

February 21, 2008

TO: Planning Commission  
FROM: Planning Department

**RE: Proposed Amendments to the Comprehensive Plan and Zoning Ordinance related to Area 69 and Area 71 of the South Hillsboro Community Plan**

**REQUEST**

Planning staff requests that the Planning Commission approve the attached draft resolutions initiating amendments to the Comprehensive Plan and the Zoning Ordinance related to Areas 69 and Area 71 of the South Hillsboro Community Planning area. The proposed Comprehensive Plan amendments would create two new Plan Sections, with goals, policies, and implementation measures for the two Areas, and would modify several other Sections, including adding land use designations to the Land Use Map for those Areas. The Zoning Ordinance amendments would affect Section 97A and Section 127, regarding annexations and Planned Unit Developments, respectively.

Both Area 69 and Area 71 were added to the Urban Growth Boundary by Metro in 2002 to meet an identified regional need for housing. Prior to urbanization of the Areas, the Metro Urban Growth Management Functional Plan requires development of a concept plan and adoption of local comprehensive plan amendments that will guide future development in them. In Hillsboro, Zoning Ordinance amendments are also required to implement the new comprehensive plan policies and implementation measures.

Area 69 encompasses approximately 248 acres generally located west of SW 209<sup>th</sup> Avenue and south of the current Hillsboro city limits. Area 71 encompasses approximately 87 acres and is located east of Witch Hazel Village and immediately adjacent to the current Hillsboro city limits.

As explained more fully in this staff report, Areas 69 and 71 are “pieces in a larger puzzle.” To establish their context, attached to this staff report is a copy of the draft *South Hillsboro Community Plan*, dated February 2008. To reduce printing costs, Planning staff has provided black and white copies of the plan document. Color copies can be downloaded from the City’s ftp site at <ftp.ci.hillsboro.or.us> [click on “Planning”

folder then “South Hillsboro” for a .pdf of this document]. Color copies are also available in the Planning Department.

## **BACKGROUND**

The South Hillsboro area has been a candidate for future urban growth for the past decade, and has seen multiple planning initiatives. In 1997, Metro designated 1,450 acres of land in this area (aka the South Hillsboro Concept Planning Area) as urban reserves for future inclusion in the region’s UGB. Since 1998, the City of Hillsboro has been planning for the future of this area, to meet the need for additional housing generated by the regional employment center in the northeastern portion of the City. Although the regional employment center is forecasted to double its employment from approximately 50,000 employees to over 100,000 employees, housing land supply is close to capacity, relative to future demand. A recent report by Johnson Gardner indicates the current “Jobs/Housing” imbalance will increase without new housing opportunities. In 1998, Hillsboro signed a Memorandum of Understanding with Washington County to plan for and serve the area, and completed an extensive public planning process to create the South Urban Reserve Concept Plan, which was not adopted. However, that portion of South Hillsboro known as Witch Hazel Village was added to the UGB, was incorporated into the City’s Comprehensive Plan in 2004 and is currently being developed.

Elements of the 1998 South Urban Reserve Concept Plan were used as a starting point in the current South Hillsboro Community Plan, which is intended to provide recommendations for future comprehensive plan and zoning amendments within the Concept Planning Area.

Located southeast of and adjacent to the City of Hillsboro, the 2,330 acre South Hillsboro Community Plan Area is bordered by Tualatin Valley Highway on the north, 229th Avenue, Gordon Creek, the Witch Hazel Village Neighborhood, and the Tualatin River on the west, Rosedale Road on the south and 209th Avenue on the east. The planning area is adjacent to the Reedville, Hazeldale, Aloha and Witch Hazel Village neighborhoods. Portions of the Plan Area are already included within the regional Urban Growth Boundary (UGB): Areas 69 and 71, shown in orange and brown lines respectively on the attached 11”x17” color photocopy.

The configurations of Areas 69 and 71 are the result of previous UGB expansion criteria (based on land resource value) which allowed only lower value agricultural land to be added to the UGB resulting in additions that did not, in some cases, have the locational qualities or physical relationships necessary to create successful future neighborhoods and communities. To be able to achieve the goals of compact urban form, efficient use of land, mixed-use development, and rational and economic provision of urban service, the City determined, and the County and Metro concurred, that Areas 69 and 71 should be planned as part of the larger South Hillsboro planning process. The South Hillsboro Community Plan will enable Areas 69 and 71 to develop as part of a larger community

that incorporates the core principles of smart growth in Metro's Regional 2040 Growth Concept and its Great Community characteristics.

The South Hillsboro Community Plan will also provide a guide for future potential Urban Reserve and UGB decisions. Senate Bill 1011, enacted by the 2007 Legislature, enables Metro and local counties to designate Urban and Rural Reserves in order to determine where the Portland metropolitan region will — and will not — expand to accommodate population and employment growth over the next 40 to 50 years. Based on the new State legislation the Land Conservation and Development Commission has adopted new rules that allow an alternative way for the Portland metropolitan region to consider the designation of urban and rural reserves. Metro, together with Multnomah, Clackamas and Washington Counties, are proceeding with a process to establish future urban and rural reserve areas, based on the new State legislation and rules.

The implementation measures the City will adopt will ensure that Areas 69 and 71 develop in compliance with the land uses, infrastructure financing and other fundamental components of the South Hillsboro Community Plan.

Planning staff also notes that because of current traffic generation, the South Hillsboro Community Plan Area was divided into two areas. The Concept Planning Area [shown in yellow on the color photocopy] comprises 1,566 acres and includes Areas 69 and 71. The potential future urban reserve area [outlined in purple on the color photocopy] encompasses 636 acres.

## **PUBLIC PARTICPATION PROCESS AND COMMENTS RECEIVED**

Stakeholders from within and beyond the South Hillsboro Community Plan area were engaged throughout the planning process. Public input was received during citizen-led Task Force meetings, three project open houses, two community forums, one scenario planning workshop, stakeholder interviews, a housing market focus group session, a local business community meeting, several Citizen Participation Organization (CPO) meetings and a Hillsboro Vision 2020 Town Hall event. Public feedback was also obtained through email, letters, surveys, and comment cards. Over twelve-thousand (12,000) project newsletters, comment cards and meeting notifications were mailed to property owners in-and-around the study area. The interactive project website: [www.southhillsboro.net](http://www.southhillsboro.net) and local newspaper articles publicized upcoming project events. The project website served as an important resource for providing the public with relevant documents, reports, and images.

The South Hillsboro Community Plan draft dated January 25, 2008 was distributed to all South Hillsboro Technical Advisory members and the South Hillsboro Task Force members for final comments on the draft plan. Planning staff received comments from Tim O'Brien (Metro), Steve Larrance (Task Force member), Marah Danielson (ODOT), Aisha Willits (Washington County), Bernie Monahan (City Water Department), Read

Stapleton (Task Force member), and Dave Wood (Task Force member). These comments are attached for the Commissioners' information. Planning staff will discuss the comments with the Planning Commission at the work session on April 2nd.

### **PROPOSED HCP AMENDMENTS**

Two new Plan sections are proposed. Section 26 would include four goals, six policies and four implementation measures for Area 71. Section 27 would include five goals, six policies and four implementation for Area 69. In each new section, the new amendments would generally guide land use, development lotting patterns, and public facilities planning and implementation within the Area consistent with the South Hillsboro Community Plan specific to that Area. Additional amendments to Section 12 regarding Public Facilities and Section 14 regarding Plan Maps area also proposed in connection with Areas 69 and 71.

The two attached draft resolutions include the proposed amendments related to each Area. Each resolution also includes a map illustrating the proposed land use map designations to be applied to the Area.

### **PROPOSED ZOA AMENDMENTS**

Proposed General Development Policies for both Areas 69 and 71 authorize restrictions on annexation due to inadequate infrastructure. Therefore, a new subsection 97A is proposed to be added to the Zoning Ordinance consistent with proposed HCP Section 26 and Section 27. (Existing Section 97A would be renumbered as 97B).

In addition, proposed Implementation Measures for both Areas 69 and 71 would require that future urban development in those Areas be processed under the Planned Unit Development standards and criteria. A new Zoning Ordinance Section 127K is therefore proposed to be added consistent with proposed HCP Section 26 and Section 27.

The third attached draft resolution includes the proposed amendments to Sections 97A and 127.

### **RECOMMENDATION**

The Planning Staff recommends the Commission approve the attached resolutions, initiating the HCP and ZOA amendments related to Area 69 and Area 71. The resolutions set the date for the first public hearings on the amendments for April 29, 2008.

Respectfully submitted,

CITY OF HILLSBORO PLANNING DEPARTMENT

Karla Antonini, AICP  
Urban Planner III

Attachments: 11"x17" color photocopy of South Hillsboro Community Plan Map  
Draft resolution initiating HCP amendments for Area 71  
Draft resolution initiating HCP amendments for Area 69,  
Draft resolution initiating ZOA for Areas 69 and Area 71  
Draft South Hillsboro Community Plan document  
Interested Party comments as noted