



May 21, 2008

**STAFF REPORT:**

TO: Planning Commission  
FROM: Planning Department

**RE: HCP 3-08: Area 69, South Hillsboro Community Plan; HCP 5-08: Area 71, South Hillsboro Community Plan; and ZOA 2-08: Areas 69 & 71, South Hillsboro Community Plan**

The Planning Commission is scheduled to resume the Public Hearing on May 28<sup>th</sup>, 2008 on the above-referenced HCP and Zoning Amendments. On April 29<sup>th</sup> the Planning Commission opened the public hearing. On February 27, 2008, the Planning Commission initiated the Amendments. Notice of the hearing was published in the April 8<sup>th</sup>, April 15<sup>th</sup>, and April 18<sup>th</sup> issue of The Argus in accordance with Section 1 (III) of the HCP and Section 116 of the HZO. The Planning Commission previously received staff reports dated April 21<sup>st</sup>, February 21<sup>st</sup>, March 27<sup>th</sup>, and April 4<sup>th</sup>, 2008.

City staff listened to and reviewed the Commissioners comments and concerns expressed at the April 29<sup>th</sup> public hearing. We conclude that the Commissioners generally support the South Hillsboro Community Plan for the entire South Hillsboro area, however most Commissioners are not comfortable or satisfied about the piece-meal approach to City approval of the proposed HCP Plan amendments for Area 69 and Area 71. Based on their comments, the Commission seems very concerned that this incremental Plan adoption approach does not provide an adequate foundation to proceed in large part because it falls short of satisfactorily and effectively mitigating the transportation impacts and governance issues. It seems clear that Commissioners want a more wholistic approach to mitigating these community impacts and addressing governance issues. Such an approach can happen when the entire South Hillsboro Area qualifies for urbanization under State and Regional land use rules thereby enabling subsequent adoption and implementation of the entire South Hillsboro Community Plan.

In response to Commissioner comments, staff recommends the following course of action: We respectfully suggest, as an alternative to taking action on the above

Amendments, that the Commission table its consideration of the Amendments and, instead, consider and take favorable action on the attached draft Joint Planning Commission/City Council Resolution endorsing designation of South Hillsboro Urban Reserves (2,330 acres) and the future adoption of the *South Hillsboro Community Plan*. The Joint Resolution would facilitate designation of the entire South Hillsboro Area as Regional Urban Reserves in 2008-09 followed by City adoption and implementation of the entire *South Hillsboro Community Plan* once the area is added to the UGB.

Meanwhile, staff will continue to work on resolving the four transportation issues identified by the Planning Commission that require further work, which are as follows:

1. Achieve technical concurrence by ODOT and Washington County of proposed improvements, resolve permitting approval considerations, and secure funding to construct improvements at TV Highway intersections with Century Boulevard, 209<sup>th</sup> Avenue, and 198<sup>th</sup> Avenue.
2. Achieve financial commitment to fund and construct identified off-site improvements required to achieve Transportation Planning Rule compliance, including identification of development threshold levels for those future improvements not required to meet existing deficiencies. These include the improvements identified in the David Evans & Associates traffic reports, such as the widening of Cornelius Pass Road to 5-lanes, completion of the Century Boulevard bridge extension between Baseline Street and Lois Street, and the widening of Kinnaman Road to 3-lanes.
3. Continue work with Tri-Met, Washington County, and the cities of Washington County to develop a transit plan which focuses on intra-County transit needs, including but not limited to the north-south commute demand already in existence and which is anticipated to grow in the future. Coordinate the intra-County transit planning with the 50-year land supply Regional Urban Reserves planning and integrate with existing Light Rail and Commuter Rail high-capacity transit infrastructure to maximize service levels.
4. Evaluate through the 50-year land supply Regional Urban Reserves planning work the need for a north-south high capacity transportation corridor, including evaluation of multiple route alternatives, estimated timeframe of need, impacts of No-Build alternative, financial cost estimates and community impacts of alternatives, and potential funding alternatives. The corridor may include High Capacity Transit, Freight mobility, Heavy Rail freight mobility, automobile mobility, and utility infrastructure routing.

Staff will also work on resolving the two outstanding governance issues: 1) signage of the Memorandum of Understanding with Washington County to transfer the planning authority for the entire South Hillsboro area to Hillsboro; and 2) Convene a meeting with all interested service providers to determine long-term service provision in the Beaverton School District area. There is a portion of Area 69 that lies within the Beaverton School District and that portion of Area 69 is not addressed in the Hillsboro Urban Service Agreement (HUSA) or the Washington County – Hillsboro UPAA existing service

agreements. However, the service districts that currently serve the Area 69 properties within the Beaverton School District have informally interpreted the service district boundary to match the school district boundary. The City will work to resolve these service provision issues prior to adoption of the South Hillsboro Community plan.

In addition, staff will amend the South Hillsboro Community Plan document dated February 22, 2008 to reflect comments made by the Commission to correspond to the South Hillsboro Community Plan map, dated April 2, 2008 (attached for your information). Infrastructure cost tables will be updated as well. Staff will ensure that all corresponding documents, such as the three transportation reports: 2030 No-Build Scenario Transportation Report, 2030 Build Scenario Transportation Report, and the Year 2013 Area 69 and Area 71 Transportation Evaluation are updated with the new transportation information. The infrastructure reports will need to be updated as well, specifically: the South Hillsboro Infrastructure Funding Review and the Infrastructure Financing Strategy.

Attached to this staff report are:

1. South Hillsboro Community Plan map, dated April 2, 2008
2. Draft Joint Planning Commission/City Council Resolution: Endorsement of South Hillsboro Community Plan & Urban Reserves Designation
3. Letter from John & Susanna Keith, dated April 29, 2008
4. Letter from Howard Park, dated May 4, 2008
5. Letter from Mary Sprague, dated May 20, 2008
6. Letter from Malcolm McInnis, dated May 20, 2008
7. Letter from Karen DeLoff and Michael McInnis, dated May 20, 2008
8. Letter from Neal McInnis, dated May 20, 2008
9. Letter from McInnis Development LLC, dated May 21, 2008

### **RECOMMENDATION**

The Planning staff recommends that the Commission complete and then, close the public hearing and table further consideration of HCP 3-08, HCP 5-08, and ZOA 2-08 until the Regional government has completed the Urban Reserve designation process and UGB process. Staff further recommends that the Commission act on the attached draft Joint Planning Commission/City Council Resolution endorsing the designation of the South

Hillsboro Community Plan area (2,330 acres) as urban reserves and the future adoption of the South Hillsboro Community Plan

Staff respectfully requests that Commissioners retain all materials attached to the staff report and the South Hillsboro Community Plan document, dated February 22, 2008 and bring them to the May 28<sup>th</sup> meeting.

Respectfully submitted,

CITY OF HILLSBORO PLANNING DEPARTMENT



Karla Antonini, AICP  
Urban Planner III

- Attachments: South Hillsboro Community Plan map, dated April 2, 2008  
Draft Joint Planning Commission/City Council Resolution: Endorsement of South Hillsboro Urban Reserves Designation & the South Hillsboro Community Plan  
Letter from John & Susanna Keith (April 29, 2008)  
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