

HILLSBORO COMPREHENSIVE PLAN

Ordinance No. 2793-4-77

Section 20. Shute Road Industrial Site.

(Section 20 Added By Ord. No. 5330/1-04.)

(I) Goal.

To identify alternative high technology industrial land planning and design concepts for the *Shute Road Industrial Site* as recommended by the *Shute Road Industrial Site Project Advisory Committee* that shall generally guide land use, development lotting patterns and public facilities planning and implementation within the Site consistent with the Shute Road Industrial Site UGB Conditions of Approval.

(II) Policies.

(A) Provide development opportunities within the Shute Road Industrial Site for “high technology product manufacturing uses” that require large sites and for supporting industrial uses and accessory commercial uses.

(B) Provide development opportunities for smaller, compatible industrial uses and accessory commercial uses that can support the high-technology product manufacturing uses and may require small and medium size sites.

(C) Provide for aesthetically attractive, well designed industrial development within every development site in the Shute Road Industrial Site.

(D) Development within the Shute Road Industrial Site shall be generally consistent with the alternative high-technology industrial land planning and design concepts shown in the *Preferred Design Concept – Concept “A”* or, if applicable, the *Alternative Design Concept – Concept “B”* (shown in Figures [20-1](#) and [20-2](#), respectively).

(III) Implementation Measures.

(A) A Special Industrial District overlay zone shall be prepared, adopted and applied by the City to generally guide development within the Shute Road Industrial Site in accordance with the *Preferred Design Concept – Concept “A”* or, if appropriate, the *Alternative Design Concept – Concept “B”* (as shown in Figure [20-1](#) and Figure [20-2](#), respectively).

(B) Development within the Shute Road Industrial Site shall be managed by the City to assure the provision of at least one (1) 100-acre development site, or three (3) 50-acre development sites within the Site, on which development shall be limited to high technology product manufacturing.

(C) Prior to annexation to the City, and adoption of City industrial zoning on properties within the Shute Road Industrial Site, land uses within the Site shall continue to be governed by the existing Washington County agricultural zoning of the Site.

(D) Development of new commercial retail uses within the Shute Road Industrial Site shall be prohibited.

(E) Site design and architectural measures that provide for compatibility between high-technology industrial uses and supporting uses, and nearby agricultural uses and operations, shall be considered and required through the City Development Review process, unless demonstrated to be physically or financially impracticable. Possible compatibility measures include, but are not limited to: building orientation and setbacks; landscaping; land buffers; and access easements for farming vehicles and machinery.

(F) In accordance with the City's Goal 5 provisions of Section 6, Natural Resources, Open Space, Scenic and Historical Sites, of the Comprehensive Plan, the Waible Creek tributary riparian corridor and the upland wildlife habitat resource located in the northwest portion of the Site shall be accorded "Level 1" ("moderately protect") protection, as prescribed by Hillsboro Zoning Ordinance Section [131A, Significant Natural Resources Overlay District](#).

(G) At the time of Development Review and construction of any high-technology product manufacturing use or any supporting land use on property within the Shute Road Industrial Site in the vicinity of the probable former location of the historic *Methodist Meeting House*, as documented on the Washington County cultural and historic resource list, the City shall require construction of a Monument on that property by the developer. The Monument shall commemorate the historical importance of the Methodist Meeting House and shall include plaques or other written descriptions of the history of the Meeting House and its historical significance to the local community and Washington County. The Monument shall further include historical information relating to burial grounds once associated with the Meeting House location. Final design and location of the Monument shall be reviewed and approved by the Planning Director as a part of required project Development Review prior to its construction.

(H) The City shall adopt a "Shute Road Site Special Industrial District" (SSID) overlay zone [\[Hillsboro Zoning Ordinance Section 134A\]](#) to carry out the provisions of Title 4 of the Metro Urban Growth Management Functional Plan applicable to the Shute Road Industrial Site, and to implement the special conditions of approval associated with the inclusion of the Site into the Metro Urban Growth Boundary as contained in Exhibit B attached to adopted Metro Ordinance No. 02-983B (December, 2002). Within this Special Industrial District overlay zone, the following types of uses shall be allowed:

(1) businesses engaged in high-technology product manufacturing, either as the main activity or in conjunction with experimental product research, testing, or prototype production; or

- (2) other high-technology industrial businesses that need a dependable and uninterrupted supply of specialized, dual-feed electric power or nitrogen gas; and
- (3) businesses engaged in high technology product manufacturing; businesses that support businesses engaged in high technology product manufacturing; or, other businesses that support the high technology businesses described under item (b) directly above, on parcels smaller than 50 acres.
- (4) New commercial retail uses shall not be permitted in the District.

In applying the provisions of the SSID to proposed industrial developments within the Site, the provisions of the special conditions of approval in Metro Ordinance 02-983B shall control to the extent they are found to be inconsistent or in conflict with applicable provisions in Title 4 of the Metro Functional Plan relating to land uses permissible within the Shute Road Industrial Site.

(I) The recommended water system, sanitary sewer system, and stormwater disposal system facilities shown the *Public Facilities and Services Maps*, as shown in Figures [20-5](#) and [20-6](#), shall be incorporated into the following *Hillsboro Public Facilities Plan* (2001) Maps as appropriate:

- *Hillsboro Public Facility Plan Water System Improvements Map* (June, 2001) (for proposed Shute Road Site water lines).
- *Hillsboro Public Facility Plan Surface Water Management System Improvements Map* (June, 2001) (for proposed Shute Road Site sanitary sewer lines).
- *Hillsboro Public Facility Plan Sanitary Sewer System Improvements Map* (June, 2001) (for proposed Shute Road Site storm water facilities).

(J) The conceptual Transportation Plan for alternative Concepts “A” and “B”, as shown in Figures [20-3](#) and [20-4](#), incorporates and relies on the proposed 2003 update of the City’s Transportation System Plan (TSP) that includes potential extensions of Huffman Street and Dawson Creek Drive as collector streets into the Shute Road Site. The alignments of these extensions will be determined through future studies, as noted in the 2003 TSP update.