner Cordon Trip Distribution**



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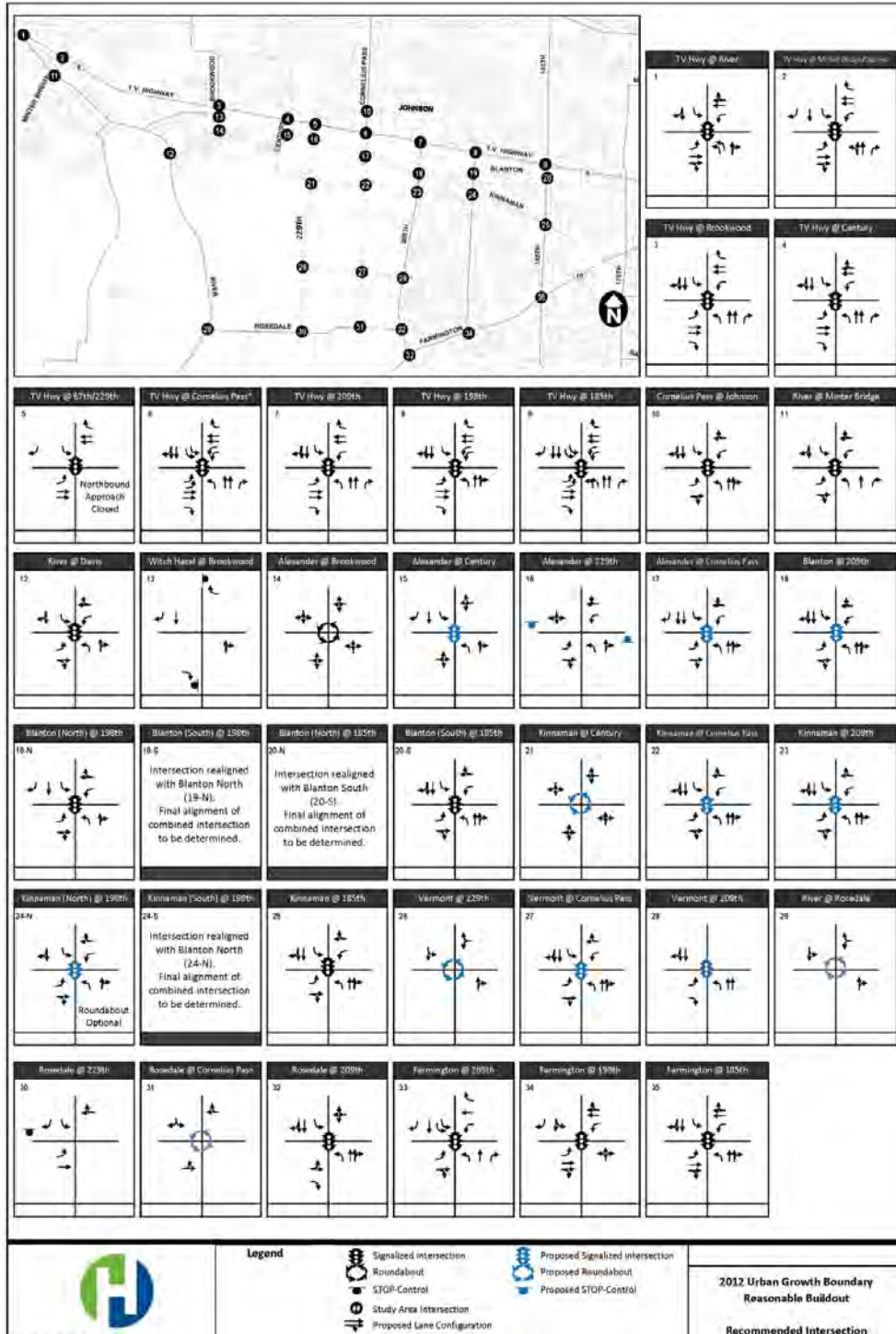
**Figure 12.65.910-C:
South Hillsboro Retail Trip Distribution**



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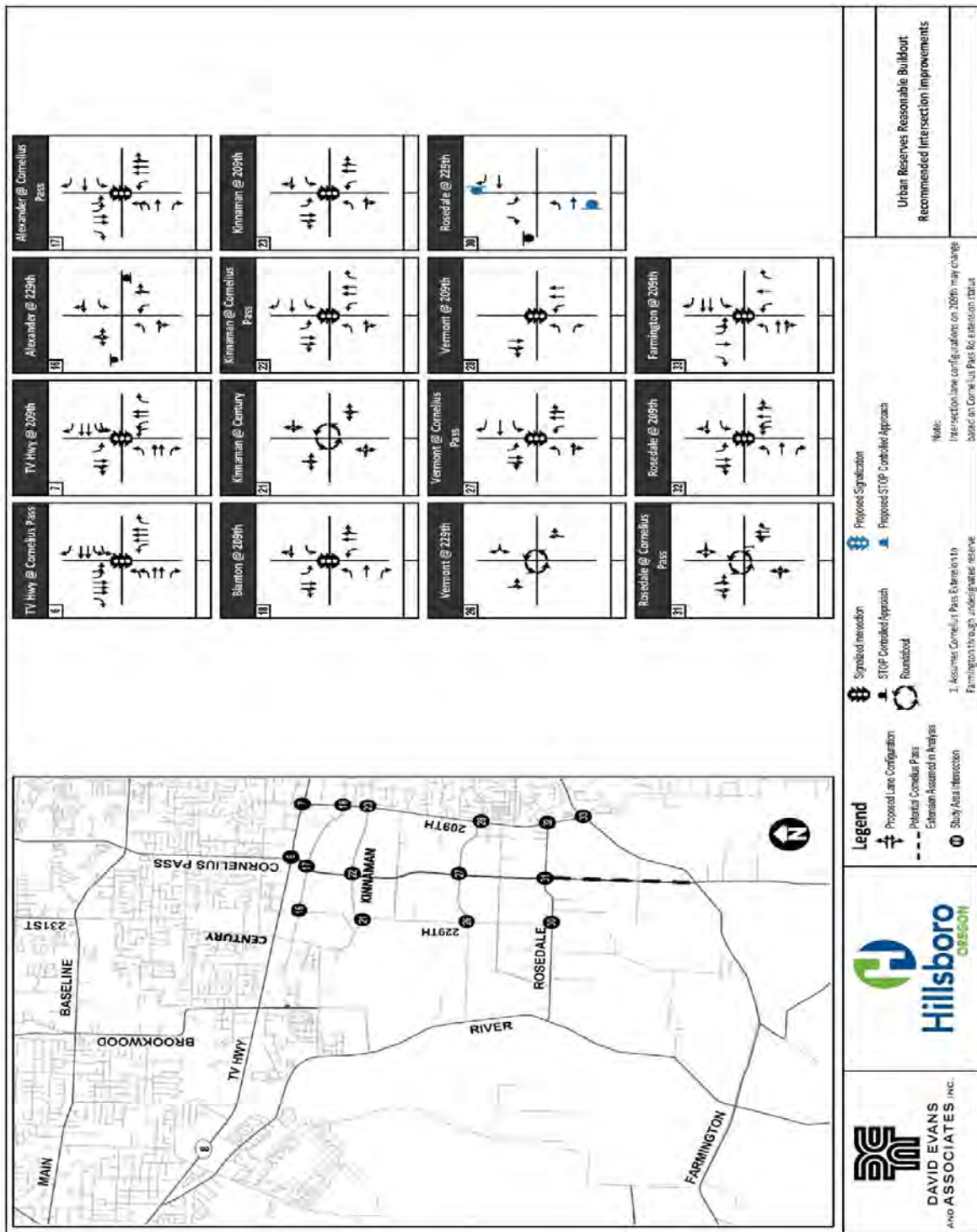
**Figure 12.65.910-D:
2012 Urban Growth Boundary Recommended Intersection Improvements**



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**Figure 12.65.910-E:
Urban Reserves Recommended Intersection Improvements**



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1 **12.65.920 Public Facility Master Plan Compliance Requirements**

2 A. Purpose. Adequate public facilities are necessary to support development in the South
3 Hillsboro Plan District. A development application shall describe the location and
4 capacity of the public facilities that will provide service to the development site and a
5 decision to approve the application may require the installation of additional facilities as
6 necessary to provide an adequate level of service.

7 B. Compliance with Community Plan Public Facilities Plans. Development in the South
8 Hillsboro Plan District shall demonstrate compliance with the type, location and size of
9 the public facilities described in the following public facilities master plans shown in
10 Section 12.65.930: Streets; Existing and Future Water System; Existing and Future
11 Sewer Facilities.

12 C. Development Approvals Conditioned upon Compliance with Public Facilities Master
13 Plans.

14 1. The Review Authority may approve a Type II or Type III land use application for
15 development provided that the following criteria are met:

16 a. Adequate public facilities are available to serve the development or the decision is
17 conditioned to require the installation of such services;

18 b. The development will comply with the requirements of the Financing Program
19 described in Section 31 of the Comprehensive Plan; and

20 c. The developer’s public facility obligations are consistent with the terms of an
21 annexation agreement, if any, for the site.

22 2. A decision to approve a development may include such conditions as necessary to
23 ensure compliance with this section and any applicable requirements of Section 31 of
24 the Comprehensive Plan.

25 **12.65.930 Figures and Maps.**

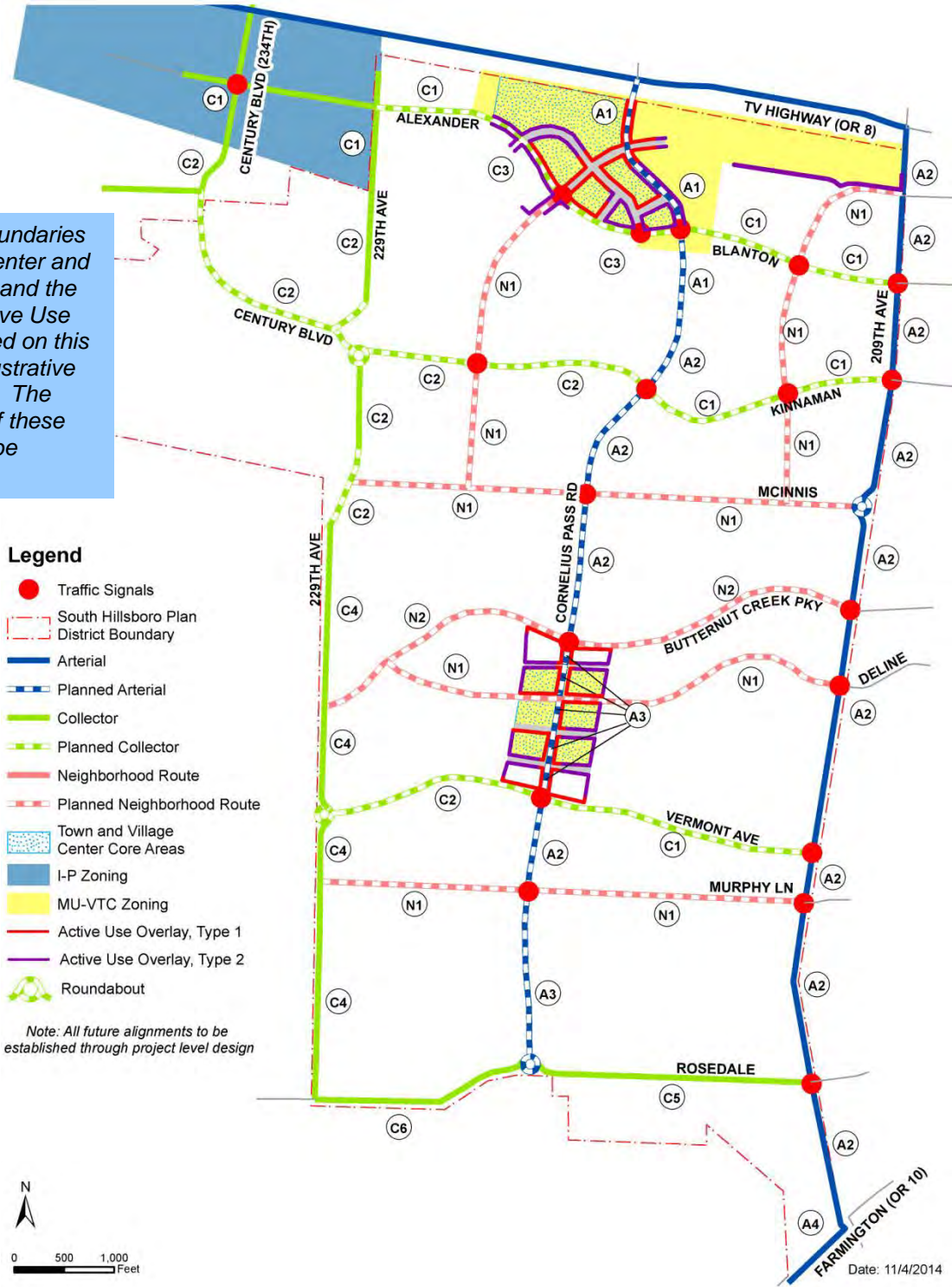
26 A. Plan District boundary, Town Center and Village Center Boundaries, Active Use Streets.

27 Figure 12.65.930-A shows the location of the South Hillsboro Plan District boundary, and the
28 approximate locations of the Town Center and Village Center boundaries and the Active Use
29 Streets.

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**Figure 12.65.930-A:
South Hillsboro Plan District Boundary,
Town and Village Center Core Areas and Active Use Streets**

NOTE: The boundaries of the Town Center and Village Center and the location of Active Use Streets depicted on this map are for illustrative purposes only. The final location of these features shall be established by

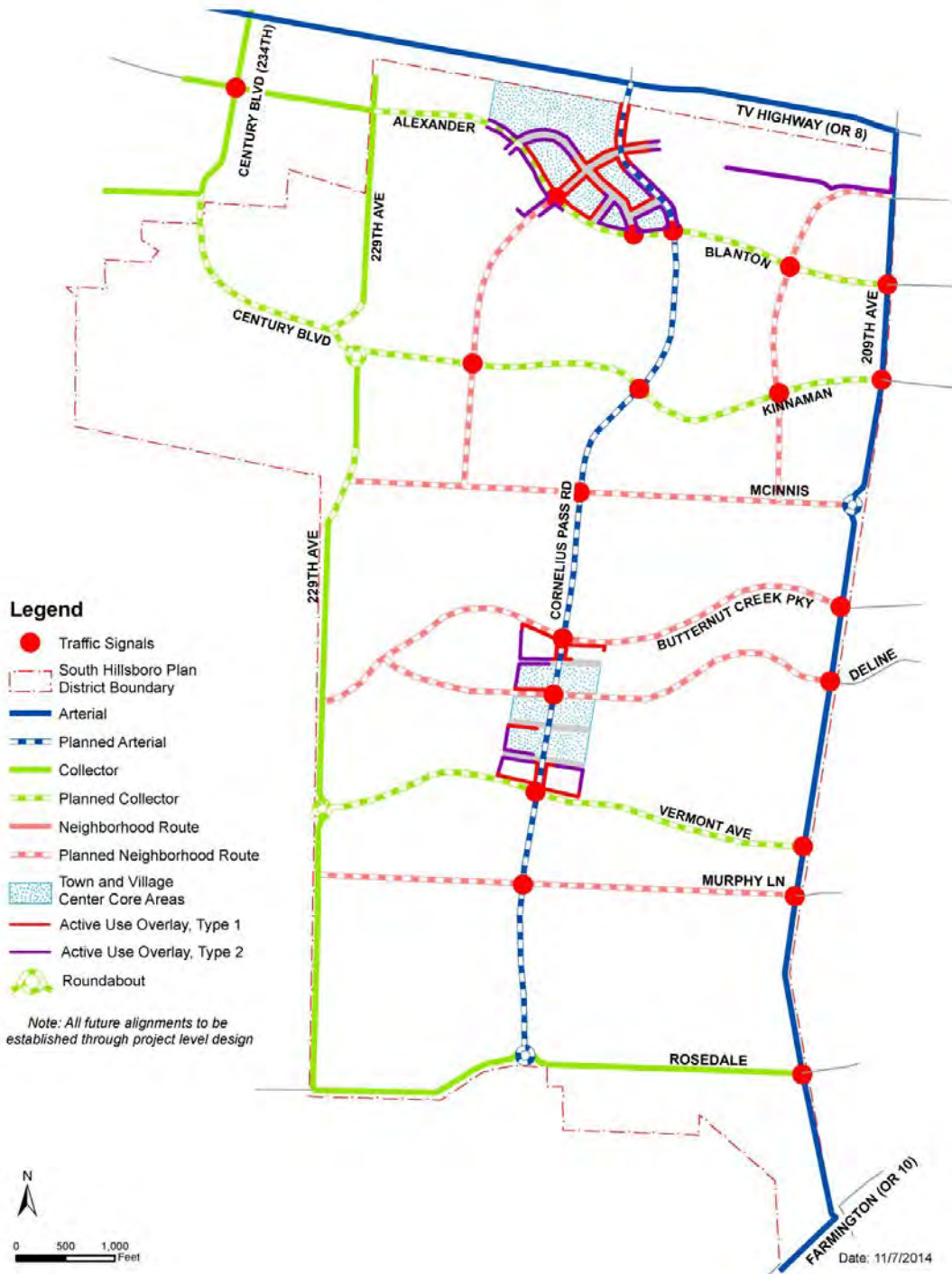


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B. Streets. Figure 12.65.930-B shows the Streets Master Plan.

**Figure 12.65.930-B:
Streets Master Plan**

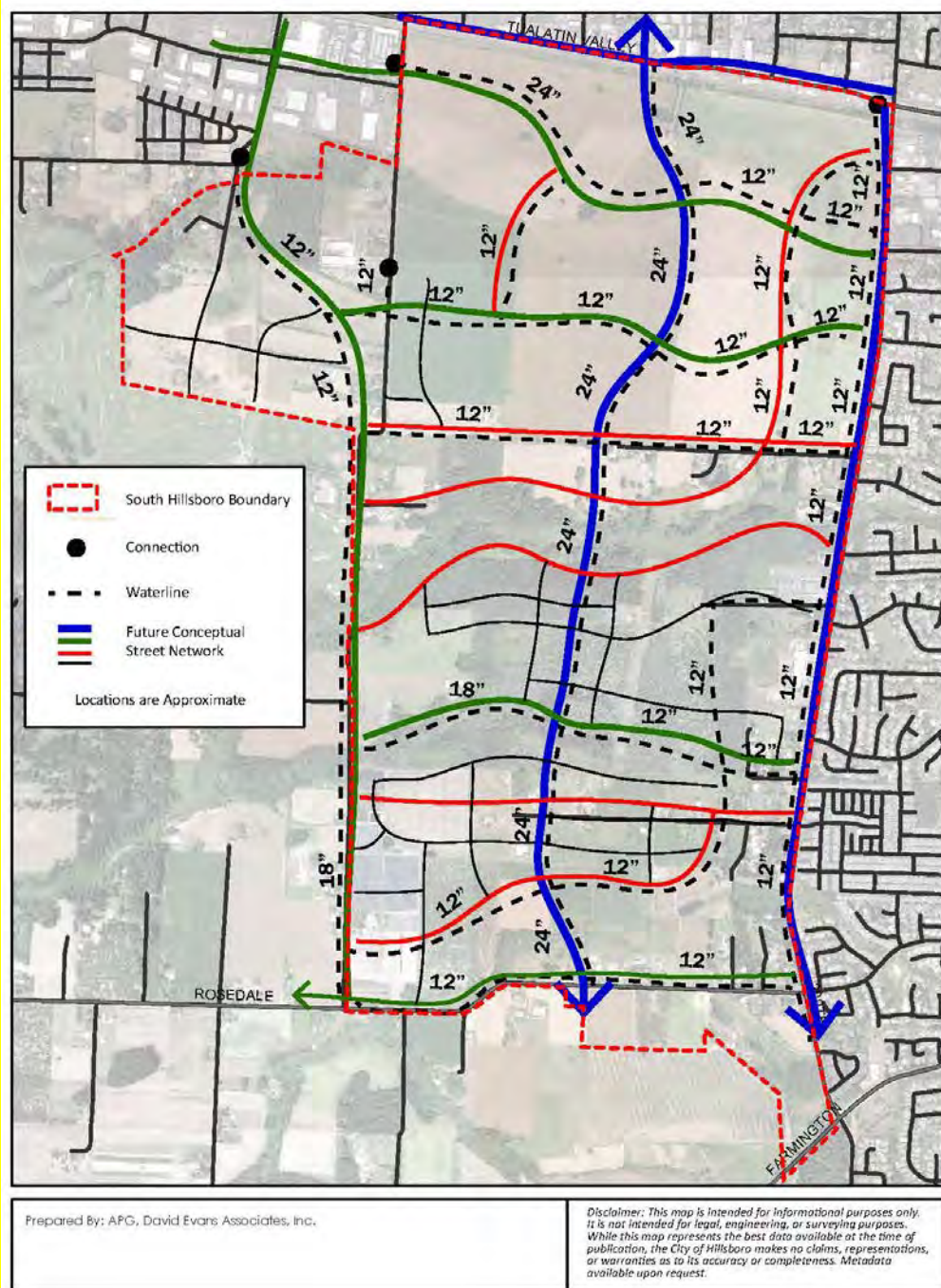


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C. Existing/Future Water System. Figure 12.65.930-C shows the Water System Master Plan.

**Figure 12.65.930-C:
Water System Master Plan**

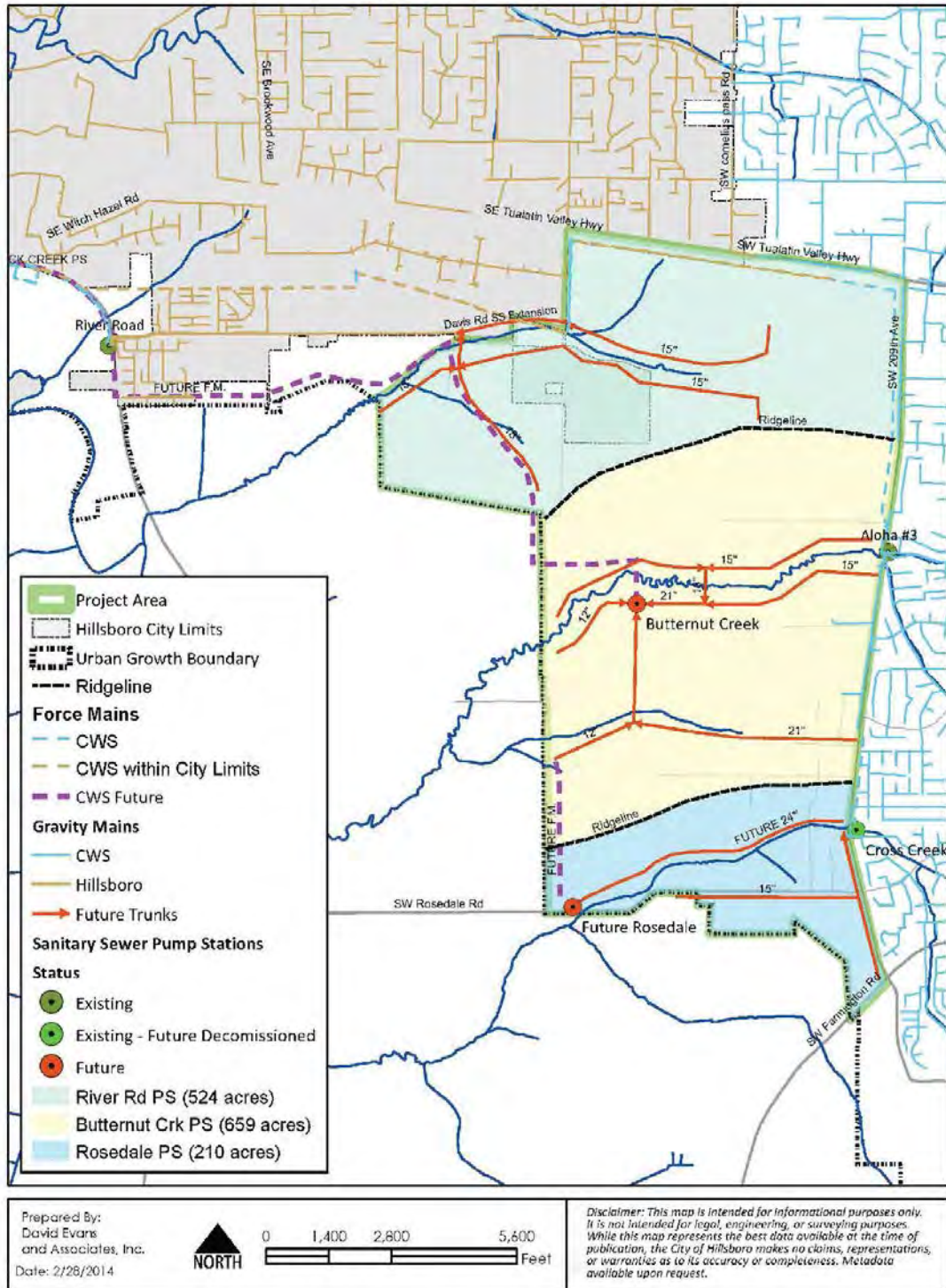


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1 D. Existing/Future Sanitary Sewer System. Figure 12.65.930-D shows the Sanitary Sewer
 2 Master Plan.

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**Figure 12.65.930-D:
 Sanitary Sewer Master Plan**

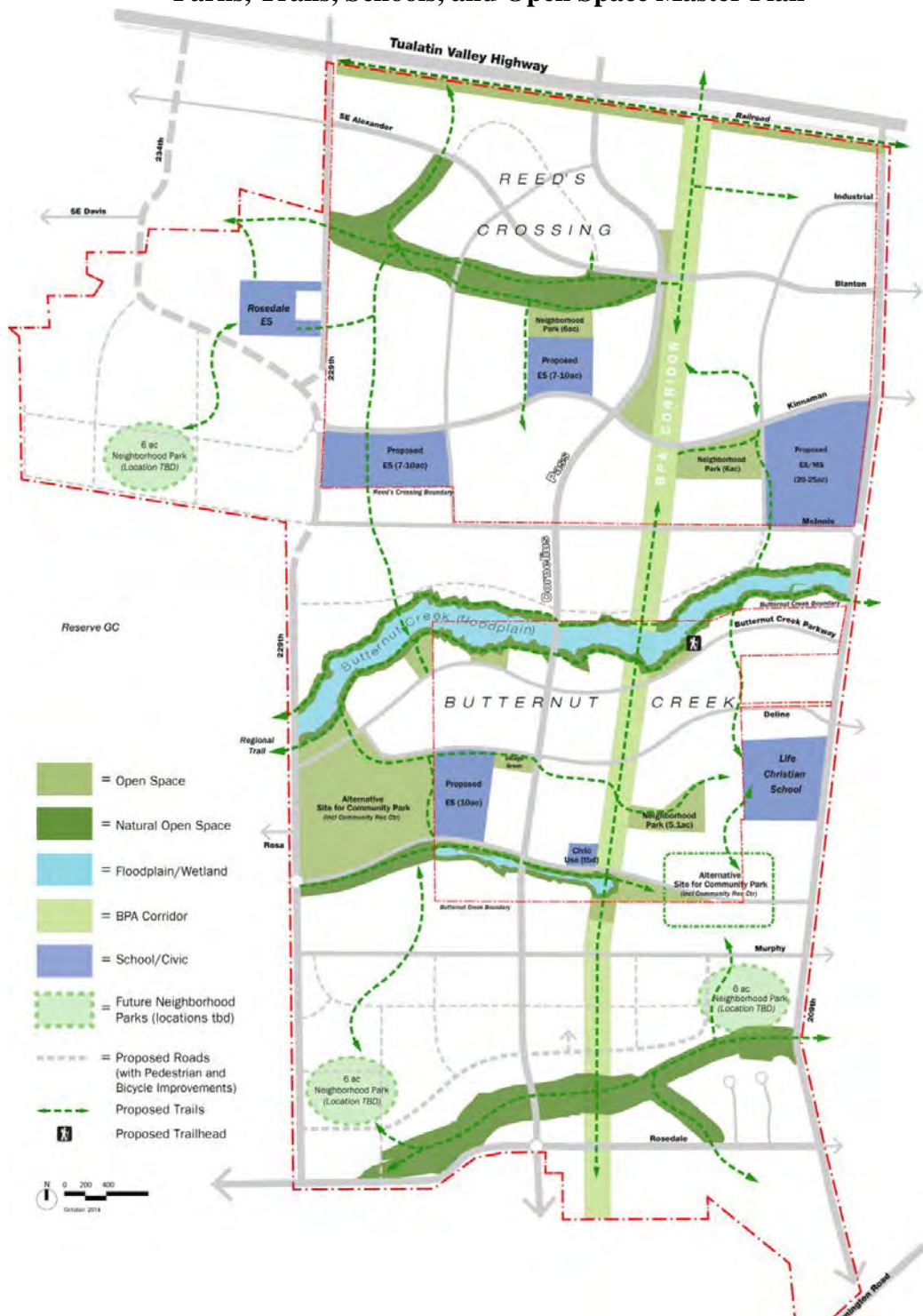


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1 E. Parks, Trails, Schools, and Open Space Master Plan. Figure 12.65.930-E shows the
 2 Parks, Trails, Schools, and Open Space Master Plan.

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**Figure 12.65.930-E:
 Parks, Trails, Schools, and Open Space Master Plan**



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1 F. Gateway Opportunities. Figure 12.65.930-F shows the Gateway Opportunities Master
2 Plan.

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**Figure 12.65.930-F:
Gateway Opportunities Master Plan**



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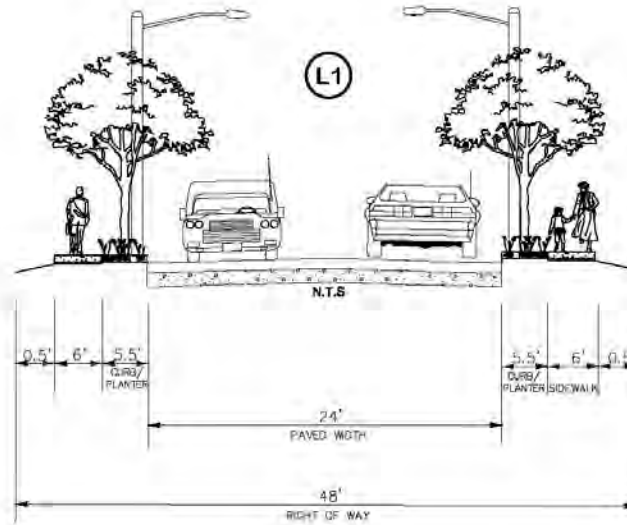
1 **12.65.940 Street Cross-Sections.** The Transportation Studies, Public Facility Analysis
2 Requirements, Figures and Maps, and Street Figures section includes the following sections:

- 3 Figure 12.65.940-A: “L1” - City Residential Cul-de-sac/Local Street (No Parking)
- 4 Figure 12.65.940-B: “L2” - City Residential Cul-de-sac/Local Street (Parking One Side)
- 5 Figure 12.65.940-C: “L3” - City Residential Local Street (Parking Both Sides)
- 6 Figure 12.65.940-D: “L4” – City Mixed Use Local Street
- 7 Figure 12.65.940-E: “Y1” – City Alley
- 8 Figure 12.65.940-F: “N1” – City Neighborhood Route
- 9 Figure 12.65.940-G: “N2” – City Green Neighborhood Route
- 10 Figure 12.65.940-H: “C1” - City 3-Lane Collector
- 11 Figure 12.65.940-I: “C2” – City 3-Lane Neighborhood Collector
- 12 Figure 12.65.940-J: “C3” – City 3-Lane Collector with 12’ Sidewalks
- 13 Figure 12.65.940-K: “C4” – City 3-Lane Collector at UGB Boundary
- 14 Figure 12.65.940-L: “C5” – County 3-Lane Collector
- 15 Figure 12.65.940-M: “C6” – County 3-Lane Collector at UGB Boundary
- 16 Figure 12.65.940-N: “A1” – County 7-Lane Arterial with 12’ Sidewalks
- 17 Figure 12.65.940-O: “A2” – County 5-Lane Arterial
- 18 Figure 12.65.940-P: “A3” – County 5-Lane Arterial with 12’ Sidewalks
- 19 Figure 12.65.940-Q: “A4” – County 3-Lane Arterial at UGB Boundary
- 20 Figure 12.65.940-R: “A5” – County 3-lane Arterial in a 5-lane Right of Way
- 21 Figure 12.65.940-S: Active Use Overlay
- 22 Figure 12.65.940-T: Trail Adjacent to Public Local Street

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Figure 12.65.940-A:

**“L1” - City Residential Cul-de-sac/Local Street
(<250 vehicles per day; no on-street parking)**

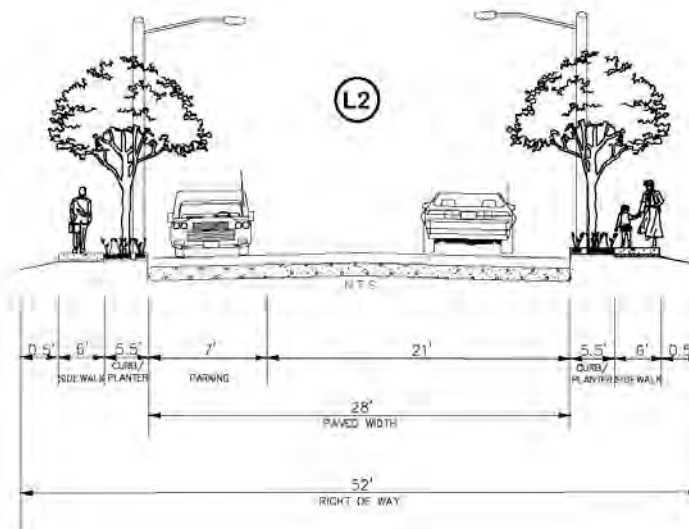


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Note: Building height in excess of 30 feet as measured from the grade plane (as defined by Fire Code) to the eave or the top the parapet, whichever is greater, may require an increased driveable surface width of 26 paved feet.

Figure 12.65.940-B:

**“L2” - City Residential Cul-de-sac/Local Street
(> 250 vehicles per day but <1500 vehicles per day; on-street parking on one side only)**

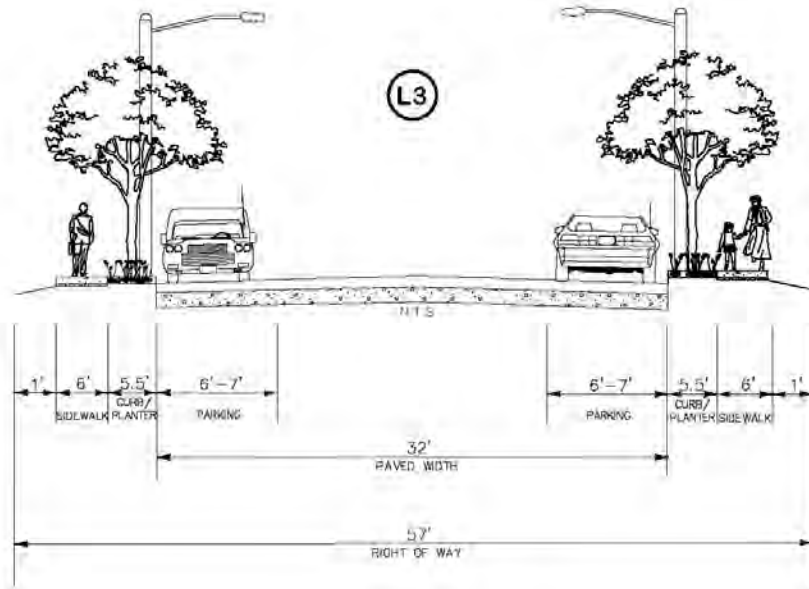


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1 Note #1: Where on street parking is provided, curb bulb-outs shall be used at all
2 public and private street intersections, and at all commercial and multi-family (3
3 or more dwellings) residential driveways.
4

5 Note #2: Building height in excess of 30 feet as measured from the grade plane
6 (as defined by Fire Code) to the eave or the top the parapet, whichever is greater,
7 may require an increased driveable surface width (not including parking) of 26
8 paved feet.
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10 **Figure 12.65.940-C:**
11 **“L3” - City Residential Local Street**
12 **(> 1500 vehicles per day; on-street parking on both sides)**

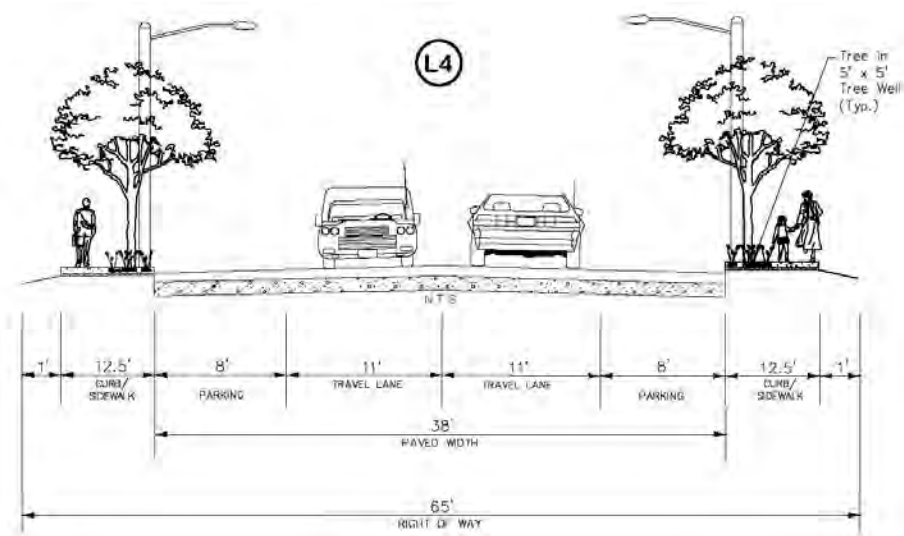


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15 Note #1: Where on street parking is provided, curb bulb-outs shall be used at all
16 public and private street intersections, and at all commercial and multi-family (3
17 or more dwellings) residential driveways.
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19 Note #2: Building height in excess of 30 feet as measured from the grade plane (as
20 defined by Fire Code) to the eave or the top the parapet, whichever is greater, may
21 require an increased driveable surface width (not including parking) of 26 paved feet.
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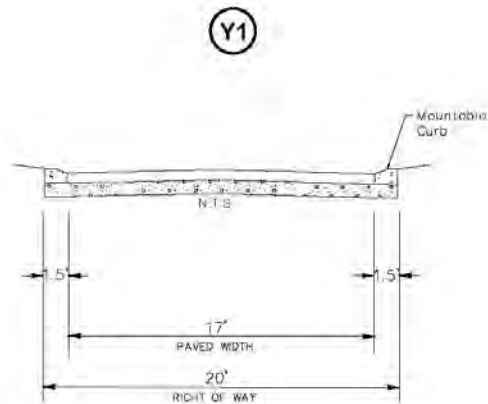
**Figure 12.65.940-D:
“L4” – City Mixed Use Local Street**



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Note: Where on street parking is provided, curb bulb-outs shall be used at all public and private street intersections, and at all commercial and multi-family (3 or more dwellings) residential driveways.

**Figure 12.65.940-E:
“Y1” – City Alley**



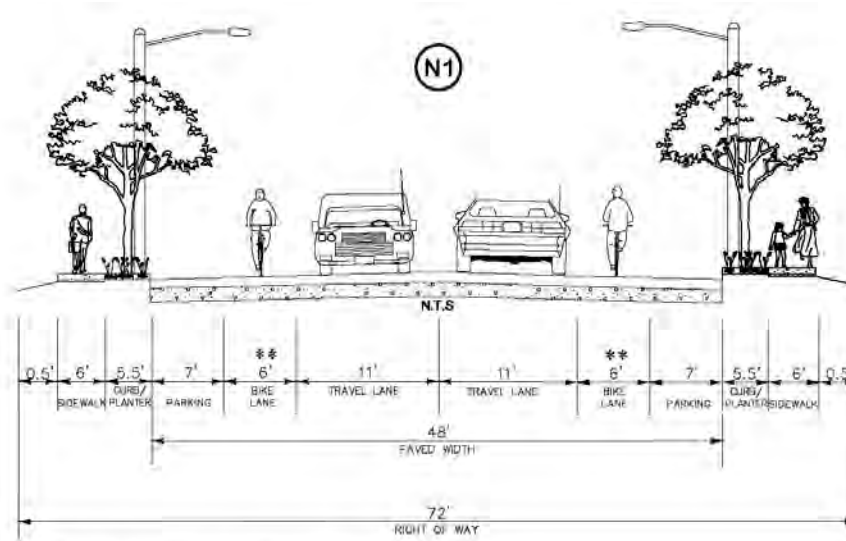
Building height in excess of 30 feet as measured from the grade plain to the eave or to the top of the parapet, whichever is greater, may require an increased alley width of 26 feet paved width.

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Note: Building height in excess of 30 feet as measured from the grade plane (as defined by Fire Code) to the eave or the top the parapet, whichever is greater, may require an increased driveable surface width of 26 paved feet.

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**Figure 12.65.940-F:
“N1” – City Neighborhood Route**

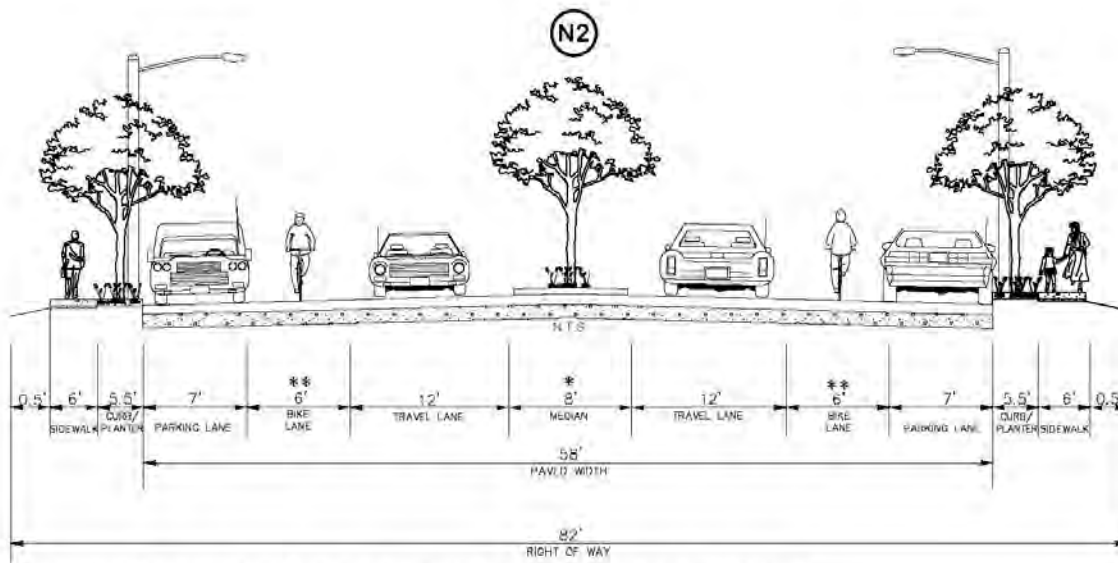


** Bike lane design as approved by road agency.

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Note #1: Where on street parking is provided, curb bulb-outs shall be used at all public and private street intersections, and at all commercial and multi-family (3 or more dwellings) residential driveways.

**Figure 12.65.940-G:
“N2” – City Green Neighborhood Route**



* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.

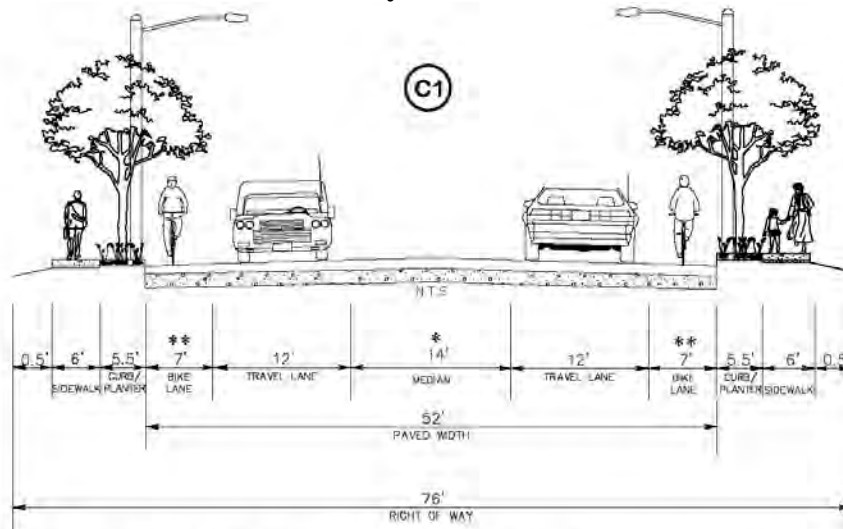
** Bike lane design as approved by road agency.

11

1 Note #1: Where on street parking is provided, curb bulb-outs shall be used at all
2 public and private street intersections, and at all commercial and multi-family (3
3 or more dwellings) residential driveways.
4

5 Note #2: Building height in excess of 30 feet as measured from the grade plane (as
6 defined by Fire Code) to the eave or the top the parapet, whichever is greater, may
7 require an increased driveable surface width (not including parking) of 26 paved feet.
8

9 **Figure 12.65.940-H:**
10 **“C1” - City 3-Lane Collector**



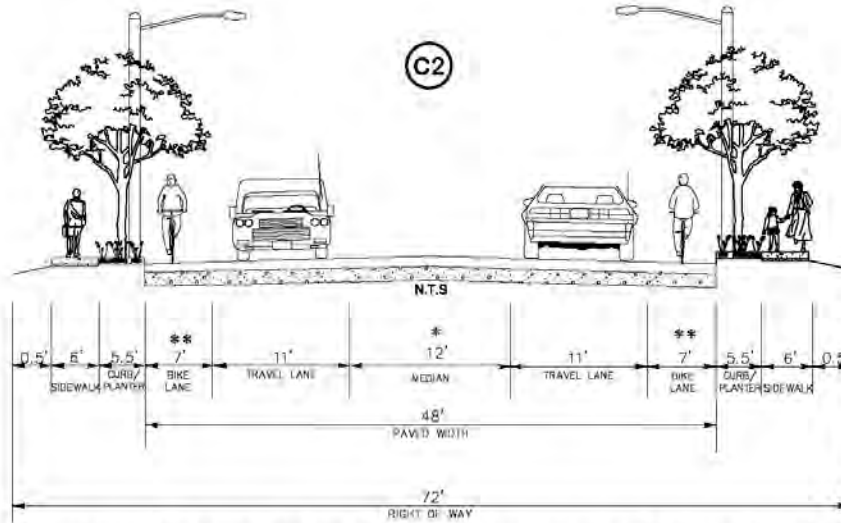
* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.

** Bike lane design as approved by road agency.

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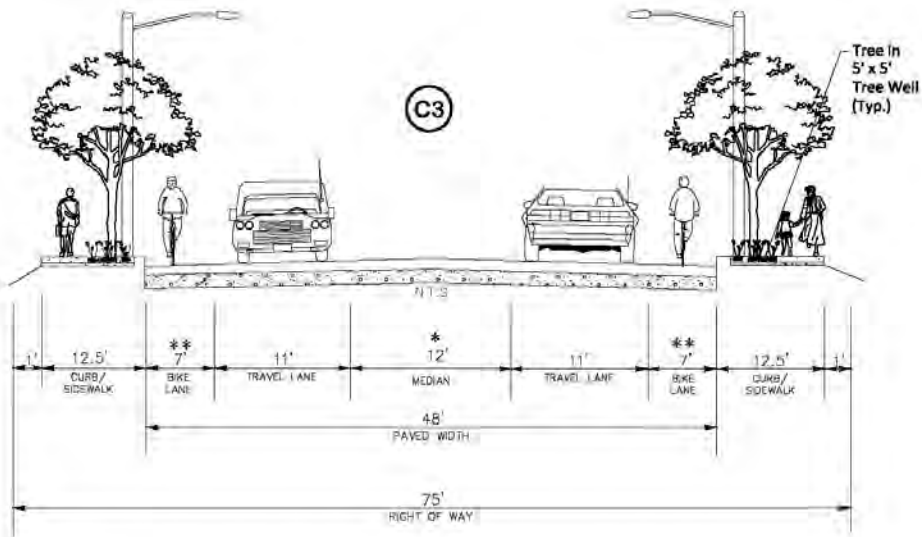
**Figure 12.65.940-I:
“C2” – City 3-Lane Neighborhood Collector**



* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.
 ** Bike lane design as approved by road agency.

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**Figure 12.65.940-J:
“C3” – City 3-Lane Collector with 12’ Sidewalks**

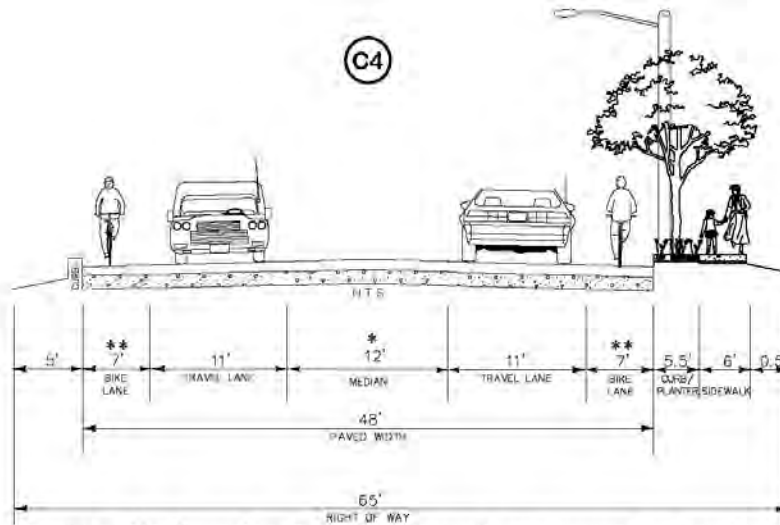


* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.
 ** Bike lane design as approved by road agency.

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**Figure 12.65.940-K:
“C4” – City 3-Lane Collector at UGB Boundary**

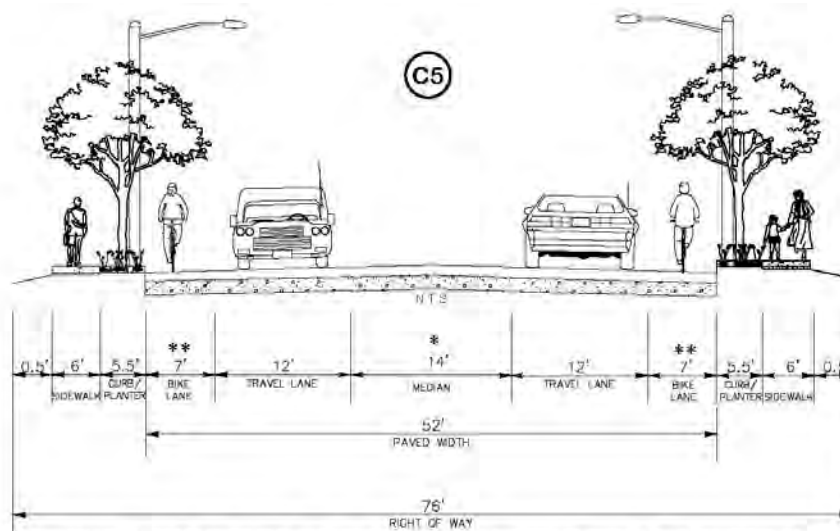


* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.

** Bike lane design as approved by road agency.

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**Figure 12.65.940-L:
“C5” – County 3-Lane Collector**



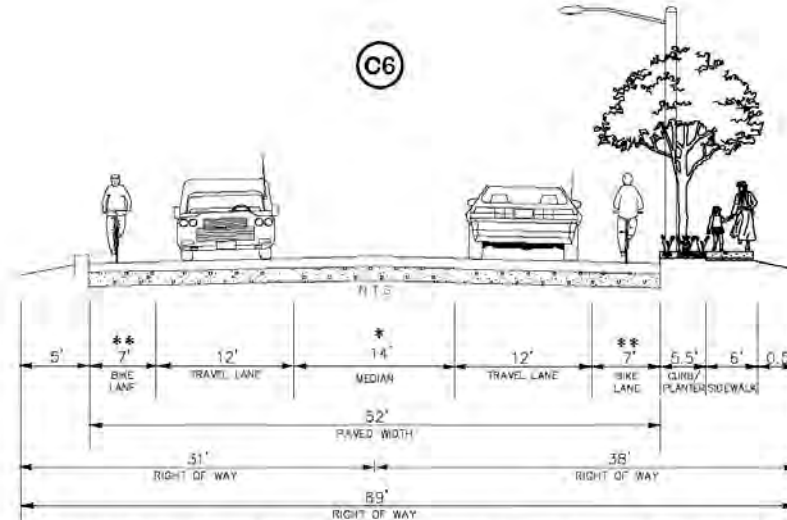
* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.

** Bike lane design as approved by road agency.

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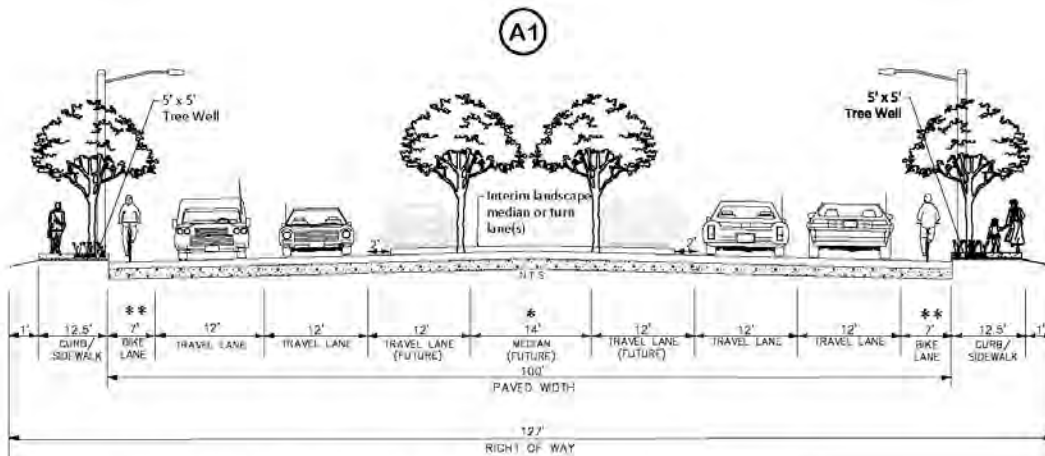
**Figure 12.65.940-M:
“C6” – County 3-Lane Collector at UGB Boundary**



* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.
 ** Bike lane design as approved by road agency.

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**Figure 12.65.940-N:
“A1” – County 7-Lane Arterial with 12’ Sidewalks**

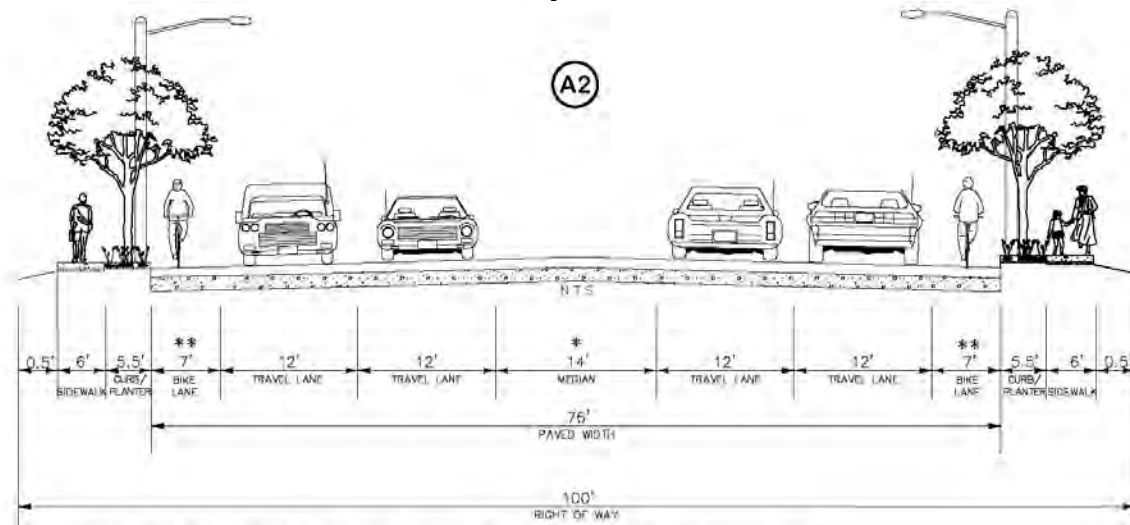


* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.
 ** Bike lane design as approved by road agency.

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**Figure 12.65.940-O:
“A2” – County 5-Lane Arterial**

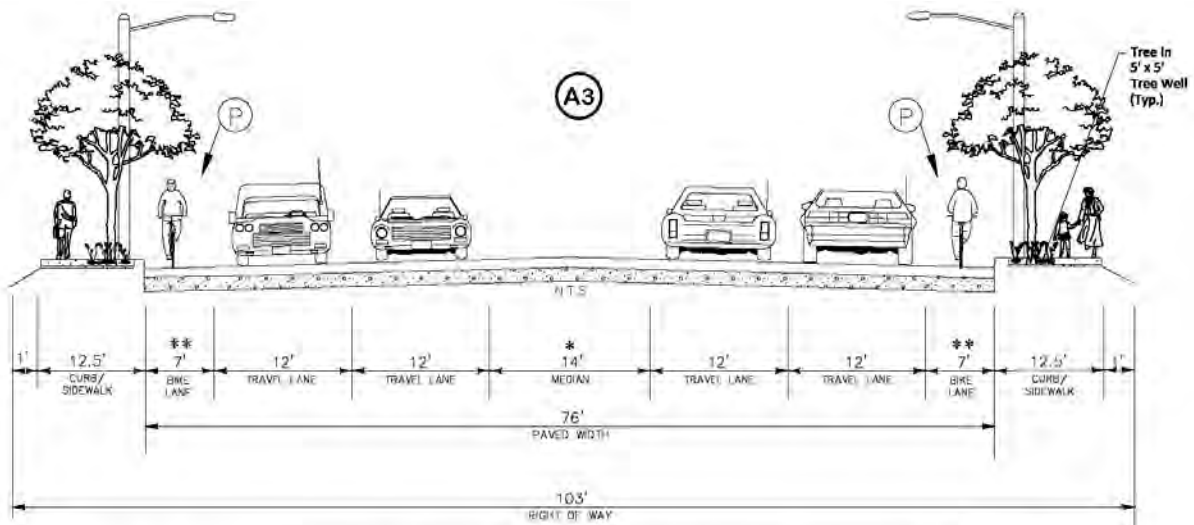


* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.

** Bike lane design as approved by road agency.

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**Figure 12.65.940-P:
“A3” – County 5-Lane Arterial with 12’ Sidewalks**



* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.

** Bike lane design as approved by road agency.

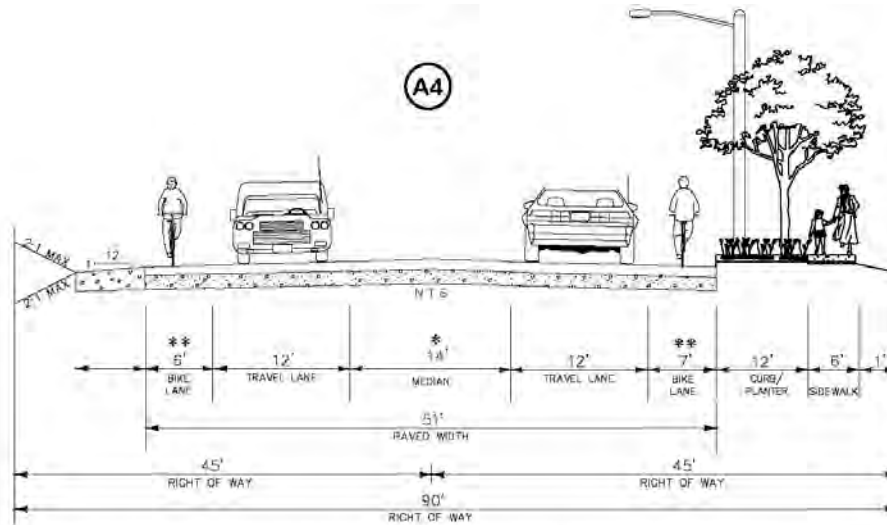
(P) On-street parking with agency approval requires additional 8' right-of-way and road widening each side.

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Note #1: Where on street parking is provided, curb bulb-outs shall be used at all public and private street intersections, and at all commercial and multi-family (3 or more dwellings) residential driveways.

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Figure 12.65.940-Q:
“A4” – County 3-Lane Arterial at UGB Boundary

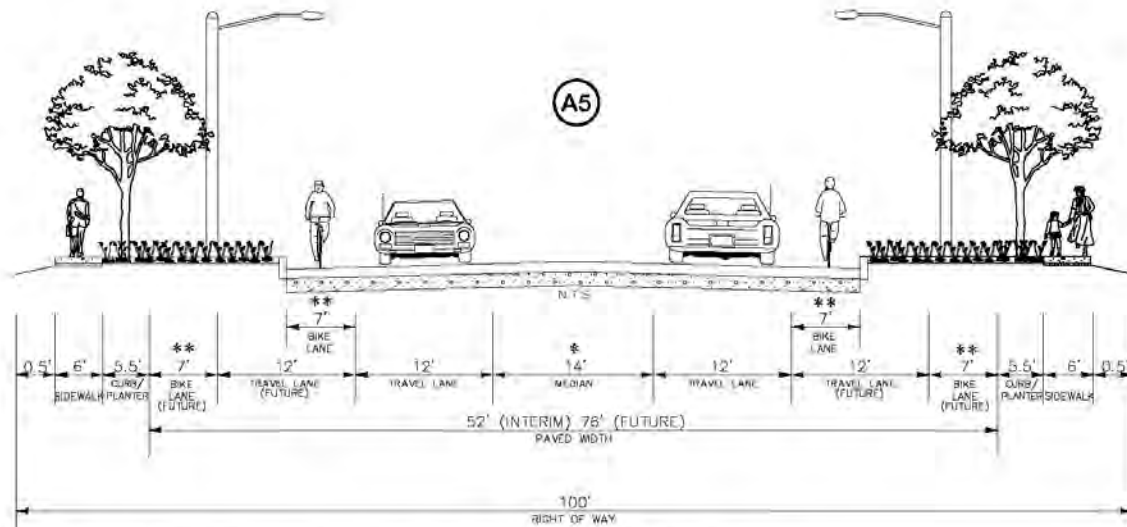


* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.

** Bike lane design as approved by road agency.

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Figure 12.65.940-R:
“A5” – County 3-Lane Arterial in a 5-Lane Right-Of-Way



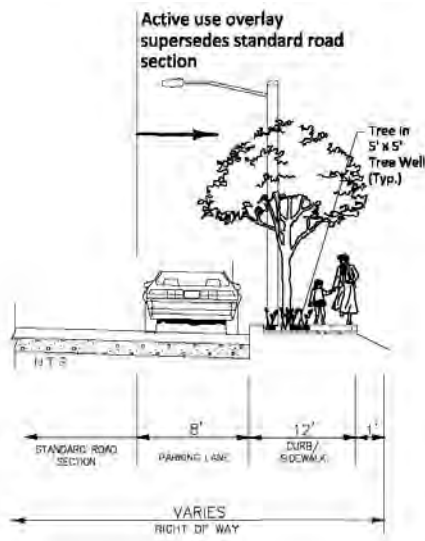
* Provision of landscaped medians subject to road agency approval and provision of private landscape maintenance agreements.

** Bike lane design as approved by road agency.

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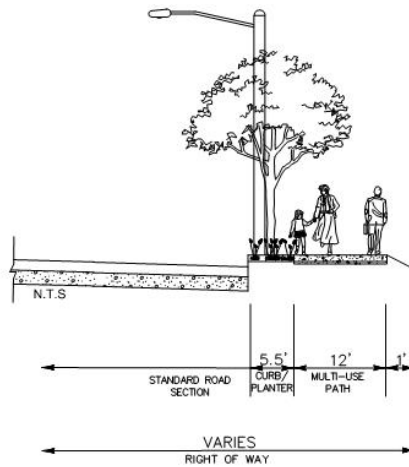
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**Figure 12.65.940-S:
Active Use Overlay**



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**Figure 12.65.940-T:
Trail Adjacent to Public Local Street**



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1 **Exhibit I**

2 **CDCA 002-14: South Hillsboro CDC Amendments**
3 **Revisions to Section 12.70.200 and 12.70.220**

4 *Language proposed for addition in bold italic typeface;*
5 *language proposed for deletion shown overstruck;*

6 **12.70.200**

7 A. Purposes. This sub-chapter establishes procedures for traffic management plans, traffic
8 impact analyses, and Transportation Rule Compliance Studies. These procedures are
9 necessary to:

- 10 1. Evaluate the identified traffic impacts of proposed development, including traffic
11 capacity and traffic safety;
- 12 2. Identify potentially adverse impacts; and
- 13 3. Determine the need for transportation services and improvements related to the
14 development.

15 B. Applicability. Land use applications shall provide the analyses listed below (or limited
16 elements thereof) as required by the Review Authority and/or an affected Road
17 Authority. Such analyses shall be provided prior to a land use application being deemed
18 complete under Subsection 12.70.110, unless approved otherwise by the City Engineer.

- 19 1. For Traffic Management Plans: Subsection 12.70.210.A;
- 20 2. For Traffic Impact Analyses: Subsection 12.70.220.A; and
- 21 3. For Transportation Planning Rule Compliance Studies: Subsection 12.70.230.
- 22 4. ***In the South Hillsboro Plan District (Section 12.65), the standards of this section***
23 ***may be superseded by the standards in Section 12.65.910 as specified in that***
24 ***Section.***

25 **12.70.220**

26 D. Study Area. The Traffic Impact Analysis Study Area for developments will be defined
27 by any contiguous or non-contiguous road link where traffic generated by the proposed
28 development equals or exceeds 10% of the ~~sum of peak hour Existing Traffic, In~~
29 ~~Process Traffic, and~~ Background Traffic, as defined in Section 12.01.500, but including
30 at a minimum those access roads lying adjacent to and between the development and the
31 nearest Collector or Arterial road. The following intersections/access points shall be
32 analyzed:

- 33 1. Site access points;
- 34 2. Intersections along the site frontage(s) (both sides of the street) and extending out
35 from the site on fronting streets to a distance of 600 feet;

1 3. Intersections along links within the Study Area must be analyzed if the link is
2 intersecting with an Arterial, Collector or Neighborhood Route, or where an existing
3 intersection or private access on the link is signalized; and

4 4. The City Engineer may identify additional locations for study if existing traffic
5 operation, safety, or performance is marginal or substandard.

6

1 **Exhibit J**

2 **CDCA 002-14: South Hillsboro CDC Amendments**
3 **Revisions to Section 12.80.010**

4 *Language proposed for addition in bold italic typeface;*
5 *language proposed for deletion shown overstruck;*

6 **12.80.010 Annexation.**

- 7 A. Purpose. ~~For purposes of this Code, The annexation application process creates is~~
8 *intended to facilitate* efficient urban development and provides economic development
9 opportunities by ~~facilitating transfer of~~ *transferring* jurisdiction of properties ~~over~~
10 *properties* within the city's Urban Growth Boundary from Washington County to the
11 City of Hillsboro. The process is intended to comply with the requirements of ORS 222,
12 *ORS* 268 and Metro Code Section 3.09.
- 13 B. Procedure. ~~An annexation applications are is~~ subject to a modified Type III procedure,
14 including public notice and a public hearing. ~~However, the specific requirements of~~
15 ~~Section 12.70.050 are superseded by the provisions of Metro Code 3.09.~~
- 16 C. Submittal Requirements.
- 17 1. An annexation application must include the information ~~The submittal requirements~~
18 ~~for an annexation application are~~ set forth in Metro Code 3.09, *and the applicable*
19 *application fee(s).*
- 20 2. *For property in the South Hillsboro Plan District, an owner-initiated annexation*
21 *application shall include an executed annexation agreement consistent with*
22 *Section 12.65.040.*
- 23 D. Zone Change Process Concurrent with Annexation Application.
- 24 1. Pursuant to Subsection 12.80.160.C, the Planning Commission may initiate a zone
25 change on properties for which an annexation application has been received and
26 deemed complete. The Planning Commission's action to initiate the zone change
27 shall include a ~~recommended~~ *recommendation of appropriate* zone or zones, based
28 on the approval criteria in Subsection 12.80.160.E, and shall be forwarded to the City
29 Council in conjunction with the annexation application. The *City* Council may
30 approve, *modify* or deny the Planning Commission's recommendation. The City
31 Council may ~~also~~ condition the zone change consistent with Subsection 12.80.160.F.
- 32 2. ~~A property owners in disagreement with~~ *desirous of who seeks a zone other than* the
33 zone recommended by the Planning Commission may apply for a zone change to an
34 alternative zone. An owner-initiated zone change application for annexed property
35 shall be processed under Section 12.80.160.
- 36 3. *A property owner in the South Hillsboro Plan District who seeks a zone other than*
37 *the zone recommended by the Planning Commission may apply for a zone change*
38 *to an alternative zone, provided that requested zone is consistent with the provisions*
39 *of an applicable annexation agreement executed under Section 12.65.040. An*

1 *owner-initiated zone change application for annexed property in the South*
2 *Hillsboro Plan District shall be processed under Section 12.80.160.*

3 E. Approval Criteria. The *City may* approve an annexation application *if the City*
4 *determines the following criteria are met:*

5 *1. These criteria set forth in Metro Code 3.09.*

6 *2. In the South Hillsboro Plan District, that the annexation is consistent with the*
7 *requirements of an applicable annexation agreement.*

8 *3. The annexation is in the City's best interest.*

9 F. Conditions of Approval. *Except in the South Hillsboro Plan District,* approval of an
10 annexation application cannot be conditioned by the City.

11 G. Appeal of a Decision. *A final decision on an* annexation applications may be appealed
12 to the Land Use Board of Appeals.

13 H. Expiration of a Decision. *A final decision on an* annexation applications ~~are~~ *does* not
14 ~~subject to expiration~~ *expire.*

15 I. Extension of a Decision. Because a *final decision on an* annexation applications *does*
16 *not expire,* the decision is ~~are~~ not subject to extension.

17

Exhibit K

CDC 002-14: South Hillsboro CDC Amendments Revisions to Sections 12.80.120 and 12.80.122

*Language proposed for addition in bold italic typeface;
language proposed for deletion shown overstruck.*

12.80.120 Planned Unit Development.

- A. Purposes. The purposes of the Planned Unit Development (PUD) application and process are to:
1. Encourage flexibility, innovation, and diversity in location and design of structures and improvements consistent with the Comprehensive Plan, the applicable base zone(s), and applicable standards;
 2. Allow consideration of special adjustments to Code standards within the context of the overall development project, thereby balancing the request for the adjustments with desirable results that improve community livability;
 3. Allow more efficient site design for land uses, buildings, and circulation, energy and utility systems;
 4. Preserve existing landscape features and natural resources, and better integrate such features and resources into site design;
 5. Provide usable and suitably sited public and common facilities;
 6. Provide greater compatibility with surrounding land uses or uses allowed by surrounding zoning than a project compliant with conventional zoning; and
 7. Allow simultaneous land divisions consistent with the approval criteria listed in Sections 12.80.096 ~~D~~ **G** or 12.80.098 F as applicable.
- B. Where Required. An applicant may request the PUD process for any development project of any size in any zone. However, the PUD process is required in the following circumstances:
1. For all development projects in the ***MU-VTC or SCR-V*** zone;
 2. For any non-residential phased development within a light rail zone; or
 3. Within the boundaries of the Witch Hazel Village Community Plan area.
 4. ***For all development projects in the South Hillsboro Plan District with a site size over 15 gross acres.***
- C. Allowable Uses.
1. ~~Planned Unit Developments (PUDs) in Residential Zones.~~ In residential zones, PUD concept plan approval allows development of a site with a mixture of uses. The following uses are allowed with PUD approval:

- a. All uses allowed outright or conditionally in the underlying zone;
 - b. Housing types otherwise indicated as “not permitted” in the underlying zone;
 - c. Community recreation facilities or similar uses;
 - d. Outdoor recreation facilities or similar uses; and
 - e. Recreational vehicle storage areas.
2. PUDs in Commercial and Industrial Zones. In areas designated Commercial or Industrial on the Comprehensive Plan Map, PUD concept plan approval allows development of a site with mixed uses subject to the following limitations:
- a. At least 60% of the PUD area shall be occupied to uses allowed outright or conditionally by the implementing zones of the Comprehensive Plan designation; and
 - b. If retail commercial use is not allowed by the base zone, a multi-tenant retail commercial facility or structure under common ownership or common control may be approved in an industrial PUD if the square footage is 15,000 square feet or less.
3. *PUDs in the MU-VTC Zone. In the MU-VTC Mixed-Use Village Town Center zone, PUD concept plan approval allows development of a site with a mixture of all uses allowed outright, limited or conditionally in the underlying zone.*
- D. Phasing. Unless otherwise authorized by the Planning Commission, a phased development may not exceed five years between commencement of development on the first and final phases.
- E. Procedures. PUD applications are subject to the Type III procedure, as described in Section 12.70.050.
- 1. *Any requests for special adjustments shall be consolidated within the PUD application and shall address the relevant approval criteria in Sections 12.80.156 and 12.80.158.*
 - 2. *A PUD application that is consolidated with a Land Division application and/or a Development Review application is subject to the Type III procedure, as described in Section 12.70.050. A separate Land Division and/or Development Review application is not needed if the request is consolidated with the PUD application.*
 - 3. *A PUD application and a concurrent Development Review application are both subject to the Type III procedure, as described in Section 12.70.050. A PUD application and a concurrent Land Division application may not occur.*
 - 4. *A PUD application followed by a deferred Land Division application and/or a deferred Development Review application may occur. The deferred Land Division application will be subject to the Type II or Type III procedure, as applicable. The deferred Development Review application will be subject to the Type II procedure.*
- F. Implementation of Planned Unit Development Concept Plan Approval. A PUD concept plan shall be implemented through either a Development Review approval under Section

12.80.040, a Land Division approval under Section 12.80.096 or Section 12.80.098, or both.

~~G. **Consolidated Application.** An applicant may choose to submit the PUD concept plan and the implementing Development Review application, Land Division preliminary plat application, or both for concurrent review subject to addressing all approval criteria for each application. Alternatively, the applicant may defer the Development Review application.~~

- ~~1. If submitted concurrently with the PUD application, the Development Review application shall be reviewed under a Type III procedure by the Planning Commission under Section 12.70.050, and the Type III public notice for the PUD shall include the Development Review application information.~~
- ~~2. If the applicant chooses to defer review of the implementing Development Review application, the PUD concept plan application must include sufficiently detailed building locations, dimensions, elevations, and building and landscaping materials palettes to clearly establish the standards by which the Development Review application will be reviewed administratively as a Type II application under Section 12.70.040.~~
- ~~3. The Planning Commission may impose conditions of approval on the PUD concept plan regarding changes in detailed site plans or elevations as necessary to insure compliance with Sections 12.50.700, 12.50.800 and/or 12.50.900.~~

~~G. ***Consolidated, Concurrent and Deferred Applications.***~~

- ~~1. ***A PUD application with a consolidated Land Division and/or Development Review application shall be reviewed for compliance with the approval criteria of each consolidated application type during the PUD review.***~~
- ~~2. ***A PUD application with a concurrent Development Review application shall have each application reviewed for compliance with the approval criteria of each application individually.***~~
- ~~3. ***A PUD application with a deferred Land Division and/or Development Review application shall have each application reviewed for compliance with the approval criteria of each application individually.***~~

~~H. An applicant may choose to submit the PUD concept plan and the implementing Development Review application, Land Division preliminary plat application, or both for concurrent review subject to addressing all approval criteria for each application.~~

- ~~1. If the PUD involves a land division, the applicant may request review of the preliminary subdivision or partition application as part of the PUD concept plan review. If submitted with the PUD concept plan, the preliminary subdivision or partition application shall be reviewed for compliance with the approval criteria in Sections 12.80.096 D or 12.80.098 F as applicable. If deferred, the land division application shall be subject to compliance with the approval criteria in Sections 12.80.096 D or 12.80.098 F as applicable, and with either the Type II or Type III procedure set forth in Section 12.70.040 or 12.70.050.~~

2. ~~If the PUD involves an implementing Development Review application, the applicant may request review of the Development Review application concurrent with PUD review or may defer the Development Review application.~~
 - a. ~~If submitted concurrently with the PUD application, the Development Review application shall be reviewed under a Type III procedure by the Planning Commission under Section 12.70.050, and the Type III public notice for the PUD shall include the Development Review application information.~~
 - b. ~~If the applicant chooses to defer review of the implementing Development Review application, the PUD concept plan application must include sufficiently detailed building locations, dimensions, elevations, and building and landscaping materials palettes to clearly establish the standards by which the Development Review application will be reviewed administratively as a Type II application under Section 12.70.040.~~
 - e. ~~The Planning Commission may impose conditions of approval on the PUD concept plan regarding changes in detailed site plans or elevations as necessary to insure compliance with Sections 12.50.700, 12.50.800 and/or 12.50.900.~~

H. Planned Unit Development Submittal Requirements. Type III application submittal requirements are set forth in Section 12.70.050 and more specific submittal requirements are provided on application forms and checklists as authorized in Section 12.70.110. At a minimum, a PUD shall include the following:

1. An application form signed by the applicant or applicant's representative and the property owner or owner's representative;
2. Payment in full of the appropriate application fee, based on the fee schedule in effect on the date of submittal;
3. An Existing Conditions plan;
4. Concept Plan sets including but not limited to the following:
 - a. Pedestrian and Vehicle Site Circulation;
 - b. Development Pattern, including approximate location, acreage, type and density of proposed development, and for any residential development the housing types, unit densities, and generalized lot sizes at their proposed locations on the site;
 - c. Architectural Designs, including conceptual drawings, illustrations and building elevations, with exterior materials and color palette. (This requirement may be satisfied in a concurrent Type III Development Review application);
 - d. Open Space and Natural Resources, including percentage of site area and approximate locations of proposed parks, playgrounds or other outdoor play areas, common areas and usable open space; and natural, historic and cultural resource areas or features proposed for preservation;
5. Preliminary partition or subdivision plat if land division is included in the development proposal;
6. Preliminary phasing plan including infrastructure phasing, if project phasing is proposed;

7. Narrative statements including but not limited to the following:
 - a. Description, approximate location and timing of each proposed phase of development;
 - b. Explanation of how the proposed PUD is consistent with the purposes of this Section, the intent of the underlying zone, and any applicable Community Plan;
 - c. A Transportation Planning Rule Compliance analysis pursuant to Section 12.70.230;
 - d. A Traffic Impact Analysis pursuant to Section 12.70.220;
 - e. A statement describing the impacts of the proposed development on natural resources and on any resources contained in the City's Inventory of Cultural Resources within the proposed site; and
 - f. Narrative addressing compliance with partition or subdivision approval criteria if applicable.
 - g. *Narrative addressing compliance with development review approval criteria if applicable.*
 - h. *Narrative addressing compliance with adjustment approval criteria if applicable.*
 - i. *Narrative and/or drawings justifying and substantiating the need for variances or adjustments, if requested, to the development and/or design standards of the applicable base zone, overlay zone, or Plan District; and addressing the applicable approval criteria in Sections 12.80.152 C-E, Section 12.80.154 C, Section 12.80.156 C, and Sections 12.80.158 A-M.*
- I. ~~Concurrent Applications for Type III Adjustments.~~ A PUD application may include proposals to vary development standards and design standards that would typically apply in the base zone. If requested by the applicant, special adjustments shall be clearly and specifically identified in the PUD application, which shall also include an explanation and/or drawings justifying and substantiating the need for the special adjustment from the standards. Any applications for special adjustments shall be processed concurrently with ~~the~~ PUD application and shall address the relevant approval criteria in Sections 12.80.156 and 12.80.158.
- I. ***Deferred Development Review.*** *If the applicant chooses to defer review of the implementing Development Review application, the PUD concept plan application must include sufficiently detailed building locations, dimensions, elevations, and building and landscaping materials palettes to clearly establish the standards by which the Development Review application will be reviewed administratively as a Type II application under Section 12.70.040.*
- J. Development Regulations and Design Standards not Subject to Adjustment. The PUD *application process* ~~and, with consolidated~~ Adjustment, ~~application processes~~ cannot be used to vary or take an exception from the standards listed in Subsection 12.80.150.C.

- K. Concept Plan Approval Criteria. To approve a PUD concept plan, the Planning Commission shall make findings, based on evidence provided, that the following criteria are satisfied:
1. The development concept demonstrates that the PUD has some significant advantages over a standard development allowed under base zoning standards. “Significant advantages” in this context may include, but are not limited to, one or more of the following:
 - a. The PUD is consistent with the provisions of any applicable adopted Community Plan in the Comprehensive Plan *and any applicable Plan District in Section 12.60*;
 - b. The PUD protects, preserves, and/or manages areas of significant natural resources beyond the requirements of the base zoning regulations;
 - c. The general arrangement of proposed uses in the PUD better integrates future development into the surrounding neighborhood, either through more compatible street layout, architectural styles and housing types, or by providing better transitions between the surrounding neighborhood and the PUD with compatible development or open space buffers;
 - d. Any requests for ~~Type III~~ Adjustments included in the concept plan, including requests for increased density, comply with the applicable standards in Sections 12.80.154, 12.80.156 and 12.80.158 as applicable;
 - e. Areas of open space, their intended levels of use, and their relationship to other proposed uses in the PUD provide enhanced opportunities for “third place” gathering areas;
 - f. The PUD features outstanding sustainability in site design and construction; including best management practices for on-site storm water management, green building materials, water and energy efficiency, and/or urban agriculture;
 - g. Site design in the PUD will create a diverse neighborhood including age- or disability -friendly features such as “visitability”; and
 - h. The PUD features enhanced opportunities for walkability or transit ridership, including separated parking bays, off street walking paths, shorter pedestrian routes than vehicular routes, linkages to or other provisions for bus stops, etc.
 2. Any adjustment(s) proposed meet the approval criteria for the specific adjustment(s) as set forth in Section 12.80.158; and
 3. If a preliminary plat was submitted for approval with the PUD concept plan, then the preliminary plat complied with the applicable approval criteria in Section 12.80.096 D or 12.80.098 F.
- L. Conditions of Approval and Binding Elements. Pursuant to Section 12.70.120, the Review Authority may impose conditions on the approval of the PUD concept plan to ensure compliance with the approval criteria *and may also impose conditions of approval on the PUD concept plan regarding changes in detailed site plans or elevations as necessary to insure compliance with Sections 12.50.700, 12.50.800 and/or 12.50.900.*

PUD concept approval shall constitute preliminary approval for the proposed development, with final approval implemented in the concurrent or subsequent Development Review approval, Land Division *Final Plat* approval, or both. However, the PUD approval shall be binding as to the following aspects, which shall not be modified in the implementing approvals:

1. Minimum residential density, minimum floor area ratio and minimum usable open space for the project as a whole;
2. Approximate location and type of permitted uses; and
3. Consistency with the purposes identified in this section.

M. Zoning Map Designation. The boundaries of an approved Planned Unit Development shall be designated and applied to the Zoning Map. A separate zone change application is not required to apply the Planned Unit Development Overlay.

N. Appeal of a Decision. Refer to Section 12.70.190.

O. Expiration of a Decision. Refer to Section 12.70.140.

P. Extension of a Decision. Refer to Section 12.70.150.

Q. *Requests for Adjustments after Concept Development Plan Approval. Requests for variances or adjustments to an approved PUD Concept Development Plan submitted after the original approval shall be processed as a modification to the PUD approval pursuant to Section 12.80.100.*

R. Previously Approved Concept Development Plans Approved as Planned Unit Developments. Any Concept Development Plan approval issued prior to September 4, 2014 shall be considered an approved Planned Unit Development. Subsequent modifications to any such Concept Development Plan shall be processed as PUD modifications under Section 12.80.100.

12.80.122 PUD Implementation through Development Review or Land Division Approval.

- A. Timing. Following Planned Unit Development (PUD) concept plan approval, an applicant may submit implementing applications for Development Review, Partition or Subdivision Final Plat approval, or both, consistent with the approved PUD concept plan. Applications for the implementing approvals for the first phase of the PUD shall be filed within 18 months of ~~the date of~~ the final decision *date* approving the PUD concept plan.
- B. Procedures. An application for an implementing Development Review application shall be reviewed under a Type II procedure, as set forth in Section 12.70.040. An application for an implementing final partition or subdivision plat shall be reviewed under a Type I procedure, as set forth in Section 12.70.030.
- C. Implementing Application Submittal Requirements. Specific submittal requirements for Development Review (DR) and Land Division final plats are provided on application forms and checklists as authorized in Section 12.70.110. Minimum application submittal requirements for Development Review are provided in Section 12.80.040. Minimum

application submittal requirements for Subdivision Final Plats are provided in Section 12.80.098. Minimum application submittal requirements for Partition Final Plats are provided in Section 12.80.096.

- D. Approval Criteria. To approve an implementing application for Development Review, Land Division Final Plat or both, the Review Authority shall make findings, based on evidence provided, that the following criteria are satisfied:
1. The implementing application complies with all applicable requirements of Section 12.80.040; Section 12.80.098; and/or Section 12.80.096.
 2. The implementing application complies with all applicable development standards in Subchapter 12.50; and any applicable provisions regarding overlay zones in Subchapter 12.27 or Plan Districts in Subchapter 12.60.
 3. The implementing application conforms to the PUD concept plan approval and all the conditions of approval.
- E. Limitations on Changes from Concept Plan Approval.
1. The Review Authority may approve an implementing application which includes minor changes from the PUD concept plan, if the minor changes meet all of the following criteria:
 - a. The change does not affect a binding element under Subsection 12.80.120.L or a non-variable standard under Subsection 12.80.150.C;
 - b. The change does not relate to a condition of approval or a requirement placed on the PUD concept plan by the Planning Commission;
 - c. The change does not involve a change in use;
 - d. The change does not increase or decrease the overall residential density of the PUD by more than 5%;
 - e. The change does not decrease the overall density of the development;
 - f. The change does not increase the average daily auto trips associated with the approved plan by more than 100 trips;
 - g. The change involves a shift in the location of buildings or internal streets, parking lot configuration, landscaping, or usable open space within the site and does not impact properties outside the development with respect to intersection locations, utility connections, increased traffic impacts, or site drainage; and
 - h. Any change in the schedule or phasing does not adversely impact or delay construction of related infrastructure, streets or transportation system improvements; preclude timely and efficient provision of services to adjacent properties; or adversely impact existing infrastructure or transportation systems in the vicinity.
 2. If the Review Authority finds that the implementing applications do not conform to the approved PUD concept plan or the changes do not meet the criteria of “minor changes” as listed in Subsection 1 above, the implementing applications shall be

denied unless the Review Authority places conditions on the implementing applications to achieve conformance with the approved PUD concept plan.

- F. Conditions of Approval. Pursuant to Section 12.70.120, the Review Authority may impose conditions on the approval of the implementing applications to ensure compliance with the approval criteria and the relevant standards of this Code, including standards set out in overlay districts, master plans for transportation and utilities and adopted design standards, provided such conditions are consistent with the PUD concept plan approval. In approving implementing DR and/or Land Division applications, the Review Authority may require adequate financial guarantees of compliance with the approved PUD concept plan.
- G. Appeal of a Decision. Refer to Section 12.70.190.
- H. Expiration of a Decision. Refer to Section 12.70.140.
- I. Extension of a Decision. Refer to Section 12.70.150.

Exhibit L

CDCA 002-14: South Hillsboro CDC Amendments Amendments to Sections 12.80.150 – 12.80.158

*Language proposed for addition in bold italic typeface;
language proposed for deletion shown ~~overstruck~~.*

12.80.150 Variances and Adjustments.

- A. Purpose. Variance ***applications*** and Adjustment ***processes*** ~~applications~~ allow flexibility in applying the standards in this Code if a proposed development meets the intended purpose of those standards. As part of a discretionary review process, Variances and Adjustments may provide opportunities for provision of public benefits (pursuant to Section 12.50.900) to mitigate impacts of development.
- B. Applicability of Provisions.
1. The Variance application (VAR) shall be used if pre-existing conditions on an existing lot create a hardship in developing the lot consistent with the standards of this Code.
 2. The Type II Adjustment (ADJ II) ***process*** ~~application~~ shall be used ***only under the following circumstances:***
 - a. ~~in conjunction with~~ ***as part of*** a Type II Development Review application for development on existing lots;
 - b. ~~, or in conjunction with~~ ***as part of a Type II*** Partition or Minor Subdivision application for development on proposed lots; ***or***
 - c. ***as part of a Type III Planned Unit Development application.***
 3. The Type III (ADJ III) ~~application~~ ***process*** shall be used only ~~in conjunction with~~ ***as part of*** a Planned Unit Development application or ***as part of*** a Type III Development Review application for development on existing or proposed lots.
 4. With the exception of the standards listed in Subsection C below, Variance, Type II Adjustments, and Type III Adjustments may be submitted to request flexibility in the application of standards as shown in Table 12.80.150-1.

**Table 12.80.150-1:
Applicability of Variance and Adjustment Processes**

Standard from which flexibility is requested:	Variance	Type II Application with Type II Adjustment	Type III Application with Type III Adjustment
To allow a primary or accessory use not allowed in the base zone			X
To reduce lot size or dimensions below the base zone minimum standards (adjustments not available beyond optional variations in Section 12.50.110 <i>unless approved as part of a PUD</i>)	X	X	X
To reduce residential density less than 10% below the base zone minimum standard		X	X
To reduce residential density more than 10% below the base zone minimum standard			X
To increase residential density above the base zone maximum standard*			X
To reduce minimum Floor Area Ratio less than 10% below the minimum base zone standard		X	X
To reduce setbacks below the base zone minimum standards*	X	X	X
To increase setbacks above the base zone maximum standards		X	X
To increase building heights above the base zone maximum standard* (adjustment not available in Residential Compatibility Areas)		X	X
To increase lot coverage above the base zone maximum standard		X	X
To decrease Usable Open Space areas below the minimum standard for the use type*			X
To decrease landscaping coverage below the minimum standard the use type		X	X
To reduce the number of parking spaces below the minimum standard for the use type*		X	X
To increase the number of parking spaces above the maximum standard for the use type*		X	X
To adjust requirements for undergrounding overhead utilities*		X	X
To adjust bicycle/pedestrian access way requirements*		X	X
To adjust building entrance requirements *		X	X
To adjust ground floor window transparency requirements*		X	X
To adjust other numeric design standards		X	X
To adjust non-numeric design standards			X

* Indicates certain criteria applicable as specified in Section 12.80.158.

C. Standards not Subject to Variance or Adjustment.

1. Variance or Adjustment applications may address any regulation in this Code except the following:
 - a. To change a definition or use category classification;
 - b. To allow a use or development type cited as “prohibited” or “not permitted;”
 - c. To modify or remove a threshold for review, such as a standard which requires a particular application for review of a certain project; or
 - d. To change the steps of a procedure type or to change assigned procedures.
2. Adjustment applications may address any regulation in this Code regarding light rail zones except the following:
 - a. To reduce residential density below 90 percent of the base zone minimum standard;
 - b. To increase residential density above the base zone maximum standard;
 - c. To reduce floor area ratio below 90% of the base zone minimum standard;
 - d. To reduce Usable Open Space below 85% of the base zone minimum standard;
 - e. To reduce lot frontage below the base zone minimum standard;
 - f. To adjust street or alley performance standards in Section 12.50.530;
 - g. To allow surface parking or loading between a building and a major pedestrian route;
 - h. To allow parking cater-cornered from a Light Rail Station site at an intersection;
 - i. To requirements for pedestrian-oriented commercial uses wrapping the ground floor of a parking structure; or
 - j. To increase building height in residential compatibility areas in the SCC-DT Station Community Commercial - Downtown zone, as shown in Figure 12.61.400-D.

12.80.152 Variances.

- A. Procedure. Variance applications are subject to the Type III procedure, as described in Section 12.70.050.
- B. Submittal Requirements. Type III application submittal requirements are set forth in Section 12.70.050 and more specific submittal requirements are provided on application forms and checklists as authorized in Section 12.70.110. At a minimum, an application for a Variance shall include the following:
 1. An application form signed by the applicant or applicant’s representative and the property owner or the owner’s representative;
 2. Payment in full of the appropriate application fee, based on the fee schedule in effect on the date of submittal;

3. Existing Conditions Plan;
 4. Proposed Site Development Plan; and
 5. A narrative clearly identifying each applicable standard from which variance is requested, citing the reasons for the request, and addressing compliance with each approval criterion.
- C. Approval Criteria for Variances in Standard Zones. To approve a Variance in a standard zone, the Review Authority shall make findings of fact, based on evidence provided, that the following criteria are satisfied:
1. Special conditions over which the applicant has no control apply to the subject property, which do not apply generally to other properties in the same zone or vicinity. Examples of such special conditions may include but are not limited to lot shape, topography, or unique landscape features;
 2. The requested variance is the minimum necessary deviation from the applicable standard to allow the proposed use of the site;
 3. If more than one variance is requested, the cumulative effect of the variances results in a project that is still consistent with the overall purpose of the base zone;
 4. The variance complies with any applicable additional criteria in Subsection 12.80.158; and
 5. Any negative impacts on surrounding properties which would result from the variance can be mitigated to the extent practical; or
 6. Application of the regulation in question would preclude all reasonable economic use of the site.
- D. Approval Criteria for Variances in Mixed Use or Light Rail Zones. To approve a Variance in a mixed use or light rail zone, the Review Authority shall make findings of fact, based on evidence provided, that the following criteria are satisfied:
1. The variation will equally or better meet the purposes of the standard to be varied;
 2. The development including the variation or cumulative variations remains consistent with the overall purpose and intent of the district; and ;
 3. The variation will not have significant detrimental impacts on inventoried cultural resources, significant natural resources or impact areas.
- E. Approval Criteria for Variances from Regulatory Floodplain Ordinance (RFO) Standards. Applications for Variances from the standards of the RFO in Section 12.27.100 shall be subject to the following criteria, in addition to Subsections C or D above:
1. The variance application is for new construction and/or substantial improvements on a lot of record contiguous to and surrounded by lots with existing structures constructed below the base flood level, and the following factors have been considered:
 - a. The danger that materials may be swept onto other lands to the injury of others;
 - b. The danger to life and property due to flooding or erosion damage;

- c. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;
 - d. The importance of the services provided by the proposed facility to the community;
 - e. The necessity to the facility of a waterfront location, where applicable;
 - f. The availability of alternative locations for the proposed use which are not subject to flooding or erosion damage;
 - g. The compatibility of the proposed use with existing and anticipated development;
 - h. The relationship of the proposed use to the comprehensive plan and flood plain management program for that area;
 - i. The safety of access to the property in times of flood for ordinary and emergency vehicles;
 - j. The expected heights, velocity, duration, rate of rise, and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site; and
 - k. The costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems, streets and bridges.
2. The requested variance is for a property one-half acre in size or smaller. If a variance is requested on a larger lot, the applicant's burden of proof of technical justification for the variance increases.
 3. Approval of the variance, if affecting an area within the Floodway, will not result in any increase in flood levels during the base flood discharge.
 4. The applicant has demonstrated that the RFO variance is based on good and sufficient cause.
 5. Granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public or conflict with existing local laws or ordinances.
 6. The variance is the minimum necessary, considering the flood hazard, to afford relief.
 7. Variances may be issued for non-residential buildings in very limited circumstances to allow a lesser degree of flood proofing than watertight or dry-flood proofing, where the Review Authority finds that approval of the variance meets the following criteria:
 - a. The proposed construction will have low potential for flood damage;
 - b. The proposed construction complies with all other variance criteria except Section 1 above, and
 - c. All improvements will be constructed to minimize flood damage, by using flood resistant materials, anchoring, and protecting on-site public and private utilities where applicable.

- 8. Variances shall be approved only if the variance is found to be the minimum deviation necessary, considering the flood hazard, to afford relief.
- F. Conditions of Approval. Pursuant to Section 12.70.120, the Review Authority may impose conditions on the approval of the Variance application to ensure compliance with the approval criteria.
- G. Appeal of a Decision. Refer to Section 12.70.050.
- H. Expiration of a Decision. Refer to Section 12.70.140.
- I. Extension of a Decision. Refer to Section 12.70.150.

12.80.154 Type II Adjustments.

- A. Procedure. ~~Type II Adjustment applications are subject to the Type II procedure as described in Section 12.70.040.~~ A ***request for a Type II Adjustment application*** may be submitted only ~~in conjunction with~~ ***as part of*** another Type II land use application such as a Minor Subdivision or a Development Review application, ***or as part of a Type III Planned Unit Development application***, and shall be reviewed ~~concurrently with~~ ***as part of*** the ~~other~~ ***primary*** Type II ***or Type III*** application. If Type II Adjustments are requested, the primary application shall describe the Adjustments in the narrative, and clearly identify them on all plans.
- B. Submittal Requirements. ***In addition to the submittal requirements of the primary application, requests for Type II Adjustments shall include a narrative clearly identifying each applicable standard from which an adjustment is requested, citing the reasons for the request, and addressing compliance with the approval criteria in Subsection C below, and any standard-specific criteria listed in Subsection 12.80.158 if applicable.*** ~~Type II application submittal requirements are set forth in Section 12.70.040 and more specific submittal requirements are provided on application forms and checklists as authorized in Section 12.70.110. At a minimum, an application for a Type II Adjustment shall include the following:~~
 - 1. ~~An application form signed by the applicant or applicant's representative and the property owner or the owner's representative;~~
 - 2. ~~Payment in full of the appropriate application fee, based on the fee schedule in effect on the date of submittal;~~
 - 3. ~~Existing Conditions Plan;~~
 - 4. ~~Site Development Plan; and~~
 - 5. ~~A narrative clearly identifying each applicable standard from which adjustment is requested, citing the reasons for the request, and addressing compliance with the approval criteria in Subsection C below, and any standard-specific criteria listed in Subsection 12.80.158 if applicable.~~
- C. Approval Criteria. To approve a Type II Adjustment, the Review Authority shall make ***additional*** findings of fact, based on evidence provided by the applicant, that all of the following criteria are satisfied:

1. The adjustment is for 10% or less of a numeric or dimensional standard. “Dimensional standard” in this context does not include minimum or maximum residential density;
 2. Granting the requested adjustment will not obstruct on- or off-site pedestrian or vehicular movement;
 3. City-designated significant natural or cultural resources, if present, will be preserved if the adjustment is approved;
 4. The development will remain consistent with the overall purpose of the base zone after the adjustment or the combined adjustments if more than one is proposed;
 5. Any adjustment granted is the minimum necessary to permit a reasonable use of land, buildings and structures;
 6. The request for the Adjustment includes building, structure, or site design features, such as the public benefit standards in Section 12.50.900 or the habitat friendly practices in Section 12.50.930, that compensate for the requested adjustment or better meet the purpose of the standard being adjusted;
 7. The adjustment complies with any applicable additional criteria in Subsection 12.80.158; and
 8. The Type II Adjustment is not a response to special conditions over which the applicant has no control, which would be more appropriately addressed under a Variance procedure.
- D. Conditions of Approval. Pursuant to Section 12.70.120, the Review Authority may impose conditions on the approval of the ~~Type II Adjustment~~ **primary Type II or Type III** application to ensure compliance with the **Adjustment** approval criteria.
- E. Appeal of a Decision. Refer to Section 12.70.190 **for the primary application.**
- F. Expiration of a Decision. Refer to Section 12.70.140 **for the primary application.**
- G. Extension of a Decision. Refer to Section 12.70.150 **for the primary application.**

12.80.156 Type III Adjustments.

- A. Procedure. ~~Type III Adjustment applications are subject to Type III procedures, as described in Section 12.70.050.~~ A **request for a** Type III Adjustment application may be submitted only ~~in conjunction with~~ **as part of** another Type III land use application such as a Planned Unit Development or a Type III Development Review application, and shall be reviewed ~~concurrently with~~ **as part of** the Type III application. If Type III Adjustments are requested, the primary application shall describe the Adjustments in the narrative and clearly identify them on all plans.
- B. Submittal Requirements. ***In addition to the submittal requirements of the primary application, requests for Type III Adjustments shall include a narrative clearly identifying each applicable standard from which an adjustment is requested, citing the reasons for the request, and addressing compliance with the general approval criteria in Subsection 12.80.156.C, and the standard specific criteria in Subsection 12.80.158 if applicable.*** ~~application submittal requirements are set forth in Section 12.70.050 and~~

~~more specific submittal requirements are provided on application forms and checklists as authorized in Section 12.70.110. At a minimum, an application for a Type III Adjustment shall include the following:~~

- ~~1. An application form signed by the applicant or applicant's representative and the property owner or the owner's representative;~~
- ~~2. Payment in full of the appropriate application fee, based on the fee schedule in effect on the date of submittal;~~
- ~~3. Existing Conditions Plan;~~
- ~~4. Site Development Plan; and~~
- ~~5. A narrative clearly identifying each applicable standard from which adjustment is requested, citing the reasons for the request, and addressing compliance with the general approval criteria in Subsection 12.80.156.C, and the standard-specific criteria in Subsection 12.80.158 I if applicable.~~

C. Approval Criteria. To approve a Type III Adjustment, the Review Authority shall make **additional** findings of fact, based on evidence provided, that all of the following criteria are satisfied:

1. Granting the requested adjustment will not obstruct on- or off-site pedestrian or vehicular movement;
2. City-designated significant natural or cultural resources, if present, will be preserved if the adjustment is approved;
3. The development will remain consistent with the overall purpose of the base zone after the adjustment or the combined adjustments if more than one is proposed;
4. The request for the Adjustment includes building, structure, or site design features, such as the public benefit standards in Section 12.50.900 or the habitat friendly practices in Section 12.50.930, that compensate for the requested adjustment or better meet the purpose of the standard being adjusted;
5. The adjustment complies with any applicable additional **standard-specific** criteria in Subsection 12.80.158; and
6. The Type III Adjustment is not a response to special conditions over which the applicant has no control, which would be more appropriately addressed under a Variance procedure.

D. Appeal of a Decision. A decision on a Type III Adjustment may only be appealed as part of an appeal of the primary Type III application. Section 12.70.190 outlines requirements for appeals of Type III decisions.

E. Expiration of a Decision. Refer to Section 12.70.140.

F. Extension of a Decision. Refer to Section 12.70.150.

12.80.158 Standard-Specific Approval Criteria for Variances and Adjustments. In addition to the criteria listed in Section 12.80.154 C or 12.80.156 C, applications for variances or

adjustments from the standards listed below shall comply with standard-specific criteria listed below as applicable:

- A. Criteria for Adjustments to Increase Residential Density. An increase up to 120% of the maximum density of the underlying base zone may be allowed if all of the following criteria are met:
1. The proposed increase in residential density is requested in conjunction with a Planned Unit Development concept plan application submitted pursuant to Section 12.80.120;
 1. Existing and proposed streets and pedestrian/bicycle accessways within and connecting to the development will support the proposed density;
 2. Existing and proposed water, sanitary sewer and storm drainage systems within and connecting to the development will support the proposed density;
 3. The development demonstrates innovative site design, outstanding architectural variety, and quality of construction which will mitigate the increased density;
 4. The additional density will be located to minimize the visual impact on adjacent properties;
 5. The increased density does not impact significant natural resource areas or necessitate unnecessary topographic alterations;
 6. The increased density will be mitigated by providing exceptional quality or quantity of usable open space and other amenities, especially active recreational areas; and
 7. The development demonstrates a high level of compliance with the habitat friendly practices in Section 12.50.930 and the public benefit standards in Section 12.50.900.
- B. Criteria for Adjustments to Building Setback Requirements. Building setbacks may be reduced or increased below or above the minimum and maximum setbacks of the underlying base zone if the following criteria are met:
1. The requested adjustment has been verified compliant with building codes by the Building Official;
 2. The requested adjustment will not adversely affect adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazard; and
 3. The requested adjustment provides at least one of the following:
 - a. More efficient use of the site;
 - b. Preservation of Significant Natural Resource Areas or Habitat Benefit Areas which will be incorporated into site design; and/or
 - c. Safer vehicular and pedestrian access and circulation to and within the site.
 4. Building is located outside of the influence area of an intersection identified in Figure 12.65.910.E as requiring special setbacks for accommodation of future transportation growth.

- C. Criteria for Adjustments to Maximum Setbacks. ~~Under Subsections 3, 4, and 5 above,~~ ***In addition to the criteria in Subsection B above,*** setbacks greater than the specified maximum of the base zone may be approved if the Review Authority finds that:
1. The increased setback and the building design were approved under either a Development Review or a Planned Unit Development process; and
 2. The increase in setback depth is the least increase practicable to achieve the intended purpose.
- D. Criteria for Adjustments to Maximum Building Height. Building height may be increased above the maximum height of the underlying base zone if the following criteria are met:
1. The transportation system can accommodate any increased traffic resulting from additional floor area created by the additional building height;
 2. Adequate public utilities are available to serve additional floor area created by the additional building height;
 3. The proposal complies with Federal Aviation Regulations Part 77; and
 4. The current level of solar access is maintained to existing solar energy devices on adjacent property.
- E. Criteria for Adjustments to Required Open Space. Usable open space area for developments other than detached single family residential may be reduced below the minimum development standard if the following criteria are met:
1. The development is within ½ mile (measured in actual walking distance) of a publicly accessible active open space area such as a public park or elementary school; or
 2. The Review Authority finds that usable open space compliant with the area standards of Table 12.50.210-1 cannot be located within the development consistent with the Locational standards in Subsection 12.50.210 G; or
 3. The Review Authority finds that usable open space compliant with the area standards of Table 12.50.210-1 cannot be located within the development consistent with the Maintenance and Minimum Area standards in Subsection 12.50.210 I.
- F. Criteria for Adjustments to Lighting Level Standards. Lighting level standards in Section 12.50.240 may be adjusted if the applicant demonstrates that application of the standard is inappropriate due to the specific circumstances of the development. Such circumstances may include, but are not limited to, the following:
1. The development requires enhanced lighting levels due to increased need for on-site surveillance through the night; or
 2. The development is intended to extend hours of outdoor activity in commercial or mixed use zones.
- G. Criteria for Adjustments to Reduce Number of Parking Spaces Provided. The number of parking spaces provided may be reduced below the minimum standards in Section 12.50.320 for two or more uses, structures, or lots whose owners have agreed to jointly use the same parking and loading spaces, provided that the following standards are met:

1. Reduced Parking Adjustment for Off-set Peak Hour Uses. Parking may be shared by two or more uses where:
 - a. The peak hours of parking need for two or more of the land uses are complementary and do not overlap;
 - b. The shared parking field is within 500 feet of all uses sharing the parking;
 - c. Access to the shared parking is not blocked or impeded by the sharing uses or any other use; and
 - d. The location and terms of the shared parking are specified in a written agreement acceptable to the city, signed and notarized by all affected property owners and filed with the Planning Department.

2. Reduced Parking Adjustment for Concurrent Peak Hour Uses. On-site parking may be shared by two or more uses with concurrent peak hour usage if the following standards are met:
 - a. The uses, structures or lots are located within 800 feet of a transit stop;
 - b. The owners have provided a parking demand study which substantiates the basis for the parking reduction. The parking demand study shall be prepared by a qualified parking or traffic consultant, civil engineer, licensed architect or urban planner, and shall include, at a minimum, the following:
 - i. Size and type of uses or activities on site;
 - ii. Composition of tenancy on site;
 - iii. Rate of parking turnover;
 - iv. Peak traffic and parking loads to be encountered;
 - v. Local parking habits including proximity and convenience factors;
 - vi. Availability of public transportation; and
 - vii. The parking study supports the finding that the off-street parking provided will be sufficient to serve the uses for which it is intended.
 - c. The location and terms of the shared parking are specified in a written deed, lease or contract acceptable to the city, signed and notarized by all affected property owners and filed with the Planning Department; and
 - d. Transportation demand management techniques will be used on the site. Such techniques may include but are not limited to, employee carpooling or vanpooling, dedicated valet parking, increased bicycle parking facilities, provision of subsidized or discounted transit passes to employees, and rideshare promotions.

3. Shared Off-Site Parking. Concurrent peak hour non-residential uses may share off-site parking if the shared parking is located within 800 feet of the uses. Shared parking located off-site shall be signed for exclusive use by the remote development and shall be a legal requirement for occupancy of the development.

4. Reductions for Bicycle Parking. Applications for change of use or expansion of existing uses which include 20 or more existing off-street vehicle parking spaces may convert up to 5% of the existing vehicle spaces to bicycle parking to accommodate required bicycle parking.
 5. Reductions for Certain Industrial Uses. Minimum parking for high profile industrial buildings or information technology centers as defined in Section 12.01.500 may be reduced by up to 50% if the applicant provides documentation of actual reduced parking demand at similar facilities. This documentation shall be provided to the Planning Director during Development Review.
 6. Reductions for Shared Carpool and Vanpool Spaces. Minimum parking for non-residential uses may be reduced by 4 spaces for each automobile space signed and reserved for use by shared cars and by 8 spaces for each automobile space signed and reserved for use by vanpool services. If this reduction is used, the property owner is responsible for ensuring that the shared car and van pool spaces are not occupied by other vehicles.
 7. Other Reductions. Off-street parking for other uses may be reduced up to 30% below the required minimum standard during the Development Review process if an applicant provides a parking study prepared by a traffic engineer licensed in Oregon, which demonstrates that transit use and/or special characteristics of the customers, clients, employees or residents of the development will:
 - a. Reduce expected vehicle use as compared to standard ITE trip generation rates; and
 - b. Reduce expected parking demand below the minimum parking requirements.
- H. Criteria for Adjustments to Increase Number of Parking Spaces Provided. The number of off-street parking spaces provided may be increased above the maximum standards in Section 12.50.320 if the following criteria are met:
1. Within Structured Parking. Within Zone A, off-street parking may be increased by up to 150% of the maximum standards in Tables 12.50.320-1 through 12.50.320-5 if the additional spaces are provided in structured parking and will be used by two or more uses. 100% of the required bicycle parking shall be located at ground level or on the ground floor of the structure.
 2. For High Intensity Uses.
 - a. Within a light rail or mixed use zone, off-street parking may be increased above the maximum standards allowed in Tables 12.50.320-1 through 12.50.320-5 if the land use application includes documentation that the proposed use will be more intense than the “target densities” specified in Comprehensive Plan Section 15. These target densities are:
 - i. SCC-DT zone or urban center zones: 60 persons/net acre
 - i. All other light rail or mixed use zones: 45 persons/net acre
 - b. If the documentation verifies that the proposed use will be more intense than the “target” densities pursuant to Section 1 above, additional parking may be

provided above the maximum standard at the same numeric ratio as the proposed density to the target density.

3. For Industrial Uses on Shifts. Maximum parking for industrial developments may be exceeded by up to 50% for process uses with equal numbers of employees on two or more shifts.
 4. For Nearby Secondary Uses. Surface parking lots or structures may provide off-site parking in excess of the maximum required, if the Planning Director finds, based on documentation provided by the applicant, that the following two conditions are satisfied:
 - a. The surplus parking has been assigned to ~~and~~ or is available for other uses in the vicinity; and
 - b. The total amount of off-site parking provided for all uses does not exceed the combined maximum number required for the uses.
 5. As Required by the City Engineer. The City Engineer may require additional off-street parking above the maximum specified in Tables 12.50.320-1 through 12.50.320-5 if the City Engineer determines is necessary to avoid adverse impacts to traffic flow on surrounding streets.
- I. Criteria for Adjustments to Number of Bicycle Parking Spaces. The number of bicycle parking spaces provided may be adjusted from the standards in Section 12.50.410 if the following criteria are met:
1. Existing development patterns preclude safe and convenient bicycle access to the proposed development; or
 2. Application of the standards is not reasonably related to the scale and intensity of the development.
- J. Criteria for Adjustments to Pedestrian/Bicycle Accessway Requirements. The pedestrian and bicycle accessway standards in Subsection 12.50.430.B may be adjusted if the following criteria are met:
1. Federal, state or other agency requirements prevent construction of the required accessway;
 2. Physical or topographic conditions (such as steep slopes, wetlands or other bodies of water, freeways, or railroads) make the required accessway connection impracticable;
 3. The accessway would cross an area affected by an overlay district in a manner incompatible with the purposes of the overlay district;
 4. Buildings or other existing development on adjacent properties physically preclude a connection at present or in the future upon redevelopment of the adjacent property;
 5. The accessway would terminate at the urban growth boundary; and/or
 6. The accessway would violate provisions of leases, easements, covenants, restrictions or other agreements existing as of May 1, 1995 which preclude a required accessway connection.

- K. Criteria for Adjustments to Utility Undergrounding Requirements. The requirements for undergrounding public utilities in Subsection 12.50.620.C may be adjusted, and aerial utility services (electricity, telephone, cable, etc.) may be used in new construction only where the following criteria are met:
1. The development is an in-fill building or dwelling within an existing neighborhood where existing utility service is provided aerially rather than underground;
 2. The project is located between other utility users on the same block face;
 3. It would not be practicable to serve the new project underground without also serving the neighboring uses; and
 4. The neighboring uses on the same block face and the utility company are unwilling to relocate their services underground.
- L. Criterion for Adjustments to Building Entrance Requirements. Where the standards in Subsection 12.50.450.D.1.b or Section 12.50.830 require more than one building entrance to be oriented to the street, an adjustment may be granted to allow a single secured entrance to a building upon a finding that the internal security measures which are standard operating procedures of the building would be irreparably harmed by this requirement.
- M. Criteria for Adjustments to Ground Floor Window Transparency Requirements. Where the Ground Floor Windows standards in Section 12.50.840 require ground floor window transparency, an adjustment may be granted to allow opaque windows if the following criteria are met:
1. Opaque windows or walls are necessary to avoid compromising necessary personal privacy or security within the building (i.e., privacy in a medical examination room or security in a pharmacy storeroom);
 2. Structural designs or other demonstrable restrictions or constraints preclude alternative means of providing the required personal privacy or security; and
 3. The reduced ground floor transparent window area cannot be replaced elsewhere on the façade.
- N. *Criteria for Adjustments to Block Length and Orientation Requirements.* *The block length and orientation standards in Subsection 12.65.520 may be adjusted if the following criteria are met:*
1. *Federal, state or other agency requirements prevent compliance with the block length and orientation requirements;*
 2. *Arterial or collector street alignment and spacing requirements necessitate adjustment from the block orientation and length standards;*
 3. *Physical or topographic conditions (such as steep slopes, wetlands or other bodies of water, aerial transmission lines, or railroads) make the required block length and orientation requirements impracticable;*
 4. *Location of parks, schools or other major public facilities necessitate adjustment from the block orientation and length standards; or*

5. *The block length and orientation requirements would affect an overlay zone in a manner incompatible with the purposes of the overlay zone; and*
6. *If the adjustment requested under Criteria 1-5 above would decrease solar access or orientation, the applicant shall demonstrate that the adjustment improves block/grid pattern continuity and connectivity.*

1 **Exhibit M**

2 **CDCA 002-14: South Hillsboro CDC Amendments**
3 **Revisions to Section 12.80.160**

4 *Language proposed for addition in bold italic typeface;*
5 *language proposed for deletion shown overstruck;*

6 **12.80.160 Zone Change.**

- 7 A. Purpose. Zone Change (ZC) applications provide a process for consideration of quasi-judicial
8 amendments to the zoning map to implement property designations on the Comprehensive Plan
9 Land Use Map. The Zone Change process may also be used to apply new zones reflecting
10 changing community conditions, needs, and desires.
- 11 B. Exceptions. The term “Zone Change” shall not include, and the zone change procedure shall not
12 apply to, any of the revisions listed in Subsection 12.01.200.C.
- 13 C. Procedure. Zone Change applications are reviewed through the Type III procedure, as described
14 in Section 12.70.050.
- 15 1. A Zone Change application may be submitted by a property owner or the owner’s authorized
16 agent. The public hearings on an owner-initiated Zone Change shall be held before the
17 Planning and Zoning Hearings Board.
 - 18 2. A Zone Change process may be initiated by the Planning Commission or the City Council.
19 Public hearings on city-initiated Zone Changes shall be held before the Planning
20 Commission, except as provided in Subsection 3 below. A city-initiated Zone Change
21 proposal may be processed concurrently with a city-initiated Type IV Text Amendment
22 proposal.
 - 23 3. The public hearing for a Zone Change initiated by the Planning Commission in conjunction
24 with an Annexation application pursuant to Subsection 12.80.010.D shall be held before the
25 City Council.
 - 26 4. ~~The public hearing for a Zone Change initiated by the Planning Commission in conjunction~~
27 ~~with an Annexation application.~~
- 28 D. Submittal Requirements. Type III application submittal requirements are set forth in Section
29 12.70.050. More specific submittal requirements are provided on application forms and
30 checklists as authorized in Section 12.70.110. At a minimum, an owner-initiated application for
31 a Zone Change shall include the following:
- 32 1. An application form signed by the applicant or applicant’s representative and the property
33 owner or owner’s representative;
 - 34 2. Payment in full of the appropriate application fee, based on the fee schedule in effect on the
35 date of submittal;
 - 36 3. A narrative addressing compliance with each approval criterion;

1 4. ~~In addition to the requirements in Subsections 1, 2, and 3 above, owner-initiated zone change~~
2 applications shall include a ~~A~~ Transportation Planning Rule Compliance analysis pursuant to
3 Section 12.70.230, ~~identifying~~ **analyzing** the range of uses allowed under the proposed
4 zoning; **and**

5 **5. Within the South Hillsboro Plan District (if applicable), a copy of the applicable executed**
6 **annexation agreement required under 12.65.040.**

7 E. Approval Criteria. To approve a Zone Change, the Review Authority shall make findings of
8 fact, based on evidence provided, that the following criteria are satisfied:

9 1. The proposed zone implements and is consistent with the Comprehensive Plan Land Use
10 Map designation for the site. A zone change to a zone not consistent with the
11 Comprehensive Plan Map designation cannot be approved prior to approval of an amendment
12 to the Comprehensive Plan Land Use Map to change the designation to one which is
13 implemented by the requested zone;

14 2. Where the Comprehensive Plan Map designation has more than one implementing zone, the
15 proposed zone is the most appropriate for the subject site, based on the purposes of each zone
16 and the zoning pattern of surrounding land;

17 3. Existing or planned transportation facilities are adequate or can be made available to an
18 adequate capacity to serve the site and uses allowed by the proposed zone;

19 4. Existing or planned public infrastructure services (water, wastewater, stormwater, police and
20 fire protection) are adequate or can be made available to an adequate capacity to serve the
21 site and uses allowed by the proposed zone;

22 5. Pursuant to Section 12.70.230, the Transportation Planning Rule Compliance analysis
23 demonstrates that traffic impacts can be reasonably mitigated at the time of development. As
24 an alternative to providing a Transportation Planning Rule Compliance analysis, the
25 applicant may provide evidence that the potential traffic impacts from development under the
26 proposed zoning are no greater than potential impacts from development under existing
27 zoning; and

28 6. Any potential impacts on any designated significant natural resources, cultural resources or
29 areas within the 100-year floodplain as a result of the proposed zone change are minimal or
30 can be reasonably mitigated at the time of development; **and**

31 7. **Within the South Hillsboro Plan District (if applicable), the requested zone is consistent**
32 **with the applicable executed annexation agreement consistent with 12.65.040.**

33 F. Conditions of Approval. The Planning and Zoning Hearings Board or the City Council may
34 impose conditions on the approval of a zone change as set forth in Section 12.70.120 to ensure
35 compliance with the approval criteria. In order to impose conditions on a Zone Change, the
36 Review Authority must adopt findings showing that:

37 1. The zone change will allow uses more intensive than those allowed in the current zone;

38 2. The conditions are reasonably related to impacts caused by development allowed in the
39 proposed zone or to impacts caused by the specific development proposed on the subject
40 property;

- 1 3. The conditions will serve a public purpose such as mitigating the negative impacts of allowed
2 uses on adjacent properties; and
3 4. The conditions are based upon policies or standards in the Comprehensive Plan or other
4 standards adopted by the City of Hillsboro.
5 5. ***Within the South Hillsboro Plan District (if applicable), the applicant requested zone
6 change will be less intensive than the minimum density allowed by existing City zoning
7 and results in a reduction in planned transportation financing revenue from the levels
8 assumed in the adopted South Hillsboro Transportation Financing Program and
9 Methodology Report.***

10 G. Appeal of a Decision. Refer to Section 12.70.190.

11 H. Expiration of a Decision. Zone changes are not subject to expiration: refer to Section 12.70.140.

12 I. Extension of a Decision. Zone changes are not subject to extension: refer to Section 12.70.150.
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Exhibit N

**CDCA 002-14: South Hillsboro CDC Amendments
Revisions to the a portion of the Official Zoning Map**

[Pursuant to Section 12.27.200 A 1 SNRO Applicability, the Significant Natural Resource Overlay (SNRO) Map is a portion of the official Zoning Map. The existing SNRO map should therefore be amended to include the South Hillsboro Study Area as shown on the reverse. The map will be scaled electronically to show the approximate locations of SNR Levels of Protection and Impact Areas on individual properties; specific “on the ground” locations are determined through site specific studies as required by Section 12.80.130. The Economic, Social, Environmental, and Energy Analysis for the SNRO in South Hillsboro will be attached as a supporting document with the findings for the Code Amendments]

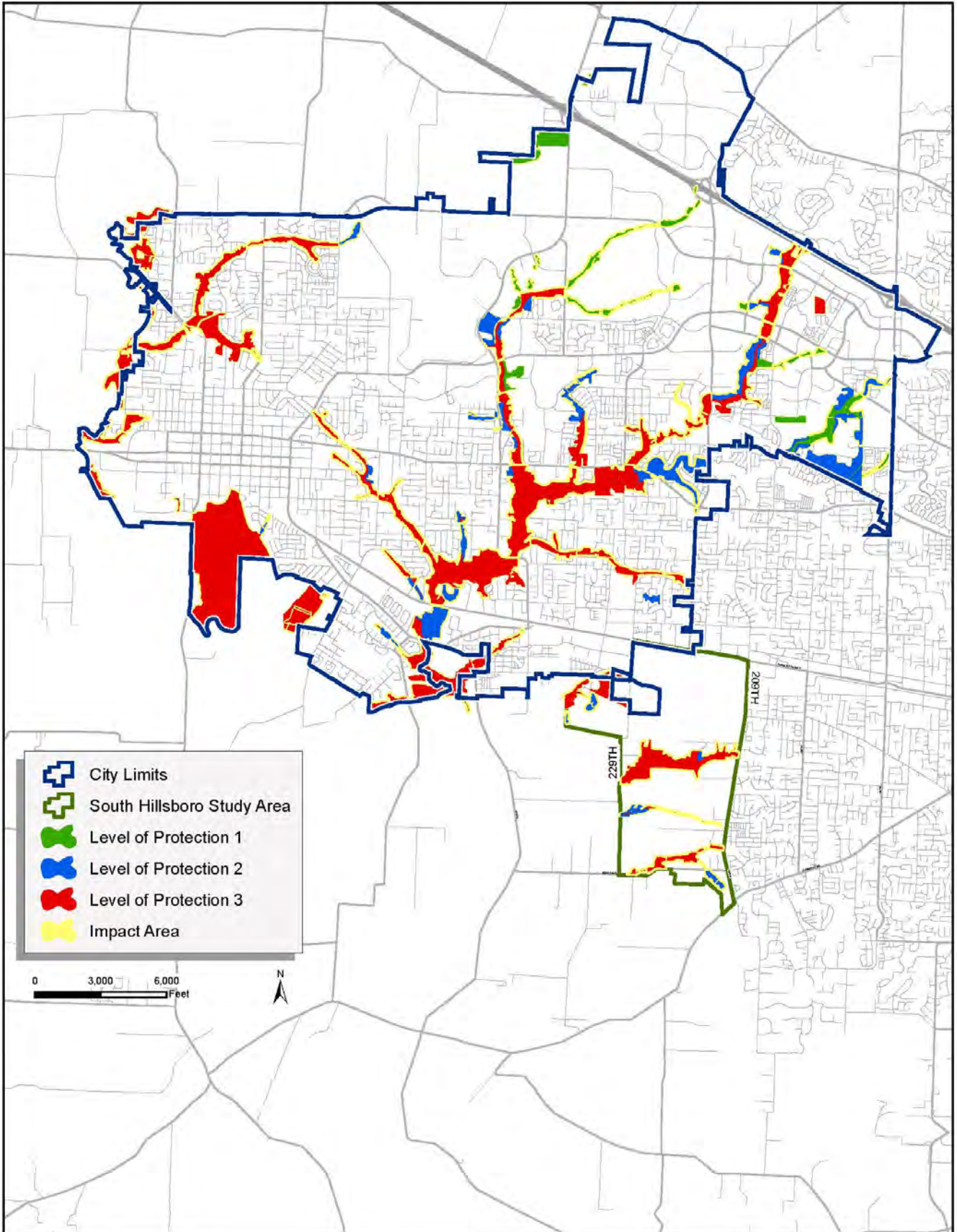


EXHIBIT O

CDCA 002-14 South Hillsboro CDC Amendments Findings and Conclusion

These Findings and Conclusions address key issues and demonstrate compliance of Community Development Code Amendment (CDCA) 002-14 with the applicable approval criteria as the basis for adoption of the amendments. They are organized into six sections:

- 1. Description of Recommended Amendments page 1
- 2. Purpose of Amendments page 3
- 3. Hearings page 3
- 4. Incorporation of Additional Documents page 4
- 5. Compliance with Applicable Criteria
 - 5 A. Addresses a Variety of Properties or Conditions page 5
 - 5 B Compliance with Community Development Code page 5
 - 5 C Compliance with Comprehensive Plan page 7
 - 5 D Compliance with Community Plan page 10
 - 5 E Compliance with Metro Functional Plan page 32
 - 5 F Compliance with Statewide Planning Goals and Rules page 32
 - 5 G Desirable, Appropriate and Proper page 33
- 6. Conclusion page 33

SECTION 1: DESCRIPTION OF RECOMMENDED AMENDMENTS: The following legislative amendments to the Community Development Code (CDC) are recommended for adoption by City Council.

- A. Section 12.01.200 Zoning Map – amend existing Table 12.01.200-1 to add the new MU-VTC Mixed Use Village – Town Center zone.
- B. Section 12.01.500 Definitions – add a new definition for “Impact Area” which will be used in the South Hillsboro Planning Area and was inadvertently omitted from the CDC, and modify the definition of “In-Process Traffic” to reflect trips vested as part of an Annexation Agreement or Development agreement in South Hillsboro.
- C. Section 12.21.420 SFR-6 Single Family Residential – amend existing Figure 12.21.420-A to add the South Hillsboro Planning District as an area where the SFR-6 Single Family Residential zone can be applied.
- D. Sections 12.24.010 and .020 Mixed Use Zones and Locational Characteristics – amend existing sections to add new MU-VTC zone to the of mixed use zones.
- E. Section 12.24.300 MU-VTC Mixed Use Village Town Center – add a new Section 12.24.300 to create the new MU-VTC Mixed Use Village/Town Center zone for application in the Town and Village Centers in South Hillsboro, and renumber subsequent subsections. The new MU-VTC zone is intended to provide a balance of certainty and flexibility relating to development in the Town and Village Centers. This zone requires planned unit developments to be proposed and approved for the master

planning and build-out of these areas. The zone assures development of a quality mixed-use environment, including a mixture of commercial and residential uses, will be provided in these key areas in alignment with the South Hillsboro Community Plan. The zone also works in coordination with Section 12.65 the South Hillsboro Plan District to assure that the City has the ability to evaluate proposed projects in the MU-VTC against both the Plan District and the overarching land use policies in Comprehensive Plan Section 31 and its appendix: the South Hillsboro Community Plan;

- F. Section 12.27.210 – [Significant Natural Resource Overlay] Applicability, Boundary Interpretation and Modification – amend existing subsection A Applicability to add a new subsection 3 and Table 12.27.210-1 identifying Impact Area widths and points of measurement, which was inadvertently omitted from the CDC.
- G. Section 12.50 Development and Design Standards – amend several existing subsections to add citations to South Hillsboro, needed for consistency with Section 12.65. These minor amendments are intended to update various sections of the CDC impacted by the addition of South Hillsboro. Also amend Usable Open Space section to allow and encourage the use of proposed public parks and open spaces to count towards a development project’s usable open space requirements.
- H. Section 12.65.000 South Hillsboro Plan District – add a new Section 12.65.300 to create the South Hillsboro Plan District. This section will provide regulatory provisions including specific requirements for annexation and development agreements, development and design standards, tree preservation regulations and street design standards. Section 12.65.300 has been written to apply to all development within the District. The standards therein will be applied together with other standards in the CDC, in the hierarchy specified in Section 12.50.020 C.
- I. Section 12.70.200 and 12.70.220 Transportation Studies - amend existing subsections to add citations and cross references to new Section 12.65.900 containing specific standards and requirements pertaining to traffic studies for development in the South Hillsboro, and to delete wording to reflect revisions to the definition of In-Process Traffic in the definitions section 12.01.500.
- J. Section 12.80.010 Annexation – amend existing subsections regarding the annexation application process to add new requirements for annexation agreements, and to make non-substantive language changes recommended by the City Attorney’s office.
- K. Sections 12.80.120 and 12.80.122 Planned Unit Development and PUD Implementation through Development Review or Subdivision Approval – amend existing subsections in to add citations regarding the applicability of the Planned Unit Development (PUD) process in South Hillsboro; and amend existing subsections regarding applications anticipated in South Hillsboro for consolidated review of PUDs and requests for Adjustments, Development Review, and/or Land Division preliminary plats.
- L. Sections 12.80.150 – 12.80.158 Variances and Adjustments – amend existing subsections to clarify the applicability of the Adjustments process in anticipation of expected applications in South Hillsboro. The proposed changes would retain separate criteria for Adjustments but would allow requests for them to be addressed and processed within the primary application (Adjustments are now treated as a separate process in the CDC). A

new subsection 12.80.158 will also be added regarding adjustments to Block Length and Orientation Requirements.

- M. Section 12.80.160 Zone Change – amend several existing subsections to add citations to South Hillsboro annexation agreements and transportation financing and to delete an inadvertently duplicated paragraph.
- N. Official Zoning Map – amend the existing Significant Natural Resource Overlay Map (a portion of the official Zoning Map pursuant to Section 12.27.200 A 1) to include the South Hillsboro Study Area.

SECTION 2: PURPOSE OF AMENDMENTS. Comprehensive Plan Section 31 South Hillsboro Community Plan establish coordinated goals, policies and implementing actions to guide future development and implement the community’s vision:

“...to create a distinct area in South Hillsboro that emphasizes sustainable, high quality development that offers a mix of residential, commercial, and employment uses; incorporate environmentally, socially and economically sustainable and resiliency planning practices; and ensure that South Hillsboro is connected to and complements surrounding neighborhoods within the larger community.”

The overall purpose of these amendments is to implement the vision, goals, and policies in the updated South Hillsboro Community Plan and the associated Comprehensive Plan policies in Section 31. These goals and policies have also been reviewed by the Planning Commission and recommended for City Council approval.

More specifically, new Sections 12.24.300 MU-VTC Mixed Use – Village Town Center (the new mixed use base zone), 12.65.500 South Hillsboro Plan District, and these amendments are intended to:

- Allow a wide range of permitted uses, with the most intense uses centered around the designated Town and Village Centers;
- Promote implementation of center density targets;
- Provide the concentrations of residential and employment necessary to support high capacity transit;
- Increase the range of housing options available in the city’s urban centers;
- Promote innovative, high-quality, sustainable development; and
- Allow for gradual transition within the South Hillsboro Plan Area from lower intensities near the surrounding rural uses to higher intensity development in the Village and Town Center Core Areas.

SECTION 3: HEARINGS

Pursuant to CDC Section 12.70.060 E, the amendments were initiated by the Planning Commission on August 27, 2014 by adoption of Order No. 8124. Public hearings were held on October 22nd, November 12th, December 10th and December 17th, 2014. A total of nine parties testified:

On September 24th: Michael Connors, representing Lucille Carriage and Carol Pavlokavich
Paul Harvey of Harvey's Marine
Steve Larrance, CPO 6
Jeff Bachrach, representing Newland Communities

On October 22nd: Paul Harvey of Harvey's Marine
Ryan O'Brien, representing Pahlisch Homes
Rick Nyes, representing Pahlisch Homes
Dennis Pahlisch
Joe Hanauer, Butternut Creek LLC
Jeff Bachrach, representing Newland Communities

On November 12th: Jeff Bachrach, representing Newland Communities
Steve Larrance, CPO 6
Joe Hanauer, Butternut Creek LLC
Ryan O'Brien, representing Pahlisch Homes

Summaries of the testimony are included in the meeting minutes for the public hearings.

SECTION 4: INCORPORATION OF ADDITIONAL DOCUMENTS The following documents are hereby included in these findings and incorporated by reference.

- Planning Department staff report dated August 20, 2014, with three attachments
- Planning Department staff report dated September 17, 2014 (no attachments)
- Planning Department staff report dated October 15, 2014, with 11 attachments
- Planning Department staff report dated November 5, 2014 with 16 attachments
- Planning Department staff report dated December 3, 2014 with 3 attachments
- Planning Department staff report dated December 12, 2014 with 2 attachments
- Planning Department staff report dated December 17, 2014 with 16 attachments
- Planning Commission Order 8136, Exhibit B Hillsboro Comprehensive Plan 004-14 Adoption Findings

SECTION 5: COMPLIANCE WITH APPLICABLE CRITERIA.

Approval Criteria. Pursuant to Section 12.80.140 D of the Community Development Code (CDC), consideration and adoption y of Community Development Code Amendment (CDCA) 002-14 must comply with the following criteria:

- D. Approval Criteria. In order to approve a Text Amendment application, the Review Authority shall make findings of fact, based on evidence provided, that the following criteria are satisfied:*
- 1. The Community Development Code Amendment (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;*
 - 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.*
 - 3. The CDCA is consistent with relevant provisions of the Metro Urban Growth Management Functional Plan;*
 - 4. The CDCA is consistent with relevant provisions of the Statewide Planning Goals, the Oregon Administrative Rules, and State statutes; and*
 - 5. The CDCA is deemed by the Review Authority to be desirable, appropriate, and proper.*

Section 5A: Criterion D 1: Issue or issues of concern on a variety of properties or conditions.

Finding: The amendments are intended to implement Figure 31-3 in the South Hillsboro Community Plan, primarily by applying the base zones, the new MU-VTC zone, and the new Plan District standards to properties within South Hillsboro as they annex into the city, along with applying the updated Significant Natural Resource Overlay district to applicable Goal 5 resources in the South Hillsboro Planning area. These amendments address issues on all properties within the South Hillsboro Plan area, which covers approximately 1,400 acres and is comprised of approximately 178 properties. Therefore, this criterion is met.

Section 5B: Criterion D 2: Compliance with applicable portions of the CDC:

Applicable portions of the CDC include:

- Section 12.80.140 B – CDCAs as a Type IV Procedure
- Section 12.70.060 F-H - Procedural requirements for Type IV legislative review
- Section 12.60.010 - Requirements in regarding establishment of a Plan District
- Subchapter 12.50 - General provisions of Development and Design Standards

12.80.140 B CDCA as a Type IV Procedure – CDCAs are subject to the Type IV procedure, as described in Section 12.70.060.

12.70.060 E Type IV Procedure Application Requirements. Type IV applications may be initiated only by Planning Commission Order or City Council Order.

Finding: The amendments were initiated by Planning Commission Order No. 8124 on August 27, 2014. This requirement is met.

12.70.060 F 1 and F 2 Type IV Procedure Mailed Notice of Public Hearing

DLCD Notice and Finding: Notice of the public hearing on these proposed text amendments was mailed to DLCD on August 19, 2014 on forms provided by that Department. The notice was mailed in compliance with applicable state law and administrative rules. A copy of the DLCD notice, including the mailing date, is included in the case file.

Public Notice and Finding: Notice was mailed to all property owners impacted by the proposed text amendments. The notice was mailed on September 3rd, 2014: this date was at least 20 but no more than 40 days before the public hearing. To send this notice, the Planning Department used the most recent property tax assessment roll of the Washington County Department of Assessment and Taxation to determine the property owner(s) of record. The notice of the public hearing included all required information listed in subsections 12.70.060 F a – m. An affidavit of mailing of the public notice, including the notice, the mailing date, and a list of parties to whom the notice was mailed, is included in the case file. This requirement is met.

12.70.060 G Type IV Procedure Published Notice of Public Hearing. Notice of the public hearing shall be published two times in a newspaper of general circulation in the City, at least 5 days but not more than 20 days before the public hearing. The newspaper's affidavit of publication of the notice shall be included in the case file.

Finding: Notice of the public hearing on these proposed amendments was published in the Hillsboro Tribune and the Forest Grove News Times on August 27th and 29th and September 3rd, 5th, 10th, 12th, 17th and 19th, 2014,. Among these eight dates, four were at least 5 days but not more than 20 days before the public hearing. An affidavit of publication has been included in the case file. This requirement is met.

12.70.060 H Type IV Procedure Public Hearing Procedure. The Planning Commission shall conduct the public hearing on a proposed CDC amendment pursuant to the public hearing requirements and procedures in Section 12.70.160.

Finding: The Planning Commission conducted its public hearing on the CDC amendments on October 22nd, November 12th, December 10th, and December 17th, 2014, consistent with the requirements and procedures in 12.70.160 Public Hearings. The initial hearing which was originally scheduled and noticed for September 24th, 2014 was postponed at the meeting to October 22nd. This requirement is met.

12.60.010 Plan Districts Generally Establishment. A Plan District is a geographic area for which special zoning regulations have been created by the City, either through adoption of a community plan in the Hillsboro Comprehensive Plan or by previously adopted provisions in Zoning Ordinance No. 1945. If the Plan District applies to the area included in a Community Plan, the Plan District standards will implement the Community Plan. Revision of Plan

District standards or adoption of a new Plan District is a Type IV process pursuant to Section 12.70.060.

Finding: This set of proposed amendments includes adoption of the South Hillsboro Plan District which covers a geographic area of South Hillsboro and applies special regulations within its boundaries. The Plan District implements the South Hillsboro Community Plan, which the Planning Commission recommended for City Council on December 17, 2014. Review of the South Hillsboro Plan District has been accomplished through a Type IV legislative procedure consistent with Section 12.70.060 as demonstrated in the findings above. This requirement has been met.

12.60.020 Plan Districts Generally / Scope. Plan District standards are applied in conjunction with base zone standards (Subchapters 12.21 through 12.26) and Development and Design Standards (Subchapter 12.50). Plan District provisions may modify any regulations of the applicable base zone or of the general standards unless the base zone or general standards specifically state otherwise. However, base zone and general standards apply unless the plan district provides other regulations for the same specific topic.

Finding: Table 12.65.020-1 of the proposed South Hillsboro Plan District lists the base zones that will apply within the plan area upon annexation of properties into the city. Subsection 12.65.020.B states that “*In some cases, the standards of these zones are modified by this plan district to meet the unique circumstances within the South Hillsboro Plan District.*” In addition, Table 12.65.060-1 indicates the standards in Subchapter 12.50 that apply within the Plan District. Generally, the standards of Subchapter 12.50 either apply in full, do not apply at all, or apply in part but are modified or superseded by the standards of the Plan District. This requirement has been met.

12.50.020 C Development and Design Standards / Organization and Hierarchy of Standards and Guidelines / Hierarchy of Standards The standards and guidelines in this Code are organized in a hierarchy based on their applicability. Where conflicts occur among standards, the order of application will be as follows:

- 1. Where applicable, overlay zone standards supersede all other standards.*
- 2. Where applicable, Plan District standards supersede base zone standards, special use standards and general standards, but are subordinate to overlay zone standards.*

Finding: The South Hillsboro Plan District is consistent with this established hierarchy. As mentioned previously, the base zones identified for properties within the Plan District boundary will be applied upon annexation into the city. In some cases, the standards of those base zones are superseded by standards of the Plan District where needed to implement the specific goals and policies of the South Hillsboro Community Plan. The Plan District also establishes which standards of Subchapter 12.50 apply in the Plan area and which are superseded by Plan District standards. Three overlays are anticipated for some properties within the Plan District: the Regulatory Floodplain; Significant Natural Resources; and the Planned Unit Development. The proposed amendments are consistent with this subsection, and the requirement is met.

Section 5 C: Criterion D 2 Compliance with the Hillsboro Comprehensive Plan. These amendments are intended to implement the updated Hillsboro Comprehensive Plan

(HCP) Section 31 South Hillsboro Community Plan, and its appendix (also titled South Hillsboro Community Plan). These updates (Case File Hillsboro Comprehensive Plan 004-14) were considered concurrently with CDCA 002-14. The revisions to HCP Section 31 were found to be consistent with applicable Comprehensive Plan policies as demonstrated in the Findings for HCP 004-14. As the implementing tool for HCP Section 31 and the South Hillsboro Community Plan, these proposed amendments to the CDC must be consistent with those documents. The additional findings presented below demonstrate consistency of the proposed CDC amendments with the following applicable sections of the Comprehensive Plan:

- Section 1. Citizen Involvement, Goal
- Section 2. Urbanization, Goal 2.1
- Section 2. Urbanization, Implementation Measures A 1 and M
- Section 31 South Hillsboro Community Plan

Section 1. Citizen Involvement I Goal. With the advice and assistance of the Citizen Involvement Advisory Committee (CIAC):

- A. Design, and implement citizen involvement programs, which facilitate public involvement in major Comprehensive Plan and implementing land use ordinance revisions and assure that such actions are based on factual and complete available information. At a minimum, such public involvement programs will provide for adequate notice on citizen involvement activities; advanced information on matters under consideration; and opportunities for citizen participation as determined by the CIAC.*
- B. Inform the citizens of the Hillsboro planning area of the opportunity to participate in all phases of planning through the citizen involvement program.*
- C. Encourage and actively solicit citizen participation through a diverse and wide-ranging communication program.*

Finding: A public involvement plan prepared for the South Hillsboro Master Planning process and approved by the Planning Commission acting as the CIAC. City staff, with assistance from a consulting team and other project partners, conducted a variety of activities to ensure meaningful involvement of community members during the South Hillsboro Master Plan and Community Plan update process. Details regarding that public involvement program are provided in the Findings for Comprehensive Plan amendments in the findings for the South Hillsboro Comprehensive Plan and Community Plan text amendments (Case File Hillsboro Comprehensive Plan 004-14). Community involvement activities included stakeholder interviews, meetings with individual property owners, community open houses, Planning Commission workshops and a project webpage. Many of these activities involved discussion of the fundamental concepts and policies that comprise the Community Plan and upon which these proposed code amendments are based. In addition, more targeted discussions about specific code amendments were also conducted as follows:

- Three community open houses (held in September and November 2013 and June 2014) presented general code approaches for review and feedback. Code approaches included application of a new Plan District for the South Hillsboro Plan area and a new Mixed Use zone for the Town and Village Centers. Development and design concepts were also

presented. Notification of opportunities for community involvement was provided through Twitter, local news media outlets, and a continuously updated project web site.

- The bulk of community input regarding code implementation came from a series of meetings with the two primary property owners (Newland Communities and Hagg Lane LLC). Draft code language was presented to the property owners and other interested parties and then revised based on their comments and concerns. Several iterations of code language were drafted in response to property owner feedback prior to being presented for adoption.

***Section 2 Urbanization, Goal 2.1** 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.*

Finding: The proposed MU-VTC zone and South Hillsboro Plan District support this goal by allowing a range of urban uses within the Town and Village Centers and by applying urban design standards to development in South Hillsboro. Development within South Hillsboro will represent a continued orderly transition of urban development from existing developed urban areas in the City to the north and west and from the urbanized Aloha Reedville area in the County to the east. The South Hillsboro Plan District will provide connections from those areas to the future commercial services, parks, and open space facilities within South Hillsboro, also supporting an orderly and efficient transition from rural to urban areas. The areas south of South Hillsboro are unincorporated rural areas outside the urban growth boundary (UGB). Future zones envisioned in the Plan District call for lower density residential development at the outside edges of the District to support an orderly transition from future urban development in South Hillsboro to rural development outside the UGB. The proposed amendments are consistent with this goal, and this requirement is met.

***Section 2. Urbanization, Implementation Measure A** Urban development shall occur only where urban services exist or are available. It is the intent of this Plan to encourage development in those areas where such services are currently available or can be readily provided in a logical manner.*

Finding: The CDC amendments support this implementation measure in the following ways:

- As required in new Section 12.65 South Hillsboro Plan District (in conjunction with Subchapter 12.50.620 of the CDC), adequate public utilities must be provided to serve development in South Hillsboro. Pursuant to Sections 12.65.040 Annexation Agreements and 12.65.060 Development Agreements, future developments in South Hillsboro will not be approved until it can be demonstrated that adequate public utilities are or will be made available to serve them.
- Public streets in the South Hillsboro Plan District will be constructed in accordance with CDC Sections 12.50.500 and 12.65.940, as well as with the City Design and Construction Standards.
- The MU-VTC zone allows a range of institutional and infrastructure uses as permitted or conditional uses within the Town and Village Centers. These include civic uses such as schools, parks and open space, and public libraries.

- Pursuant to Sections 12.80.010 C 2 and E 2, and 12.80.160 E 7, annexation and application of zoning in South Hillsboro will require approval of annexation agreements that identify responsibilities for providing and funding needed public facilities. These annexation agreements and development agreements, required under Sections 12.65.040 and 12.65.050, will establish the commitments for providing necessary infrastructure improvements, thereby ensuring annexation and development in an orderly sequence coinciding with the availability of such infrastructure.

Section 2. Urbanization, Implementation Measures (IV) (M) *“The land use map shall designate property in the Hillsboro Planning Area as Low, Medium, High, or Mid-Rise Residential, Mixed-Use; Mixed-Use Urban Residential, Mixed-Use Urban Commercial, Mixed-Use Urban Employment, Mixed-Use Institutional, Commercial, Industrial, Open Space, Floodplain, Public Facility or Station Community Planning Area. The land use map may also designate the boundaries of Hillsboro “community plan” areas...” “As used in this subsection, “Mixed-Use” means a mix of residential and commercial uses either vertically or horizontally. Appropriate Mixed Use zoning districts shall be applied to implement the Mixed-Use (MU) Plan designation on all properties designated Mixed-Use on the Comprehensive Plan Land Use Map, or on any properties identified for Mixed-Use on a Community Plan Area Map...”*

Finding: The South Hillsboro area has several designations on the Comprehensive Plan Land Use Map: Low, Medium, High and Mid-Rise Density Residential; Mixed Use; Commercial; Public Facility; and Floodplain. The residential, commercial and mixed use designations will be implemented upon annexation by appropriate zones: SFR-6, -7, -8.5 and -10 for Low Density Residential; SFR-4.5 and MFR-1 for Medium Density; MFR-2 for High Density; MFR-3 for Mid-Rise; C-G for Commercial; and the new MU-VTC zone, which was created to implement the Mixed Use designations in South Hillsboro. There is no implementing zone for the Public Facility designation, and the Floodplain designation is implemented by the Regulatory Floodplain Overlay zone. This Implementation Measure is satisfied.

Section 5 D: Criterion D 2 Compliance with the South Hillsboro Community Plan.

Section 31 II South Hillsboro Community Plan General Development Policies

(A) Land Use

Objective: South Hillsboro functions as a complete community serving all segments of the population when it is fully developed.

(1) Land uses and development patterns within the South Hillsboro Plan Area (as illustrated in Figure 31-1) shall reflect principles of a “Complete-Connected-Green” community...as follows:

- (a) Complete – The community shall have a full spectrum of facilities and services that address the needs and desires of residents for health, housing, education, shopping and recreation.*
- (b) Connected – The community shall provide residents and visitors with a transportation system that provides for all modes of travel (walking, bicycling, driving and transit), seamlessly connecting neighborhoods. The community*

shall provide both new areas and older neighborhoods to the East and North with access to parks, trails, open space, shopping and family services.

- (c) *Green – Development of South Hillsboro shall result in a sustainable community that incorporates state-of-the-art green development practices, preserving and improving existing natural resources and wildlife corridors.*

Findings: The proposed Community Development Code amendments achieve this land use objective as follows:

- **Complete.** The stated purpose of the proposed MU-VTC zone is to “Create complete new neighborhoods” by providing the opportunity to develop mixed use centers and neighborhoods. The zone therefore allows ranges of mixed use, commercial and institutional uses for a Town and Village Center, and provides that such uses are appropriate in size and specific use type. These uses will provide personal services, employment, and shopping and dining opportunities, all within close proximity to housing. Schools, parks and open space are allowed in all of the implementing base zones (including MU-VTC, subject to conditional use) to ensure opportunities for recreation and education. Also, a variety of housing types is permitted in the implementing base zones including: detached single family, duplexes, multifamily buildings, live-work dwellings, and group living developments.
- **Connected.** The South Hillsboro Plan District (Subchapter 12.65) designates Active Use Streets within the Town Center and Village Center Core areas that are intended to “reinforce the pedestrian-friendly, Main Street character of these areas.” Developments along Active Use Streets are required to have buildings that are built to and oriented toward the sidewalk, provide public amenities, reinforce corners through architectural elements, provide weather protection, have a transparent ground floor, and provide other elements of a pedestrian-friendly environment.

Section 12.65.430 also contains provisions for enhanced off-site pedestrian and bicycle connectivity. The stated purpose of this section is to “further the goal of creating a connected community that provides ...full multimodal access, seamlessly connecting neighborhoods to each other, to the Town and Village Centers and to open spaces.” These access “trails” are illustrated in Figure 12.65.930-E, and provision of these publicly-owned trails and other public park land is made a priority in that Section.

To create a connected street grid pattern, the access and street standards in Section 12.65.500, require in South Hillsboro smaller block sizes and a consistent block pattern. Existing connectivity and design standards near minor transit stops (Subchapter 12.50.440) also apply in the Plan District.

Finally, all of the South Hillsboro street cross sections in Section 12.65.940 require sidewalks, and all cross-sections for neighborhood routes, collectors, and arterials require bicycle lanes.

- **Green.** The proposed Plan District contains a number of provisions that allow, encourage or require green development practices. Specifically:
 - Section 12.65.220 requires enhanced landscaping, more stringent than the city-wide standards in Section 12.50.220
 - Section 12.65.230 requires the preservation of mature trees.

- Section 12.65.360 requires enhanced parking lot landscaping and street tree spacing, also generally more stringent than either the city-wide standards in Section 12.50.220 or the Design and Construction Standards.
- Section 12.65.510 requires solar orientation on block orientation.
- Section 12.65.910 carries forward the Parks and Open Space Master Plan from the Community Plan. This Plan is cited in revisions to Section 12.50.210, and will be a major factor in siting usable open space in South Hillsboro.
- Section 12.65.940 includes a cross section for a “green neighborhood route” in areas where it can provide adequate drainage and be effectively and efficiently maintained.

In addition, the Significant Natural Resource Overlay (SNRO) Map cited in Section 12.27.200 will be updated to reflect new natural resource areas and classifications within South Hillsboro. Applying the SNRO after annexation will provide greater protections for those identified natural resource areas and limit development in them.

The information above indicates that Section 31 Policy A 1 is met.

(3) Development within South Hillsboro should be consistent with development patterns described in Metro’s “Great Community Characteristics.”

Finding: Consistency with Metro’s *Great Community Characteristics* will be achieved primarily through the land use patterns and policies described in Comprehensive Plan Section 31, and in the South Hillsboro Community Plan. The proposed CDC amendments implement those policies and land use patterns but are not directly related to the *Great Community Characteristics*. Based on this information, this policy is met.

(4) More intense land uses should be placed along Cornelius Pass Road, such that:

- (a) A “Town Center” is located south of the railway corridor near the intersection of Cornelius Pass Road and Tualatin Valley Highway, to include commercial, employment, residential (including multifamily), mixed-use, civic, and transit center uses with an associated greenspace system;*
- (b) A “Village Center” is located along the Cornelius Pass Road extension south of Butternut Creek, to include commercial and residential uses with an associated greenspace system, with connections to nearby residential and institutional uses (e.g., parks and schools);*
- (c) Commercial development is confined to the Town and Village Centers with the exception of small-scale, low-impact commercial uses such as home occupations or small neighborhood-serving retail as consistent with the Community Development Code;*
- (d) Strip commercial development is prohibited;*
- (e) Compact, mixed-use development is encouraged in a way that utilizes as much of the allowable land capacity as possible, consistent with Community Development Code provisions in Town and Village Centers and other higher-density areas.*

Findings: The CDC amendments are consistent with the above policies in the following ways:

- The MU-VTC zone will encourage a mix of commercial, employment, residential, mixed use, civic and transit uses within the Town and Village Centers. Parks and open spaces are also allowed through conditional use approval. Commercial development will be limited outside the MU-VTC zone through application of existing residential zones.
- Compact mixed use development is encouraged through: limitations on the type and size of uses allowed within the Town Center and Village Center Core Areas; provisions that compel certain types of uses to be developed within the Core Areas (restaurants and retail shops, for example); smaller lot sizes for residential uses; minimum building heights; and no limits on lot coverage.
- Strip commercial development is restricted in the MU-VTC zone through design standards for commercial development, both in that zone and in the Plan District, which restrict the square footage of commercial buildings, require them to be oriented toward the street, and restrict location of parking between the building and the street.

Based on the above findings, the proposed amendments are consistent with these policies.

(6) Provide flexibility, balanced against financing assumptions, to allow response to changing demographics, market conditions, and market demands, through Planned Unit Development review, or via adjustments and variances adjudicated by staff or the Planning Commission.

Findings: Per Section 12.24.315 B, development in the MU-VTC zone may only be approved through the Planned Unit Development (PUD) process, consistent with Sections 12.80.120 and 12.80.122. The proposed amendments to Section 12.80.120 B also require PUDs in the MU-VTC zone and for medium and large (15+ acres) development in South Hillsboro. Proposed amendments to Section 12.80.120 and to Sections 12.80.150 – 12.80.158 Variances and Adjustments are intended to allow flexibility in the application of certain standards in the MU-VTC zone and the new Plan District, while simultaneously ensuring compliance with South Hillsboro Community Plan policies.

For these reasons, the proposed amendments are consistent with this policy.

(B) Urban Design

Objective: Development in South Hillsboro that supports a high-quality built environment, cohesive community interaction, an involved and active population, opportunities for recreation and open space, and thriving village and town centers.

(1) Form & massing

(a) In all areas, development should incorporate design elements that provide for articulation of building facades, incorporate design details that create visual interest and result in an attractive, high quality, human scaled built environment. This objective is achieved through the following design approaches:

(i) Provide for building façade articulation.

(ii) Ensure that buildings are oriented and connected to the street by use of windows and entrances facing the street and direct connections between buildings and the street.

(iii) Provide for ground-level architectural details.

- (iv) *Use human-scale proportions for buildings facing the street that promote a safe and compelling pedestrian environment.*
- (v) *Create appropriate connections and transitions between private development and public spaces.*
- (vi) *Utilize high-quality, durable, and attractive materials.*

Findings: Section 12.65 South Hillsboro Plan District contains development and design standards that support the above policies. Specifically:

- Section 12.65.700 requires residential development to have the following elements:
 - main entries that face the street;
 - windows covering at least 35% of the street-facing façade;
 - ground-level articulation
 - detailed design elements
 - quality exterior finishes;
 - inset garages that are narrower than the front façade
- Section 12.65.800 requires non-residential and mixed use development to have the following elements:
 - main entries oriented toward the street
 - ground floor windows covering at least 50% of the wall area facing the street
 - building articulation
 - detailed design elements
 - quality exterior finishes.

This section also contains provisions that regulate roof design and screening of rooftop equipment.

- Section 12.65.850 contains standards that apply along Active Use Streets, including provisions that regulate the design of buildings on corners. These standards regulate height and massing, entry orientation, ground floor windows and weather protection.

Sections 12.65.700 and 12.65.800 “raise the bar” for urban design above and beyond the city-wide standards in Sections 12.50.700 and 12.50.800. Urban design standards in Section 12.65.850 are even higher for Active Use Streets areas targeted for intensive development. In addition, the development standards in the MU-VTC zone (Section 12.24.300) reinforce the strong requirements with their stated intent to create a “pedestrian scaled main street character” through requirements for the following elements:

- minimum and maximum building heights
- minimum lot dimensions
- minimum floor area ratios
- no minimum front setbacks for multifamily or commercial buildings

- maximum setbacks to keep buildings close to the sidewalk

Based on the above information, these policies are met.

(b) The Town Center and Village Center shall be designed to have a strong urban character. The Village Center will have less intensive land uses in terms of the size and scale of development. Specific design elements in the Town and Village Centers should include:

(i) Setbacks and building heights that establish a sense of enclosure of the street, create an active street frontage, and support an urban environment.

Finding: Table 12.24.360-1 (Development Standards in the MU-VTC zone) contains residential and non-residential development standards within the Town and Village Centers. Per the Table, mixed use and non-residential building can be built to the front lot line with no required minimum setback); the maximum front setback is 20 feet. Section 12.65 South Hillsboro Plan District further refines maximum front setback for Active Use Streets in Table 12.65.850-1. Along those streets the maximum setback is 10-15 feet and at least 70-75 percent of the front lot line must have building coverage. Minimum and maximum building heights also apply per Table 12.24.360-1 in the MU-VTC zone; inside the Core Areas, mixed use and non-residential buildings must be at least 24 feet high and residential buildings must be at least three stories. Those building height standards are further refined by Section 12.65.850 of the Plan District, which establishes design standards for corners on Active Use Streets. With these requirements, Section b i is met.

(ii) Buildings with prominent and visible primary entrances that open onto the public street and provide direct access to commercial spaces.

Finding: The proposed Plan District requires the above elements in Sections 12.65.710 and 12.65.720 for residential development and Section 12.65.800 for non-residential development.

(iii) Design and placement of doors and windows to provide for a strong degree of transparency and visual connection that promotes safety and a sense of interaction between activities inside and outside of buildings, particularly along public streets.

Finding: Section 12.65 requires that all building entries be “prominent and defined” and oriented toward the street/sidewalk. Language in Section 12.65.800 C 1 for non-residential development states that “buildings shall contribute to the public realm by creating a clear sense of an entrance from nearby streets...” In addition, ground floor elevations are required to have a minimum percentage of window coverage (35-50% depending on the building type). The percentage is higher for buildings along an Active Use Street (Section 12.65.850).

(iv) Parking designed to support an inviting pedestrian environment, with parking areas placed behind or to the side of buildings. In the Town and Village Centers, structured parking should be encouraged and designed so that it is architecturally compatible with surrounding structures and uses.

Findings: Table 12.24.330-1 and Section 12.24.350 allow structured parking in the MU-VTC zone in the Town and Village Centers (except within the Core Areas). The proposed Plan District establishes standards for parking as follows:

- Off-street parking must be located no further than 400-1,000 feet from the use it is intended to serve (Section 12.65.350 A).
- Surface parking for multi-parking, non-residential, and mixed use development must be located behind or to the side of buildings. If located at the side of a building, surface parking cannot be closer to the street than the building and cannot take up more than 50% of the street frontage (Section 12.65.350 C).
- Section 12.65.360 requires parking lot perimeter landscaping or screening, interior landscaping.
- Section 12.65.360 C contains standards for the design of structured parking. Those standards require parking structures to be integrated with or complement surrounding development in terms of scale, design elements, building materials and orientation. Pedestrian-oriented design elements are also required.

(v) Corner buildings designed to include interesting sight lines, unique or easily recognizable architectural features, and sufficient building mass or height to anchor and define the adjacent intersection.

Findings: Section 12.65.850 D 2 and 3 contain standards for corner buildings located along an Active Use Street. Those standards establish a minimum building height, require that buildings create “strong edges” at the street, and require architectural elements and/or pedestrian amenities.

(vi) Protection from the elements consistent with requirements of the Hillsboro Community Development Code.

Findings: Section 12.65.850 D 4 of the proposed Plan District requires the weather protection be provided on buildings along an Active Use Street. The standard must be met on at least 50% of the façade.

(vii) Entrances to buildings accessible to all users.

Findings: Hillsboro’s building code (currently the 2014 Edition of the Oregon Structural Specialty Code) requires with only very limited exceptions that all newly constructed multi-family residential, commercial, and mixed-use buildings be accessible to people with disabilities.

(viii) Public spaces that include provisions or opportunities for public art.

Findings: Section 12.50.210 requires that usable open spaces in higher intensity areas incorporate pedestrian-oriented features such as public art or sculpture.

(ix) Distinctive landscaping, shade trees, water features, and street-level seating as contextually appropriate.

Findings: Section 12.65.220 of the proposed South Hillsboro Plan District includes additional landscaping requirements intended, in part, to enhance public and private spaces, create an inviting pedestrian environment and frame/define gathering places. The standards require 15% landscape coverage; certain hardscape features such as seating and rain gardens may be counted toward meeting the standard.

Section 12.65.230 requires preservation of mature trees (applicable to certain types and sizes of trees). Section 12.65.560 requires street trees be planted approximately every 20 feet to ensure adequate canopy coverage.

In addition, Section 12.65.850 (Design Standards for Active Use Streets) allows an increased front setback (beyond the required maximum standard) in exchange for the placement of pedestrian amenities including seating areas, water features and plazas. Section 12.50.210 requires that usable open spaces in higher intensity zones such as the MU-VTC zone incorporate pedestrian-oriented features: seating areas, trees and water features, which can be used to meet this requirement.

(x) Parking areas, mechanical or utility systems, or similar components of development screened from adjacent streets to reduce their environmental and visual impacts.

Findings: The proposed Plan District requires screening of the above elements as follows:

- Section 12.65.350.B requires screening of loading areas when they are adjacent to a street, driveway or pedestrian route.
- Section 12.65.360.A requires screening (planter strips) of surface parking lots that abut any public or private street.
- Section 12.65.650.B requires screening of any above-ground utility vaults.

Waste and recycling enclosures, roof mounted equipment and parking structures for residential and non-residential uses must also be screened.

(c) Residential development shall be designed to facilitate and encourage connection with the street. Specific design elements for residential development should include:

(i) Façade treatments that enhance building character and include porches, balconies, stairs, railings, fascia boards, and/or trim.

Finding: Section 12.65.710 and 12.65.720 contain design standards for residential development: detached single family, duplexes and two-unit townhomes in Section 12.65.710 and three-unit townhomes and multifamily buildings in Section 12.65.720. These standards require prominently-defined entrances; windows, porches and balconies; and detailed design elements on the street facing façade. Trim is required to mark all building rooflines, porches, windows and doors.

(ii) Buildings that incorporate front-facing windows, porches, balconies, or stoops.

(iii) Windows and doors placed and designed to reflect the interior function of spaces, while considering and respecting privacy of neighboring lots.

Finding: The residential design standards in the proposed Plan District call for prominent, well-defined entries that face the street; a combination of windows, porches and balconies is required. In addition, the street-facing elevations must have 35% window coverage in order to provide transparency. For residential uses along Active Use Streets, glazing on ground floor windows may be opaque in order to protect privacy (Section 12.65.850 D 7).

(iv) Trim treatments used to highlight wall and door openings and other architectural features.

Finding: Sections 12.65.710 D 6 and 12.65.720 D 7 require trim to “mark all building rooflines, entries, windows, and doors on all facades.”

(v) Vehicle garages and parking areas oriented behind buildings and houses and away from the street where possible.

Finding: Sections 12.65.710 D 7 and 12.65.720 D 6 limit the length of garage walls and parking areas that face the street and require that garages be set back from the street further than the primary residential building.

In addition, Section 12.65.350 C requires that parking areas be located behind or to the side of buildings. If located on the side, parking areas may not be located closer to the street than the building façade. Buildings must occupy at least 50% of each street frontage.

(vi) Landscaping used to define property edges without impeding connection to the street or adjacent properties.

Findings: Section 12.65.220 contains landscaping standards that are intended to “frame or help define gathering places as well as natural areas.” Several of the landscaping standards in Sections 12.50.220 and 12.50.360 F also support this policy.

(d) Development along Tualatin Valley Highway and the railroad shall be appropriately compatible, buffered and screened to minimize potential conflicts.

Findings: The placement of the MU-VTC zone adjacent to Tualatin Valley Highway and the railroad supports this policy by providing for less noise-sensitive, non-residential uses in this area. In addition, Section 12.65.220 D calls for increased setbacks and an enhanced landscaped buffer adjacent to the railroad right-of-way.

(2) Transportation & Connectivity

(d) Create a gridded block pattern as a means of ensuring a high degree of connectivity, eliminating out-of-direction travel, and establishing a street network that is easy and intuitive to navigate.

Findings: The access and street standards in Section 12.65.500-12.65.530 are intended in part to provide “smaller blocks with a consistent and legible block pattern, interconnected neighborhoods and amenities and solar orientation.” Table 12.65.520-1 limits maximum block perimeter to 1,600-1,800 feet (dependant on the Comprehensive Plan land use designation). Subsection 12.65.520 D also requires that full street connections be spaced no further than 500 feet apart.

(e) Design spaces to provide safe, convenient, and comfortable pedestrian movement by effectively connecting building entries, open spaces, streets, transit facilities, and parking areas.

Finding: In Sections 12.65.420 and 12.65.430, the South Hillsboro Plan District applies existing on-site and off-site pedestrian and bicycle connectivity standards from the general Standards in Sections 12.50.420 and 12.50.430. Those standards require both internal connections (between building entries and the street, and pedestrian accessways), and external connections (between developments and nearby residential areas, transit stops, and neighborhood activity centers). In addition, by citing Figure 12.65.930-E (the Parks, Trails, Schools and Open Space Master Plan),

Section 12.65.430 requires enhanced pedestrian/bicycle accessways to further the goal of creating a connected community in South Hillsboro.

- (f) *Design areas to ensure that all users, including small children, older residents and people with physical or cognitive disabilities can safely and effectively use them and move within and among them.*

Findings: The City Design and Construction Standards (Section 220 Roadway Design) require all sidewalks, ramps, and crosswalks to be built to ADA standards. In addition, the Active Use Street standards in Section 12.65.530 require intersections to include accessible pedestrian facilities such as curb ramps and pedestrian signals. The Active Use street standards also include requirements which help support this policy, for improvements near with minor transit stops.

(3) *Natural resources*

- (a) *Integrate natural resources, wildlife habitat, and corridors into development plans to preserve and enhance their function. Ensure that urbanization occurs in a way that preserves essential regional natural systems.*

Findings: As part of the South Hillsboro Comprehensive Plan and Community Plan amendments (Case File Hillsboro Comprehensive Plan 004-14) the City has adopted the following two documents (as cited in Section 12.27.200) to include the South Hillsboro Planning Area:

- City of Hillsboro Goal 5 Natural Resources Inventory and Assessment Report for South Hillsboro
- List of Significant Goal 5 Natural Resource Sites in South Hillsboro

The City has completed the Economic, Social, Environmental, and Energy Analysis for the South Hillsboro Plan Area as required by Goal 5, and that document will be included in the supporting findings for the Code amendments. Together, these three documents will allow the Significant Natural Resources Overlay to be applied upon annexation of affected properties in South Hillsboro, providing protection for the Significant Natural Resource Sites in South Hillsboro.

- (b) *Preserve key view corridors by integrating them into site plans.*

Findings: This policy will be addressed through the future placement and refinements to the location of specific zoning designation, open space areas and transportation corridors. The proposed CDC provisions do not address this issue directly.

(4) *Sense of place*

- (a) *Provide opportunities to create informal meeting places such as plazas, courtyards, other outdoor seating areas or similar facilities that are encourage social interaction and are welcoming, comfortable, and enticing for both neighborhood residents and visitors.*
- (b) *Locate and design public spaces between and adjacent to buildings to support recreation, social, and/or cultural activities.*

Findings: Section 12.65.850 South Hillsboro Plan District Standards for Active Use Streets supports the above policies in the following ways:

- These standards allow for placement of pedestrian amenities within the front setback area. Those amenities may include seating areas and plazas.
- Public plazas may also be used to meet the standards for corner development.
- Streetscape elements are required for Active Use Street intersections (Section 12.65.530) in order to “enhance the character and quality of the public realm and the sense of an intersection as an important public space.”

(c) Design key intersections (shown in Figure 31-6) as gateways, through the use of landscaping, public art, or other treatments to provide a sense of place and entry into South Hillsboro, or where appropriate, to the City as a whole.

Findings: Figure 31-6 is transferred into Section 12.65 as Figure 12.65.930-F. Two of the 11 “gateway opportunities” shown on this Figure are on designated Active Use Streets as shown on Figure 12.65.930-A (also Figure 31-4 in Comprehensive Plan Section 31). At those locations, the standards in Section 12.65.850 require that intersections be “designed as gateway locations that establish a sense of entry into the distinct South Hillsboro community.” The standards require corner façade treatments, architectural elements and/or public plazas, porches or other design elements that emphasize the importance of the intersection as a gateway.

(d) Include wayfinding devices such as directional and street signage, design features, or other public realm elements to facilitate navigation and a sense of place in South Hillsboro, while also integrating the South Hillsboro area into the Citywide wayfinding program.

Findings: The City-wide wayfinding program is currently under development. When the City-wide way-finding program is completed, its provisions will be applicable to the South Hillsboro area, as guided by Figure 12.65.930-F Gateway Opportunities Master Plan.

(e) Include a range of design characteristics that provide continuity and connection between individual neighborhoods and reinforce a sense of place.

Findings: The South Hillsboro Plan District contains standards for residential development in Sections 12.65.710 and 12.65.720 that are intended to “provide high quality design that evokes a sense of place and permanence and a strong connection with the street.” In addition, the connectivity standards in 12.65.430 are intended to create a pedestrian and bicycle network that connects neighborhoods to each other, to the Town and Village Centers, and to open spaces. The access and street standards in Section 12.65.500 also implement creation of interconnected neighborhoods with small block sizes and a legible pattern. These standards are reinforced by the inclusion of Figure 12.65.930-E showing the trails network. This policy is met.

(f) Design areas near the rural edge to provide for an orderly transition between urban and rural environments.

Findings: The approval criteria for Planned Unit Developments require compliance with applicable Comprehensive Plan policies, and this policy will therefore be addressed through Planned Unit Development processes on individual properties at the edges of South Hillsboro.

(g) Encourage the integration of sustainable or innovative design elements to reinforce the sense of place in South Hillsboro.

Findings: The South Hillsboro Plan District and the new MU-VTC zone support this policy by establishing a set of development and design standards unique to South Hillsboro. Furthermore:

- Per Table 12.65.040-1, the Sustainable Development Practices standards of Section 12.50.930 apply in South Hillsboro. These standards and the other Public Benefit Standards in Section 12.50.910-12.50.940 are more likely to be applied in South Hillsboro due to the requirements for Planned Unit Development (PUD) approval in the MU-VTC zone and on all medium- and larger-scale projects. The PUD review process is intended to provide flexibility and encourage innovative design, allow efficient site design, and preserve natural resources.
- The public utility requirements in Section 12.65.600-12.65.650 also encourage “creation of a sustainable community that incorporates state-of-the-art green development practices...”
- The Plan District contains standards for residential development (Sections 12.65.710 and 12.65.720) that are intended to “provide high quality design that evokes a sense of place...”

(5) Design attributes

(a) Design of fences, walls, hedges, and berms should integrate into the urban environment by:

(i) Balancing the need for privacy with the need to maintain connections between properties and neighborhoods; and,

(ii) Utilizing sight-obscuring fences and walls only to screen mechanical systems, waste facilities, or other “back-of-house” support services.

Findings: Section 12.65.250 contains standards for fences, walls, hedges and berms that are intended to “balance the need for privacy with the need to provide a consistent, cohesive, visually pleasing and pedestrian friendly environment.” The standards regulate maximum height and materials. Fences and walls may be used to screen parking and loading areas, utility vaults, waste and recycling facilities, and roof mounted equipment. In some cases, the screen must incorporate design elements to provide visual interest.

(b) Street and other exterior lighting should provide for security and extended use of properties into nighttime hours, while ensuring an environmentally sensitive and energy efficient nighttime environment that includes the ability to view the stars against a dark sky from residential and other appropriate viewing areas.

Finding: South Hillsboro Plan District Section 12.65.240 includes special lighting standards for this area, that are intended to “provide for an environmentally sensitive and energy efficient nighttime environment that includes the ability to view the stars against a dark sky from residential and other appropriate viewing areas”. These standards regulate exterior lighting and are consistent with the above policy language. In addition, Section 12.65.530.B calls for Active Use Street intersections to be “well lit at night” and that “sufficient lighting to illuminate pedestrian crossings should be provided.”

(c) Site design should support Crime Prevention through Environmental Design principles as outlined in the Hillsboro Community Development Code.

Findings: Section 12.65 supports Crime Prevention Through Environmental Design (CPTED) principles in the following ways:

- Building orientation standards that require prominent front entrances facing the sidewalk provide more “eyes on the street”
- On and off-site pedestrian connections that are well-marked, improving pedestrian safety and awareness
- Required exterior lighting throughout the on-site pedestrian circulation system, including street frontages, sidewalks, multi-use paths, parking lots, buildings, and plazas also improves pedestrian safety and awareness
- Window and door “transparency” standards along the street-facing façade of buildings increase “eyes on the street”
- Per Table 12.65.040-1, the Sustainable Development Practices standards of Section 12.50.930 apply in South Hillsboro. These standards and the other Public Benefit Standards in Section 12.50.910-12.50.940 are more likely to be applied in South Hillsboro due to the requirements for Planned Unit Development (PUD) approval in the MU-VTC zone and on all medium- and larger-scale projects. The PUD review process is intended to provide flexibility and encourage innovative design, allow efficient site design, and preserve natural resources.
- Per Table 12.65.040-1, the CPTED standards of Section 12.50.940 apply in South Hillsboro. These standards and the other Public Benefit Standards in Section 12.50.910-12.50.940 are more likely to be applied in South Hillsboro due to the requirements for Planned Unit Development (PUD) approval in the MU-VTC zone and on all medium- and larger-scale projects.
 - (d) Encourage housing designs that incorporate innovative, environmentally sustainable approaches such as energy-efficient construction, water-efficient fixtures, photovoltaic panels, recycled and regional materials, water-efficient landscaping, and similar techniques.*
 - (e) Low-impact design approaches for stormwater management should be encouraged in cases where:
 - (i) The design of the facility is compatible with publicly-maintained infrastructure and is approved by City of Hillsboro Public Works Engineering; and,*
 - (ii) The facility is operated and maintained by a commercial business association or similar entity pursuant to a management agreement acceptable to the City of Hillsboro.**

Finding: Per Table 12.65.040-1, the Sustainable Development Practices standards of Section 12.50.930 apply in South Hillsboro. These standards and the other Public Benefit Standards in Section 12.50.910-12.50.940 are more likely to be applied in South Hillsboro due to the requirements for Planned Unit Development (PUD) approval in the MU-VTC zone and on all

medium- and larger-scale projects. The Sustainable Development provisions encourage habitat-friendly development approaches; water/energy efficiency and reduction measures; low impact stormwater management techniques; and use of green building materials.

- (f) *Utilize landscape features for commercial, multifamily, other medium to high density residential and mixed use development to:*
 - (i) *Visually enhance development projects and provide a buffer between potentially conflicting uses;*
 - (ii) *Minimize water consumption for landscape management through the use of native or non-invasive drought tolerant species;*
 - (iii) *Provide opportunities for on-site stormwater management, consistent with the overall approach to stormwater management described in the Appendix of this section; and,*
 - (iv) *Minimize heat islands and reduce overall energy use by using shade vegetation.*

Finding: In addition to the general landscaping standards in Section 12.50.220, the South Hillsboro Plan District contains additional landscaping provisions intended to support the above policies. Section 12.65.220 requires a minimum of 15% landscaping on lots in South Hillsboro. Landscape materials must “evoke the natural character of the Pacific Northwest” and be adaptable to “climatic, topographic, and hydrologic characteristics and urban constraints.” Stormwater facilities may be counted toward the landscaping requirement. The tree preservation standards of Section 12.65.230, street tree requirements of Section 12.65.560, and parking lot landscaping standards of Section 12.65.360 will all ensure provision of shade vegetation and help minimize heat islands.

- (g) *Buildings should be placed to optimize solar access and orientation.*

Finding: The Sustainable Development Practices in Subchapter 12.50.930, which apply within the South Hillsboro Plan District, call for buildings to be designed and sited to maximize solar access for heating and lighting. In addition, the Block Orientation Requirements in Subsection 12.65.520 D require street orientation to improve solar access.

(C) Housing

Objective: South Hillsboro shall provide opportunities for a range of housing densities and types intended to reduce land and infrastructure costs, increase transit feasibility and provide opportunities for residents with a range of incomes to live in South Hillsboro. These opportunities include detached and attached single family units, townhomes and row houses, apartment flats, condominiums, co-housing and other alternative housing options.

- (1) *Planned residential densities within the South Hillsboro Community Plan area shall reflect Metro’s 2011 UGB expansion decision regarding maximum South Hillsboro residential capacity while being consistent with densities established by:*
 - a) *Hillsboro Comprehensive Plan Section 14 Subsection (B) Comprehensive Plan Maps – Land Use Maps; and*
 - b) *Hillsboro Comprehensive Plan Section 3 Subsections (B) (C) and (V) Housing Policies.*

Finding: Several existing residential zones, and the new MU-VTC zone, implement the Plan designations in South Hillsboro. The density ranges of the existing zones implement their corresponding Plan designations as called for in Comprehensive Plan Housing Policies B and V. Table 12.24.360-1 establishes minimum and maximum densities for the Town and Village Centers in the MU-VTC zone: these densities substantially reflect those established in the 2011 UGB expansion decision.

(2) Provide for attached single-family or multi-family housing sufficient to provide for ongoing citywide compliance with the Metropolitan Housing Rule.

Finding: The proposed MU-VTC zone is consistent with this policy by allowing single-family attached and multifamily housing within the Town and Village Centers of South Hillsboro. Consistency with the Metropolitan Housing Rule was established in the findings for adoption of the South Hillsboro Comprehensive Plan amendments (Casefile HCP 004-14): these amendments implement that plan.

(3) Achieve or exceed an overall density of 23 dwelling units per acre in the Town Center and 18 dwelling units per acre in the Village Center.

Finding: Table 12.24.360-2 establishes overall density requirements for the Town Center area north of SE McInnis Street and the Village Center areas south of SE McInnis Street. Development consistent with these overall density targets, and those of the surrounding single family and multi-family residential zones, will achieve the density targets in Plan Section 31, General Development Policy C 3.

(4) Provide a range of housing types and products appropriate to the intent of each zone and that meet the needs of people in a range of household incomes and structures, including:

(a) Locating workforce/affordable housing near transit and other services;

(b) Encouraging different levels and types of affordable housing throughout the community, rather than concentrating affordable housing in a way that would create a recognizable low-income district; and,

(c) Dispersing housing for the elderly, disabled, developmentally challenged and low income citizens throughout residential neighborhoods in areas that are close to schools, services, parks, shopping and employment centers.

Finding: Among the eight residential zones and the MU-VTC zone to be applied in South Hillsboro, a range of housing types will be developed in this new area, including detached and attached single family, multifamily, mixed-use and live/work units. The availability of relatively small lot sizes (in the SFR-4.5 and MFR-1 zones) and a variety of attached and multi-family housing types will support affordable housing targets within South Hillsboro. Group Living and Residential Services housing is also permitted in these zones, providing for seniors and person with disabilities. The MU-VTC zone also allows a variety of commercial, personal service and employment uses, all in close proximity to housing. Transit facilities are permitted in the zone to ensure future transit facilities can be located in the Town and Village Centers when transit becomes available.

(5) Provide for emerging housing product types including cottage housing, secondary dwelling units and live-work units as appropriate to the underlying zone.

Findings: The proposed MU-VTC zone permits live-work units outright without limitations. Secondary dwelling units are permitted outright in all of the single family residential zones. Cottage housing could be proposed and potentially approved as an innovative housing type in many of the single family zones as well, as a Planned Unit Development consistent with the approval criteria for PUDs in Section 12.80.120 K.

(6) Higher-density housing developments should provide shared courtyard or other recreational or gathering spaces.

Findings: Under the revised provisions of Section 12.50.210, primary emphasis is placed on achieving the City's goals for public open space in public parks. Usable open space can also be delivered in the form of private courtyards and gathering spaces. Higher-density housing developments will either contribute to public park delivery or provide additional private usable open space in the form of courtyards, balconies, playgrounds, and other gathering spaces for social interaction.

(7) Encourage the development of housing products that integrate new designs or that utilize emerging techniques as demonstration projects to showcase or prototype innovative and sustainable approaches to residential development.

Per Table 12.65.040-1, the Sustainable Development Practices standards of Section 12.50.930 apply in South Hillsboro. These standards and the other Public Benefit Standards in Section 12.50.910-12.50.940 are more likely to be applied in South Hillsboro due to the requirements for Planned Unit Development (PUD) approval in the MU-VTC zone and on all medium- and larger-scale projects. The Sustainable Development provisions encourage habitat-friendly development approaches; water/energy efficiency and reduction measures; low impact stormwater management techniques; and use of green building materials.

Findings: Innovative development is more likely in South Hillsboro, where the PUD process is required in the MU-VTC zone and on all projects over 15 acres in size.

(D) Employment

Objective: South Hillsboro offers a range of employment generating uses, especially in mixed-use areas and commercial nodes

(1) Encourage a mix of employment opportunities, including retail and office jobs in the Town and Village Centers.

(2) Encourage live-work units in mixed-use and medium to high density residential use areas.

Findings: Tables 12.24.320-1 and 12.24.330-1 in the MU-VTC zone permit live-work units and a wide range of employment uses within the Town and Village Centers, including lodging, commercial recreation, retail sales and service, restaurants, offices, schools, hospitals, and limited manufacturing/production uses.

(E) Transportation

Objective: The South Hillsboro Community Plan transportation network provides circulation and greenspace systems that promote walkability and multi-modal transportation options to accommodate pedestrians, bicycles, transit riders, freight, and automobiles.

(1) *System design*

- (d) *With consultation and coordination with TriMet, construct a transit facility in the Town Center to function as a future transit hub for citywide and regional transportation, designed to support potential future development of:*
- (i) *Local and regional bus service, including frequent service routes;*
 - (ii) *High-capacity transit service, including potential bus rapid transit, streetcar, light rail, or commuter rail routes within or adjacent to the Town Center; and,*
 - (iii) *Transit-supportive resources including park and ride lot capacity, rider and operator amenities, and related facilities.*

Finding: Table 12.24.330-1 Use Categories in the MU-VTC zone allows transit facilities and park and ride facilities with conditional use approval in the Town Center. This policy is met.

- (e) *Design and develop a grid system that facilitates access, connectivity, and circulation throughout South Hillsboro, integrating:*
- (i) *Streets of all types including arterials, collectors, local roads, and alleyways;*
 - (ii) *Sidewalks and pedestrian crossings associated with all street types and major intersections;*
 - (iii) *On-street bicycle facilities, including cycle tracks, bicycle lanes and shared roadways, depending on street design and traffic levels and speeds;*
 - (iv) *Off-street pedestrian and/or bicycle trails and paths; and,*
 - (v) *Citywide and regional transportation networks.*

Findings: Figure 12.65.930-B illustrates the Master Streets Plan for South Hillsboro: this pattern of streets establishes the underlying access, connectivity, and circulation. Section 12.65.500 in the South Hillsboro Plan District contains access and street standards that are intended to “create a complete, connected and green community” by filling in the underlying grid with small block perimeters and block lengths no longer than 530 feet. Section 12.65.940 includes design requirements for arterials, collectors, local road and alleyways. These cross-sections require sidewalks on both sides of every street except alleys and streets at the edge of the Urban Growth Boundary. On-street bicycle facilities are required on all streets above a local classification, everywhere except on the Active Use Streets. At Active Use Street intersections, well-marked crosswalks are required and should include curb ramps, accessible pedestrian signals and lighting for visibility at night. Curb extensions and median refuges are also recommended where appropriate for higher-volume intersections.

(2) *System attributes*

- (a) *Design streets to incorporate urban design concepts and themes described in the Urban Design policies enunciated in Section 31 (II) (A), as appropriate to the context.*

Findings: Several of the street cross-sections shown in Section 12.65.940 include urban design concepts:

Figure No.	Street Type	Urban Design concepts
12.65.940-D	L-4 City Mixed Use Local	12-foot sidewalks with street trees in wells
12.65.94-G	N-2 City Green Neighborhood Route	8-foot landscaped median
12.65.940-J	C-3 City 3-Lane Collector with 12-foot sidewalks	12-foot sidewalks with street trees in wells
12.65.940-N	A-1 County 7-Lane Arterial with 12-foot sidewalks	12-foot sidewalks with street trees in wells; 14-foot landscaped median
12.65.940-S	Active Use Overlay	12-foot sidewalks with street trees in wells

(b) *Ensure block sizes enable pedestrian and non-motorized vehicular movement by limiting block size or including mid-block pedestrian access when blocks must exceed the optimum size.*

Finding: Access and street standards in Section 12.65.500 of the proposed Plan District limit block perimeters to 1,600-1,800 feet, depending on the land use designation. Full street connections must be no greater than 530 feet apart. When block lengths exceed the requirement due to safety or other constraints, the city may require a mid-block pedestrian access (per Section 12.50.520). These standards are intended to provide “smaller blocks, a consistent and legible block pattern, interconnected neighborhoods...”

(c) *Require cycle tracks, bicycle lanes or other similar bicycle facilities on all collector and arterial streets.*

Finding: As shown on the street cross sections in Section 12.65.940, on-street bicycle lanes are required on all neighborhood routes, collectors and arterial streets.

(d) *Construct continuous sidewalks on both sides of roads to maximize walkability.*

Finding: As shown on the street cross sections in Section 12.65.940, sidewalks are required on both sides of all streets except alleys (on which sidewalks are not desirable due to narrow width and safety issues) and streets at the edge of the Urban Growth Boundary (on which sidewalks are required on one side).

(e) *Limit access along 209th Avenue by minimizing intersecting roads and driveways.*

Finding: The City Design and Construction (D & C) Standards (Section 210.2) stipulate that access to streets under Washington County jurisdiction (such as SW 209th Avenue) must be formally approved by the County at the applicant’s initiative and expense. In addition, the D & C Standards also limit access onto arterials (such as SW 209th Avenue) to between 600 and 1000 feet.

(f) *Utilize design techniques for roadways classified as Active Use Streets as identified in the Appendix of this section that emphasize pedestrian orientation and safety, including but not limited to:*

(i) *Sidewalk widths of 12 feet or higher;*

(ii) *High-visibility crosswalks and crossing aids*

- (iii) *Tight curb radii and curb extensions;*
- (iv) *Parking restrictions or other provisions at corners to reduce pedestrian conflicts;*
- (v) *Enhanced sidewalk or pedestrian lighting; and,*
- (vi) *Other design features which support traffic calming and mitigate potential conflicts between road and sidewalk users.*

Findings: Figure 12.65.940-S shows the 12-foot sidewalks required on Active Use Streets, and Section 12.65.530 lists the design requirements for Active Use Streets, which include requirements for all of the improvements listed in Policy f above.

- (g) *Allow low-impact design approaches for stormwater management in public rights-of-way only as they are approved for use and ongoing maintenance by City of Hillsboro Public Works Engineering.*

Findings: At present, the City Engineer has declined to allow low-impact development approaches for storm-water management in the public right-of-way due to problematic and unresolved issues of use and on-going maintenance. This policy does not require that such approaches be approved, but provides flexibility if future circumstances merit reconsideration.

(F) Public Utilities

Objective: Provision of adequate public utilities and facilities is coordinated with orderly, efficient, and timely development

- (1) *Ensure that public utilities such as water, wastewater and storm drainage facilities (conceptually shown in Figures 31-7 and 31-8) are designed on an area-wide basis and are adequate to meet the needs of development as it occurs.-*
- (2) *Phase the provision of infrastructure improvements with incremental development activity.*
- (6) *Place utilities underground wherever possible. When utilities cannot be placed underground, they should be designed and placed in a manner that mitigates visual impact while maintaining safety and reliability.*
- (7) *Utility installations in natural areas should be designed to minimize visual impact and disturbance to habitat.*
- (8) *Encourage the provision of broadband (fiber) network connectivity to all development sites, including single-family homes.*

Findings: The public utility requirements in Section 12.65.600 of the proposed Plan District (in conjunction with 12.50.620, which also apply in South Hillsboro) require provision of public water, sanitary sewer and storm drainage service adequate to serve the approved level of development. Utilities in South Hillsboro are also required to be installed underground either in public right-of-way or in a public utility easement. In addition, standards in the SNRO Overlay will govern placement of utilities within natural areas with the intent of minimizing adverse impacts on them.

(G)Public Facilities and Services

Objective: Public facilities and services such as police, fire protection, libraries and schools are adequate to serve development as it occurs within the South Hillsboro area.

(1) Overall system

(a) Provide civic resources throughout South Hillsboro, including:

- (i) Gathering places that support and enhance a sense of community and social interaction;*
- (ii) Schools;*
- (iii) A Hillsboro Public Library branch;*
- (iv) Police and fire substations or offices;*
- (v) Indoor community and recreational center space; and,*
- (vi) Non-recreational public facilities such as community gardens, public plazas, pocket greens, etc.*

Findings: The proposed MU-VTC zone supports this policy by permitting the above types of uses within the Town and Village Centers. Per Table 12.24.330-1, these types of civic uses generally require conditional use approval. Surrounding the Town and Village Centers, most of the existing implementing zones also allow these types of uses with conditional use approval.

(b) To the extent possible, ensure that public facilities are made available as development occurs.

Findings: The public utility requirements in Section 12.65.600 of the proposed Plan District (in conjunction with 12.50.620, which also apply in South Hillsboro) require provision of public water, sanitary sewer and storm drainage service adequate to serve the approved level of development.

(2) Schools

- (a) Identify adequate land to ensure provision of K-12 educational facilities on sites consistent with the school facility master plans of Hillsboro School District 1-J (minimum of three to four sites in the 2011 UGB expansion area) and Beaverton School District 48, as applicable.*
- (b) Optimize the ability to walk or bike to school sites using a network of street sidewalks and paths through parks or open space corridors, as shown in Figure 31-5.*
- (c) Avoid separation of adjacent schools and parks by streets other than local roads.*

Findings: Schools are permitted as a conditional use within the Town and Village Centers per Table 12.24.330-1 in the proposed MU-VTC zone, and as conditional uses as well in most of the existing base zones that will be applied in South Hillsboro. The grid block pattern, small block sizes, sidewalks, bike facilities and pedestrian-friendly intersections required by Section

12.65.500 of the proposed Plan District all help to optimize the ability for students to walk or bike to school.

(H) Parks, Recreation, and Open Space

Objective: Active and passive recreational areas are provided within the South Hillsboro area in accordance with the Community Plan text and general location of identified park areas as shown on the South Hillsboro Community Plan Land Use Map....

(1) Overall System

- (c) The number, size, and location of parks shall be consistent with Figure 31-5, the policies below and the information and criteria in the Appendix of this section.*
- (d) Provide at least 10 acres of parks and open space lands per 1,000 residents, in accordance with strategies identified in the City of Hillsboro Parks and Trails Master Plan.*
- (e) Emphasize public ownership of the parks and open space necessary to meet City standards for park acreage, improvements, and location.*

Finding: The new South Hillsboro Plan District, Section 12.65, addresses this policy by is carrying forward Figure 31-5 from the Comprehensive Plan as Figure 12.65.930-E.

(I) Natural and Cultural Resources

Objective: Provide, protect and maintain wildlife habitat and corridors (as illustrated in Figure 31-9) throughout the community, connecting east-west stream corridors with north-south wildlife travel corridors. Protect archaeological sites within South Hillsboro.

Findings: The proposed amendments support this policy objective in the following ways:

- Amendments to Section 12.27.200 SNRO Significant Natural Resources Overlay will update the Significant Natural Resource Overlay Map to reflect new natural resource areas and classifications within the South Hillsboro Planning Area.
- Amendments to Section 12.50.210 prioritize provision of the riparian corridors shown on Figure 12.65.930-E as public open space, and allow these areas to count toward usable open space requirements.
- The proposed Plan District includes tree preservation requirements that are intended to preserve mature trees in South Hillsboro for environmental and aesthetic purposes.
- The landscaping requirements in Section 12.65.220 of the proposed Plan District require the use of “plant materials that evoke the natural character of the Pacific Northwest and that are adaptable to climatic, topographic, and hydrologic characteristics and urban constraints.” Planting of nuisance plants is prohibited.
- The habitat friendly development and low-impact design practices of Subchapter 12.50.930 apply within South Hillsboro.
- The provisions of Section 12.27.300 Cultural Resource Overlay zone, and state and federal regulations, will be applicable to identified archaeological sites.

III. Implementation

(C) *Annexation and Development Agreements*

Objective: To ensure awareness of annexation conditions and requirements, and to provide certainty to the property owner, the City, and the public that when a property annexes into the City, the scope and timing of subsequent development of the property will occur in a manner that facilitates the timely and equitable construction of necessary infrastructure improvements.

- (1) *An annexation agreement between the City and the owner(s) of the property to be annexed should, in most cases, be executed prior to the annexation application. The City may waive the requirement for annexation agreements when the annexation is initiated by the City. An annexation agreement is intended to describe the intended long-term use of the property following annexation, the development review process, and the parties' commitments regarding the infrastructure necessary to support the development.*
- (2) *A development agreement is intended to provide reasonable certainty to the property owner, the City, and the public that the scope and timing of development of the property will occur in a manner that facilitates the timely and equitable construction of necessary infrastructure improvements. The development agreement is intended to follow annexation and describe in greater detail the owner's intended use of the property, the parties' commitments regarding subsequent development of the property, the infrastructure determined to be necessary to support development, and the parties' obligations with respect to financing and constructing the infrastructure. To that end, a development agreement should address, at a minimum, the following elements to the City's satisfaction:*
 - (a) *The location and condition of the property, including the current zoning and use;*
 - (b) *The existing infrastructure that serves the property, including the condition and capacity of the infrastructure;*
 - (c) *The owner's intended long-term development and use of the property and the impact of the development on public infrastructure;*
 - (d) *The public infrastructure that will be necessary to support the long-term development of the property, including the City's and the owner's responsibilities for financing and constructing the infrastructure;*
 - (e) *The owner's commitment to seek or forego public subsidies or credits;*
 - (f) *The annexation and development review process, including the timing and sequencing of development approval; and,*
 - (g) *Any projected limits on the scope, sequencing and timing of development.*
- (3) *When an annexation agreement is not required, or in the City's discretion, is not appropriate, the City may require a development agreement as a condition of annexation, zone change, or development approval. In this case, in addition to the*

requirements of Section 31(III)(C)(2), the development agreement should establish the City's and the owner or developer's respective obligations regarding such things as:

- (a) The type and scope of development;*
- (b) The timing and sequencing of development;*
- (c) The financing and construction of public infrastructure, including compliance with the assumptions set forth in the Transportation Finance Program and Methodology Report; and,*
- (d) Specific aspects of the development, including but not limited to:*
 - (i) Design;*
 - (ii) Open Space;*
 - (iii) Amenities; and,*
 - (iv) Phasing.*

Findings: The proposed amendments support this implementation measure in the following ways:

- Section 12.65.040 Annexation Agreements provides specificity regarding the contents of an annexation agreement, including a Transportation Study and documentation of owner(s)' commitments regarding development limitations and requests for tax credits, and City commitments regarding application of zones.
- Section 12.65.050 Development Agreements provides a process by which specificity regarding scope, type, and timing of development will be coordinated with delivery of essential infrastructure.

Section 5 E: Criterion D 3 Compliance with Metro Urban Growth Management Functional Plan.

Finding: These findings document compliance of the proposed Community Development Code revisions with Comprehensive Plan Section 31 South Hillsboro Community Plan. The recommendation regarding the Community Plan in turn includes findings which document compliance with the Metro Urban Growth Management Functional Plan. The findings for the Community Plan amendments (*Planning Commission Order 8136, Exhibit B Hillsboro Comprehensive Plan 004-14 Adoption Findings*) are therefore included in the Community Development Code amendments by reference.

Section 5 F: Criterion D 4 Compliance with Applicable Statewide Planning Goals

Finding: These findings document compliance of the proposed Community Development Code revisions with Comprehensive Plan Section 31 South Hillsboro Community Plan. The recommendation regarding the Community Plan in turn includes findings which document compliance with the applicable Statewide Planning Goals. The findings for the Community Plan amendments (*Planning Commission Order 8136, Exhibit B Hillsboro Comprehensive Plan 004-*

14 Adoption Findings) are therefore included in the Community Development Code amendments by reference.

Section 5 G: Criterion D 5 The Amendments are deemed to be desirable, appropriate, and proper.

Finding: Based on the staff reports and testimony received in the public hearings and upon these findings, the Planning Commission finds that the revisions proposed in Case File Community Development Code Amendments 002-14 are desirable, appropriate and proper, and recommends their adoption to the Planning Commission.

SECTION 6: CONCLUSION

For the reasons set forth above, the Planning Commission finds that the proposed amendments to the Hillsboro Community Development Code (CDC), as contained in Case File Community Development Code Amendment 002-14 meet the applicable approval criteria in Section 12.80.140 D:

1. *Address issues of concern on a variety of properties, not a property- or condition-specific situation;*
2. *Consistent with relevant goals and policies of the Hillsboro Comprehensive Plan, the South Hillsboro Community Plans, and the CDC itself;*
3. *Consistent with relevant provisions of the Metro Urban Growth Management Functional Plan;*
4. *Consistent with relevant provisions of the Statewide Planning Goals, the Oregon Administrative Rules, and State statutes; and*
5. *Desirable, appropriate, and proper.*



EXHIBIT P

Goal 5 Natural Resources Inventory and Assessment



**Economic, Social, Environmental, and Energy
(ESEE) Analyses for South Hillsboro**

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Appendix A: Figures

Figure 1. Plan Area Boundary

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Figure 3. Goal 5 Significant Natural Resources and Impact Areas in the South
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**Appendix B: Natural Resource Inventory and Assessment and Riparian Corridor
Wildlife Habitat Summary Sheets for the South Hillsboro Plan Area (FES, 2001)**

**Appendix C: Natural Resource Inventory and Assessment, Wetland and Riparian
Corridor Wildlife Habitat Summary Sheets for the South Hillsboro Plan Area
(SWCA, 2014)**

Goal 5 Economic, Social, Environmental and Energy (ESEE) Analyses - South Hillsboro Plan Area

I. Introduction

The South Hillsboro Plan Area is located at the southeastern edge of the city of Hillsboro. It lies to the west of SE 209th Avenue and to the south of SW Tualatin Valley Highway (see Figure 1, Appendix A). The Plan Area contains approximately 1,400 acres of developed and undeveloped land. Gordon, Butternut, and Rosedale Creeks traverse the area generally from west to east. A Bonneville Power Administration (BPA) power line corridor crosses the Plan Area from north to south. The Plan Area is adjacent to the Reedville, Hazeldale, Aloha, and Witch Hazel Village neighborhoods. The Plan Area is located in the Middle Tualatin-Rock Creek Watershed, and it is located within three subwatersheds including Middle Tualatin-Gordon Creek, Butternut Creek and Middle Tualatin-Rosedale Creek. The Tualatin River flows southerly near the western boundary of the Plan Area. Several tributaries to the Tualatin River flow west/southwesterly through the site including Gordon Creek, a Gordon Creek tributary, Butternut Creek, a Butternut Creek tributary and Rosedale Creek (also referred to as Hazeldale Creek). The Plan Area includes the approximately 476-acre former Sisters of St. Mary's property (currently owned by Newland Communities), the approximately 317-acre Reserve Vineyards and Golf Club, former urban reserve areas 69 and 71, an approximately 160-acre tree farm (Hanauer property) and many small acreage agricultural and rural residential properties.

As noted in Exhibit A: *Findings of Fact and Conclusions of Law to Planning Commission Order No. 8137*, an analysis of the ESEE consequences is required for Significant Natural Resource (SNR) sites in order to comply with Statewide Planning Goal 5. An ESEE analysis was previously completed in 2003 for a portion of Gordon Creek (including its wetlands and riparian upland wildlife habitat resource [Gordon Creek Reach 2 and Gordon Creek Reach 2 Riparian Upland Wildlife Habitat] but not including a tributary to the creek) which was located within former urban reserve area 71. When properties located within former urban reserve area 71 are annexed into the city, the City's Significant Natural Resources Overlay will be applied at the time of rezoning from County to City zoning. This ESEE analysis updates the previous analysis for this portion of Gordon Creek to reflect changes in the Comprehensive Plan designations for this portion of the Plan Area. A portion of Butternut Creek and Butternut Creek Tributary 1 (BuCTrib1) located within former urban reserve area 69 were inventoried and determined to be significant in 2001; however, the ESEE analysis was not conducted on the affected properties containing these significant natural resources as they were not located within Hillsboro's urban growth boundary. As shown in Figure 2 (Appendix A), this ESEE analysis addresses the portion of Butternut Creek and Butternut Creek Tributary 1 previously inventoried, updates the ESEE analysis for Gordon Creek Reach 2 and Gordon Creek Reach 2 – Riparian Upland Wildlife Habitat and the remaining lands in the Plan Area that were inventoried in 2014: an area just over 400 acres in size along the south and west sides of the Plan Area.

The Oregon Administrative Rules (OAR 660, Division 23) establish a multi-step planning process for Oregon's cities and counties to comply with Goal 5:

1. Collect information about Goal 5 resource sites
2. Determine the adequacy of the information
3. Determine the significance of resource sites
4. Collect information about Goal 5 resource sites
5. Determine the adequacy of the information
6. Determine the significance of resource site
7. Adopt a list of significant natural resource sites
8. Identify conflicting uses that exist, or could occur, with regard to significant Goal 5 natural resource sites. To identify these uses, land uses allowed outright or conditionally with the zones applied to the resource site and its impact area are examined.
9. Determine the impact area
10. Analyze economic, social, environmental, and energy (ESEE) consequences that could result from a decision to allow, limit or prohibit a conflicting use
11. Decide whether the resource should be fully or partially protected, and justify the decision
12. Adopt the ESEE consequences analysis as part of a plan or as a land use regulation
13. Develop a program to achieve Goal 5¹.

This analysis considers the ESEE consequences of allowing, limiting or prohibiting conflicting uses within the following Goal 5 resource categories:

- Riparian Corridors (OAR 660-023-0090)
- Wetlands (OAR 660-023-100)
- Wildlife Habitat (OAR 660-023-110)

The Community Development Code (CDC) Significant Natural Resources Overlay (SNRO) provides clear direction on how this process should be conducted:

Section 12.27.210.C.2.b. Properties not previously inventoried by the City that may contain natural resources shall be inventoried by the City prior to annexation and a significance determination made using the methodologies described in the adopted City of Hillsboro Goal 5 Natural Resources Inventory and Assessment Report. Natural resources determined to be significant and their Impact Areas shall be added to the SNRO as part of the rezoning process concurrent with annexation. An Economic, Social, Environmental and Energy (ESEE) Consequences Analysis shall be conducted for SNR Sites added to the SNRO using the methodology described in the adopted City of Hillsboro Economic, Social, Environmental and Energy Consequences Analyses Report to determine the SNRO level that will apply to the site: Level 1, 2, or 3; or Impact Area.

II. Inventory and Determination of Significance

Natural resources inventories and assessments (NRI) located within the Plan Area have been conducted as follows:

- Fishman Environmental Services (FES), 2001. FES mapped wetlands in a portion of the Plan Area and included in the *City of Hillsboro Goal 5 Natural Resources Inventory and*

¹ The city of Hillsboro developed and adopted a program to achieve Goal 5 in May 2003. The Significant Natural Resources Overlay in Section 12.27.200 of the Hillsboro Community Development Code is the City's program.

Assessment Report, September 2001. The local wetlands inventory (LWI) was conducted in accordance with the Oregon Department of State Lands (OAR 141-86-180 through 141-86-240) Off-site Option. Therefore, wetland boundaries mapped in the inventory are approximate and are intended for general planning purposes only.

The wetlands inventoried in the LWI were assessed using a modified Oregon Freshwater Wetland Assessment Method (OFWAM) to determine if the wetlands were locally significant. Wildlife habitat areas which include riparian corridors (referred to as riparian upland wildlife habitat) were also inventoried as part of the NRI and significance determinations made for wildlife habitat resources using assessment criteria developed by FES. The majority of the Plan Area was not included in the City's SNRO mapping since it was located outside the urban growth boundary at the time the City's Goal 5 Natural Resources Inventory was conducted and the subsequent SNRO ordinance was adopted.

- SWCA Environmental Consultants², 2014. SWCA completed a NRI and conducted determinations of significance for natural resources located in the Plan Area using the methodologies described in the adopted *City of Hillsboro Goal 5 Natural Resources Inventory and Assessment Report, September 2001* for those portions of the Plan Area which were not previously evaluated.

The natural resources determined to be significant in the Plan Area consist of wetlands and riparian upland wildlife habitat.

Wetlands

The majority of stream/wetland reaches within the South Hillsboro Plan Area were determined to be significant based on their ability to provide high function in one or more of the following categories: wildlife habitat, fish habitat, water quality or hydrologic control, or their ability to provide medium water quality function if located within 0.25 mile of a DEQ water quality listed stream. Significant wetlands were identified along Butternut Creek and its tributary (BuC1, BuC2, BuCTrib1), Gordon Creek and its tributary (GC2, GCTrib1, GC2-W1), Rosedale Creek and its tributary (RsC1, RsC2, RsC3, RsC4, RsCTrib1) and the isolated West Union wetland (W1)

Riparian Corridors

Riparian corridors were determined to be significant based upon their rating high in one or more of the following five categories: wildlife habitat, water quality protection, ecological integrity, connectivity and uniqueness. Significant riparian upland wildlife habitat (R/U) resources were identified along Butternut Creek and its tributary (BuC1-R/U, BuC2-R/U, BuCTrib1-R/U) and Gordon Creek (GC2-R/U).

Figure 3 (Appendix A) shows the location of significant natural resources identified in the 2001 and 2014 Natural Resources Inventories. The resource summary sheets, which include an assessment of the ecological functions for these significant natural resources from these inventories, are attached as appendices to this report (Appendix B and Appendix C). In total there are approximately 243 acres of significant natural resources and associated impact area in the Plan Area:

² In 2004, FES acquired by SWCA. The same consultants that were used for the 2001 analysis were used for the 2014 Goal 5 Natural Resources Inventory.

- Significant Wetlands: 96.3 acres
- Significant Riparian Upland Wildlife Habitat: 61.4 acres
- Impact Area: 85.8 acres

III. Impact Area

As defined in Section 12.01.500 of the Hillsboro Community Development Code (CDC), the “Impact Area” is within the boundaries of the SNRO zone and represents the area in which allowed uses could "adversely affect" the identified resource. The width of impact areas are identified in Table III-1.

**Table III-1
Impact Area Widths shown in CDC Table 12.27.210-1**

Resource Type/Location	Impact Area Width	Impact Area Width Point of Measurement
Significant Wetlands related to streams with or without Associated Riparian Upland Wildlife Habitat:		
• Rock Creek Tributary 2	65 feet	From the edge of the delineated wetland boundary
• Glencoe Swale Tributary 1	120 feet	
• Orenco Creek		
• Rock Creek Tributary 3		
All other streams	75 feet	
Isolated Significant Wetlands	50 feet	
Significant Wildlife Habitat	25 feet	From the edge of the tree canopy for protection of the root zone
Riparian Corridor and Associated Upland Wildlife Habitat	25 feet	

IV. Conflicting Uses

The South Hillsboro Plan Area will be designated for residential development (1,071 acres) and mixed use development (112 acres) on the Comprehensive Plan map (see Figure 31-2 of the Comprehensive Plan). Upon annexation into the City, land with the Plan Area is expected to be zoned as shown in Table IV-1.

Table IV-1: South Hillsboro Plan Area Comprehensive Plan Designations and Implementing Zones

Comprehensive Plan Designation	Acres	Implementing Base Zones
Low Density Residential	520	SFR-10 (Section 12.21.100) SFR-8.5 (Section 12.21.200) SFR-7 (Section 12.21.300) SFR-6 (Section 12.21.400)
Medium Density Residential	486	SFR-4.5 (Section 12.21.500) MFR-1 (Section 12.22.100)
High Density Residential	37	MFR-2 (Section 12.22.200)

Mid-Rise Density Residential	27	MFR-3 (Section 12.22.300)
Mixed Use	112	MU-VTC ³ (Section 12.24.300)
Commercial	3	C-G (Section 12.23.200)
Public Facility	8	No implementing zone
Floodplain	64	RFO (Section 12.27.100)
Open Space	141	No implementing zone

V. General ESEE Consequences

As required by CDC Section 12.27.210.C.2.b, the ESEE Consequences Analysis must use the methodology described in the adopted 2003 ESEE Report to determine the level of resource protection (SNRO) that will apply to the site: Level 1, 2, or 3; or Impact Area. As outlined in the 2003 ESEE Report, the Goal 5 rule requires local governments to identify conflicting uses that exist or could occur on significant resource sites. According to the Goal 5 administrative rule, a "conflicting use" is one that, if allowed, could negatively impact a significant resource site. Governments are directed to examine land uses allowed outright or conditionally within zones in which the resource sites and impact areas are located. Impacts that are unlikely to occur because existing permanent uses occupy the site do not have to be considered. The existing prohibition of uses based on existing policies and land use regulations may result in a finding of "no conflicting uses" on a resource site or applicable acknowledged policies and land use regulations might be considered sufficient to protect the resource site. A determination that there are "no conflicting uses" must be based on the applicable zoning rather than ownership of the site.

The subsequent analysis of ESEE consequences of protecting significant resources addresses the potential conflicting uses allowed within the resource sites. It is important to note that any development in the Plan Area can occur in a fashion that minimizes the impact to significant Goal 5 natural resources. The ESEE analysis considers the extent to which the zoning ordinance may control the magnitude of impact upon the significant natural resource site. Under most conditions where development proceeds, conditions of approval can shape eventual impacts to the resource site. In order to do this, the 2003 ESEE Report first established a general or "baseline" recommendation of the economic, social, environmental and energy consequences applicable to the entire study area for the NRI.

For each site, the consequences are assumed to be the same as described in this general analysis, unless the site-specific conditions require a different conclusion. Table 3-16 from the 2003 ESEE Report summarizes the "net effect" and provides a general recommendation for each use category. The possible numeric values range from -4 to +4. A value of -4 suggests that the scenario (allow, limit, prohibit) would likely result in negative economic, social, environmental and energy consequences and a value of +4 suggests a net positive result. Recommendations are made based on encouraging the strongest positive outcome. Where two outcomes are similarly positive (e.g., Allow = +2 and Limit = +3), the recommendation attempts to capture both (e.g., "Moderately Limit"). In the case of the Plan Area as shown in Table V-1, future use categories include: Residential, Schools, Churches, Libraries, Parks, Open Space and Trails, Government, Institutional, Office, Commercial, Private and Public Utilities and Facilities, Transportation, and Other Vegetation Disturbing Activities.

³ The Mixed Use – Village Town Center (MU-VTC) zone is a new zone developed specifically to implement the Mixed Use Comprehensive Plan designation within 2040 Town Centers and Village Centers in the South Hillsboro Community Plan Area.

Table V-1
Summary of Net Effect of Allowing, Limiting or Prohibiting Conflicting Uses
Within Significant Goal 5 Natural Resources and Impact Areas

Use Category	Allow	Limit	Prohibit	Recommendation
Residential	-1	+2	-1	Limit
Schools, Churches and Libraries	0	+2	-3	Limit
Parks, Open Space and Trails	0	+3	-3	Limit
Government, Institutional, Office, or Commercial	-2	+2	-2	Limit
Private and Public Utilities and Facilities	+2	+3	-3	Moderately Limit
Transportation	+1	+2	-3	Moderately Limit
Other Vegetation Disturbing Activities	-2	+3	-2	Limit

VI. Site Specific ESEE Analysis – South Hillsboro Plan Area

This section of the ESEE analysis provides a review of ESEE consequences of “Allow, “Limit” or Prohibit” decisions by geographic significant natural resource site and associated impact area. As noted previously, the site-specific analysis builds on the general analysis. For each of the significant natural resource sites listed in Table VI-1, the consequences are assumed to be the same as described in the general analysis (Table V-1), unless site-specific conditions require a different conclusion.

Table VI-1: Significant Natural Resource Sites

Site Code	Resource	Size (ac)
Butternut Creek Reach 1 - 2001 NRI by FES		
BuC1	Butternut Creek	44.62
BuC1-R/U	Butternut Creek - Riparian Upland Wildlife Habitat	4.30
Butternut Creek Reach 2 – 2014 NRI by SWCA		
BuC2	Butternut Creek	7.73
BuC2-R/U	Butternut Creek - Riparian Upland Wildlife Habitat	21.96
Butternut Creek Tributary 1 - 2001 NRI by FES		
BuCTrib1	Butternut Creek Tributary 1	1.59
BuCTrib1-R/U	Butternut Creek Tributary 1 - Riparian Upland Wildlife Habitat	N/A
Butternut Creek Tributary 1 - 2014 NRI by SWCA		
BuCTrib1	Butternut Creek Tributary 1	1.78
BuCTrib1-R/U	Butternut Creek Tributary 1 - Riparian Upland Wildlife Habitat	7.24
Gordon Creek Reach 2 – 2001 NRI by FES		
GC2	Gordon Creek Reach 2	7.69
GC2-R/U	Gordon Creek Reach 2 – Riparian Upland Wildlife Habitat	27.93
Gordon Creek Tributary 1 – 2014 NRI by SWCA		
GCTrib1	Gordon Creek Tributary 1	0.88

Site Code	Resource	Size (ac)
Gordon Creek Reach 2 – Mitigation Site – 2014 NRI by SWCA		
GC2-W1	Gordon Creek Reach 2 – Mitigation Site (DSL 10429-FP)	5.11
Rosedale Creek Reach 1 – 2014 NRI by SWCA		
RsC1	Rosedale Creek Reach 1	1.97
Rosedale Creek Reach 2 – 2014 NRI by SWCA		
RsC2	Rosedale Creek Reach 2	7.74
Rosedale Creek Reach 3 – 2014 NRI by SWCA		
RsC3	Rosedale Creek Reach 3	8.27
Rosedale Creek Reach 4 – 2014 NRI by SWCA		
RsC4	Rosedale Creek Reach 4	1.78
Rosedale Creek Tributary 1 - 2014 NRI by SWCA		
RsCTrib1	Rosedale Creek Tributary 1	6.09
West Union Wetland – 2014 NRI by SWCA		
W1	West Union Wetland	1.03

Site-specific factors and consequences are described and priorities established in the 2003 ESEE Report. The priorities have been modified to reflect specific future use categories for the South Hillsboro Plan Area or to remove use categories that do not occur in the Plan Area. Site-specific factors and consequences for the Plan Area are as follows:

- Site-Specific Economic Factors and Consequences: This includes information such as future expansion potential of major employers, the future development of 2040 centers affecting the site, etc. For example, a site with a high degree of employment importance may warrant a greater allowance of conflicting uses than that recommended in the general recommendation. Site-Specific Economic Priorities are summarized in Table VI-2.

Table VI-2: Economic Priorities

Economic Priority	Description
A	<ul style="list-style-type: none"> • Regional Centers • Industrial and Employment Areas • Intermodal transportation facilities
B	<ul style="list-style-type: none"> • Town Centers⁴ • Village Centers³ • Main Streets • Station Communities
C	<ul style="list-style-type: none"> • Inner Neighborhoods • Outer Neighborhoods • Corridors • Future Urban Lands
Not likely to develop	<ul style="list-style-type: none"> • Parks and Open Spaces.

⁴ The next update of the 2040 Growth Concept Map is expected to include Town Center in South Hillsboro. The Village Center designation is specific to South Hillsboro.

- **Site-Specific Social Factors and Consequences:** This includes information such as any special use of the resource for educational or recreational purposes. For example, a site with a high degree of public education benefit may warrant a greater degree of protection than that recommended in the general ESEE analysis and recommendation. Site-Specific Social Priorities are summarized in Table VI-3.

Table VI-3: Social Priorities

Economic Priority	Description
A	<ul style="list-style-type: none"> • Sites that are actively used by schools or others for educational or recreational purposes on a regular basis, or those proposed for multi-use trails warrant a greater degree of consideration for their social value than would otherwise be applied.
C	<ul style="list-style-type: none"> • All other sites.

- **Site-Specific Environmental Factors and Consequences:** This could include information about unique environmental features of the site such as the presence of endangered species and/or rare habitats. For example, a site with a high degree of environmental importance may warrant a greater degree of protection than that recommended in the general ESEE analysis and recommendation. When balancing environmental considerations against economic, social and energy considerations at an individual resource site, the site-specific analyses generally gives environmental priority to resource sites based on their environmental function as shown in Table VI-4.

Table VI-4: Environmental Priorities

Environmental Priority	Description
A	Highly valuable resource: <ul style="list-style-type: none"> • Wetlands rated “High” in 3 out of 4 ecological functions; and, • All other resources rated “High” in 4 out of 5 ecological functions
B	Very valuable resource: <ul style="list-style-type: none"> • Wetlands rated “High” in at least 2 ecological functions and rated “Low” in not more than one function; and, • All other resources rated “High” in at least 3 ecological functions and rated “Low” in not more than one ecological function.
C	Valuable resources: All other significant Goal 5 resources.
None	Identified as an impact area.

- **Site-Specific Energy Factors and Consequences:** This includes information such as future street connections and utility extensions. Sites with street connections shown in the City’s Transportation System Plan (TSP) or in Chapter 6: Community Infrastructure and Services of the South Hillsboro Community Plan (Section 31 of the Comprehensive Plan) or important public utilities (sanitary sewer service and water service and facilities and storm water management facilities) shown in Chapter 6 of the South Hillsboro Community Plan may warrant a greater degree of consideration for their energy value than would otherwise be

applied and therefore receive an Energy Priority “A”. Site-Specific Energy Priorities are summarized in Table VI-5.

Table VI-5: Energy Priorities

Economic Priority	Description
A	<ul style="list-style-type: none"> • Sites with street connections shown in the TSP or in Chapter 6 of the South Hillsboro Community Plan warrant a greater degree of consideration for their energy value than would otherwise be applied. • Sites with proposed public sewer or water services and facilities and public storm water management facilities shown in Chapter 6 of the South Hillsboro Community Plan warrant a greater degree of consideration for their energy value than would otherwise be applied.
C	<ul style="list-style-type: none"> • All other sites.

Balancing the Priorities for Each SNR Site: In the following section of this ESEE analysis, the Economic, Social, Environmental and Energy priorities are identified based on the factors described above for each resource site. As outlined in the 2003 ESEE Report, the Site-Specific ESEE Recommendation then balances the site specific factors and consequences. The site-specific recommendation, where different, supersedes the general ESEE Analysis and recommendation to "Limit" conflicting uses. For example, the outcome of a site-specific analysis may suggest either a greater or lesser degree of protection than would be afforded by the general recommendation.

**BuC1 and BuC1-R/U Butternut Creek Reach 1 Wetland and Riparian/Upland
2001 NRI by FES (Refer to Resource Summary Sheets in Appendix B)**

Site Code	Resource	Size (ac)	Location
BuC1	Butternut Creek Reach 1	44.62	SW 209 th Avenue west to Reach 2 (BuC2 and BuC2-R/U). See Figures 2 and 3 (Appendix A) for geographic location.
BuC1-R/U	Butternut Creek Reach 1 – Riparian Upland Wildlife Habitat	4.30	

Site Size and Land Use: As shown below, the total area within the resource or its impact area is approximately 68 acres; of this area approximately 72% is within resource areas (mostly wetland resources).

**BuC1 and BuC1-R/U
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Low Density Residential (RL)	2.5	1.8	3.4	7.1	14.7
Medium Density Residential (RM)	1.4	0.3	4.6	4.6	10.9
High Density Residential (RH)	0	0	0	1.4	1.4
Flood Plain (FP)	0.3	0.1	30.0	4.1	34.5
Open Space (OS)	0.1	0	5.2	1.0	6.3

Existing Land Uses: Adjacent land uses include rural residential and agriculture (including a tree farm (Hanauer property)).

Other Information: There is an existing 250-foot wide Bonneville Power Administration (BPA) Pearl-Keeler transmission line easement (BPA corridor) which includes a 500kV transmission line that crosses over Butternut Creek Reach 1 and through riparian upland wildlife habitat vegetation. Wetland vegetation (which may have included forested and shrub-scrub wetlands) and previously existing riparian upland wildlife habitat vegetation has been removed from beneath the transmission lines within the corridor leaving primarily herbaceous and emergent wetland plant species. BPA limits the types of uses that can be located within the BPA corridor and the height of vegetation in the corridor.

Site-Specific Economic Factors and Consequences: As shown on Figure 31-2 in Section 31 of the Comprehensive Plan, land within resource areas BuC1 and BuC1-R/U is designated for residential development and therefore is rated Economic Priority “C”.

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 in Section 31 of the Comprehensive Plan, there are proposed trails located along the north and south side of Butternut Creek Reach 1 from SW 209th Avenue west to Butternut Creek Reach 2, where the proposed trail

may be partially located within riparian upland wildlife habitat resource as well. There is also a proposed trailhead located on the south side of Butternut Creek east of the BPA corridor and the proposed regional trail (Reedville Trail) crossing of Butternut Creek located within the BPA corridor. Within the wetland and riparian upland wildlife habitat resource areas where the trails would be located is rated Social Priority “A”. The remainder of the resource site including the riparian upland wildlife habitat resource located adjacent to the BPA corridor and outside of the area where the trails would be located is rated Social Priority “C”.

Site-Specific Environmental Factors and Consequences: Butternut Creek meanders through a broad flat floodplain and a small amount of riparian upland wildlife habitat (forest) dominated by Douglas fir, grand fir and western red cedar. Wetland resources consist primarily of shrub-scrub/emergent wetlands (63%) and forested wetlands (34%). There are numerous beaver dams along the creek and a heron rookery was observed in 1998 in the riparian upland forest.

Resource	Rating of Ecological Functions
Butternut Creek Reach 1 (BuC1)	Rated “High” in all 4 wetland functions, resulting in an Environmental Priority “A” rating
Butternut Creek Reach 1 - Riparian Upland Wildlife Habitat (BuC1-R/U)	Rated “High” for water quality protection, “Medium” for wildlife habitat and connectivity and “Low” for ecological integrity and uniqueness, resulting in an Environmental Priority “C” rating

Site-Specific Energy Factors and Consequences: As shown on Figure 31-5 in Section 31 of the Comprehensive Plan, the future Cornelius Pass Road extension (which includes future water trunk lines within the area for the extension) is proposed to cross Butternut Creek including its wetlands. The existing 250-foot wide BPA corridor also crosses Butternut Creek and its wetlands and between riparian upland forest areas (the latter on the north side of the Creek), where it appears that taller wetland vegetation and former riparian upland forest (on the north side) has been removed. Although the BPA corridor may see a doubling of transmission capacity in the future, any increase of transmission capacity would be made to the existing facilities (transmission lines and transmission towers) located within the 250-foot wide corridor, with no encroachment in the area beneath the crossing of the Creek by the transmission lines, other than changing out of transmission lines that are connected to transmission towers outside of the resource area. The crossing of Butternut Creek for the future Cornelius Pass Road extension is rated Energy Priority “A”. As shown on Figure 31-8 of the Comprehensive Plan, there are future sanitary sewer trunk lines which may pass through this site, therefore in these areas, an Energy Priority of “A” may be appropriate. The existing BPA corridor and the remainder of the site is rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (BuC1)	C	A / C*	A	A / C**
Riparian Upland Wildlife Habitat (BuC1-R/U)	C	A / C*	C	A / C**
*Social Priority “A” applied to designated trails and trailhead **Energy Priority “A” applied only to the future Cornelius Pass Road extension (including water trunk lines located within the area of the extension)				

As shown in the Site-Specific ESEE Recommendations table, the wetland resource is rated Economic Priority “C” and is also rated Environmental Priority “A” suggesting the importance of protecting the functions and values of the wetland. It received a Priority “C” rating for Social and Energy factors, except for in the areas where there are designated trails, a trailhead and a trail crossing where the rating is Social Priority “A”. In the area of the future Cornelius Pass Road extension, the rating is Energy Priority “A” and because there are designated trails adjacent to the road extension, there is also a rating of Social Priority “A”. Resource sites with an Environmental Priority of “A” or a Social Priority of “A” may warrant a greater degree of protection.

The general recommendation to “Strictly Limit” conflicting uses would appear to be appropriate for wetland including the area of the future Cornelius Pass Road extension where it is rated Social Priority “A” and Environmental Priority “A” which outweighs the rating of Energy Priority “A” and Economic Priority “C”. In the area for the Cornelius Pass Road extension that is not adjacent to the designated trails, there is a balancing of the Environmental and Energy priorities and a recommendation of “Limit” is appropriate.

The riparian upland wildlife habitat resource is rated Environmental Priority “C”, however where there are designated trails and a trailhead (if there is riparian upland resource in the latter location) it is rated Social Priority “A” and Energy Priority “C”, therefore a recommendation of “Strictly Limit” is appropriate. There does not appear to be any riparian upland wildlife habitat in the vicinity (either the north or south side of Butternut Creek) of the future Cornelius Pass Road extension which has an Energy Priority of “A”; however if riparian upland wildlife habitat is found with site-specific delineations of the resource boundary done in conjunction with future development, then in the area for the Cornelius Pass Road extension and where there is also the adjacent designated trails, a recommendation of “Limit” is appropriate. The recommendation of “Limit” is also appropriate outside of the area for the Cornelius Pass Road extension and outside of the adjacent designated trails as the Economic, Social, Environmental and Energy factors are all rated Priority “C”.

**BuC2 and BuC2-R/U Butternut Creek Reach 2 Wetland and Riparian/Upland
2014 NRI by SWCA (Refer to Resource Summary Sheets in Appendix C)**

Site Code	Resource	Size (ac)	Location
BuC2	Butternut Creek Reach 2	7.73	East of SW 229th Avenue to Reach 1 (BuC1 and BuC1-R/U). See Figures 2 and 3 (Appendix A) for geographic location.
BuC2-R/U	Butternut Creek Reach 2 – Riparian Upland Wildlife Habitat	21.96	

Site Size and Land Use: As shown in the Acreage by Comprehensive Plan Designation table, the total area within the resource or its impact area is approximately 38 acres; of this area approximately 78% is within resource areas (mostly riparian/upland resources).

**BuC2 and BuC2-R/U
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Low Density Residential (RL)	5.4	4.0	0.4	0.1	17.4
Medium Density Residential (RM)	8.7	2.3	0	0	9.9
Flood Plain (FP)	7.8	1.0	7.6	1.0	11.0

Existing Land Uses: Adjacent land uses include rural residential and agriculture.

Site-Specific Economic Factors and Consequences: Land within resource area BuC2 and BuC2-R/U is designated for residential development with a potential community park site along the southern boundary, and therefore is rated Economic Priority “C”.

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 of Section 31 of the Comprehensive Plan, there are proposed trails located along the north and south sides of Butternut Creek Reach 2 (which connect to the proposed trails along Reach 1), within the riparian upland wildlife habitat resource and a proposed trail crossing over the Creek and therefore is rated Social Priority “A”. If the community park is located in this area which includes riparian upland wildlife habitat resource, the rating of that area is also Social Priority “A”. The remainder of the site outside of the area for the proposed trails, trail crossing or potential community park is rated Social Priority “C”.

Site-Specific Environmental Factors and Consequences: Emergent and forested wetlands are present in this reach of Butternut Creek upstream of SW 229th Avenue. The stream channel is unmodified, is approximately 10 to 15 feet wide, and meanders through an intact floodplain. Evidence of beaver was observed including one beaver dam and several large fallen trees. Emergent wetlands are bordered by a narrow fringe of forested wetland which transitions to a wide and steeply sloped riparian upland forest which is several hundred feet wide. Forested wetlands are dominated by a diverse, native, multi-layered tree and shrub community. A few narrow seep-fed drainages flow through the forested wetland to the main stem of Butternut Creek. There is a large area of riparian upland forest borders both sides of the Creek upstream of SW 229th Avenue. This riparian upland forest consists of a mature, multi-layered, mixed deciduous/coniferous forest with a diverse shrub understory. Red alder and Oregon ash trees range from 10- to 16-inches in

diameter, and Douglas fir and western red cedar range from 12- to 30+ inches in diameter. Very few invasive plant species are present. Wildlife signs in addition to beaver include deer and owl.

Resource	Rating of Ecological Functions
Butternut Creek Reach 2 (BuC2)	Rated “High” in all 4 wetland functions, resulting in an Environmental Priority “A” rating
Butternut Creek Reach 2 – Riparian Upland Wildlife Habitat (BuC2-R/U)	Rated “High” in 4 out of 5 riparian upland habitat functions: wildlife habitat, water quality protection, ecological integrity and connectivity, and rated “Medium” for uniqueness, resulting in an Environmental Priority “A” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4 and 31-5 of Section 31 of the Comprehensive Plan, there is a planned neighborhood route street which may pass through the riparian upland wildlife habitat resource located on the south side of Butternut Creek Reach 2. There are future sanitary sewer trunk lines which may pass through this site and a future pump station as shown on Figure 31-8 of the Comprehensive Plan, therefore in these areas, an Energy Priority of “A” may be appropriate. For the remainder of the site outside of these areas an Energy Priority of “C” is appropriate.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environment al	Energy
Wetland (BuC2)	C	A / C*	A	A / C**
Riparian Upland Wildlife Habitat (BuC2-R/U)	C	A / C*	A	A / C**
*Social Priority “A” applied to designated trails, trail crossing and potential community park **Energy Priority “A” applied only to the areas for the planned neighborhood route street, the future sanitary sewer trunk lines and future pump station				

As shown above, both the wetland and riparian upland wildlife habitat resources received a rating of Economic Priority “C” and also a rating of Environmental Priority “A” suggesting the importance of protecting the functions and values of both resources. Both the Social and Energy factors received a rating of Priority “C”, except for designated trails, trail crossing and the potential community park, the area for the planned neighborhood route, the areas for future sanitary trunk lines and future pump station, which received a rating of Social Priority “A” and Energy Priority “A”, respectively. Some sites have Social Priority “A”, Environmental Priority “A” and Energy Priority “A” ratings, where the balancing of these factors warrants a greater degree of protection for the resource areas.

The general recommendation to “Strictly Limit” conflicting uses would appear to be appropriate for the majority of this site, except for outside of the areas designated for future trails, trail crossing or future community park, but in the areas for the planned neighborhood route street, future sanitary sewer trunk lines and the pump station (south side of the Creek) which have a Social Priority of “C” and Environmental and Energy Priority “A” ratings, where the

recommendation of “Limit” is appropriate as there is a balance between the Environmental and Energy factors.

**BuCTrib1 and BuCTrib1-R/U Butternut Creek Tributary 1 Wetland and Riparian/Upland
2001 NRI by FES (Refer to Resource Summary Sheets in Appendix B)**

Site Code	Resource	Size (ac)	Location
BuCTrib1	Butternut Creek Tributary 1	1.59	West of SW Vermont Street to BuCTrib1 and BuCTrib1 – R/U for the 2014 LWI/NRI that extends from SW 229 th Avenue east. See Figures 2 and 3 (Appendix A) for geographic location.
BuCTrib1 - R/U	Butternut Creek Tributary 1 – Riparian Upland Wildlife Habitat	<u>Unknown</u> : in 2001 NRI, this resource could not be viewed without specific site access, however it appears that there may be some riparian upland resource as viewed from off-site in the 2014 NRI, which would be delineated with site development since site-specific access was also not granted in 2014.	

Site Size and Land Use: As shown below, the total area within the resource or its impact area is approximately 14 acres; of this area approximately 12% is within resource areas (entirely wetland resource).

**BuCTrib1 and BuCTrib1-R/U
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Medium Density Residential (RM)	0	0	0.7	5.8	6.5
Open Space (OS)	0	0	0.9	6.2	7.1

Existing Land Uses: Adjacent land uses include rural residential and agriculture [including a tree farm (Hanauer property)].

Other Information: The existing 250-foot wide BPA corridor which includes a 500kV transmission line crosses over the eastern end of Butternut Creek Tributary 1. This intermittent tributary is totally comprised of emergent wetlands. The majority of this tributary has been severely degraded due to the large tree farm located both north and south of the stream channel, with portions of it degraded to due having been tiled and from clearing for the BPA corridor where previously existing taller wetland plants including trees and riparian upland wildlife habitat vegetation has been removed from beneath the transmission lines within the corridor leaving primarily herbaceous and emergent wetland plant species. BPA limits the types of uses that can be located within the BPA corridor and the height of vegetation in the corridor.

Site-Specific Economic Factors and Consequences: As shown on Figures 31-2 and 31-5 in Section 31 of the Comprehensive Plan, land within this portion of BuCTrib1 is designated for residential development, with a potential school site by the north side of the stream channel by the western

end of this section adjacent to the portion inventoried in 2014, and therefore it is rated Economic Priority “C”.

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 of Section 31 of the Comprehensive Plan, there are proposed trails along the north side of the stream channel and a proposed trail located within the BPA corridor within the resource, which warrants a rating of Social Priority “A”. The remainder of the site is rated Social Priority “C”.

Site-Specific Environmental Factors and Consequences: This section of Butternut Creek Tributary 1 (an intermittent tributary) located was tiled in the past and the tile is currently failing in many areas, creating seeps and wet depression areas. The headwaters of this tributary are located in a field planted in pasture grasses, with no tree or shrub cover adjacent to the stream channel. The majority of this section of the Tributary has been severely degraded due to a large tree farm/plantation located both north and south of the stream channel. The easternmost portion of this unit consists of emergent wetland planted in pasture grasses. A potential wetland (5.53 acres) is present north of the emergent wetland, where hydric soils are mapped in the agricultural field. No riparian/uplands are mapped adjacent to this tributary primarily because the riparian corridor along this section of the Tributary has been historically altered from its natural state due to removal of tree and shrub vegetation and land use change, but also because site-specific access was not granted in 2001 or 2014 to assess what appears to be potential riparian upland forest as viewed from an adjacent site to the west.

Resource	Rating of Ecological Functions
Butternut Creek Tributary 1 (BuCTrib1)	Rated “Medium” in 4 out of 4 wetland functions resulting in an Environmental Priority “C” rating
Butternut Creek, Tributary 1 – Riparian Upland Wildlife Habitat (BuC1-R/U)	Rated “High” for water quality protection, “Medium” for connectivity, and “Low” for wildlife habitat, ecological integrity and uniqueness functions, resulting in an Environmental Priority “C” rating. As previously noted it appears that riparian upland resource may be present but since site access was not granted, the assessment of riparian upland wildlife habitat functions will need to be updated with site-specific development.

Site-Specific Energy Factors and Consequences: As shown on Figure 31-5 in Section 31 of the Comprehensive Plan, an existing 250-wide BPA corridor crosses Butternut Creek Tributary 1. In addition, as shown on Figures 31-4 and 31-5 of the Comprehensive Plan, the future Cornelius Pass Road extension (which includes future water trunk lines within the area for the extension) is proposed to cross the Tributary west of where the BPA corridor crosses it, and Vermont Street (which may include future water trunk lines within the area for the extension) is proposed to extend west (on the north side of the Tributary) to NW 229th Avenue as a planned collector street.

Although the BPA corridor may see a doubling of transmission capacity in the future, any increase of transmission capacity would be made to the existing facilities (transmission lines and transmission towers) located within the 250-foot wide corridor, with no encroachment in the area beneath the crossing of the Tributary by the transmission lines, other than changing out of transmission lines that are connected to transmission towers outside of the resource area. The crossing of Butternut Creek Tributary for the future Cornelius Pass Road extension and where SW Vermont Street is being extended is rated Energy Priority “A”. As shown on Figure 31-8 of the

Comprehensive Plan, there is a future sanitary sewer trunk line which may pass through this site on the south side of the Tributary, therefore in this area, an Energy Priority of “A” may be appropriate. The existing BPA corridor and the remainder of the site is rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (BuCTrib1)	C	A / C*	C	A / C**
Riparian Upland Wildlife Habitat (BuCTrib1-R/U)	C	A / C*	C	A / C**
*Social Priority “A” applied to designated trails **Energy Priority “A” applied only to the future Cornelius Pass Road extension and the future Vermont Street extension (both which include water trunk lines located within the area of the extension) and where a future sanitary sewer trunk line may pass through this site				

As shown above, both the wetland resource and riparian upland resource received an Economic Priority “C” rating and an Environmental Priority “C” rating. Both Social and Energy factors received a Priority “C” rating, except for the areas for designated trails and street extensions which include future water trunk lines, where both of these factors were rated Priority “A”. The general recommendation to “Limit” conflicting uses would appear to be appropriate for any of these scenarios.

**BuCTrib1 and BuCTrib1-R/U Butternut Creek Wetland and Riparian/Upland
2014 NRI by SWCA (Refer to Resource Summary Sheets in Appendix C)**

Site Code	Resource	Size (ac)	Location
BuCTrib1	Butternut Creek Tributary 1	1.78	East of SW 229 th Avenue to BuCTrib1 for the 2001 LWI/ NRI. See Figures 2 and 3 (Appendix A) for geographic location.
BuCTrib1-R/U	Butternut Creek Tributary 1 – Riparian Upland Wildlife Habitat	7.24	

Site Size and Land Use: As shown below, the total area within the resource or its impact area is approximately 12 acres; of this area approximately 78% is within resource areas (mostly riparian/upland resources).

**BuCTrib1 and BuCTrib1-R/U
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Low Density Residential (RL)	2.6	1.2	0	0.1	3.9
Open Space (OS)	4.7	1.1	1.78	0.1	7.7

Existing Land Uses: Adjacent land uses include rural residential and agriculture (including a commercial nursery).

Site-Specific Economic Factors and Consequences: Land within resource area for this section of BuCTrib1 and BuCTrib1-R/U is designated for residential development with a potential community park site along the northern boundary, and therefore is rated Economic Priority “C”.

Site-Specific Social Factors and Consequences: As shown on Figure 31.5 of Section 31 of the Comprehensive Plan, there are proposed trails potentially on the north side of the Tributary and a trail crossing of both resource areas, as well as a potential community park also on the north side, which warrant Social Priority “A” rating. The remainder of the site is rated Social Priority “C”.

Site-Specific Environmental Factors and Consequences: This section of Butternut Creek Tributary 1 is in a natural unmodified channel condition, in contrast to the extensively modified channel present immediately upstream (east section of the Tributary). The stream channel flows through a narrow forested wetland fringe fed by seeps at the toe of slope adjacent to the stream. The stream and wetland fringe are bordered by a steeply sloped native riparian upland forest community ranging up to several hundred feet wide, except in the east corner where the stream is located within forested wetland with no adjacent riparian corridor on the north side. The riparian upland forest is similar in species composition and condition to the riparian upland forest along the main stem of Butternut Creek and consists of a multi-layered, mixed deciduous/coniferous forest with a diverse shrub understory.

Resource	Rating of Ecological Functions
Butternut Creek Tributary 1 (BuCTrib1)	Rated “High” for wildlife habitat, fish habitat and water quality and “Medium” for hydrologic control resulting in an Environmental Priority “A” rating
Butternut Creek Tributary 1 – Riparian Upland Wildlife Habitat (BuCTrib1-R/U)	Rated “High” for wildlife habitat and ecological integrity and “Medium” for water quality protection, connectivity and uniqueness resulting in an Environmental Priority “C” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4 and 31-5 of the Comprehensive Plan, Vermont Street (which may include future water trunk lines within the area for the extension) is proposed to extend west (on the north side of the Tributary) to NW 229th Avenue as a planned collector street. In addition, as shown on Figure 31-8 of the Comprehensive Plan, there is a future sanitary sewer trunk line which may pass through this site on the south side of the Tributary. An Energy Priority “A” rating may be appropriate for these areas, with the remainder of the site rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (BuCTrib1)	C	A / C*	A	A / C**
Riparian Upland Wildlife Habitat (BuCTrib1-R/U)	C	A / C*	C	A / C**
*Social Priority “A” applied to designated trails, trail crossing and the area for potential community park **Energy Priority “A” applied only to the future Vermont Street extension (which include water trunk lines located within the area of the extension) and where a future sanitary sewer trunk line may pass through this site				

As shown above, the wetland resource is rated Economic Priority “C” and is also rated Environmental Priority “A” suggesting the importance of protecting the functions and values of the wetland. Both the Social and Energy factors received a rating of Priority “C”, except for designated trails, trail crossing and the potential community park, the area for the Vermont Street extension (including water trunk lines), and the area for the future sanitary trunk line, which received a rating of Social Priority “A” and Energy Priority “A”, respectively. Some sites have Social Priority “A”, Environmental Priority A” and Energy Priority “A” ratings, where the balancing of these factors warrants a greater degree of protection for the wetland resource and a recommendation of “Strictly Limit” would be appropriate. Other wetland sites with a rating of Social Priority “C” and Energy Priority “C” would also warrant a recommendation of “Strictly Limit” because of the Environmental Priority “A” rating.

For the riparian upland resource sites, some sites have Social Priority “A” and Energy Priority “A” ratings, and all other sites have a Priority “C” ratings for the Economic, Social, Environmental and Energy factors, where in both scenarios, a recommendation of “Limit” is appropriate.

**GC2 and GC2-R/U Gordon Creek Wetlands and Riparian/Upland
2001 NRI by FES (Refer to Resource Summary Sheets in Appendix B)**

Site Code	Resource	Size (ac)	Location
GC2	Gordon Creek Reach 2	7.7	West of SW 229 th Avenue. See Figures 2 and 3 (Appendix A) for geographic location.
GC2-R/U	Gordon Creek Reach 2 – Riparian Upland Wildlife Habitat	27.9	

Site Size and Land Use: As shown below, the total area within the resource or its impact area is approximately 36 acres; of this area approximately 82% is within resource areas (mostly riparian/upland resources).

**GC2 and GC2-R/U
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Medium Density Residential (RM)	20.2	3.5	0	0.2	23.9
Flood Plain (FP)	4.7	0.6	3.7	1.1	10.1
Open Space (OS)	0	0	0	0.2	0.2
PF	0.8	0.6	0	0	1.4

Existing Land Uses: Adjacent land uses include rural residential, agriculture, Rosedale Elementary School (abutting to the south/east of the riparian upland resource), industrial use (north side of the Creek) and the Reserve Vineyards and Golf Club (abutting to the west).

Other Information: Since the NRI was adopted for GC2 and GC2-R/U, some areas have annexed to the City and the Significant Natural Resources Overlay zone has been applied based on the ESEE analysis completed and adopted in 2003. Some of the riparian upland resource was removed for the development of the elementary school site and there has also been some removal of riparian upland resource on some of the rural residential properties that are not within the city limits. The acreage listed in the above tables for the riparian upland resource does not reflect any reduction in the resource area. Figure 3 in Appendix A shows the original boundaries for the riparian upland resource and where the resource has been removed is also shown. The comprehensive plan designations for this portion of the Plan Area have also changed from the 2003 ESEE analysis for this site, which necessitated this revised ESEE analysis.

Site-Specific Economic Factors and Consequences: As shown on Figure 31-2 in Section 31 of the Comprehensive Plan, land within resource areas GC2 and GC2-R/U is designated for residential development and therefore is rated Economic Priority “C”.

Site-Specific Social Factors and Consequences: As shown on Figure 31.5 of Section 31 of the Comprehensive Plan, there are proposed trails through the riparian upland resource in the vicinity of the Rosedale Elementary School and potentially along Gordon Creek that connect to proposed trails on the east side of SW 229th Avenue, and a potential neighborhood park in the vicinity of

Rosedale Elementary School, therefore in these areas, both resources are rated as Social Priority “A”. The remainder of the site is rated Social Priority “C”.

Site-Specific Environmental Factors and Consequences: Wetlands along this lower reach of Gordon Creek are primarily scrub-shrub and forested, with a minor emergent wetland component. Forested wetlands are dominated by Oregon ash, red alder, western red cedar and willow. The stream channel contains a fair amount of woody debris. There is a tributary to Gordon Creek Reach 2 (GCTrib1) that was inventoried in the 2014 LWI and the mitigation site for the Reserve Vineyards and Golf Club (GC2-W1) also inventoried in the 2014 LWI that drains to Gordon Creek through the riparian corridor for GCTrib1. The riparian upland resource for Gordon Creek where not previously disturbed, consists of a large riparian upland forest which is dominated by Douglas fir and Oregon white oak.

Resource	Rating of Ecological Functions
Gordon Creek Reach 2 (GC2)	Rated “High” for 5 of 5 wetland functions resulting in an Environmental Priority “A” rating
Gordon Creek Reach 2 – Riparian Upland Wildlife Habitat (GC2-R/U)	Rated “High” for wildlife habitat, water quality protection, ecological integrity and connectivity and “Medium” for uniqueness resulting in an Environmental Priority “A” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4 and 31-5 of the Comprehensive Plan, Century Boulevard (SW 234th Avenue) extends south over Gordon Creek and over a portion of the riparian upland resource area then extends east to connect to SW 229th Avenue. There is also a proposed water trunk line and future Clean Water Services (CWS) sanitary sewer force main located within the area for the Century Boulevard extension. In addition, there are proposed sanitary sewer trunk lines located on both the north and south sides of Gordon Creek, one of which also crosses through the riparian upland resource area. All of these areas are rated Energy Priority “A”. The remainder of the site is rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (GC2)	C	A / C*	A	A / C**
Riparian Upland Wildlife Habitat (GC2-R/U)	C	A / C*	A	A/ C**
*Social Priority “A” applied to only to designated trails and for the potential neighborhood park **Energy Priority “A” applied to the future Century Boulevard extension (which includes proposed water trunk lines and CWS sanitary sewer force main located within the area of the extension) and where proposed sanitary sewer trunk lines may pass through this site				

As shown in the Site Specific ESEE Recommendations table, both the wetland resource and riparian upland resource are rated Economic Priority “C” and are also rated Environmental Priority “A” suggesting the importance of protecting the functions and values of both resources. Both the Social and Energy factors received a rating of Priority “C”, except for designated trails and the potential neighborhood park, the area for the Century Boulevard (including proposed

water trunk lines and CWS sanitary sewer force main), and where future sanitary trunk lines may pass through this site, which received a rating of Social Priority “A” and Energy Priority “A”, respectively. Some sites have Social Priority “A”, Environmental Priority A” and Energy Priority “A” ratings, where the balancing of these factors warrants a greater degree of protection for both resources and a recommendation of “Strictly Limit” would be appropriate. Sites with a rating of Social Priority “C” and Energy Priority “C” would also warrant a recommendation of “Strictly Limit” because of the Environmental Priority “A” rating for both resources.

**GCTrib1 Gordon Creek Wetland
2014 NRI by SWCA (Refer to Resource Summary Sheet in Appendix C)**

Site Code	Resource	Size (ac)	Location
GCTrib1	Gordon Creek Tributary 1	0.88	West of SW 234 th Avenue to GC2. See Figures 2 and 3 (Appendix A) for geographic location.

Site Size and Land Use: As shown below, the total area within the wetland resource or its impact area is approximately 3 acres; of this area approximately 32% is within resource areas (all within wetland resources).

**GCTrib1
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Medium Density Residential (RM)	0.0	0.0	0.09	1.25	1.34
Open Space (OS)	0.0	0.0	0.79	0.64	1.43

Existing Land Uses: Adjacent land uses include rural residential and agriculture.

Site-Specific Economic Factors and Consequences: As shown on Figure 31-2 of Section 31 of the Comprehensive Plan, land within the wetland resource area for GCTrib1 is designated for residential development and therefore it is rated Economic Priority “C”.

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 of Section 31 of the Comprehensive Plan, there are no proposed trails, trail connections or potential park sites for this site which warrants a Social Priority “C” rating.

Site-Specific Environmental Factors and Consequences: Gordon Creek Tributary 1 consists of a forested wetland corridor dominated by Oregon ash that is connected to Gordon Creek Reach 2. GCTrib1 flows west from the wetland mitigation site (GC2-W1) for the Reserve Vineyards and Golf Club. The site is grazed and the tributary flows through a culvert under the extension of SW 234th Avenue, south of the site gate.

Resource	Rating of Ecological Functions
Gordon Creek Tributary 1 (GCTrib1)	Rated “High” for wildlife habitat, water quality and hydrologic control and “NA” for fish habitat (as this function could not be assessed from off-site) resulting in an Environmental Priority “A” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4, 31-5, 31-7 and 31-8 of Section 31 of the Comprehensive Plan, there are no transportation connections or utilities proposed for this site, therefore it is rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (GCTrib1)	C	C	A	C

As shown above, the wetland resource is rated Priority “C” for Economic, Social and Energy factors and is rated Environmental Priority “A” suggesting the importance of protecting the functions and values of the wetland. A recommendation of “Strictly Limit” is appropriate for this site.

**RsC1 Rosedale Creek, Reach 1
2014 NRI by SWCA (Refer to Resource Summary Sheet in Appendix C)**

Site Code	Resource	Size (ac)	Location
RsC1	Rosedale Creek Reach 1	1.97	North of SE Rosedale Road, east of Reach 2, west of SW 209 th Avenue. See Figures 2 and 3 (Appendix A) for geographic location.

Site Size and Land Use: As shown below, the total area within the resource or its impact area is approximately 5 acres; of this area approximately 40% is within resource areas (all of which fall within the wetland resource area).

**RsC1
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Open Space (OS)	0	0	2.0	2.0	4.0
Medium Density Residential (RM)	0	0	0	0.9	0.9

Existing Land Uses: Adjacent land uses include rural residential development.

Site-Specific Economic Factors and Consequences: As shown on Figure 31-2 of Section 31 of the Comprehensive Plan, land within RsC1 wetland resource is designated for residential development and therefore it is rated Economic Priority “C”.

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 of Section 31 of the Comprehensive Plan, there are proposed trails identified within the wetland resource and a potential neighborhood park located on the north side of the Creek, both of which warrant a Social Priority “A” rating. The remainder of the site is rated Social Priority “C”.

Site-Specific Environmental Factors and Consequences: The stream channel for this most upstream reach of Rosedale Creek has not been modified. The stream is bordered by an approximately 200-foot wide band of young forested wetland. Oregon ash trees range from 3- to 10-inches in diameter. A chain link fence is present along the upstream edge of this site along the edge of SW 209th Avenue. Riparian upland forest extends south of this forested wetland.

Resource	Rating of Ecological Functions
Rosedale Creek Reach 1(RsC1)	Rated “High” for wildlife habitat and hydrologic control and “Medium” for fish habitat and water quality resulting in an Environmental Priority “B” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4, 31-5, 31-7 and 31-8 of Section 31 of the Comprehensive Plan, there are no transportation connections or utilities except for future sanitary sewer trunk lines along the north side of the wetland resource proposed for this

site. The area where the future sanitary sewer trunk line would be located is rated Energy Priority “A” and the remainder of the site is rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (RsC1)	C	A / C*	B	A / C**
*Social Priority “A” applied only to designated trails and a potential neighborhood park **Energy Priority “A” applied only to the area where the future sanitary sewer trunk line would be located				

As shown above, the wetland resource is rated Economic Priority “C” and Environmental Priority “B” suggesting a somewhat greater importance of protecting the functions and values of the wetland resource. Both Social and Energy factors were rated Priority “C” except for the proposed trails and potential neighborhood park which is rated Social Priority “A” and in the area for the future sanitary sewer trunk line which is rated Energy Priority “A”, where the priorities are balanced suggesting that a recommendation to “Limit” the conflicting uses is appropriate. Sites rated Social Priority “A” located outside of the area for the future sanitary sewer trunk line warrant a higher degree of protection where the general recommendation of “Strictly Limit” is appropriate. For the remainder of the site outside of the proposed trails and potential neighborhood park and area for the future sanitary sewer trunk line, the recommendation to “Limit” is also appropriate.

RsC2 Rosedale Creek, Reach 2
2014 NRI by SWCA (Refer to Resource Summary Sheet in Appendix C)

Site Code	Resource	Size (ac)	Location
RsC2	Rosedale Creek Reach 2	7.74	North of SW Rosedale Road, west of Reach 1, east of Reach 3. See Figures 2 and 3 (Appendix A) for geographic location.

Site Size and Land Use: As shown below, the total area within the resource or its impact area is approximately 14 acres; of this area approximately 56% is within the wetland resource.

RsC2
Acreeage by Comprehensive Plan Designation

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Low Density Residential (RL)	0	0	0	1.1	1.1
Medium Density Residential (RM)	0	0	0.3	0.8	1.1
Open Space (OS)	0	0	7.4	4.2	11.6

Existing Land Uses: Adjacent land uses include rural residential development and some agricultural use.

Site-Specific Economic Factors and Consequences: As shown on Figure 31-2 of Section 31 of the Comprehensive Plan, land within the RsC2 wetland resource is designated for residential development and therefore is rated Economic Priority “C.”

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 of Section 31 of the Comprehensive Plan, there are proposed trails identified within the RsC2 wetland resource which warrants a Social Priority “A” rating. Outside of the portion of the wetland resource designated for trails warrants a Social Priority “C” rating.

Site-Specific Environmental Factors and Consequences: The stream channel for Rosedale Creek Reach 2 has been extensively modified by ditching, straightening and excavating two in-line ponds. The stream flows through agriculturally managed lands including a llama pasture where vegetation is grazed up to the edge of the channel. The stream and ponds may also be used for irrigation purposes. Wetland vegetation is predominantly emergent plant species although a few scattered shrubs are present along the stream channel.

Resource	Rating of Ecological Functions
Rosedale Creek Reach 2 (RsC2)	Rated “High” for wildlife habitat and hydrologic control and “Medium” for fish habitat and water quality resulting in an Environmental Priority “B” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4, 31-5, 31-7 and 31-8 of Section 31 of the Comprehensive Plan, there are no transportation connections or utilities except for the future sanitary sewer trunk line along the north side of the wetland resource proposed for this site and the existing crossing of the Creek by the 250-foot wide BPA corridor. The area where the future sanitary sewer trunk line would be located is rated Energy Priority “A” and the remainder of the site including the BPA corridor is rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (RsC2)	C	A / C*	B	A / C**
*Social Priority “A” applied only to designated trails **Energy Priority “A” applied only to the area where the future sanitary sewer trunk line would be located				

As shown above, the wetland resource is rated Economic Priority “C” and rated Environmental Priority “B” suggesting a somewhat greater importance of protecting the functions and values of the wetland. Both Social and Energy factors received a “C” except for the proposed trails which are rated Social Priority “A”. Sites with an Environmental Priority “B” rating may warrant a greater degree of protection for the wetland resource. The general recommendation to “Strictly Limit” conflicting uses would appear to be appropriate for wetland except in the area for the future sanitary sewer trunk line which is rated Energy Priority “A” and rated Social Priority “A” where there is a balance between these factors and a recommendation to “Limit” conflicting uses is appropriate.

**RsC3 Rosedale Creek, Reach 3
2014 NRI by SWCA (Refer to Resource Summary Sheet in Appendix C)**

Site Code	Resource	Size (ac)	Location
RsC3	Rosedale Creek Reach 3	8.27	North of SW Rosedale Road, west of Reach 2, east of Reach 4. See Figures 2 and 3 (Appendix A) for geographic location.

Site Size and Land Use: As shown below, the total area within the wetland resource or its impact area is approximately 15 acres; of this area approximately 56% is within the wetland resource.

**RsC3
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Low Density Residential (RL)	0	0	0.3	0.6	0.9
Medium Density Residential (RM)	0	0	0	0.3	0.3
Open Space (OS)	0	0	8.0	5.6	13.6

Existing Land Uses: Adjacent land uses include rural residential and agriculture.

Site-Specific Economic Factors and Consequences: As shown on Figure 31-2 of Section 31 of the Comprehensive Plan, land within the RsC3 wetland resource is designated for residential development and therefore is rated Economic Priority “C.”

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 of Section 31 of the Comprehensive Plan, there are proposed trails identified within the wetland resource which warrants a Social Priority “A” rating. Outside of the portion of the RsC3 wetland resource designated for trails warrants a Social Priority “C” rating.

Site-Specific Environmental Factors and Consequences: Rosedale Creek Reach 3 is bordered by similar agricultural uses as Reach 4, including pasture and a hazelnut orchard; however, the stream channel for RsC3 has not been modified or ditched. The stream meanders through a wide band of forested wetland dominated by Oregon ash trees ranging from 6- to 24-inches in diameter. Upland riparian forest extends north and south of RsC3. A wet pasture dominated by meadow foxtail is present along the south side. RsC3 receives drain tile flow from the agricultural properties south of SW Rosedale Road.

Resource	Rating of Ecological Functions
Rosedale Creek Reach 3 (RsC3)	Rated “High” in 4 out of 4 wetland functions resulting in an Environmental Priority “A” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4 and 31-5 in Section 31 of the Comprehensive Plan, the future Cornelius Pass Road extension (which includes future water trunk lines within the area for the extension) is proposed to cross the Rosedale Creek Reach 3. Future sanitary sewer trunk lines may also be located in the area by the north side of the Creek. An Energy Priority “A” rating may be appropriate for these areas, with the remainder of the site rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (RsC3)	C	A / C*	A	A / C**
*Social Priority “A” applied only to designated trails **Energy Priority “A” only applied to the future Cornelius Pass Road extension (including future water trunk lines) and future sanitary sewer trunk lines which may be located on the north side of the Creek				

As shown above, the wetland resource is rated Economic Priority “C” and Environmental Priority “A” suggesting the importance of protecting the functions and values of the wetland. The site is also rated Social Priority “C and Energy Priority “C” except for the proposed trails, the extension of Cornelius Pass Road (including future water main lines) and for future sanitary sewer trunk lines which may be located on the north side of the Creek. These areas are rated Social Priority “A” and Energy Priority “A”, respectively. Sites rated Environmental Priority “A” may warrant a greater degree of protection where the Social and Energy factors are rated Priority “C” or where the site is rated Priority “A” for Social, Environmental and Energy factors, therefore the general recommendation to “Strictly Limit” conflicting uses would be appropriate. The recommendation to “Limit” would be appropriate for the site where there is a Social Priority “C” rating and a Priority “A” rating for the Environmental and Energy factors.

RsC4 Rosedale Creek, Reach 4
2014 NRI by SWCA (Refer to Resource Summary Sheet in Appendix C)

Site Code	Resource	Size (ac)	Location
RsC4	Rosedale Creek Reach 4	1.78	North of SW Rosedale Road, west of Reach 3. See Figures 2 and 3 (Appendix A) for geographic location.

Site Size and Land Use: As shown below, the total area within the wetland resource or its impact area is approximately 6 acres; of this area approximately 31% is within the wetland resource.

RsC4
Acreage by Comprehensive Plan Designation

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Low Density Residential (RL)	0	0	0	0.3	0.3
Open Space (OS)	0	0	1.8	3.6	5.4

Existing Land Uses: Adjacent land uses include agriculture.

Site-Specific Economic Factors and Consequences: As shown on Figure 31-2 of Section 31 of the Comprehensive Plan, land within the RsC4 wetland resource is designated for residential development and therefore is rated Economic Priority “C”.

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 of Section 31 of the Comprehensive Plan, there is a proposed trail identified within the wetland resource and a potential neighborhood park located on the north side of the Creek, both of which warrant a Social Priority “A” rating. The remainder of the site is rated Social Priority “C”.

Site-Specific Environmental Factors and Consequences: Rosedale Creek Reach 4 is the most downstream reach of Rosedale Creek which flows through agriculturally managed lands including pasture and a hazelnut orchard. The stream channel for RsC4 has been modified by ditching, straightening, and excavating a small pond immediately north of SW Rosedale Road. Two drain tile outfalls were observed discharging into the upstream portion of Reach 4.

Resource	Rating of Ecological Functions
Rosedale Creek Reach 4 (RsC4)	Rated “High” for wildlife habitat, water quality and hydrologic control and rated “Medium” for fish habitat resulting in an Environmental Priority “A” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4, 31-5, 31-7 and 31-8 of Section 31 of the Comprehensive Plan, there are no transportation connections or utilities except for the future sanitary sewer trunk line and future sanitary sewer pump station proposed along the

north side of the wetland resource. This portion of the site is rated Energy Priority “A” and the remainder of the site is rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (RsC4)	C	A / C*	A	A / C**
*Social Priority “A” only applied to designated trails **Energy Priority “A” only applied to future sanitary sewer trunk line and future sanitary sewer pump station proposed along the north side of the wetland resource				

As shown above, the wetland resource is rated Economic Priority “C” and rated Environmental Priority “A” suggesting the importance of protecting the functions and values of the wetland. Except for the proposed trails and future sanitary sewer trunk line and future sanitary sewer pump station, both Social and Energy factors were rated Priority “C”. Sites with an Environmental Priority “A” rating may warrant a greater degree of protection. The general recommendation to “Strictly Limit” conflicting uses would appear to be appropriate for wetland resource even where it is also rated Social and Energy Priority “A”.

**RsCTrib1 Rosedale Creek Tributary 1 Wetland
2014 NRI by SWCA (Refer to Resource Summary Sheet in Appendix C)**

Site Code	Resource	Size (ac)	Location
RsC-Trib1	Rosedale Creek Tributary 1 Wetland	6.09	North and south of SW Rosedale Road, west of SW 209 th Avenue. See Figures 2 and 3 (Appendix A) for geographic location.

Site Size and Land Use: As shown below, the total area within the wetland resource or its impact area is approximately 13 acres; of this area approximately 46% is within the wetland resource.

**RsCTrib1
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Low Density Residential (RL)	0	0	0	0.4	0.4
Medium Density Residential (RM)	0	0	5.8	4.8	10.6
Open Space (OS)	0	0	0.3	2.0	2.3

Existing Land Uses: Adjacent land uses include agriculture and rural residential development.

Site-Specific Economic Factors and Consequences: As shown on Figure 31-2 of Section 31 of the Comprehensive Plan, land within the RsCTrib1 wetland resource is designated for residential development and therefore is rated Economic Priority “C”.

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 of Section 31 of the Comprehensive Plan, there is a proposed trail identified within the RsCTrib1 wetland resource which warrants a Social Priority “A” rating. The remainder of the site is rated Social Priority “C”.

Site-Specific Environmental Factors and Consequences: This narrow tributary swale joins Rosedale Creek Reach 2 from the south. The channel for RsCTrib1 has been modified by ditching and straightening. The channel is approximately 2 feet wide and flows through pasture and large rural residential tax lots. Vegetation along the swale consists of mostly emergent plant species, although a few scattered Oregon ash shrubs/small diameter trees are present.

The forest to the south of RsCTrib1 is a mix of shrubs and small trees ranging from 6- to 12-inches in diameter at breast height (dbh) and appears to be upland riparian forest based on off-site observation, with dominant species consisting of dense English hawthorn, English birch, Scouler’s willow, madrone, Douglas fir (4-6 inches dbh), Oregon white oak (4-6 inches dbh) and Himalayan blackberry.

Resource	Rating of Ecological Functions
Rosedale Creek Tributary 1 (RsCTrib1)	Rated “High” for water quality and “Medium” for wildlife habitat, fish habitat and hydrologic control resulting in an Environmental Priority of “C” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4, 31-5, 31-7 and 31-8 of Section 31 of the Comprehensive Plan, there are no transportation connections or utilities proposed for the RsCTrib1 wetland resource, therefore this site is rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (RsC-Trib1)	C	A / C*	C	C
*Social Priority “A” is applied only to designated trails				

As shown above, the wetland resource is rated Economic Priority “C” and Environmental Priority “C”. It is also rated Social Priority “C” and Energy Priority “C” except for the proposed trails which is rated Social Priority “A”. The general recommendation to “Limit” conflicting uses would appear to be appropriate for the RsCTrib1 wetland resource except for the area where the proposed trails would be located where a recommendation of “Strictly Limit” is appropriate.

**GC2-W1 Gordon Creek Reach 2 – Mitigation Site
2014 NRI by SWCA (Refer to Resource Summary Sheet in Appendix C)**

Site Code	Resource	Size (ac)	Location
GC2-W1	Mitigation site for the Reserves Vineyards and Golf Club. The acreage was digitized from an aerial photograph as site access was not granted.	5.11	West of SW 229 th Avenue to SW 234 th Avenue. See Figures 2 and 3 (Appendix A) for geographic location.

Site Size and Land Use: As shown below, the total area within the wetland resource or its impact area is approximately 10 acres; of this area approximately 53% is within resource areas (all within the wetland resource areas).

**GC2-W1
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Low Density Residential (RL)	0	0	0.74	2.5	3.24
Medium Density Residential (RM)	0	0	0.02	1.09	1.11
Open Space (OS)	0	0	4.34	0.87	5.21

Existing Land Uses: Adjacent land uses include rural residential development and agriculture.

Site-Specific Economic Factors and Consequences: As shown on Figure 31-2 of Section 31 of the Comprehensive Plan, land within the GC2-W1 wetland resource is designated for residential development and therefore is rated Economic Priority “C.”

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 of Section 31 of the Comprehensive Plan, there are no proposed trails or parks identified for the GC2-W1 wetland resource which warrants a Social Priority “C” rating.

Site-Specific Environmental Factors and Consequences: GC2-W1 is a mitigation site for the Reserve Vineyards and Golf Club. Access to this site was not granted. According to the fifth year wetland mitigation monitoring report prepared by Schott and Associates in 2008, the mitigation site totals 6.35 acres consisting of 5.02 acres of forested and emergent wetlands (PFO/PEM) and 0.51 acres of forested and scrub-shrub wetlands (PFO/PSS), with 0.82 acres of open water.

Resource	Rating of Ecological Functions
Gordon Creek Reach 2 – Mitigation Site (GC2-W1)	Rated “High” for wildlife habitat, “Medium” for water and water quality, and “N/A” for fish habitat resulting in an Environmental Priority of “C” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4, 31-5, 31-7 and 31-8 of Section 31 of the Comprehensive Plan, there are no transportation connections or utilities proposed for the GC2-W1 wetland resource, therefore this site is rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (GC2-W1)	C	C	C	C

As shown above, the wetland resource is rated Economic Priority “C”, Environmental Priority “C”, Social Priority “C” and Energy Priority “C”, where the general recommendation to “Limit” conflicting uses would appear to be appropriate for the GC2-W1 wetland resource.

**W1 West Union Wetland
2014 NRI by SWCA (Refer to Resource Summary Sheet in Appendix C)**

Site Code	Resource	Size (ac)	Location
W1	Isolated wetland on West Union, LLC Parcel; acreage digitized from aerial photograph.	1.03	West of SW 229 th Avenue. See Figures 2 and 3 (Appendix A) for geographic location.

Site Size and Land Use: As shown below, the total area within the wetland resource or its impact area is approximately 3.5 acres; of this area approximately 29% is within the wetland resource.

**W1
Acreage by Comprehensive Plan Designation**

Comp Plan Designation	Riparian/Upland Resource	Riparian/Upland Impact Area	Wetland Resource	Wetland Impact Area	Total Acres
Low Density Residential (RL)	0	0	1.0	2.5	3.5

Existing Land Uses: Adjacent land uses include rural residential development and the Reserve Vineyards and Golf Club to west and south.

Site-Specific Economic Factors and Consequences: As shown on Figure 31-2 of Section 31 of the Comprehensive Plan, land within the W1 wetland resource is designated for residential development and therefore is rated Economic Priority “C.”

Site-Specific Social Factors and Consequences: As shown on Figure 31-5 of Section 31 of the Comprehensive Plan, there are no proposed trails or parks identified for the W1 wetland resource which warrants a Social Priority “C” rating.

Site-Specific Environmental Factors and Consequences:

Resource	Rating of Ecological Functions
West Union Wetland (W1)	Rated “High” for water quality and hydrologic control, “Medium” for wildlife habitat and “N/A” for fish habitat resulting in an Environmental Priority “B” rating

Site-Specific Energy Factors and Consequences: As shown on Figures 31-4, 31-5, 31-7 and 31-8 of Section 31 of the Comprehensive Plan, there are no transportation connections or utilities proposed for the W1 wetland resource, therefore this site is rated Energy Priority “C”.

Site-Specific ESEE Recommendation:

Resource	Economic	Social	Environmental	Energy
Wetland (W1)	C	C	B	C

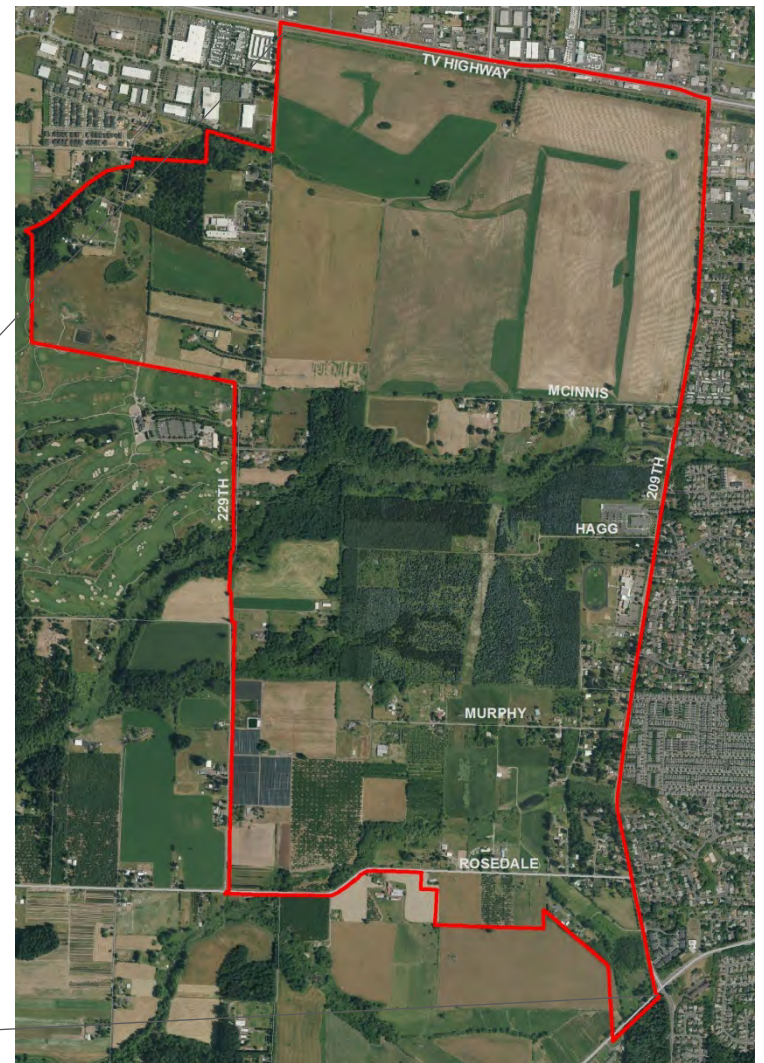
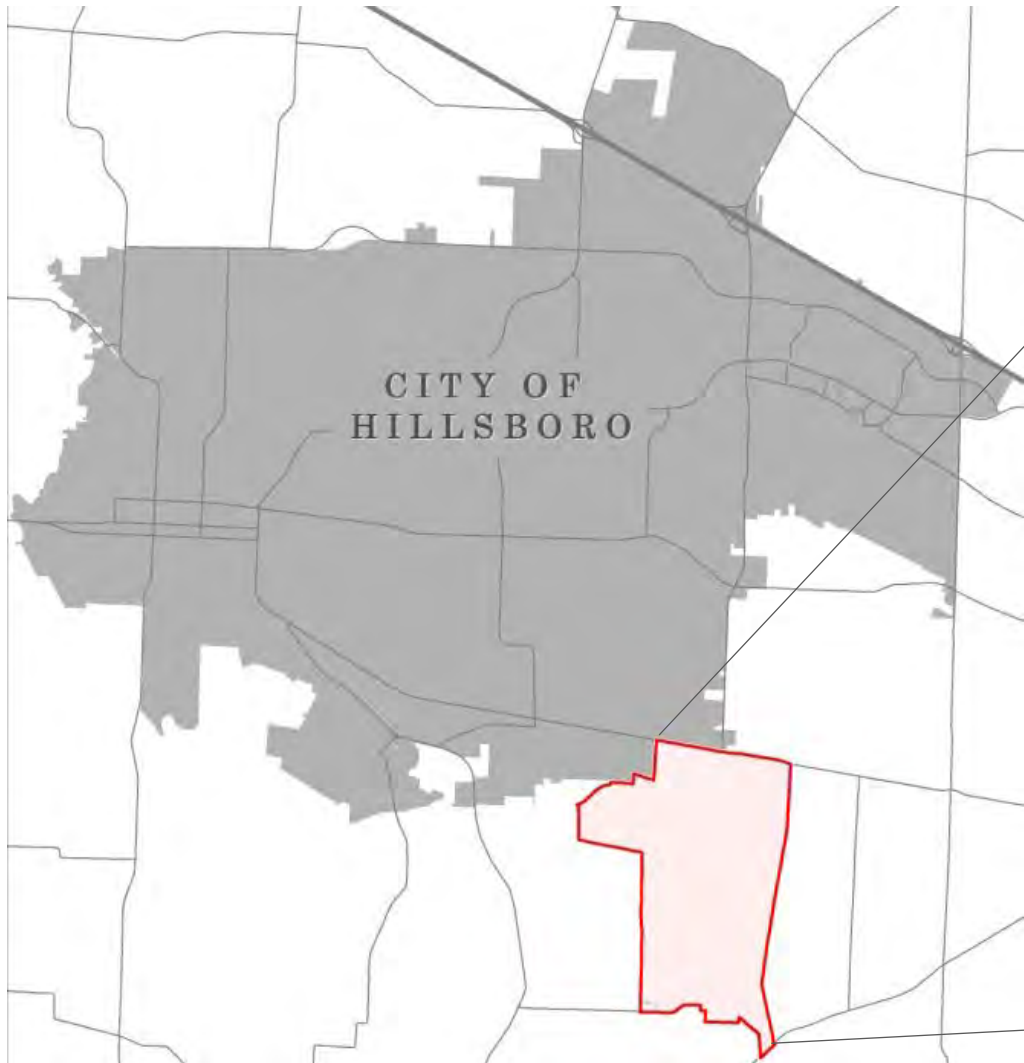
As shown in the Site-Specific ESEE Recommendation table, the wetland resource received an Environmental Priority “B” rating and was also rated Economic Priority “C”, Social Priority “C” and Energy Priority “C”. Sites with an Environmental Priority “B” rating may warrant a greater degree of protection for the wetland resource. The general recommendation to “Limit” conflicting uses would appear to be appropriate for the W1 wetland resource.

APPENDIX A

FIGURES

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Figure 1: Plan Area Boundary



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APPENDIX B

**NATURAL RESOURCE INVENTORY AND ASSESSMENT
WETLAND AND RIPARIAN CORRIDOR WILDLIFE HABITAT
SUMMARY SHEETS**

FOR

SOUTH HILLSBORO PLAN AREA

PREPARED BY FISHMAN ENVIRONMENTAL SERVICES

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Butternut Creek, Reach 1	Site Code: BuC1
Location: SW 209 th Avenue west to Reach 2	
Field Date(s): none	
Drainage Basin: Tualatin River	
Adjacent Land Use: tree farm, agricultural, rural residential	
T1S, R2W Section 14, Tax Lots 1900, 2001, 2002, 2004, 2005	Acreeage: 44.62
2100, 2101, 2102, 2200, 2400, 2402, 2403, 2404, 2405, 2406	
T1S, R2W Section 14DB, Tax Lots 100, 200	

General Description: Large areas along Butternut Creek which were likely cleared in the past for grazing have been colonized by dense stands of reed canarygrass; however, portions of the stream corridor are still shaded by forested and shrub-scrub wetlands. There are numerous beaver dams along Butternut Creek which have created deep backwater areas that slow the stream flow. Aside from at the beaver dams, woody debris is uncommon in the stream channel. The stream meanders through a broad flat floodplain and a small amount of riparian/upland forest dominated by Douglas fir, grand fir, and western red cedar is present adjacent to the floodplain. A heron rookery was observed in 1998 in the riparian forest along Butternut Creek (P. Quarterman).

Adjacent Stream Information: Butternut Creek

NWI Classification: 1% POW, 63% PSS/PEM, 2% PSS, 34% PFO

Hydrology Source: Butternut Creek is a perennial stream with steep banks and seeps emanating from the side slopes along the stream corridor

Mapped Soils: Huberly, Quatama, Wapato, Woodburn

Dominant Vegetation: (* = major dominant)

<u>Trees</u>	<u>Shrubs</u>	<u>Herbs/Emergents</u>
Oregon ash*	willow	reed canarygrass*
western red cedar	red-osier dogwood	bentgrass*
red alder	Douglas spirea	soft rush
	Pacific ninebark	pointed rush
	rose	tapered rush
	Himalayan blackberry	sawbeak sedge
		slough sedge
		water parsley

<u>Wetland Function</u>	<u>Rating</u>	<u>Comments</u>
Wildlife Habitat	High	
Fish Habitat	High	
Water Quality	High	
Hydrologic Control	High	

Locally Significant Wetland? Yes

**CITY OF HILLSBORO RIPARIAN CORRIDOR AND WILDLIFE HABITAT
INVENTORY AND ASSESSMENT
RIPARIAN/UPLAND SUMMARY SHEET**

SITE: Butternut Creek	Site Code: BuC1-R/U
Location: SW 209 th Avenue west to Reach 2 and BuC2-R/U	
Field Date: 11/1/00	
Adjacent Land Use: tree farm, agricultural, rural residential	
T1S, R2W Section 14, Tax Lots 2200, 2405, 2406	Acreage: 4.30

General Description: Riparian/upland forest is present on the north side of the portion of Butternut Creek located within the study area and consists of Douglas fir, grand fir and western red cedar. Himalayan blackberry has invaded the stream corridor and the BPA power line easement is highly disturbed. Agricultural and rural residential land uses border this unit to the north. No riparian/uplands are mapped to the south of Butternut Creek since it has been historically altered from its natural state due to removal of tree and shrub vegetation and land use change. The area south of the creek currently consists of a large tree farm which has a closed canopy, dense vegetation in most areas, and monospecific stands of trees, which limit its wildlife value. The Butternut Creek corridor is especially important for storm water protection since its headwater area upstream of the study area has been fully urbanized. The stream corridor is intact downstream of the study area. Butternut Creek is a perennial stream with very steep banks, meanders through a broad flat floodplain. DEQ water quality limited stream. A heron rookery was observed in 1998 near the western study area boundary.

Adjacent Stream Information: Butternut Creek
Mapped Soils: Aloha, Quatama

Dominant Vegetation: (* = major dominant)

<u>Trees</u>	<u>Shrubs</u>	<u>Herbs</u>
Douglas fir*	Himalayan blackberry*	
grand fir*	serviceberry	
western red cedar*	choke cherry	
	ornamental hawthorn	

<u>Riparian Habitat Function</u>	<u>Rating</u>	<u>Comments</u>
Wildlife Habitat	Medium	
Water Quality Protection	High	
Ecological Integrity	Low	Extensive blackberry, altered by adjacent land use
Connectivity	Medium	
Uniqueness	Low	

Locally Significant Goal 5 Resource? Yes, due to the importance of riparian areas for water quality protection and as wildlife travel corridors.

Comments/Recommendations: Restore riparian corridor along south side of stream.

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Butternut Creek Tributary	Site Code: BuCTrib1
Location: West of SW Vermont Street toward SW 229 th Avenue	
Drainage Basin: Tualatin River	
Field Date(s): none	
Adjacent Land Use: tree farm, agricultural	
T1S, R2W Section 14, Tax Lots 1900	Acreeage: 1.59
T1S, R2W Section 23, Tax Lots 302	
T1S, R2W Section 23AB, Tax Lots 300, 400	

General Description: The portion of this intermittent tributary located within the study area was tiled in the past and the tile is currently failing in many areas, creating seeps and wet depression areas. The majority of this unit has been severely degraded due to a large tree farm/plantation located both north and south of the stream channel. The easternmost portion of this unit consists of emergent wetland planted in pasture grasses. A potential wetland (5.53 acres) is present north of the emergent wetland, where hydric soils are mapped in the agricultural field. West of the study area the stream channel is intact and is bordered by forested wetland.

Adjacent Stream Information: Butternut Creek tributary

NWI Classification: 100% PEM

Hydrology Source: Small intermittent drainage seeping out from historically tiled tributary

Mapped Soils: Huberly

Dominant Vegetation: (* = major dominant)

Trees

Oregon ash

Shrubs

Himalayan blackberry

Herbs/Emergents

common velvetgrass
meadow foxtail
tall fescue
soft rush

Wetland Function

Wildlife Habitat

Fish Habitat

Water Quality

Hydrologic Control

Rating

Medium

Medium

Medium

Medium

Comments

low interspersion, <0.5 acre open water

low streamside shading & instream structure

< 5 acres, not water quality limited

< 5 acres, outside floodplain, dom. veg. is emergent

Locally Significant Wetland? Yes, based on level 2 OFWAM evaluation

**CITY OF HILLSBORO RIPARIAN CORRIDOR AND WILDLIFE HABITAT
INVENTORY AND ASSESSMENT
RIPARIAN/UPLAND SUMMARY SHEET**

SITE: Butternut Creek Tributary 1	Site Code: BuCTrib1-R/U
Location: West of SW Vermont Street toward SW 229 th Avenue	
Field Date: none	
Adjacent Land Use: tree farm, agricultural	
T 1S, R 2W Section 15, Tax Lots 1201, 1300	Acreage: N/A

General Description: No riparian/uplands are mapped adjacent to this tributary since the riparian/upland corridor along the portion of the Butternut Creek tributary located in the study area has been historically altered from its natural state due to removal of tree and shrub vegetation and land use change. The tributary is bordered on the north and south by a large tree farm which has a closed canopy, dense vegetation in most areas, and mono-specific stands of trees, which limit its wildlife value. The headwaters of this tributary are located in a field planted in pasture grasses, with no tree or shrub cover adjacent to the stream channel. The stream corridor is intact downstream of the study area. Small intermittent drainage seeping out from historically tiled tributary.

Adjacent Stream Information: Butternut Creek Tributary
Mapped Soils: Aloha

Dominant Vegetation: (* = major dominant)
 Could not determine from off-site assessment

<u>Trees</u>	<u>Shrubs</u>	<u>Herbs</u>
<u>Riparian Habitat Function</u>	<u>Rating</u>	<u>Comments</u>
Wildlife Habitat	Low	
Water Quality Protection	High	
Ecological Integrity	Low	Altered by adjacent land use
Connectivity	Medium	
Uniqueness	Low	

Locally Significant Goal 5 Resource? Yes, although the riparian/upland corridor has been altered due to adjacent land use, it is still important for water quality protection.

Comments/Recommendations: Restore riparian corridor. This unit cannot be viewed from off-site.

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Gordon Creek, Reach 2	Site Code: GC2
Location: West of SW 229 th Avenue	
Field Date(s): 11/1/00	
Drainage Basin: Tualatin River	
Adjacent Land Use: agricultural, rural residential, golf course	
T1S, R2W Section 10CD Tax Lots 100, 200, 300, 600, 700, 800 900, 1000	Acreage: 7.69
T1S, R2W Section 10DB Tax Lots 1400	
T1S, R2W Section 10DC Tax Lots 100, 1000, 1300	
T1S, R2W Section 15 Tax Lots 700, 1700	

General Description: Wetlands along the lower reach of Gordon Creek are primarily shrub-scrub and forested, with a minor emergent wetland component. Forested wetlands are dominated by Oregon ash, red alder, western red cedar and willow. The stream channel contains a fair amount of woody debris (P. Quarterman). Ettinger Pond is located downstream from this unit, outside the study area. There is a sloping riparian/upland forest forest dominated by Douglas fir and Oregon white oak is present south of Gordon Creek.

Adjacent Stream Information: Gordon Creek
NWI Classification: 3% POW, 45% PSS/PEM, 52% PFO
Hydrologic Source: Perennial stream occupying a narrow floodplain
Mapped Soils: Aloha, Huberly, Verboort, Wapato

Dominant Vegetation: (* = major dominant)

<u>Trees</u>	<u>Shrubs</u>	<u>Herbs/Emergents</u>
*Oregon ash	Douglas spirea	reed canarygrass
red alder	red-osier dogwood	broad-leaf cattail
western red cedar	rose	western buttercup
Pacific willow	ornamental hawthorn	slough sedge
	serviceberry	small-fruited bulrush
	Himalayan blackberry	mannagrass
	bittersweet nightshade	

<u>Wetland Function</u>	<u>Rating</u>	<u>Comments</u>
Wildlife Habitat	High	
Fish Habitat	High	
Water Quality	High	
Hydrologic Control	High	

Locally Significant Wetland? Yes

**CITY OF HILLSBORO RIPARIAN CORRIDOR AND WILDLIFE HABITAT
INVENTORY AND ASSESSMENT
RIPARIAN/UPLAND SUMMARY SHEET**

SITE: Gordon Creek	Site Code: GC2-R/U
Location: West of SW 229 th Avenue	
Field Date(s): 11/1/00	
Adjacent Land Use: agricultural, rural residential, golf course	
T1S, R2W Section 10CD Tax Lots 100, 200, 300, 600, 700, 800	Acreeage: 27.93
900, T1S, R2W Section 10DB Tax Lots 1400	
T1S, R2W Section 10DC Tax Lots 100, 1000, 1300	
T1S, R2W Section 15 Tax Lots 700, 1700	

General Description: This relatively undisturbed large riparian/upland forest is present along the south side of Gordon Creek along the majority of Reach 2 west of SW 229th Avenue. The riparian/upland forest is dominated by Douglas fir and Oregon white oak. An intact riparian corridor and the Meriwether Golf Course and Ettinger Pond are located downstream of SW 229th Avenue, outside the study area.

Adjacent Stream Information: Gordon Creek
Mapped Soils: Aloha

Dominant Vegetation: (* = major dominant)

	<u>Shrubs</u>	<u>Herbs</u>
<u>Trees</u>		
*Douglas fir		
*Oregon white oak		
	<u>Rating</u>	<u>Comments</u>
<u>Riparian Habitat Function</u>	High	large forest, good vegetation structure/diversity
Wildlife Habitat	High	
Water Quality Protection	High	limited invasive species
Ecological Integrity	High	forest connected to Gordon Creek
Connectivity	Medium	high quality typical upland forest
Uniqueness		

Locally Significant Goal 5 Resource? Yes, due to the importance of riparian areas for water quality protection and as wildlife travel corridors. The large size of the forest west of SW 229th Avenue makes this unit especially valuable.

Comments/Recommendations: As development encroaches upon this unit, priority should be placed on maintaining the connection between the forest and the stream and preservation of one large forested area rather than fragmenting the forest into several smaller isolated areas. Control Himalayan blackberry along stream channel through riparian/upland forest.

APPENDIX C

**NATURAL RESOURCE INVENTORY AND ASSESSMENT
WETLAND AND RIPARIAN CORRIDOR WILDLIFE HABITAT
SUMMARY SHEETS**

FOR

SOUTH HILLSBORO PLAN AREA

PREPARED BY SWCA

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Butternut Creek, Reach 2	Site Code: BuC2
Location: East of SW 229th Avenue to Reach 1	
Field Dates: 2/26/2014 and 4/2/2014	
Drainage Basin: Tualatin River	
Adjacent Land Use: Rural residential, agricultural	
Wetland Determination Plots: 6, 8	
T1N, R2W Section 15, Tax Lots 900, 912, 1000, 1100, 1200	Acreage: 7.73

General Description: Emergent and forested wetlands are present along Butternut Creek upstream of SW 229th Avenue. The stream channel is unmodified, is approximately 10 to 15 feet wide, and meanders through an intact floodplain. Emergent wetlands dominated by reed canary grass are present along portions of the stream channel. Evidence of beaver was observed including one beaver dam and several large fallen trees. Emergent wetlands are bordered by a narrow fringe of forested wetland which transitions to a wide and steeply sloped riparian/upland forest. Forested wetlands are dominated by a diverse, native, multi-layered tree and shrub community. A few narrow seep-fed drainages flow through the forested wetland to the main stem of Butternut Creek.

Adjacent Stream Information: Butternut Creek

NWI Cowardin Classification: Palustrine Forested (PFO) and Palustrine Emergent (PEM)

HGM Classification: Riverine Flow-through

Hydrology Source: Butternut Creek, groundwater seeps, precipitation

Mapped Soils: 43 – Wapato silty clay loam, 37C – Quatama loam

Dominant Vegetation: (* = major dominant)

Trees

red alder*
Oregon ash*
western red cedar

Shrubs

red osier dogwood*
western wahoo*
rose species
currant species

Herbs

reed canary grass*
slough sedge*
skunk cabbage
small-fruited bulrush
creeping buttercup

Wetland Function

Wildlife Habitat
Fish Habitat
Water Quality
Hydrologic Control

Rating

High
High
High
High

Comments

Diverse vegetation species and structure, forested
Unmodified channel, well-shaded
Has floodplain, large size
Densely vegetated, large size

Locally Significant Wetland? Yes

**CITY OF HILLSBORO RIPARIAN CORRIDOR AND WILDLIFE HABITAT
INVENTORY AND ASSESSMENT
RIPARIAN/UPLAND SUMMARY SHEET**

SITE: Butternut Creek	Site Code: BuC2-R/U
Location: East of SW 229th Avenue to Reach 1 and BuC1-R/U	
Field Dates: 2/26/2014 and 4/2/2014	
Adjacent Land Use: Rural residential, agricultural	
Upland Determination Plots: 7, 9	
T1N, R2W Section 15, Tax Lots 900, 905, 912, 1000, 1100, 1200	Acreage: 21.96

General Description: A large area of riparian/upland forest borders both sides of Butternut Creek upstream of SW 229th Avenue. The riparian/upland forest is several hundred feet wide and is located on steep slopes above the Butternut Creek floodplain. The riparian/upland forest consists of a mature, multi-layered, mixed deciduous/coniferous forest with a diverse shrub understory. Red alder and Oregon ash trees range from 10 to 16 inches in diameter, and Douglas fir and western red cedar trees range from 12 to 30+ inches diameter. Very few invasive species are present. Wildlife sign included beaver, deer, and owl.

Adjacent Stream Information: Butternut Creek

Mapped Soils: 1 – Aloha silt loam, 37B,C – Quatama loam, 43 – Wapato silty clay loam, 45A – Woodburn silt loam

Dominant Vegetation: (* = major dominant)

Trees

Douglas fir*
western red cedar*
red alder*
Oregon ash

Shrubs

vine maple*
Indian plum*
beaked hazelnut
snowberry
salal
dwarf Oregon grape
tall Oregon grape
Himalayan blackberry
English holly

Herbs

sword fern*
trailing blackberry*
pacific waterleaf
fringe cup
stinging nettle

Riparian Habitat Function

Wildlife Habitat

Water Quality Protection

Ecological Integrity

Connectivity

Uniqueness

Rating

High

High

High

High

Medium

Comments

Perennial water, high structural and species diversity

Wide corridor, well-vegetated slopes

Minimal invasive species present

Wide corridor, common vegetation community and habitat

Locally Significant Goal 5 Resource? Yes

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Butternut Creek Tributary	Site Code: BuCTrib1
Location: East of SW 229th Avenue to BuCTrib1 for 2001 LWI	
Field Dates: 2/26/2014, 4/2/2014 and 6/20/2014	
Drainage Basin: Tualatin River	
Adjacent Land Use: Rural residential, agricultural	
Wetland Determination Plot: 10 and 17	
T1N, R2W Section 15, Tax Lots 1201, 1300	Acreeage: 1.78

General Description: This section of the Butternut Creek tributary is in a natural unmodified channel condition, in contrast to the extensively modified channel present immediately upstream of this unit. The stream channel flows through a narrow forested wetland fringe fed by seeps at the toe of slope adjacent to the stream. The stream and wetland fringe are bordered by a steeply sloped native riparian forest community ranging up to several hundred feet wide, except in the east corner where the stream is located within forested wetland with no adjacent riparian corridor on the north side.

Adjacent Stream Information: Butternut Creek tributary
NWI Cowardin Classification: Palustrine Forested (PFO)
HGM Classification: Riverine Flow-through
Hydrology source: Butternut Creek tributary, groundwater seeps, precipitation
Mapped Soils: 1 – Aloha silt loam, 22 – Huberly silt loam, 43 – Wapato silty clay loam, 45C – Woodburn silt loam

Dominant Vegetation: (* = major dominant)

<u>Trees</u>	<u>Shrubs</u>	<u>Herbs</u>
Oregon ash*	western wahoo*	slough sedge*
red alder*	red osier dogwood	skunk cabbage*
western red cedar	red elderberry	
Pacific willow	currant species	

<u>Wetland Function</u>	<u>Rating</u>	<u>Comments</u>
Wildlife Habitat	High	Forested, intact riparian buffer
Fish Habitat	High	Unmodified channel, shaded
Water Quality	High	Densely vegetated
Hydrologic Control	Medium	Wetland can store water

Locally Significant Wetland? Yes

**CITY OF HILLSBORO RIPARIAN CORRIDOR AND WILDLIFE HABITAT
INVENTORY AND ASSESSMENT
RIPARIAN/UPLAND SUMMARY SHEET**

SITE: Butternut Creek Tributary 1	Site Code: BuCTrib1-R/U
Location: East of SW 229 th Avenue	
Field Date: 2/13/2014, 4/2/2014 and 6/20/2014	
Adjacent Land Use: Rural residential, commercial nursery	
Upland Determination Plots: 11 and 17	
T1N, R2W Section 15, Tax Lots 1201, 1300	Acreeage: 7.24

General Description: A steeply sloped riparian/upland forest borders both sides of the Butternut Creek tributary, except in the outer northeast corner. The riparian/upland forest is similar in species composition and condition to the riparian/upland forest along the main stem of Butternut Creek and consists of a multi-layered, mixed deciduous/coniferous forest with a diverse shrub understory.

Adjacent Stream Information: Butternut Creek Tributary

Mapped Soils: 1 – Aloha silt loam, 22 – Huberly silt loam, 37C – Quatama loam, 43 – Wapato silty clay loam, 45A,C – Woodburn silt loam

Dominant Vegetation: (* = major dominant)

Trees

Douglas fir*
big-leaf maple
western red cedar

Shrubs

Himalayan blackberry
dwarf Oregon grape
tall Oregon grape
western wahoo
vine maple
beaked hazelnut
salal
oceanspray (creambush)

Herbs

trailing blackberry
sword fern
Pacific waterleaf
violet
Henderson's sedge
vanillaleaf

<u>Upland Habitat Function</u>	<u>Rating</u>	<u>Comments</u>
Wildlife Habitat	High	Seasonal water, high structural and species diversity
Water Quality Protection	Medium	Well vegetated, moderately wide corridor
Ecological Integrity	High	Minimal invasive species present
Connectivity	Medium	Moderately wide corridor
Uniqueness	Medium	Common vegetation community and habitat

Locally Significant Goal 5 Resource? Yes

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Gordon Creek Tributary	Site Code: GCTrib1
Location: West of SW 234th Avenue	
Field Dates: 2/26/2014 and 6/20/2014 (off-site)	
Drainage Basin: Tualatin River	
Adjacent Land Use: Rural residential.	
Wetland Determination Plots: None	
T1N, R2W Section 10, Tax Lots 400, 500, 600	Acreeage: 0.88 –joins Gordon Creek, Reach 2 (see 2001 inventory data)

General Description: Forested wetland riparian corridor dominated by Oregon ash, with a tributary to Gordon Creek that flows west from the wetland mitigation site (GC2-W1) for the Reserve Vineyards and Golf Club. The site is grazed. The tributary is culverted under the extension of SW 234th Avenue, south of the site gate. Access was not granted.

Adjacent Stream Information: Tributary to Gordon Creek.

NWI Cowardin Classification: Palustrine Forested (PFO)

HGM Classification: Slope/Flats

Hydrology source: Tributary to Gordon Creek streamflow, groundwater, precipitation

Mapped Soils: 22 – Huberly silt loam, 43 – Wapato silty clay loam

Dominant Vegetation: (* = major dominant)

<u>Trees</u>	<u>Shrubs</u>	<u>Herbs</u>
Oregon ash		

<u>Wetland Function</u>	<u>Rating</u>	<u>Comments</u>
Wildlife Habitat	High	Forested, connected to Gordon Creek riparian corridor
Fish Habitat	NA	Unable to assess from off-site
Water Quality	High	Surface stream flow, vegetated
Hydrologic Control	High	Ponding toward downstream confluence with Gordon Creek

Locally Significant Wetland? Yes, based on off-site assessment.

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Gordon Creek, Reach 2 – Mitigation Site (DSL 10429-FP)	Site Code: GC2-W1
Location: West of SW 229th Avenue to SW 234 th Avenue	
Field Date: 2/26/2014 (off-site)	
Drainage Basin: Tualatin River	
Adjacent Land Use: Rural residential, golf course to west.	
Wetland Determination Plots: None	
T1N, R2W Section 15, Tax Lot 300	Acreage: 5.11 (as digitized from aerial photograph)

General Description: Mitigation site for the Reserve Vineyards and Golf Club. Access was not granted to parcel. According to the fifth year wetland mitigation monitoring report prepared by Schott and Associates in 2008, the mitigation site is 6.35 acres consisting of 5.02 acres PFO/PEM, and 0.51 acre PFO/PSS wetlands, with 0.82 acre of open water.

Adjacent Stream Information: Drains to Gordon Creek through a tributary riparian corridor
NWI Cowardin Classification: Palustrine Forested (PFO), Palustrine Scrub/Shrub (PSS), Palustrine Emergent (PEM)

HGM Classification: Slope/Flats

Hydrology source: Groundwater, precipitation

Mapped Soils: 1 – Aloha silt loam, 22 – Huberly silt loam

Dominant Vegetation: (* = major dominant)

Trees

black cottonwood*
 Pacific willow
 Oregon ash

Shrubs

Douglas spirea*
 willow species*
 Douglas hawthorn
 clustered wild rose
 Red-osier dogwood

Herbs

reed canary grass*
 broad-leaf cattail*
 slough sedge
 soft rush
 spike rush
 western manna grass
 slough grass
 tufted hairgrass
 softstem bulrush

Wetland Function

Wildlife Habitat
 Fish Habitat
 Water Quality
 Hydrologic Control

Rating

High
 NA
 Medium
 Medium

Comments

Diverse structure and interspersion
 Downstream is piped; excavated pond
 Groundwater fed
 Probably does not flood, minor restriction on outflow

Locally Significant Wetland? Yes

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Rosedale Creek, Reach 1	Site Code: RsC1
Location: North of SW Rosedale Road, east of Reach 2, west of SW 209th Avenue	
Field Date: 2/13/2014	
Drainage Basin: Tualatin River	
Adjacent Land Use: Rural residential	
Wetland Determination Plots: None	
T1N, R2W Section 23AB, Tax Lot 1600	Acreeage: 1.97

General Description: The upstreammost reach of Rosedale Creek is bordered by rural residential land use. The stream channel has not been modified in this reach. The stream is bordered by an approximately 200-foot wide band of young forested wetland. Oregon ash trees range from 3 to 10 inches in diameter. A chain link fence is present along the upstream edge of this site along the edge of SW 209th Avenue. Upland/riparian forest extends south of this unit (see unit RsC1-R/U).

Adjacent Stream Information: Rosedale Creek
NWI Cowardin Classification: Palustrine Forested (PFO)
HGM Classification: Slope/flats
Hydrology source: Rosedale Creek, precipitation
Mapped Soils: 42 – Verboort silty clay loam, 45B – Woodburn silt loam

Dominant Vegetation: (* = major dominant)

<u>Trees</u>	<u>Shrubs</u>	<u>Herbs</u>
Oregon ash*	Himalayan blackberry	slough sedge*
	hawthorn species	reed canary grass*
	wild clustered rose	cattail
	Douglas spirea	

<u>Wetland Function</u>	<u>Rating</u>	<u>Comments</u>
Wildlife Habitat	High	Forested with riparian corridor on south side
Fish Habitat	Medium	Surrounded by residential development, little instream structure
Water Quality	Medium	Surface flow, no evidence of flooding, smaller size
Hydrologic Control	High	Not in floodplain but downstream ponds and culverts restrict flow

Locally Significant Wetland? Yes

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Rosedale Creek, Reach 2	Site Code: RsC2
Location: North of SW Rosedale Road, west of Reach 1, east of Reach 3	
Field Date: 2/13/2014	
Drainage Basin: Tualatin River	
Adjacent Land Use: Agriculture, rural residential	
Wetland Determination Plots: None	
T1N, R2W Section 23, Tax Lots 700, 1100, 1101, 1200, 1201, 1300	
T1N, R2W Section 23AB, Tax Lot 800	Acreage: 7.74

General Description: The stream channel in Reach 2 of Rosedale Creek has been extensively modified by ditching, straightening, and excavating two in-line ponds. The stream flows through agriculturally managed lands including a llama pasture where vegetation is grazed up to the edge of the channel. The stream and ponds may be used for irrigation purposes. Vegetation is predominantly emergent, although a few scattered shrubs are present along the stream channel. A wide band of hydric soil is mapped along the stream channel, and emergent wetlands were mapped from off-site based on the hydric soils mapping and wetland vegetation signatures on the aerial photograph.

Adjacent Stream Information: Rosedale Creek

NWI Cowardin Classification: Palustrine Emergent (PEM), palustrine open water (POW)

HGM Classification: Slope/flats

Hydrology source: Rosedale Creek, precipitation

Mapped Soils: 42 – Verboort silty clay loam, 43 – Wapato silty clay loam; 45A,B – Woodburn silt loam

Dominant Vegetation: (* = major dominant)

Trees

Shrubs

Herbs

Douglas' spirea
bittersweet nightshade
willow species

reed canary grass*
cattail
teasel

Wetland Function

Rating

Comments

Wildlife Habitat	High	Emergent with ponds
Fish Habitat	Medium	Channel modified, unshaded, no instream structure
Water Quality	Medium	No evidence of flooding
Hydrologic Control	High	In mapped floodplain, culverts and ponds restrict flow

Locally Significant Wetland? Yes

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Rosedale Creek, Reach 3	Site Code: RsC3
Location: North of SW Rosedale Road, west of Reach 2, east of Reach 4	
Field Dates: 2/13/2014, 4/2/2014 and 6/20/2014	
Drainage Basin: Tualatin River	
Adjacent Land Use: Agriculture, rural residential	
Wetland Determination Plots: 12 and 15	
T1N, R2W Section 23, Tax Lots 1300, 1400, 1401, 1402, 1500, 1700	Acreage: 8.27

General Description: Reach 3 of Rosedale Creek is bordered by similar agricultural uses as reach 4, including pasture and a hazelnut orchard; however, the stream channel has not been modified or ditched in this reach. The stream meanders through a wide band of forested wetland dominated by Oregon ash trees ranging from 6 to 24 inches in diameter. Upland/riparian forest extends north and south of this unit (see unit RsC3-R/U). A wet pasture dominated by meadow foxtail is present along the south side. This reach receives drain tile flow from the agricultural properties south of SW Rosedale Road.

Adjacent Stream Information: Rosedale Creek

NWI Cowardin Classification: Palustrine Forested (PFO) and Palustrine Emergent (PEM)

HGM Classification: Slope/flats

Hydrology source: Rosedale Creek, precipitation

Mapped Soils: 22 – Huberly silt loam, 43 – Wapato silty clay loam; 45A,B – Woodburn silt loam

Dominant Vegetation: (* = major dominant)

Trees

Oregon ash*
Douglas fir
cherry species

Shrubs

Himalayan blackberry*
red osier dogwood*
Pacific ninebark
snowberry

Herbs

slough sedge*
giant horsetail
reed canary grass
meadowfoxtail

Wetland Function

Wildlife Habitat
Fish Habitat
Water Quality
Hydrologic Control

Rating

High
High
High
High

Comments

Forested, some riparian corridor with interspersed
Intact canopy and instream structure
Well-vegetated, large size, woody vegetation
Evidence of flooding, restrictions in outlet

Locally Significant Wetland? Yes

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Rosedale Creek, Reach 4	Site Code: RsC4
Location: North of SW Rosedale Road, west of Reach 3	
Field Dates: 2/13/2014	
Drainage Basin: Tualatin River	
Adjacent Land Use: Agriculture	
Wetland Determination Plots: None	
T1N, R2W Section 22, Tax Lots 100, 200	Acreage: 1.78

General Description: The downstreammost reach (Reach 4) of Rosedale Creek flows through agriculturally managed lands including pasture and a hazelnut orchard. The stream channel has been modified by ditching, straightening, and excavating a small pond immediately north of SW Rosedale Road. Two drain tile outfalls were observed discharging into the upstream portion of the reach.

Adjacent Stream Information: Rosedale Creek

NWI Cowardin Classification: Palustrine Forested (PFO), Palustrine Scrub/Shrub (PSS), and Palustrine Emergent (PEM)

HGM Classification: Slope/flats

Hydrology source: Rosedale Creek, precipitation

Mapped Soils: 1 – Aloha silt loam, 37B – Quatama loam, 43 – Wapato silty clay loam; 45B – Woodburn silt loam

Dominant Vegetation: (* = major dominant)

Trees

Oregon ash
black cottonwood
cherry species

Shrubs

Himalayan blackberry
red osier dogwood
Sitka willow
wild clustered rose

Herbs

reed canary grass

<u>Wetland Function</u>	<u>Rating</u>	<u>Comments</u>
Wildlife Habitat	High	Forested wetland with pond
Fish Habitat	Medium	Channelized stream with no instream structure
Water Quality	High	Surface flow, well-vegetated, evidence of flooding
Hydrologic Control	High	Minor restricted outlet, forested, smaller size

Locally Significant Wetland? Yes

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

Rosedale Creek Tributary 1	Site Code: RsCTrib1
Location: North and south of SW Rosedale Road, west of SW 209th Avenue	
Field Dates: 2/13/2014 and 2/26/2014	
Drainage Basin: Tualatin River	
Adjacent Land Use: Agriculture, rural residential	
Wetland Determination Plots: None	
T1N, R2W Section 23, Tax Lots 1100, 2202, 2203, 2403	
T1N, R2W Section 23AB, Tax Lots 2800, 2900	Acreage: 6.09

General Description: This narrow tributary swale joins Reach 2 of Rosedale Creek from the south. The channel has been modified by ditching and straightening. The channel is approximately 2 feet wide and flows through pasture and large rural residential tax lots. Vegetation along the swale is mostly emergent, although a few scattered Oregon ash shrubs/small diameter trees are present.

The forest to the south of this tributary is a mix of shrubs and small trees ranging from 6 to 12 inches diameter at breast height (dbh) and appears to be upland based on our off-site observation, with dominants consisting of dense English hawthorn, English birch, Scouler's willow, madrone, Douglas fir (4-6 inches dbh), Oregon white oak (4-6 inches dbh), and Himalayan blackberry.

Adjacent Stream Information: Rosedale Creek

NWI Cowardin Classification: Palustrine Emergent (PEM) and Palustrine Forested (PFO)

HGM Classification: Slope/flats

Hydrology source: Precipitation

Mapped Soils: 1 – Aloha silt loam, 43 – Wapato silty clay loam, 45B – Woodburn silt loam

Dominant Vegetation: (* = major dominant)

Trees

Oregon ash

Shrubs

Oregon ash

Herbs

reed canary grass
soft rush

Wetland Function

Wildlife Habitat

Fish Habitat

Water Quality

Hydrologic Control

Rating

Medium

Medium or NA

High

Medium

Comments

Moderate interspersion, not buffered

Ditched wetland channel, no instream structure

Large size, well-vegetated

Minor restriction on outlet, mostly emergent vegetation

Locally Significant Wetland? Yes

**CITY OF HILLSBORO LOCAL WETLANDS INVENTORY AND ASSESSMENT
WETLAND SUMMARY SHEET**

West Union Wetland	Site Code: W1
Location: West of SW 229th Avenue	
Field Dates: 2/26/2014 and 6/20/2014 (off-site)	
Drainage Basin: Tualatin River	
Adjacent Land Use: Rural residential, golf course to west and south.	
Wetland Determination Plots: None	
T1N, R2W Section 15, Tax Lot 300	Acreeage: 1.03 (as digitized from aerial photograph)

General Description: Emergent wetland with clusters of trees located on western site boundary immediately east of the Reserve Vineyard and Golf Course (12th hole). Access was not granted to parcel and this area was viewed from the Golf Course. No evidence of ponding was observed in June; the boundary was mapped primarily from the March 2012 aerial photograph signature.

Adjacent Stream Information: Isolated.

NWI Cowardin Classification: Palustrine Forested (PFO) and Palustrine Emergent (PEM)

HGM Classification: Slope/Flats

Hydrology source: Groundwater, precipitation

Mapped Soils: 1 – Aloha silt loam

Dominant Vegetation: (* = major dominant)

Trees

black cottonwood
Scouler's willow

Shrubs

Scouler's willow
black hawthorn
wild clustered rose

Herbs

reed canary grass
curly dock
sweet vernal grass
tall ryegrass
Fuller's teasel

<u>Wetland Function</u>	<u>Rating</u>	<u>Comments</u>
Wildlife Habitat	Medium	Isolated, moderate interspersion of emergent vegetation with scattered trees, some ponding
Fish Habitat	NA	
Water Quality	High	Surface runoff and groundwater fed, medium size
Hydrologic Control	High	No outlet, ponding

Locally Significant Wetland? Yes, based on off-site assessment.

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