



Oregon  
Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

[www.lcd.state.or.us](http://www.lcd.state.or.us)



## NOTICE OF ADOPTED AMENDMENT

10/29/2013

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

FROM: Plan Amendment Program Specialist

SUBJECT: City of Hillsboro Plan Amendment  
DLCD File Number 013-13

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

### Appeal Procedures\*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Tuesday, November 12, 2013

This amendment was submitted to DLCD for review prior to adoption pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

**\*NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: John Boren, City of Hillsboro  
Gordon Howard, DLCD Urban Planning Specialist  
Anne Debbaut, DLCD Regional Representative

<paa> YA



FORM **2**

**DLCD**

# Notice of Adoption

This Form 2 must be mailed to DLCD within **5-Working Days after the Final Ordinance is signed** by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

☐ In person ☐ electronic ☐ mailed

DATE  
STAMP

DEPT OF  
OCT 23 2013  
LAND CONSERVATION  
AND DEVELOPMENT  
For Office Use Only

Jurisdiction: **Hillsboro**

Local file number: **ZC 8-13**

Date of Adoption: **10/15/2013**

Date Mailed: **10/22/2013**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? ☒ Yes ☐ No Date: **7/26/2013**

☐ Comprehensive Plan Text Amendment

☐ Comprehensive Plan Map Amendment

☐ Land Use Regulation Amendment

☒ Zoning Map Amendment

☐ New Land Use Regulation

☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached".

CITY ZONES APPLIED TO 17 PROPERTIES PREVIOUSLY ANNEXED INTO THE CITY LIMITS OF HILLSBORO THOUGH A INVOLUNTARY COUNTY ISLAND ANNEXATION PROCESS.

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

Plan Map Changed from: **N/A**

to: **N/A**

Zone Map Changed from: **COUNTY ZONE**

to: **SEE ATTACHED LIST**

Location: **SEE ATTACHED LIST**

Acres Involved: **25**

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

New: **N/A**

Applicable statewide planning goals:

<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>19</b>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Was an Exception Adopted? ☐ YES ☒ NO

Did DLCD receive a Notice of Proposed Amendment...

35-days prior to first evidentiary hearing?

☒ Yes ☐ No

If no, do the statewide planning goals apply?

☐ Yes ☐ No

If no, did Emergency Circumstances require immediate adoption?

☐ Yes ☐ No

DLCD file No. 013-13 (19942) [17648]



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

WASHINGTON COUNTY, METRO

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Local Contact: **John Boren, Urban Planner II**

Phone: **(503) 681-5292** Extension:

Address: **150 E Main St**

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

City: **Hillsboro**

Zip: **97123-**

E-mail Address: **john.boren@hillsboro-**

**oregon.gov**

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## **ADOPTION SUBMITTAL REQUIREMENTS**

**This Form 2 must be received by DLCD no later than 5 working days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18**

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting the adopted amendment, please print a completed copy of Form 2 on light green paper if available.
3. Send this Form 2 and one complete paper copy (documents and maps) of the adopted amendment to the address below.
4. Submittal of this Notice of Adoption must include the final signed ordinance(s), all supporting finding(s), exhibit(s) and any other supplementary information (ORS 197.615 ).
5. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) by DLCD of the adoption (ORS 197.830 to 197.845 ).
6. In addition to sending the Form 2 - Notice of Adoption to DLCD, please also remember to notify persons who participated in the local hearing and requested notice of the final decision. (ORS 197.615 ).
7. Submit **one complete paper copy** via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.
8. Please mail the adopted amendment packet to:

**ATTENTION: PLAN AMENDMENT SPECIALIST  
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT  
635 CAPITOL STREET NE, SUITE 150  
SALEM, OREGON 97301-2540**

9. **Need More Copies?** Please print forms on 8½ -1/2x11 green paper only if available. If you have any questions or would like assistance, please contact your DLCD regional representative or contact the DLCD Salem Office at (503) 373-0050 x238 or e-mail plan.amendments@state.or.us.



## ORDINANCE NO. 6066

### ZONE CHANGE 8-13: ISLAND ANNEXATIONS AREAS 1, 3, 5, & 6

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF HILLSBORO ZONING ORDINANCE NO. 1945, AS AMENDED, BY APPLYING CITY ZONING TO 17 PARCELS WHICH WERE INVOLUNTARILY ANNEXED TO THE CITY ON DECEMBER 15, 2012.

WHEREAS, the Hillsboro City Council annexed the subject properties into the City through an involuntary island annexation process on December 15, 2012 pursuant to Ordinance No. 5905; and

WHEREAS, the City of Hillsboro, as applicant, now seeks to apply City zoning to portions of the first, third, fifth and sixth areas that were involuntarily annexed in 2012, which consists of 17 parcels totaling 25 acres; and

WHEREAS, this application was scheduled and duly noticed for public hearing held on September 4, 2013, at which time the Planning and Zoning Hearings Board, consisting of Ken Helm, James Maguire and Brenda McCoy (the "Board"), convened the public hearing to take testimony and evidence and to consider the application; and

WHEREAS, at the July 3<sup>rd</sup> hearing, the Board received testimony from the applicant only, after which the Board closed the record and rendered a tentative oral decision to recommend approval of the proposed zone change; and

WHEREAS, at the conclusion of the September 4<sup>th</sup> hearing, the Board closed the record and tentatively voted to approve the rezoning request for all 17 parcels as proposed in the City's application and as analyzed in the August 28, 2013 staff report and September 4, 2013 Supplemental Staff Report; and

WHEREAS, the recommendation for approval by the Board was finalized via Order No 4061, issued September 19, 2013; and

WHEREAS, based on those findings, the City Council hereby determines that the zone changes conforms to the Hillsboro Comprehensive Plan and Zoning Ordinance and all other applicable criteria, and the particular zone recommended is the best suited for the subject sites.

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

Section 1. Based on the application and evidence in the record, the City Council approves of the following City zoning designations for the following parcels that are the subject of this zone change:

County Map & Tax Lot Number	Site Address	Site Size (Acres)	Proposed City Zone	Existing City Comprehensive Plan Designation	County Zone	Area #
1N230AB01300	3760 NE JACKSON SCHOOL RD	0.87	R-10 Single Family Residential	RL Low Density Residential	R-9	1
1N325AB02002	3660 NW 313TH AVE	0.36	R-7 Single Family Residential	RL Low Density Residential	R-9	1
1N325DD03600	2185 NW GLENCOE RD	0.49	R-7 Single Family Residential	RL Low Density	R-9	1

				Residential & FP Flood Plain		
1N236AB01300	1710 NW 193RD PL	0.46	MU-N Mixed Use - Neighborhood	MU Mixed Use	R-15	3
1N236AD00100	19045 NW WALKER RD	1.18	MU-N Mixed Use - Neighborhood	MU Mixed Use & FP Flood Plain	R-15	3
1N235CD02101 (portion of)	121 NE GUSTON CT	1.19	A-1 Duplex Residential	RM Medium Density Residential & FP Flood Plain	R-15	3
1N235CD02000	21940 NW QUATAMA RD	0.91	R-7 Single Family Residential	RL Low Density Residential	R-9	3
1N235BD01100	NO SITE ADDRESS	1.74	M-2 Industrial	IN Industrial & FP Flood Plain	IND	3
1N235BD01000	NO SITE ADDRESS	2.96	M-2 Industrial	IN Industrial & FP Flood Plain	IND	3
1N235BD00800	21660 NW CHERRY LN	2.07	M-2 Industrial	IN Industrial & FP Flood Plain	IND	3
1S210BA01501	2205 SE IMLAY AVE	0.60	R-7 Single Family Residential	RL Low Density Residential	R-9	5
1S210AD00300	6809 SE JOHNSON ST	0.91	R-7 Single Family Residential	RL Low Density Residential	R-9	5
1S211BC02200	7390 SE JOHNSON ST	0.51	A-4 Multi-Family Residential	RH High Density Residential	R-24	5
1S210CA02100	5757 SE DAVIS RD	9.32	A-1 Duplex Residential	RM Medium Density Residential & OS Open Space	FD-20	5
1S208CC11400	1405 SE MORGAN RD	1.00	R-7 Single Family Residential	RL Low Density Residential, RM Medium Density Residential	R-9	6
1S301DA00100	308 SW WOOD ST	0.24	M-2 Industrial	IN Industrial	IND	6
1S301DA00200	310 SW WOOD ST	0.59	M-2 Industrial	IN Industrial & FP Flood Plain	IND	6

Section 2. The property described above is located on the following Washington County Assessor's Tax Maps attached as Exhibit C and hereby made a part of this Ordinance:

Washington County Tax Map 1N2-30AB, Section 30, Township 1 North, Range 2 West, Willamette Meridian, on record as of January 4, 2013; and

Washington County Tax Map 1N2-35BD, Section 35, Township 1 North, Range 2 West, Willamette Meridian, on record as of January 4, 2013; and

Washington County Tax Map 1N2-35CD, Section 35, Township 1 North, Range 2 West, Willamette Meridian, on record as of May 2, 2013; and

Washington County Tax Map 1N2-36AB, Section 36, Township 1 North, Range 2 West, Willamette Meridian, on record as of January 25, 2013; and

Washington County Tax Map 1N3-25AB, Section 25, Township 1 North, Range 3 West, Willamette Meridian, on record as of June 7, 2013; and

Washington County Tax Map 1S2-08CC, Section 08, Township 1 South, Range 2 West, Willamette Meridian, on record as of January 4, 2013; and

Washington County Tax Map 1S2-10AD, Section 10, Township 1 South, Range 2 West, Willamette Meridian, on record as of January 4, 2013; and

Washington County Tax Map 1S2-10BA, Section 10, Township 1 South, Range 2 West, Willamette Meridian, on record as of January 4, 2013; and

Washington County Tax Map 1S2-10CA, Section 10, Township 1 South, Range 2 West, Willamette Meridian, on record as of January 4, 2013; and

Washington County Tax Map 1S2-11BC, Section 11, Township 1 South, Range 2 West, Willamette Meridian, on record as of January 4, 2013; and

Washington County Tax Map 1S3-01DA, Section 01, Township 1 South, Range 3 West, Willamette Meridian, on record as of February 13, 2013; and

Section 3. The City Council decision in this matter is based on the findings attached as Exhibit A.

Section 4. Approval of this zone change is conditioned upon the applicant's satisfactory completion or compliance with the conditions set forth in Exhibit B.

Section 5. The Planning Director is hereby instructed to cause the official zoning map, a part of Ordinance No. 1945, to be amended to include the zone change set forth in Section 1 hereof, upon the effective date of this ordinance.

Section 6. Except as herein amended, Zoning Ordinance No. 1945, as amended, shall remain in full force and effect.

Section 7. 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 1<sup>st</sup> day of October 2013.

Second approval and adoption by the Council on this 15<sup>th</sup> day of October 2013.

Approved by the Mayor this 15<sup>th</sup> day of October 2013.

  
\_\_\_\_\_  
Jerry Willey, Mayor

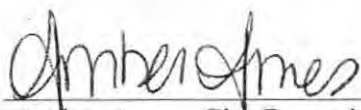
ATTEST:   
\_\_\_\_\_  
Amber Ames, City Recorder

EXHIBIT A  
(Findings)

The City Council incorporates herein by this reference and adopts as its own, the summary and analysis of the approval criteria set forth in the August 28, 2013 Staff Report. In addition, the Council adopts the following findings which were initially adopted by the Planning and Zoning Hearings Board ("the Board"):

1. The City complied with all required notice and hearing procedures for the Board's September 4, 2013 hearing in this matter. At the commencement of the hearing the Hearings Officer made the disclosures and announcements required by ORS 197.763(5) and (6) and 197.796. No member of the Board had any ex parte contacts, conflicts of interest or biases to report. There were no procedural objections or objections to the participation of any member of the Board in this matter, and no one requested a continuance or that the record be kept open.
2. At the September 4, 2013 hearing, Planner John Boren provided a verbal summary of the August 28, 2013 Staff Report, described the proposal, and generally discussed the significant issues relative to the approval criteria. Although several members of the public asked questions about specific properties affected by the proposal, they did not object to the application.
3. There were no questions from the Board. A motion to approve the zone change was made and seconded. The Board unanimously voted to approve the application



EXHIBIT B  
(Conditions of Approval)

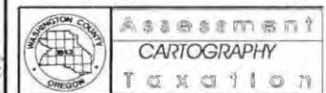
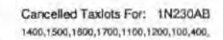
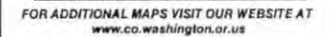
The City Council's decision is expressly based upon the requirement that owners of all of the parcels affected by this zone change fully comply with the following conditions of approval:

1. As a condition of development or land use approval, as defined in Implementation Measure B of the Transportation Plan, the owner of each parcel that is subject to this zone change decision may be required to provide (dedicate to the City or County) additional street right-of-way along the property's frontage as necessary to meet the standards of the City Transportation Plan.
2. As a condition of development or land use approval, as defined in Implementation Measure B of the Transportation Plan, the owner of each parcel that is subject to this zone change decision may be required to construct any road improvements along the property's frontage as required and approved by the City or County Engineer.
3. Prior to issuance of permits for any new development or building, the owner of each parcel that is subject to this zone change decision shall provide to the City a Clean Water Services Service Provider Letter, and any new development shall comply with any conditions set forth in the Letter.
4. Prior to issuance of permits for any new development or building, the owner of each parcel that is subject to this zone change decision and within a Significant Natural Resource Overlay, shall apply for and receive Significant Natural Resource Permit approval for development and construction on the site as specified in Section 131A of the Zoning Ordinance, and any new development shall comply with any conditions set forth in the decision.



1N 2 30AB

7-3



PLOT DATE: January 04, 2013  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

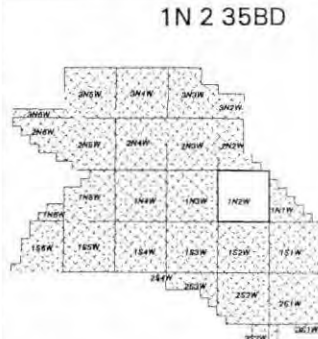
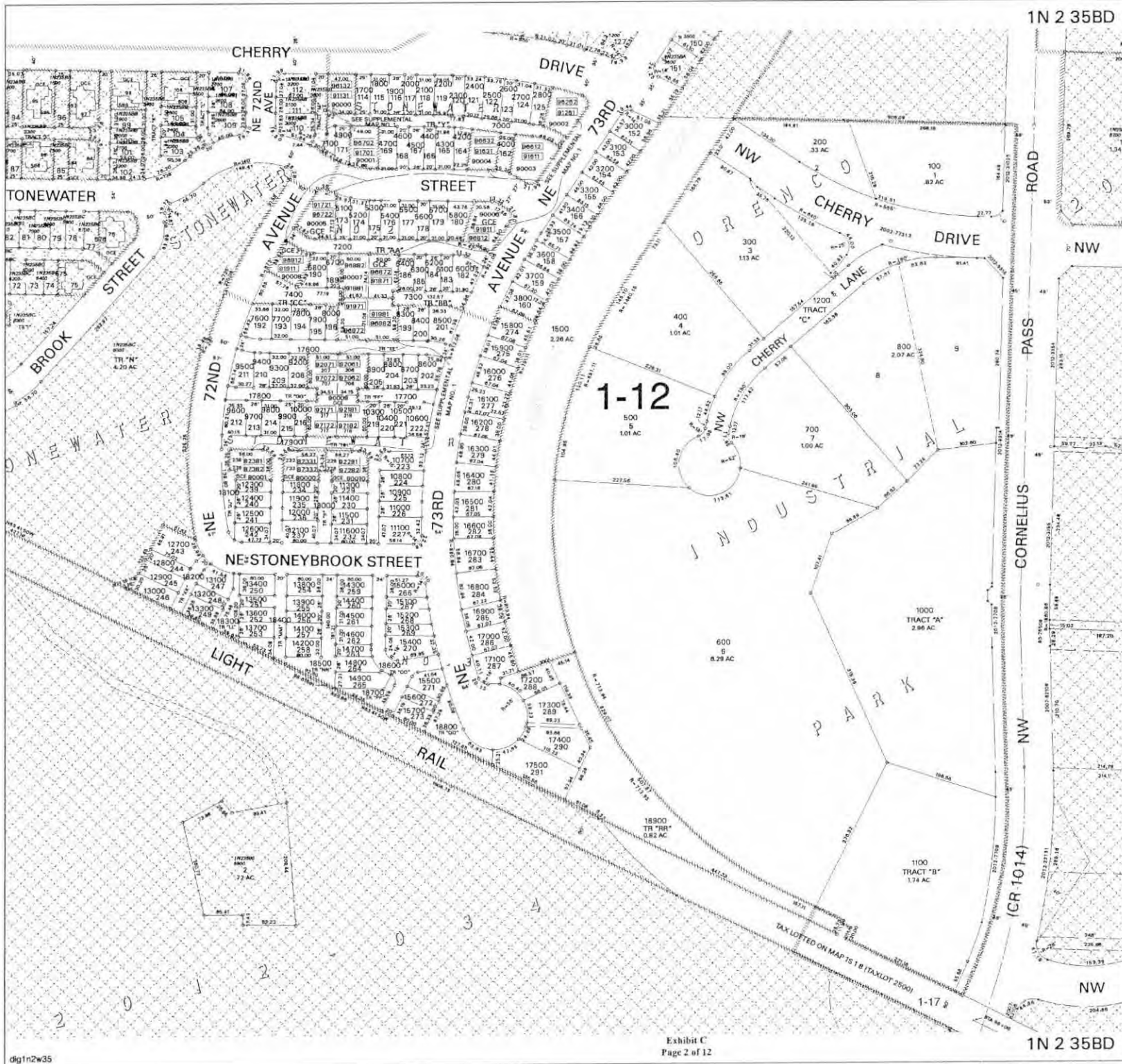
HILLSBORO  
1N 2 30AB

1N 2 30AB

Exhibit C  
Page 1 of 12

dig1n2w30

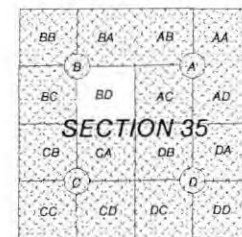




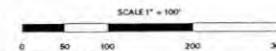
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SE1/4 NW1/4 SECTION 35 T1N R2W W.M.  
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FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.co.washington.or.us](http://www.co.washington.or.us)



Cancelled Taxlots For: 1N235BD  
900, 1400, 1600, 4800, 3900, 4100, 2900, 1300, 7500, 5000, 5800,  
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11700, 12200.

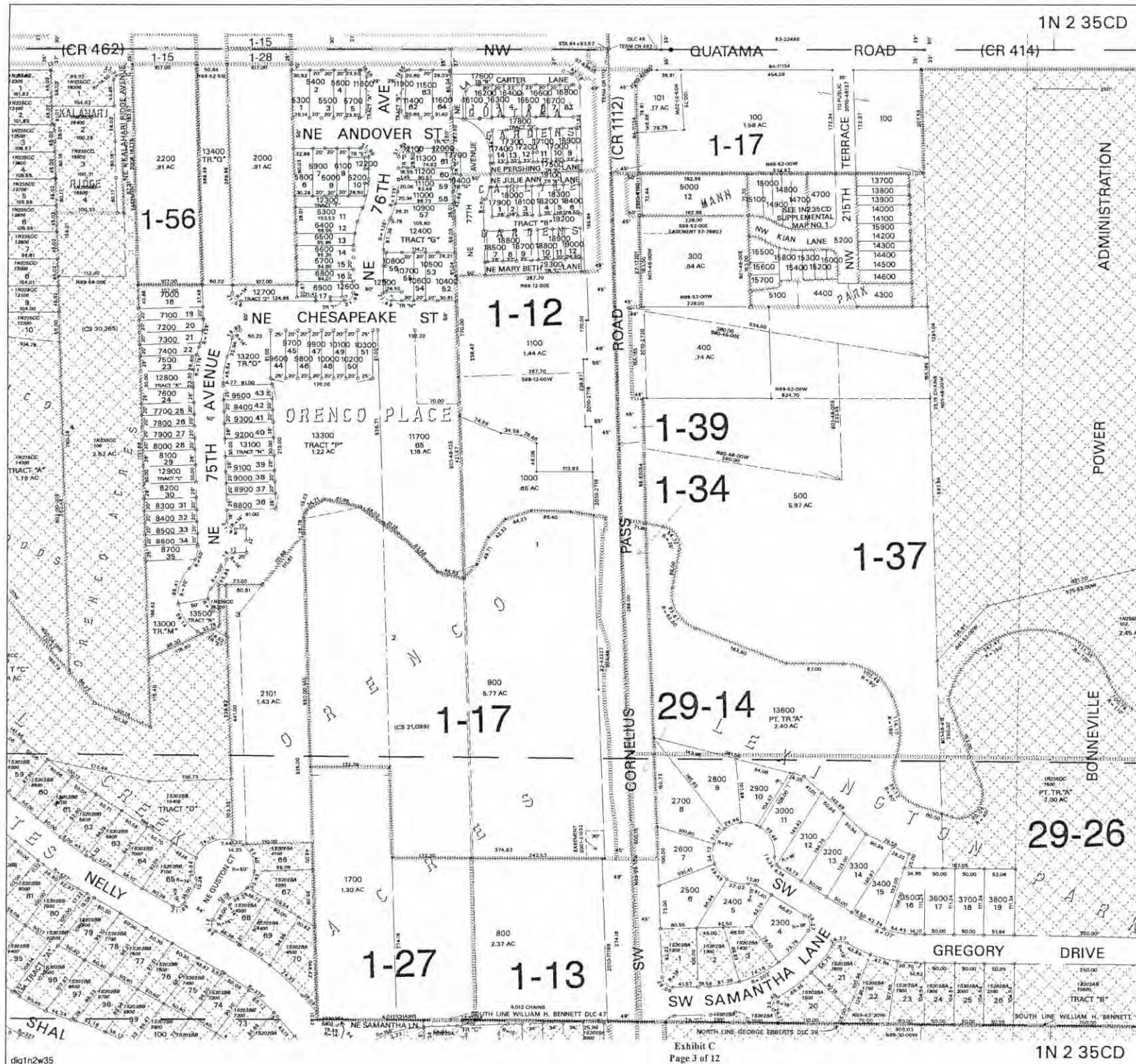


PLOT DATE: January 04, 2013  
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FOR OTHER USE

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HILLSBORO  
1N 2 35BD

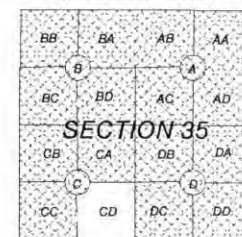




WASHINGTON COUNTY OREGON  
SE 1/4 SW 1/4 SECTION 35 T1N R2W W.M.  
SCALE 1" = 100'

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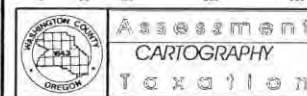
FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
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Cancelled Taxlots For: 1N235CD

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2103,

SCALE 1" = 100'



PLOT DATE: May 02, 2013  
FOR ASSESSMENT PURPOSES  
ONLY DO NOT RELY ON  
FOR OTHER USE

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HILLSBORO  
1N 2 35CD







1N 3 25AB



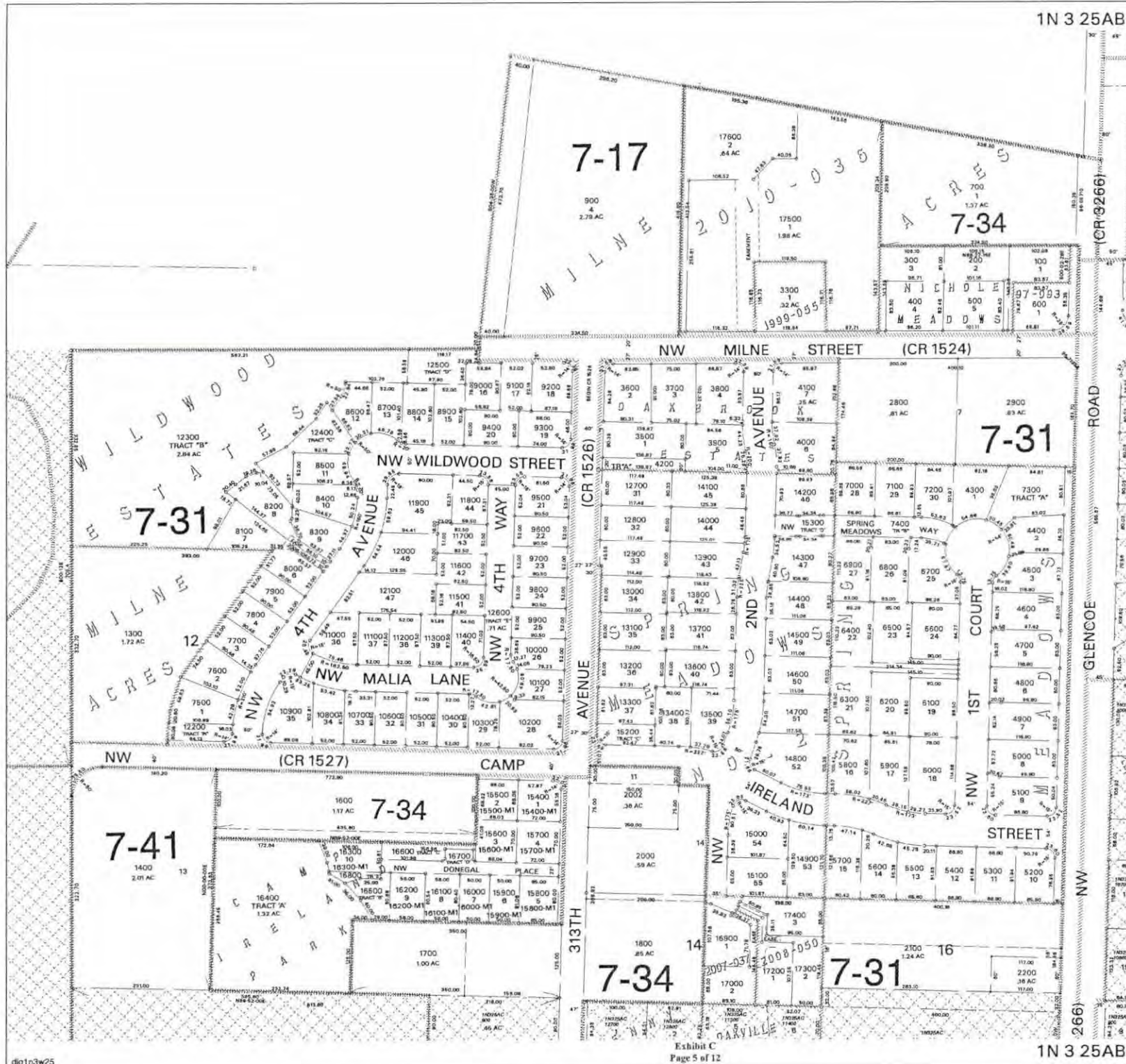
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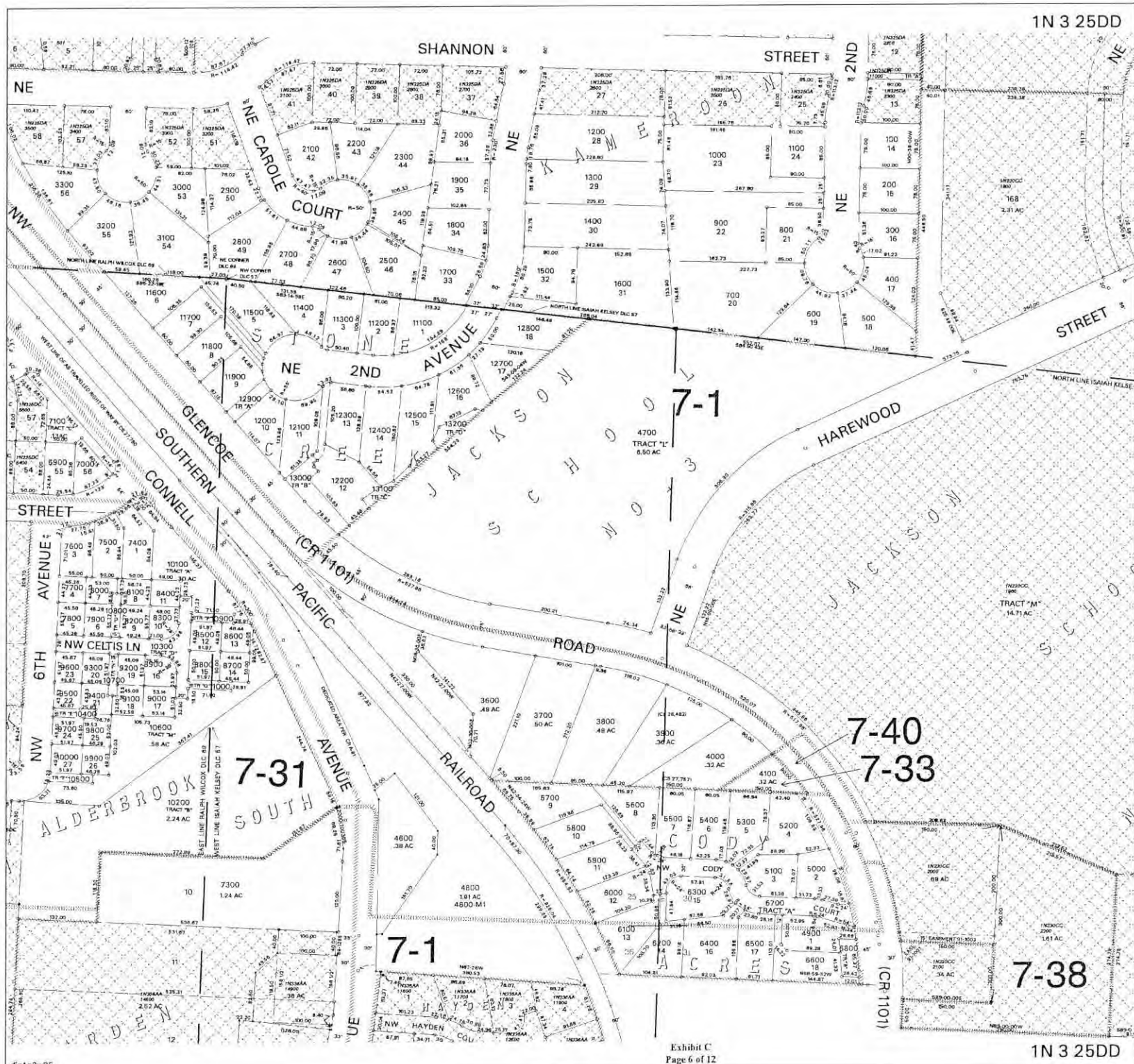


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HILLSBORO  
1N 3 25AB

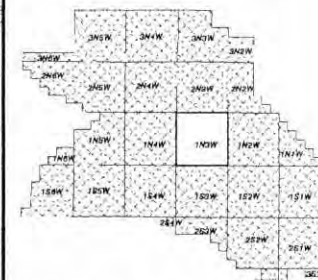






1N 3 25DD

1N 3 25DD



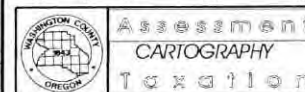
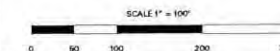
WASHINGTON COUNTY OREGON  
SE1/4 SE1/4 SECTION 25 T11N R3W W.M.  
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BB	BA	AB	AA
B	BD	AC	AD
CB	CA	DB	DA
C	CD	DC	DD

Cancelled Taxlots For: 1N325DD  
4400, 4500, 4200, 4300, 4501, 7200, 3400, 3500,



PLOT DATE: January 04, 2013  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by either gray shading or a cross-hatched pattern are for reference only and may not indicate the most current property boundaries. Please consult the appropriate map for the most current information.

HILLSBORO  
1N 3 25DD





1S 2 08CC

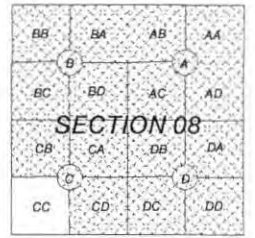
1S 2 08CC



WASHINGTON COUNTY OREGON  
SW1/4 SW1/4 SECTION 08 T1S R2W W.M.  
SCALE 1" = 100'

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Cancelled Taxlots For: 1S208CC  
11200, 11300, 100, 200, 300, 400, 700, 800, 7800, 11100,  
11500-14500, 19600-20900, 21800, 500, 600,



PLOT DATE: January 04, 2013  
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FOR OTHER USE

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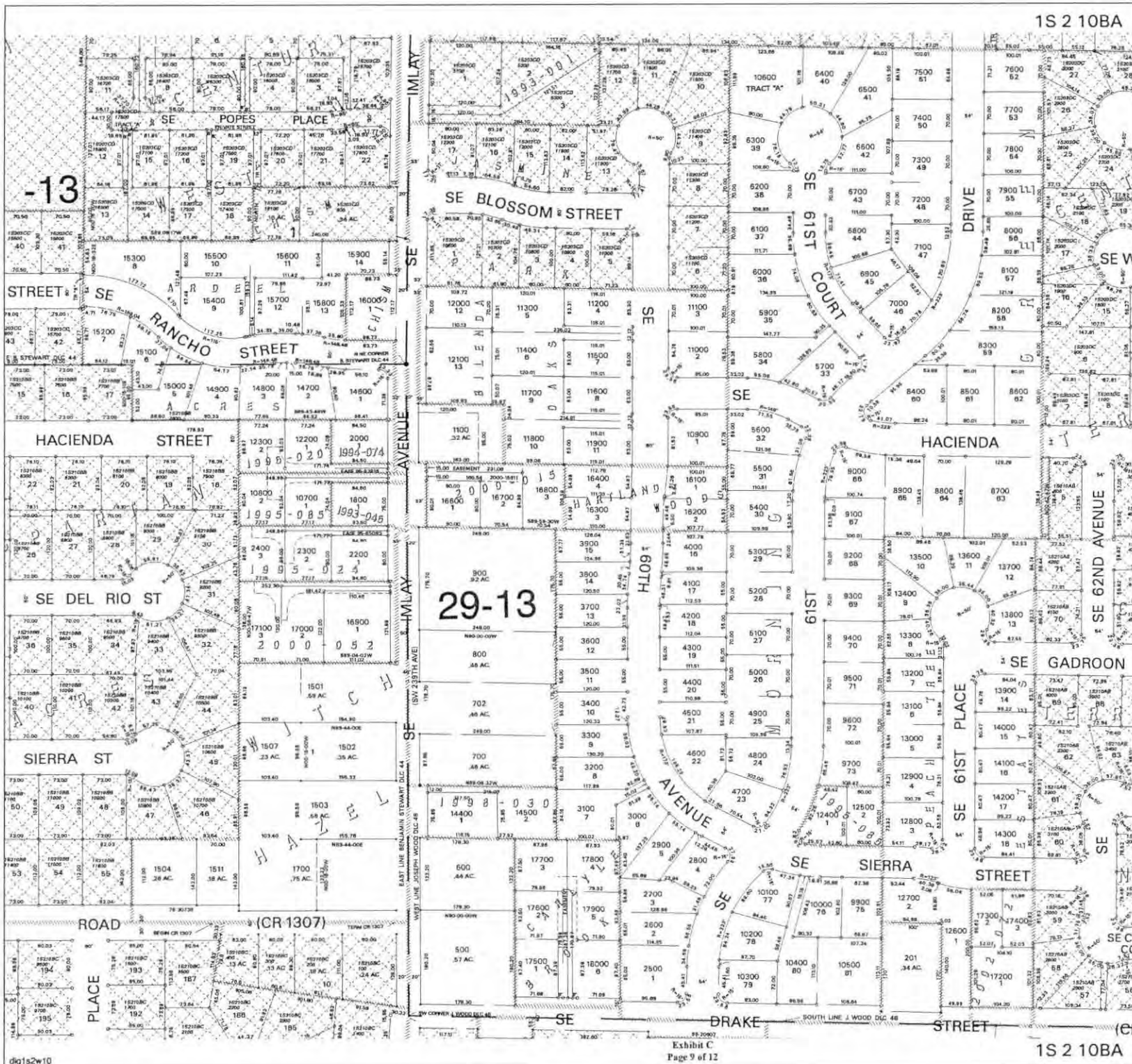
1S 2 08CC

HILLSBORO  
1S 2 08CC









1S 2 10BA

WASHINGTON COUNTY OREGON  
NE1/4 NW1/4 SECTION 10 T1S R2W W.M.  
SCALE 1" = 100'

36	31	32	33	34	35	36	37
1	6	5	4	3	2	1	6
12	7	6	5	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	37
1	6	5	4	3	2	1	6

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BB	BA	AB	AA
B	A		
BC	BO	AC	AD
C			
CB	CA	DB	DA
C			
CC	CD	DC	DD
C			

SECTION 10

Cancelled Taxlots For: 1S210BA  
1508, 1510, 1506, 1505, 1500, 1509, 1400, 1500, 100, 101,  
300, 400, 1000, 1201, 2100, 8800, 200, 220, 701, 1300, 1000,  
16500, 1600, 203, 401.

SCALE 1" = 100'

0 50 100 200 300

WASHINGTON COUNTY  
ASSESSMENT  
CARTOGRAPHY  
TAXATION

PLOT DATE: January 04, 2013  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

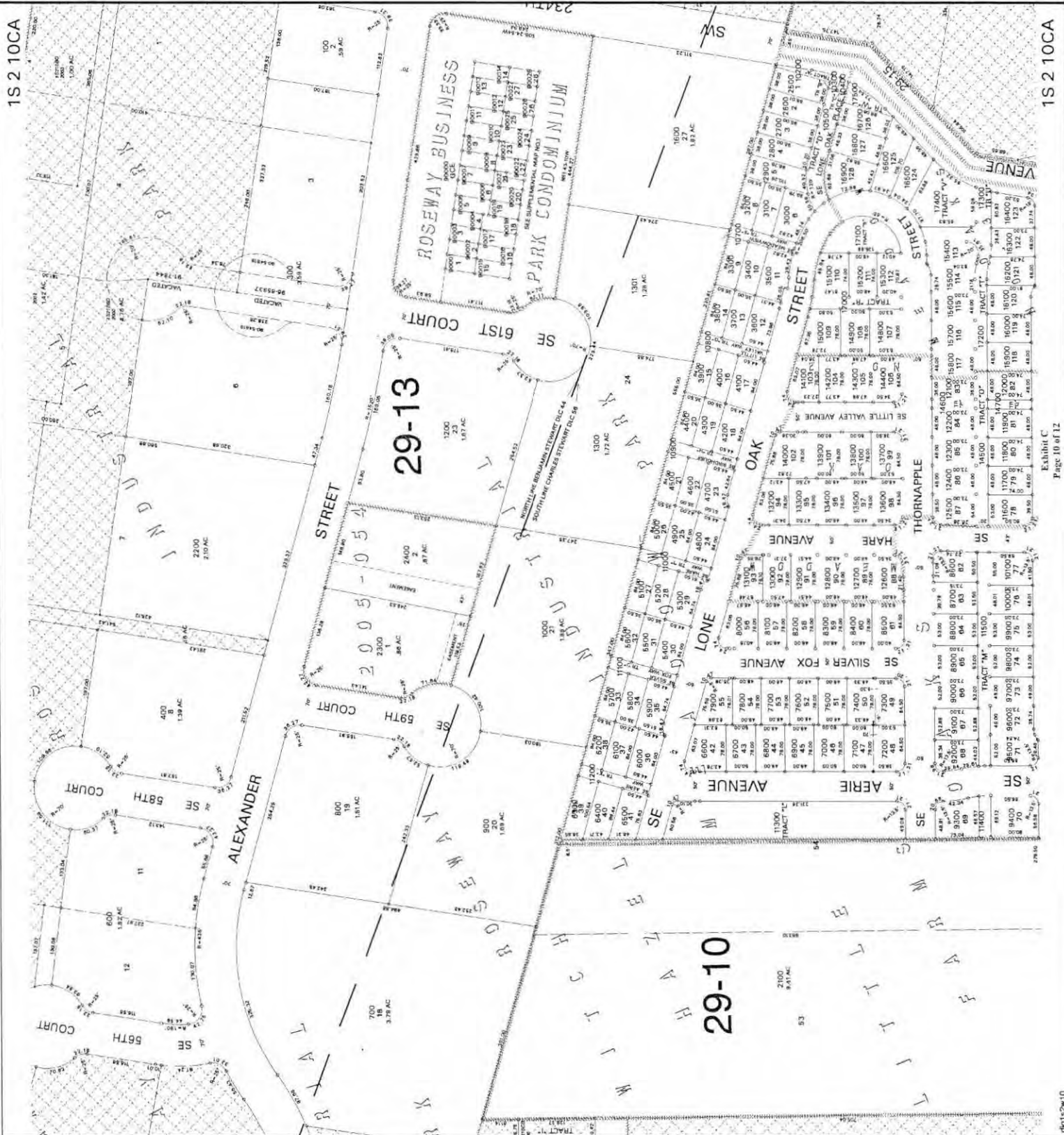
Map areas delineated by either gray shading or a cross-hatched  
pattern are for reference only and may not indicate the most  
current property boundaries. Please consult the appropriate map  
for the most current information.

HILLSBORO  
1S 2 10BA

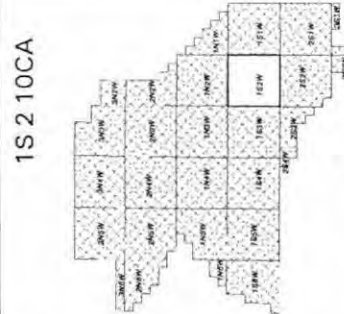


1S 2 10CA

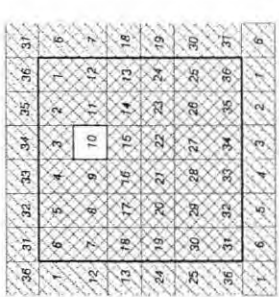
1S 2 10CA



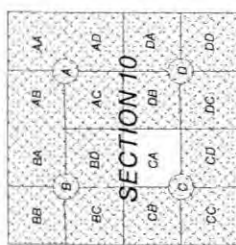
1S 2 10CA



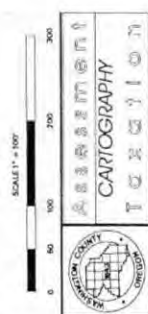
WASHINGTON COUNTY OREGON  
NE 1/4 SW 1/4 SECTION 10 T1S R2W W.M.  
SCALE 1" = 100'



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Cancelled Taxlots For: 1S2 10CA  
1400,200,300,1500,1100,2000,1800,1700,1800,10000.



PLOT DATE: January 04, 2013  
FOR ASSESSMENT PURPOSES  
DO NOT USE FOR ANY OTHER PURPOSE

Map data derived by aerial photography and satellite imagery. The map is for informational purposes only and does not constitute a survey. The map is not to be used for legal purposes. Please consult the appropriate map for the most current information.

HILLSBORO  
1S 2 10CA





1S 2 11BC

1S 2 11BC

**WASHINGTON COUNTY OREGON**  
 SW1/4 NW1/4 SECTION 11 T1S R2W W.M.  
 SCALE 1" = 100'

36	31	32	33	34	35	36	37
1	6	5	4	3	2	1	6
12	7	6	5	10	11	12	7
13	18	17	16	15	14	13	18
24	19	20	21	22	23	24	19
25	30	29	28	27	26	25	30
36	31	32	33	34	35	36	37
1	6	5	4	3	2	1	6

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**SECTION 11**

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

Cancelled Taxlots For: 1S211BC  
 201, 1300, 2301, 2302, 2303, 2304, 2307, 2700, 3006, 3009, 1704,  
 202, 201, 2018, 900, 911, 1400, 3600-A1, 2000, 500, 800, 4000,  
 4100, 2100, 3600, 1400-A1, 3700, 3304, 2800-A1, 2900-A1,

SCALE 1" = 100'

0 50 100 200 300

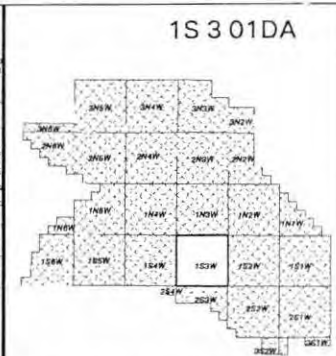
**Assessment**  
**CARTOGRAPHY**  
**Taxation**

PLOT DATE: January 04, 2013  
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HILLSBORO  
 1S 2 11BC





WASHINGTON COUNTY OREGON  
NE1/4 SE1/4 SECTION 01 T1S R3W W.M.  
SCALE 1" = 100'

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

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BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

BB	BA	AB	AA
BC	BD	AC	AD
CB	CA	DB	DA
CC	CD	DC	DD

SCALE 1" = 100'



PLOT DATE: February 13, 2013  
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635 Capitol Street NE, Suite 150  
Salem, Or 97301-2540

OCT 23 2013