



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

04/28/2014

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 002-14

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: Monday, May 12, 2014

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: Jennifer Wells, City of Hillsboro  
Gordon Howard, DLCD Urban Planning Specialist  
Anne Debbaut, DLCD Regional Representative

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

**FOR DLCD USE**  
 File No.: 002-14 (20240)  
 [17854]  
 Received: 4/21/2014

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: Hillsboro

Local file no.: **ZC-001-14 Hall**

Date of adoption: 04/15/14    Date sent: 4/21/2014

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): 2/25/14  
 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): Jennifer K. Wells, Senior Planner

Phone: 503-681-6214 E-mail: [jennifer.wells@hillsboro-oregon.gov](mailto:jennifer.wells@hillsboro-oregon.gov)

Street address: 150 E Main St City: Hillsbor 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:

**For a change to a zoning map:**

Identify the former and new base zone designations and the area affected:

Change from Co R9 Residential to City R-7 Single Family Res. Acres: 1.33

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:

Location of affected property (T, R, Sec., TL and address): 31380 NW Hornecker Road 1N325DB03900

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List affected state or federal agencies, local governments and special districts: Washington County, Metro, Clean Water Services

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.

The City of Hillsboro's Significant Natural Resources Overlay (SNRO) District (City's compliance with State Planning Goal 5) for Significant Natural Resources associated with McKay Creek is also being applied to this property with the zone change. The SNRO District has been previously mapped as this property has been in Hillsboro's Urban Growth Boundary for over 10 years. This property also contains regulatory floodplain associated with McKay Creek.

## NOTICE OF ADOPTED CHANGE – SUBMITTAL INSTRUCTIONS

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1. A Notice of Adopted Change must be received by DLCD no later than 20 days after the ordinance(s) implementing the change has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) as provided in [ORS 197.615](#) and [OAR 660-018-0040](#).

2. A Notice of Adopted Change must be submitted by a local government (city, county, or metropolitan service district). DLCD will not accept a Notice of Adopted Change submitted by an individual or private firm or organization.

3. **Hard-copy submittal:** When submitting a Notice of Adopted Change on paper, via the US Postal Service or hand-delivery, print a completed copy of this Form 2 on light green paper if available. Submit **one copy** of the proposed change, including this form and other required materials to:

Attention: Plan Amendment Specialist  
Dept. of Land Conservation and Development  
635 Capitol Street NE, Suite 150  
Salem, OR 97301-2540

This form is available here:

<http://www.oregon.gov/LCD/forms.shtml>

4. **Electronic submittals** of up to 20MB may be sent via e-mail. Address e-mails to [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us) with the subject line “Notice of Adopted Amendment.”

Submittals may also be uploaded to DLCD’s FTP site at [http://www.oregon.gov/LCD/Pages/papa\\_submittal.aspx](http://www.oregon.gov/LCD/Pages/papa_submittal.aspx).

E-mails with attachments that exceed 20MB will not be received, and therefore FTP must be used for these electronic submittals. **The FTP site must be used for all .zip files** regardless of size. The maximum file size for uploading via FTP is 150MB.

Include this Form 2 as the first pages of a combined file or as a separate file.

5. **File format:** When submitting a Notice of Adopted Change via e-mail or FTP, or on a digital disc, attach all materials in one of the following formats: Adobe .pdf (preferred); Microsoft Office (for example, Word .doc or docx or Excel .xls or .xlsx); or ESRI .mxd, .gdb, or .mpk. For other file formats, please contact the plan amendment specialist at 503-934-0017 or [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

6. **Content:** An administrative rule lists required content of a submittal of an adopted change ([OAR 660-018-0040\(3\)](#)). By completing this form and including the materials listed in the checklist below, the notice will include the required contents.

Where the amendments or new land use regulations, including supplementary materials, exceed 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

7. Remember to notify persons who participated in the local proceedings and requested notice of the final decision. ([ORS 197.615](#))

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**If you have any questions** or would like assistance, please contact your DLCD regional representative or the DLCD Salem office at 503-934-0017 or e-mail [plan.amendments@state.or.us](mailto:plan.amendments@state.or.us).

### **Notice checklist. Include all that apply:**

- Completed Form 2
- A copy of the final decision (including the signed ordinance(s)). This must include city *and* county decisions for UGB and urban reserve adoptions
- The findings and the text of the change to the comprehensive plan or land use regulation
- If a comprehensive plan map or zoning map is created or altered by the proposed change:
  - A map showing the area changed and applicable designations, and
  - Electronic files containing geospatial data showing the area changed, as specified in [OAR 660-018-0040\(5\)](#), if applicable
- Any supplemental information that may be useful to inform DLCD or members of the public of the effect of the actual change

**ORDINANCE NO. 6076**

**ZONE CHANGE 001-14: HALL**

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF HILLSBORO ZONING ORDINANCE NO. 1945, AS AMENDED, BY CHANGING THE ZONING OF A TRACT OF LAND FROM COUNTY R9 RESIDENTIAL DISTRICT TO CITY R-7 SINGLE FAMILY RESIDENTIAL.

WHEREAS, a certain tract of land described herein has been annexed to the City of Hillsboro, and

WHEREAS, rezoning of an annexed tract of land from a County zone to a City zone prevents code enforcement problems associated with the City attempting to administer the land use laws of Washington County, and

WHEREAS, the City of Hillsboro Planning Commission approved Order No. 8110 on March 12, 2014, initiating the zone change on the annexed property described below, and

WHEREAS, the City Council hereby adopts the staff report, including the recommended conditions of approval, attached hereto as Exhibit A, as findings in regard to this matter, and

WHEREAS, based on those findings, the City Council hereby determines that the zone change conforms with the Hillsboro Comprehensive Plan and Zoning Ordinance, and the particular zone recommended is the best suited for the subject site.

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

Section 1. The following described tract of land, also shown on Exhibit B, is hereby rezoned from Washington County R9 Residential District to City R-7 Single Family Residential:

Tax Lot 3900 on Washington County Tax Map 1N3-25DB  
Section 25, Township 1 North, Range 3 West, Willamette Meridian  
Plot date April 28, 2011

Section 2. Approval of this zone change is subject to the following conditions:

- 1) As a condition of development or land use approval (approval of a land use action as defined in Implementation Measure B of the Transportation Plan), the owner of the parcel that is subject to this zone change decision may be required to provide (dedicate to the City) additional street right-of-way along the frontage of the property as necessary to meet the standards of the City Transportation Plan.
- 2) As a condition of development or land use approval (approval of a land use action as defined in Implementation Measure B of the Transportation Plan), the owner of the parcel that is subject to this zone change decision may be required to construct any road improvements along the frontage of their property as required and approved by the City Engineer.

- 3) Prior to issuance of permits for any new development, the owner of the 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. The Clean Water Services letter is one component of a complete development application.

Section 3. The City 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 associated Case File No. Annexation 001-14.

Section 4. Except as herein amended, Zoning Ordinance No. 1945, as amended, shall remain in full force and effect.

Section 5. The zone change shall become effective upon filing of the associated annexation records of Case File No. Annexation 001-14 with the Secretary of State as provided by ORS 222.180.

Section 6. 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 April 2014.

Second approval and adoption by the Council on this 15<sup>th</sup> day of April 2014.

Approved by the Mayor this 15<sup>th</sup> day of April 2014.

Avon Carleson  
Jerry Willey, Mayor Pro Tem

ATTEST: Amber Ames  
Amber Ames, City Recorder



Exhibit A

**STAFF REPORT**

**To:** City Council

**From:** Planning Department

**Date:** March 21, 2014

**Subject:** Request for Approval of Zone Change  
Case File No. Zone Change 001-14: Hall

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**Requested City Council Action:**

Staff requests that the City Council hold a public hearing at its April 1, 2014 meeting to receive public testimony for proposed zone change from County R9 Residential District to City R-7 Single Family Residential on a property approximately 1.33 acres in area. After receipt of public testimony, staff requests that the City Council consider adoption of the attached ordinance.

**Background:**

The City of Hillsboro, acting as applicant, requests a zone change from County R9 Residential District to City R-7 Single Family Residential on a property approximately 1.33 acres in area. The purpose of the zone change request is to implement the RL Low Density Residential Comprehensive Plan designation on the property following annexation. The property owner is Nicole Hall.

The City received an associated annexation application (Case File No. Annexation 001-14) which will be reviewed by the City Council at their April 1, 2014 meeting. Pursuant to Zoning Ordinance Section 97, the Planning Commission approved Order No. 8110 on March 12, 2014, initiating this zone change request.

**Site Description:**

The property under consideration for annexation is located generally south of NW Hornecker Road and west of NW 9<sup>th</sup> Avenue. The property can be specifically identified as Tax Lot 3900 on Washington County Assessor's Tax Map 1N3-25DB. There is a detached single family residence addressed as 31380 NW Hornecker Road and a detached greenhouse accessory building on the subject property. The total Taxable Assessed Value is \$224,860 and the Market Total Value is \$298,230. The property has a Washington County plan designation of R9 Residential District (7 units/acre minimum density and 9 units/acre maximum density).

The property has frontage on NW Hornecker Road. NW Hornecker Road is identified as a 2/3-lane Collector Street in the City of Hillsboro Transportation System Plan (TSP).

The property has steep slopes associated with McKay Creek, a portion of the river and associated wetlands and regulatory floodplain. The Clean Water Services Sensitive Areas Pre-Screen Map identifies potential sensitive areas on the entire site. The City of Hillsboro Significant Natural Resources Overlay District has identified Significant Natural Resources consisting of the McKay Creek and its wetlands and associated Impact Area on this site.

**Description of Surrounding Area:**

Area	Plan	Zoning	Land Uses
North	RL Low Density Residential	R-7 Single Family Residential	Railroad tracks/ Vacant land/Single Family Residential
East	RL Low Density Residential/ FP Floodplain	R-7 Single Family Residential	Single Family Residential
South	Unincorporated County/ RL Low Density Residential/ FP Floodplain	County Agriculture & Forestry AF20: 80-acre minimum lot size	McKay Creek/Agriculture
West	Unincorporated County/ FP Floodplain	County R9 Residential	Single Family Residential

**Public Utilities:**

Service	Provider	Size	Location	Distance from site
Water	City	8"	NW Hornecker Road	Abutting north
Sanitary Sewer	City	12"	On-site behind (south) existing residence	On-site
Storm Drain	City	12"	NW Hornecker Road	Approximately 450 feet east of the northeast corner of the subject site

**Transportation Facilities:**

Streets	Existing	Improvement	Plan Designated	
	R-O-W		R-O-W	Improvement
NW Hornecker Road	50' +/-	20' +/-	60' - 70'	36' - 46'
Sidewalk Improvements	Existing	Plan Designated		
NW Hornecker Road	None	5' sidewalk and 6' planter strip		
Bus/Light Rail Transit	Route	Distance to Site		
Bus	46	Approximately 1,256 feet southeast on NW Glencoe Road, just south of NW Cory Street intersection		
Bicycle Lane	Existing	Plan Designated		
NW Hornecker Road	None	6'		



**Applicable Plan Policies and Implementation Measures:**

Section 2. Urbanization Implementation Measure (IV)(A)(5) The infill of vacant, bypassed lands, between areas of development, at an urban level, shall be encouraged. Appropriate measures shall be taken to insure that new development in infill areas is compatible with existing developed areas. The City will support a proposed annexation of infill areas and allow subsequent development to occur under the clear and objective standards in its implementing ordinances, including the Zoning and Subdivision ordinances.

Section 2.IV Urbanization Implementation Measure (J). Land uses identified by the Comprehensive Plan Land Use Map have been determined to be the most suitable needed by the City. To meet the burden of proof for a proposed zone change, it is both necessary and sufficient to show that the proposed zone change is consistent with and represents the highest land use allowed by the Comprehensive Plan Land Use Map, and in the case of zone changes in the residential areas, the proposed zone shall allow development of housing at a density within the range designated by the Land Use Map. In addition, the City may attach clear and objective conditions to the zone change provided such conditions are consistent with the Comprehensive Plan, the Zoning Ordinance and other rules and policies regulating development in the City.

Section 2.IV Urbanization Implementation Measure (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.

Section 13.VII Transportation Implementation Measure (B). Approval of land use actions on properties including or adjacent to rights-of-way and street improvements which are less than that specified in the transportation plan and maps shall require: dedication of adequate land for public right-of-way to meet that specified in the plan; construction of the required interior street system; and construction of, or execution of a non-remonstrance deed restriction for the specified street improvements immediately adjacent to the properties. For the purpose of this measure, land use actions are limited to zone changes, planned unit developments, conditional uses, variances, expansions of nonconforming uses, development reviews, site plan reviews, subdivisions, major partitions and minor partitions.

**Approval Criteria:**

Zoning Ordinance No. 1945, Section 114 (2) specifies the approval criteria for a proposed zone change as follows:

- a) The request must conform with the Hillsboro Comprehensive Plan and this Ordinance; (and)
- b) Where more than one designation is available to implement the Comprehensive Plan designation (e.g. R-7 vs. R-10), the applicant must justify the particular zoning being sought and show that it is best suited for the specific site, based upon specific policies of the Hillsboro Comprehensive Plan.

Section 114(1) of the Zoning Ordinance lists conditions, stipulations or limitations that may be attached to a zone change approval:

- a. Street improvements abutting/within the development area;
- b. Street dedication abutting/within the development area;
- c. Joint use/access agreement;
- d. Improvement agreements for the installation of necessary on-site public facilities;
- e. Utility easements;
- f. Landscaping;
- g. Off-street parking;
- h. Storm drainage easements;
- i. Off-site public improvements when the rezoning and subsequent development will contribute significantly to the need for such off-site improvements;
- j. Development Review approval by the Planning Commission; for projects in zones or locations for which development requirements and design standards are specified in the Zoning Ordinance;
- k. Screening, fencing;
- l. Limiting access;
- m. Surety/performance bond;
- n. Non-remonstrance clause.

**Testimony Received:**

No written comments or testimony have been received to date from adjacent property owners, affected departments or agencies.

**Discussion:**

The City Comprehensive Plan designation for the property is RL Low Density Residential. There are zones available in this area to implement the RL Plan designation: R-10: Single Family Residential, R-8.5: Single Family Residential and R-7 Single Family Residential. The R-10 and R-8.5 zones were eliminated from consideration as all of the surrounding property to the subject parcel is zoned R-7 Single Family Residential, and it is the City's pattern and practice to designate areas within its Urban Growth Boundary for larger lot residential development where the R-10 or R-8.5 zones would be applied, this is not one of those areas as the zoning and development pattern for this area has been established for smaller lots, therefore the proposed R-7 zone best suited for the subject parcel. During the zone change initiation process the Planning Commission agreed with this assessment and adopted Order No. 8110 which recommended the R-7 zone as the most appropriate zone for the site.

**Cost:**

The only associated cost with this proposal is staff time.

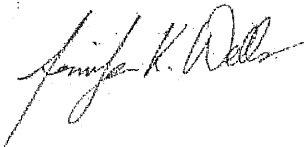
**Recommendation:**

Should the City Council choose to approve the requested zone change, Planning staff recommends that the following conditions be placed on the properties:

- 1) As a condition of development or land use approval (approval of a land use action as defined in Implementation Measure B of the Transportation System Plan), the owner of each parcel that is subject to this zone change decision may be required to provide (dedicate to the City) additional street right-of-way along the frontage of the property as necessary to meet the standards of the City Transportation System Plan.
- 2) As a condition of development or land use approval (approval of a land use action as defined in Implementation Measure B of the Transportation System Plan), the owner of each parcel that is subject to this zone change decision may be required to construct any road improvements along the frontage of their property as required and approved by the City Engineer.
- 3) Prior to issuance of permits for any new development, 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. The Clean Water Services' Service Provider Letter is one component of a complete development application.

Respectfully submitted,

CITY OF HILLSBORO PLANNING DEPARTMENT



Jennifer K. Wells, CSBA  
Senior Planner

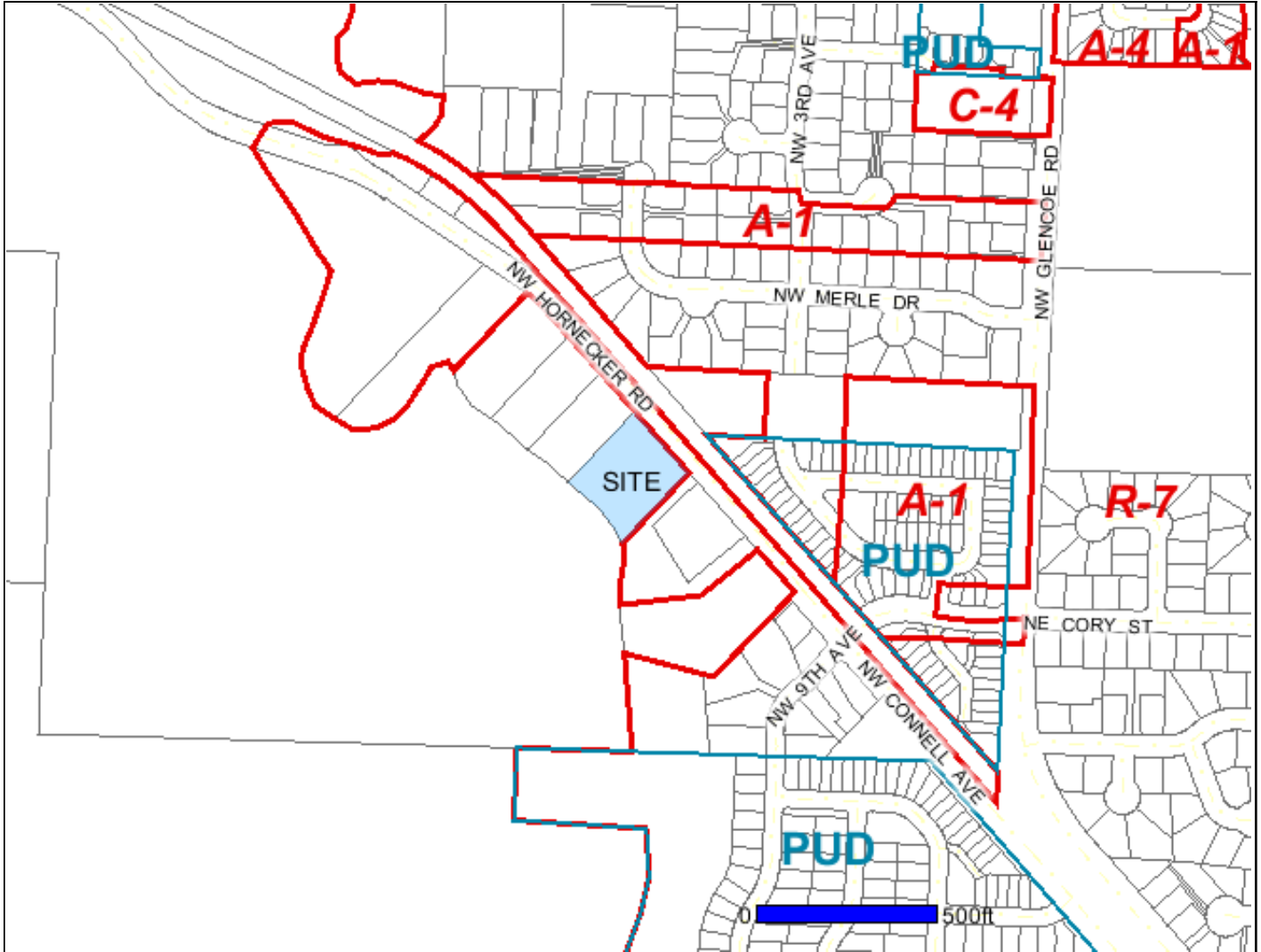
Attachment: Comprehensive Plan and Zoning Vicinity Maps  
Clean Water Services Sensitive Areas Pre-Screen Map  
Planning Commission Order No. 8110



# ANNEXATION 001-14 & ZONE CHANGE 001-14: HALL



## ZONING MAP



### ZONING DESIGNATIONS

<b>ANX</b>	Recent Annexation
<b>CO</b>	County
<b>Single Family Residential</b>	
R-4.5	Single Family
R-6	Single Family
R-7	Single Family
R-8.5	Single Family
R-10	Single Family
<b>Multi-Family Residential</b>	
A-1	Duplex
A-2	Multi-Family
A-3	Multi-Family
A-4	Multi-Family
<b>SID: Special Industrial District</b>	
SSID	Shute Road
ESID	Evergreen Area
HSID	Helvetia Area

<b>PUD</b>	Planned Unit Development
C-1	General Commercial
C-4	Neighborhood Commercial
I-S	Industrial Sanctuary
M-2	Industrial
M-P	Industrial Park
MU-C	Mixed Use - Commercial
MU-N	Mixed Use - Neighborhood
<b>UC: Urban Center</b>	
UC-RM	Residential Medium Density
UC-OR	Office/Research
UC-AC	Activity Center
UC-NC	Neighborhood Center
UC-MU	Mixed-Use Urban Density
UC-RP	Research Park

<b>SC: Station Community</b>	
SCBP	Business Park
SCI	Industrial
SCFI	Fair Complex Station
<b>SCC: Station Community Commercial</b>	
SCC-SC	Station Commercial
SCC-MM	Multi-Modal
SCC-DT	Downtown District
<b>SCR: Station Community Residential</b>	
SCR-HD	High Density
SCR-MD	Medium Density
SCR-LD	Low Density
SCR-V	Village
SCR-OTC	Orenco Townsite Conservation
SCR-DNC	Downtown Neighborhood Conservation

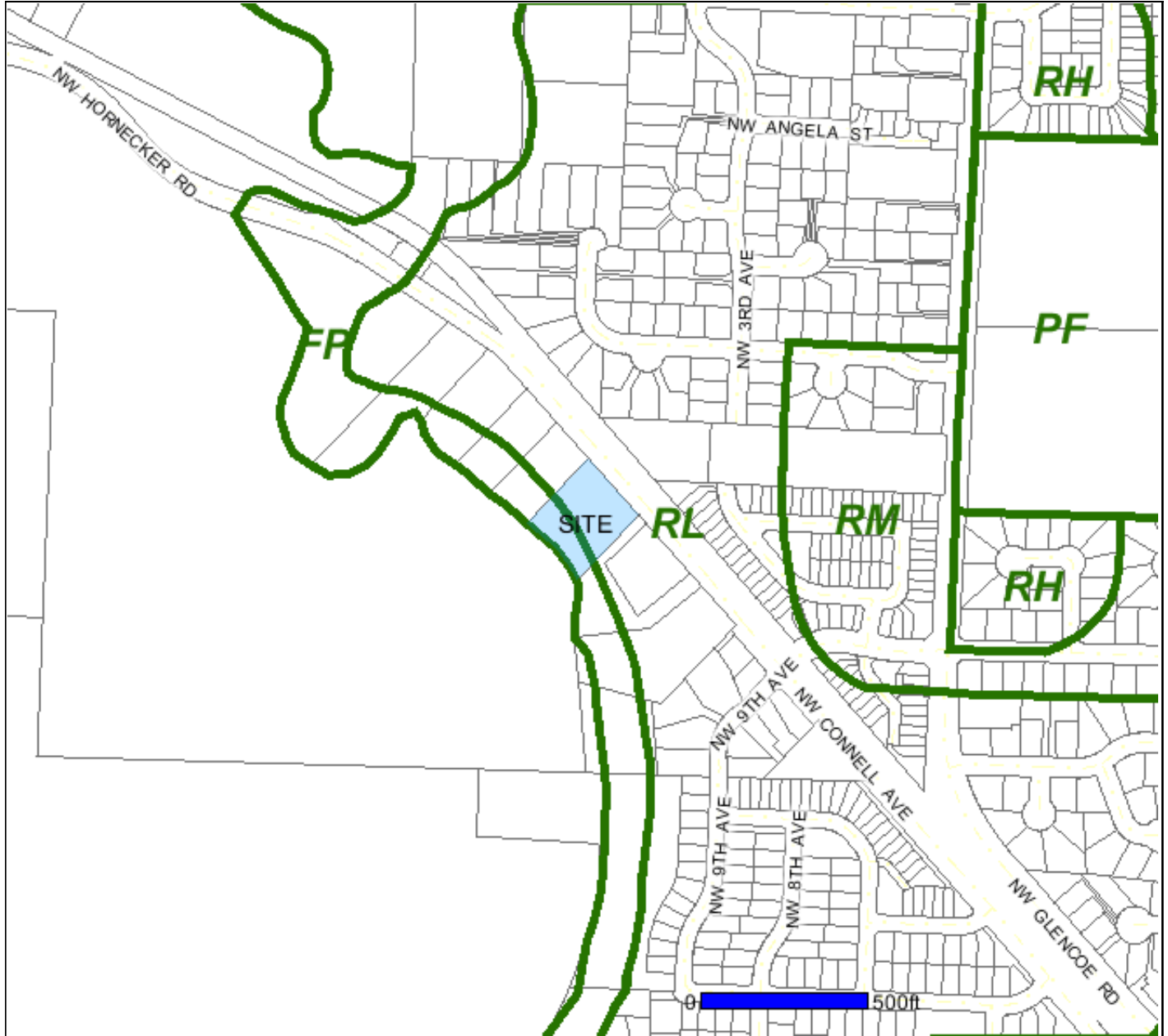
DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. SOURCE: Hillsboro & WaCnty Data: Updated Weekly, Metro Data Updated Quarterly.



# ANNEXATION 001-14 & ZONE CHANGE 001-14: HALL



## COMPREHENSIVE PLAN MAP



### COMPREHENSIVE PLAN DESIGNATIONS

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

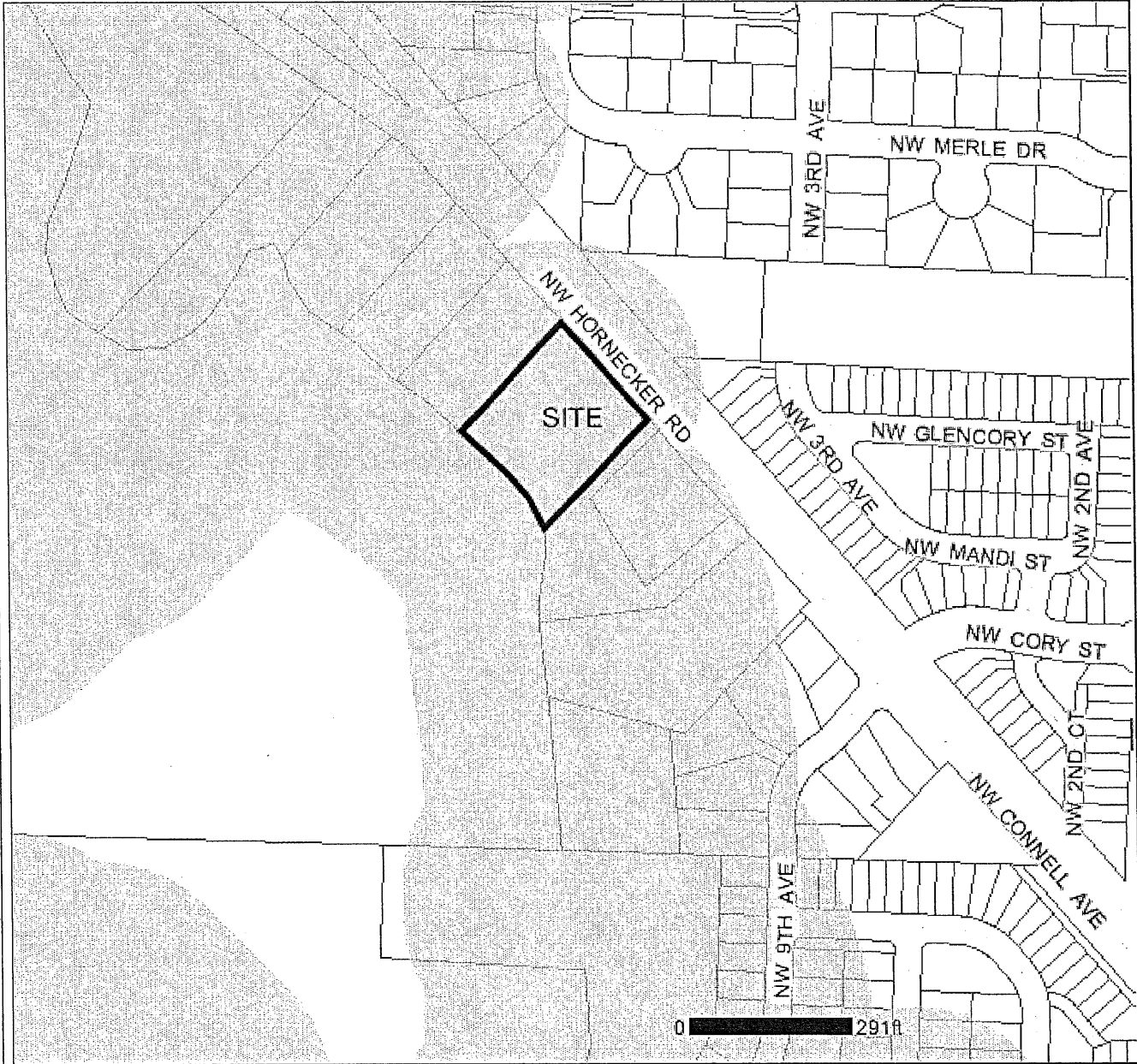
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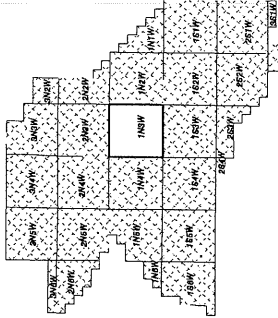
## CLEAN WATER SERVICES SENSITIVE AREA PRE-SCREEN MAP



CLEAN WATER SERVICES SENSITIVE AREA PRE-SCREEN MAP

- Taxlots
- Stream Buffers

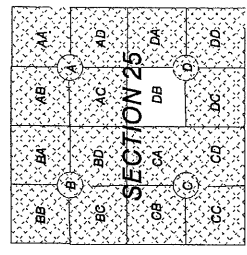
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WASHINGTON COUNTY OREGON  
NW 1/4 SE 1/4 SECTION 25 T11N R33W W.M.  
SCALE 1" = 100'

36	91	32	95	94	35	36	31
6	5	8	1	9	7	6	
12	7	8	9	10	11	12	7
13	8	12	15	15	14	13	18
24	19	20	21	22	23	24	19
25	30	28	28	27	26	25	30
36	31	30	32	31	35	36	31
6	5	8	1	9	7	6	

FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT  
[www.wcc.washington.or.us](http://www.wcc.washington.or.us)



Cancelled Taxlots For: 1N325DB  
4300, 5400, 6000, 6500, 4700, 4800, 4900,  
4801, 5200, 4501,

0 50 100 150 200 250 300  
SCALE 1" = 100'

**Assessment**  
**CARTOGRAPHY**  
**INCORPORATION**

PLOT DATE: April 28, 2011  
FOR ASSESSMENT PURPOSES  
ONLY - DO NOT RELY ON  
FOR OTHER USE

Map areas delineated by white, 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.

Exhibit C

