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2 WHEREAS, this latest version of the Plan has achieved the stated South Hillsboro  
3 Planning Goal adopted by the City to prepare a plan that meets all Regional “Great  
4 Communities” planning goals and aspirations established by Metro as a part of its “New  
5 Look/Greatest Places” Planning Initiative; and  
6

7 WHEREAS, the *Community Plan* sets forth in detail how the initial 1,566 acres of the  
8 *Community Plan* would be developed and how such future development would benefit the  
9 existing neighborhoods surrounding the plan area as well as the entire City of Hillsboro by  
10 providing, among other things, needed housing and capacity to generate resources needed to  
11 effectively mitigate adverse transportation system impacts that may arise from South Hillsboro  
12 Area development; and  
13

14 WHEREAS, the land use and public facilities/infrastructure proposals prescribed for  
15 Areas 69 and 71 - when considered and evaluated in the context of the *Community Plan* for the  
16 entire South Hillsboro Area and particularly the 1,566 acres of the entire South Hillsboro Area  
17 already planned in detail - address and meet all applicable Metro Urban Growth Management  
18 Functional Plan concept planning requirements and Metro UGB expansion conditions of  
19 approval; and  
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21 WHEREAS, after considering a piece-meal incorporation of the land use and  
22 facilities/infrastructure proposals for Areas 69 and 71 into the City’s Comprehensive Plan, the  
23 Planning Commission and City Council conclude that the wisest course of action is to develop  
24 Areas 69 and 71 in conjunction with initiating development of the *Community Plan* since  
25 adverse community transportation impacts can be more readily reduced with the ability to  
26 pursue and implement various land use and public infrastructure proposals prescribed for the  
27 *entire* South Hillsboro Area by the *entire* *Community Plan*; and  
28

29 WHEREAS, the *Community Plan* manifests and satisfies most of the required “Urban  
30 Reserve Factors” established by the Oregon Land Conservation and Development Commission  
31 in OAR 660-027-0050 including a mixture of higher and moderate urban densities, mixed uses  
32 within urban community town centers and corridors, public schools and other urban-level public  
33 facilities and services; an infrastructure financing plan; community walk-ability and area-wide  
34 street connectivity, protection of important natural resources and ecological systems,  
35 community-wide and physical separation and isolation from important agricultural lands; and  
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37 WHEREAS, during Planning Commission consideration of pending Comprehensive Plan  
38 Amendments to incorporate Area 69 and Area 71 land use and public infrastructure proposals  
39 into the Plan it has become clear that by delaying their development more time and resources  
40 will be available to resolve those issues that affect the adoption and implementation of the  
41 *Community Plan*; and  
42

43 WHEREAS, the Planning Commission and City Council intend that the *Community Plan*  
44 will provide the basis for cooperation between the city, public agencies and other stakeholders to  
45 address the remaining issues, such as transportation impacts and long-term Area governance  
46 issues and that effective resolution of these issues will first require:

- 1  
2 1) Inclusion of the entire 2,330-acre South Hillsboro Area (which would not include  
3 Areas 69 and 71 that are already within the UGB) in Regional Urban Reserves;  
4  
5 2) Addition of substantial portions of the Plan Area (which would not include Areas  
6 69 and 71 that are already within the UGB) into the Regional UGB in the near  
7 future to generate the capital and revenue resources needed to resolve these  
8 issues, and  
9  
10 3) Formal City adoption of the attached South Hillsboro Community Plan to  
11 establish, fund and construct the planned land uses and capital facilities needed to  
12 resolve these issues.  
13

14 NOW, THEREFORE, BE IT RESOLVED by the Hillsboro City Council and Planning  
15 Commission as follows:  
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- 17 1. The Planning Commission and City Council endorse the attached South Hillsboro  
18 Community Plan in its entirety and intend to adopt and incorporate the Plan into  
19 the Hillsboro Comprehensive Plan as the City's future land use and public  
20 infrastructure development guide for the South Hillsboro Area at the earliest  
21 appropriate date.  
22  
23 2. The Planning Commission and City Council respectfully request that the  
24 Washington County Reserves Coordinating Committee recommend designation in  
25 2008-09 of the entire 2,330-acre South Hillsboro Area to the Regional Reserves  
26 Steering Committee and Metro as Regional Urban Reserves (recognizing that of  
27 this 2,330 acres, it is hoped that the 1,231 acres currently outside the UGB but for  
28 which detailed land use concepts are prepared in the South Hillsboro Community  
29 Plan be added to the UGB at such time the next boundary decision occurs).  
30  
31 3. The Planning Commission and City Council intend to strongly support and  
32 advocate the inclusion of the South Hillsboro Area within the Regional UGB.  
33

34 NOW, THEREFORE, BE IT FURTHER RESOLVED that upon adoption of this joint  
35 Resolution by the Planning Commission and City Council, City staff is hereby directed and  
36 authorized to (1) transmit final copies of this Resolution to the Metro Council, the Washington  
37 County Board of Commissioners, the Regional Reserves Steering Committee, the Washington  
38 County Reserves Coordinating Committee and such other appropriate State, Regional and local  
39 government agencies and officials as deemed appropriate by staff; (2) take whatever steps are  
40 necessary to achieve the inclusion of the South Hillsboro Community Plan forward to the  
41 Planning Commission and City Council for adoption at the earliest appropriate date.  
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1 This Resolution shall be effective immediately upon its adoption by both the Hillsboro  
2 Planning Commission and Hillsboro City Council.

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4 ADOPTED by the Hillsboro Planning Commission this \_\_\_\_ day of \_\_\_\_\_, 2008.  
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6  
7

8  
9 \_\_\_\_\_  
10 John Coulter, President  
11 Hillsboro Planning Commission

12 Attest: \_\_\_\_\_  
13 Vickie Ward/Lisa Califf  
14 Commission Secretary  
15  
16

17  
18 ADOPTED by the Hillsboro City Council this \_\_\_\_ day of \_\_\_\_\_, 2008.  
19  
20  
21

22  
23 \_\_\_\_\_  
24 Tom Hughes, Mayor  
25

26 Attest: \_\_\_\_\_  
27 Amber Deming  
28 City Recorder