

ORDINANCE NO. 5450

ZC 21-04: ROSS

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP, A PORTION OF HILLSBORO ZONING ORDINANCE NO. 1945, AS AMENDED, BY CHANGING THE ZONING OF A CERTAIN TRACT OF RECENTLY ANNEXED PROPERTY FROM COUNTY R-9 RESIDENTIAL (NINE UNITS PER ACRE) TO CITY R-6 SINGLE FAMILY RESIDENTIAL.

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

WHEREAS, rezoning of annexed tracts 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 Resolution No. 1451-P on August 26, 2004, initiating the zone change on the recently annexed property described below, and

WHEREAS, the City of Hillsboro Planning and Zoning Hearings Board held a public hearing on the proposed zone change on September 16, 2004, and voted to recommend to the City Council that the subject zone change be granted, based on the findings adopted by the Board as Opinion No. 1536, dated October 15, 2004, and

WHEREAS, the City Council hereby adopts the findings of the Planning and Zoning Hearings Board as its own 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 DOES ORDAIN AS FOLLOWS:

Section 1. The following described tract of land is hereby rezoned from County R-9 Residential (nine units per acre) to City R-6 Single Family Residential:

Tax Lot 600 on Washington County Tax Map 1S2-3DC, Section 2, Township 1 South, Range 3 West, Willamette Meridian, on record as of August 6, 2003 a copy of which is attached hereto and thereby made a part of this Ordinance.

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

- 1) A Clean Water Services service provider letter shall be required prior to issuance of permits for any new development on the site, and the new development shall comply with any conditions required by that letter.
- 2) Pursuant to Zoning Ordinance Section 131A3.b.3., City zoning on those portions of the subject property identified as Significant Natural Resource

Area or as Impact Area, on the City's adopted Goal 5 Inventory shall include the Significant Natural Resource Overlay District. Development on those portions of the subject properties shall be subject to the provisions of Section 131A.

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.

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

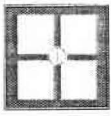
Passed by the Council this 2nd day of November, 2004.

Approved by the Mayor this 2nd day of November, 2004.

Jon Hughes
Mayor

ATTEST:

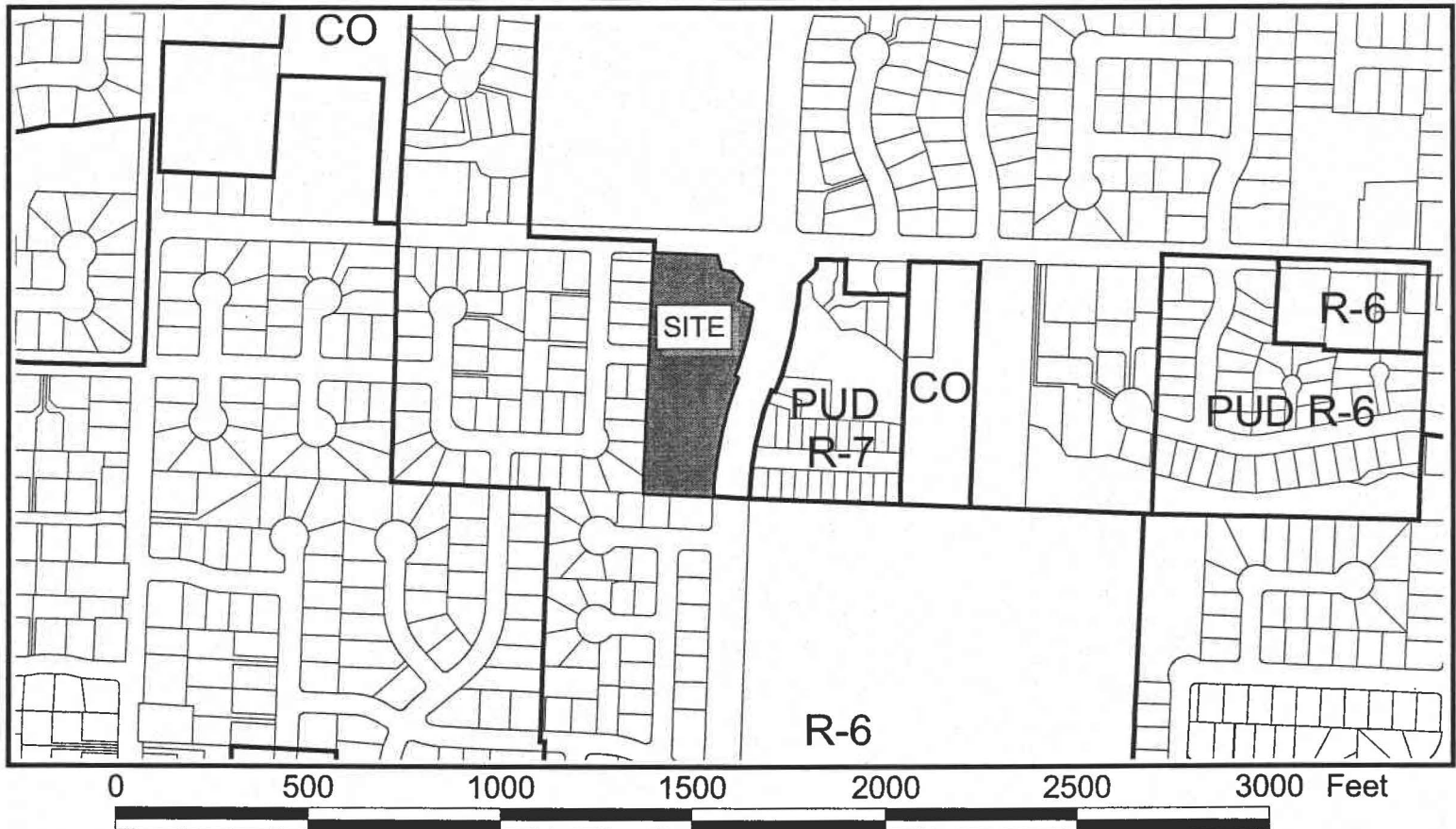
Amber Deming
City Recorder



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Request for Zone Change Approval from County R-9 to City R-6 on a site approximately 3.08 acres in area



Comprehensive Plan Designations

R-6	Single Family Residential	R-8.5	Single Family Residential	A-1	Duplex Residential
R-7	Single Family Residential	R-10	Single Family Residential	A-2	Multi-Family Residential
SCC-SC	Station Community Commercial - Station Commercial			A-3	Multi-Family Residential
SCC-MM	Station Community Commercial - Multi-Modal			A-4	Multi-Family Residential
SCC-CBD	Station Community Commercial - Central Business District			C-1	General Commercial
SCC-HOD	Station Community Commercial - Highway Oriented District			C-4	Neighborhood Commercial
SCBP	Station Community Business Park			PUD	Planned Unit Development
SCR-P	Station Community Research Park			M-2	Industrial
SCI	Station Community Industrial			M-P	Industrial Park
SCR-HD	Station Community Residential - High Density			SID	Special Industrial District
SCR-MD	Station Community Residential - Medium Density			SSID	Shute Special Industrial District
SCR-LD	Station Community Residential - Low Density			CO	Unincorporated County
SCR-V	Station Community Residential - Village			ANX	Recent Annexation
SCFI	Station Community Fair Complex Institutional				
SCR-OTC	Station Community Residential - Orenco Townsite Conservation Overlay				
SCR-DNC	Station Community Residential - Downtown Neighborhood Conservation				

City of Hillsboro Planning Department: (503) 681-6153