

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF INTERPRETING
METRO ORDINANCE 99-809 AMENDING
THE URBAN GROWTH BOUNDARY

) RESOLUTION NO. 01-3109
)
) Introduced by Mike Burton, Executive Officer,
) Susan McLain, Metro Councilor
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WHEREAS, the Metro Council adopted Ordinance. No. 99-809 amending the Urban Growth Boundary (UGB) to add approximately 354 acres of exception land in Urban Reserve Area 55 in Washington County, south of the city of Hillsboro ("Area 55"), to the UGB; and

WHEREAS, the city of Hillsboro ("city") and Washington County executed a memorandum of understanding in January, 1998, recognizing the eventual annexation of Area 55 to the city upon its inclusion into the UGB; and

WHEREAS, Ordinance 99-809 includes conditions upon the urbanization of Area 55 to help ensure the orderly and efficient conversion of the area to urban housing and employment uses, which will follow amendments of the city's comprehensive plan undertaken to satisfy those conditions; and

WHEREAS, a system of public facilities and services, including public schools and associated transportation facilities, is essential to the orderly and efficient conversion of urbanizable land to urban housing and employment uses; and

WHEREAS, Condition 6F(9) requires the city to address the need for a public school site within Area 55, as identified in the urban reserve concept plan for the area; and

WHEREAS, Condition 6F(7) calls for transportation improvements, including realignment of the intersection of Tualatin Valley Highway and Brookwood and Witch Hazel Roads and the addition of traffic lanes and traffic and railroad signalization; and

WHEREAS, before the needed school and improvements to the intersection of Tualatin Valley Highway and Brookwood and Witch Hazel Roads may be constructed, the city must amend its comprehensive plan to address the need for the school, adopt appropriate zoning for

the school site and associated properties, and annex the school site and access properties to the city; and

WHEREAS, the ability of the Hillsboro School District to use voter-approved funding for the construction of the school will be lost if the district is unable to begin the process of school construction in the near future, and the process cannot begin until appropriate zoning of the school site and access properties and their annexation to the city has occurred; and

WHEREAS, immediate city approval of such zoning and annexation of the school site and associated properties, and construction of the improvements at the intersection of Tualatin Valley Highway and Brookwood and Witch Hazel Roads will implement several of the conditions of approval and facilitate the orderly and efficient conversion of urbanizable land to urban housing and employment uses; and

WHEREAS, Condition 6F calls for amendments to the city's comprehensive plan to address the provisions of Condition 6F prior to conversion of urbanizable land to urban land available for development; now, therefore

BE IT RESOLVED:

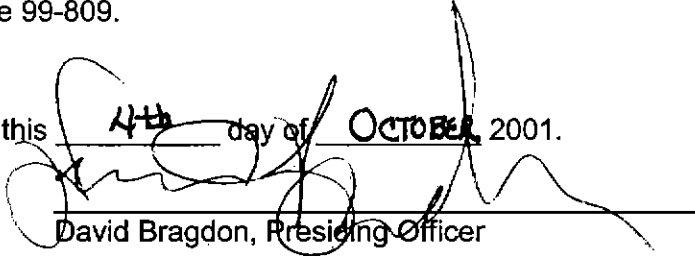
1. That Condition 6F of Ordinance 99-809 is hereby interpreted to allow the city to adopt appropriate plan provisions and land use regulations for the school site and associated properties in Area 55 (as indicated in Exhibit A, incorporated into this Resolution by reference) to allow the construction of the school and associated access improvements prior to satisfaction of other conditions in Ordinance 99-809. These public facilities and services are essential for the orderly and efficient conversion of Area 55 to urban housing and employment uses, which will follow after satisfaction of the conditions of approval in Ordinance 99-809.

2. That Condition 6F is hereby interpreted to allow the construction of improvements at the intersection of Tualatin Valley Highway and Brookwood and Witch Hazel Roads and addition of new traffic lanes and new traffic and railroad signalization prior to satisfaction of other conditions of approval in Ordinance 99-809. These improvements are essential to development of the school and for the orderly and efficient conversion of Area 55 to urban housing and employment uses, which will follow after satisfaction of the conditions of approval in Ordinance 99-809.

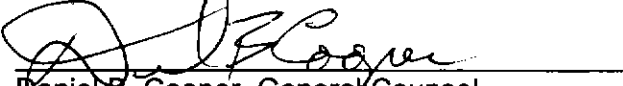
3. That the city of Hillsboro is encouraged to work with the Hillsboro School District to develop the subject school site and associated access properties in Area 55 in order to avoid the loss of voter-approved funds for construction of the school by the district.

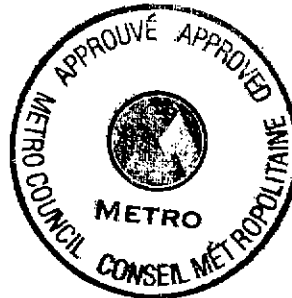
4. This Resolution is intended only to interpret the Condition 6F requirement that specific provisions be added to the city's comprehensive plan prior to conversion of urbanizable land to urban housing and employment uses, not to relieve the city of its obligation to address in due course all the conditions in Ordinance 99-809.

ADOPTED by the Metro Council this 14th day of OCTOBER, 2001.


David Bragdon, Presiding Officer

APPROVED AS TO FORM:


Daniel B. Cooper, General Counsel





CITY OF HILLSBORO
GEOGRAPHIC INFORMATION SYSTEM



Hillsboro
South
Site 55 (West)

Hillsboro School District Proposed Elementary School Site

July 27, 2001

Legend

Base Map Information

- Ten Lots
- Metro Jurisdictional Boundary
- Site 55 (West) Boundary
- Urban Growth Boundary
- City Limits
- Proposed Hillsboro Elementary School Site
- Properties That Need to be Annexed
- Cherry Stem Annexation

Natural Systems

- 100' Contours
- 10' Contours
- Perennial Stream
- Intermittent Stream

Scale 1" = 700 feet

700 0 700 Feet

This map was derived from general databases. The City cannot accept responsibility for any errors. Therefore, there are no warranties for this product. However, notification of errors would be appreciated.

STAFF REPORT

CONSIDERATION OF RESOLUTION NO. 01-3109 INTERPRETING METRO ORDINANCE 99-809 AMENDING THE URBAN GROWTH BOUNDARY

Date: September 21, 2001

**Presented by: Mary Weber
Prepared by: Ray Valone**

PROPOSED ACTION

Adoption of Resolution No. 01-3109 interpreting Metro Ordinance 99-809, which amends the urban growth boundary to include Area 55.

BACKGROUND AND ANALYSIS

Metro Council adopted Ordinance 99-809 in June of 1999 to amend the urban growth boundary to include former urban reserve area 55 (Area 55) south of the city of Hillsboro (Attachment A). The City of Hillsboro desires to facilitate the development of a new school on a site along SW 247th Avenue within Area 55. The Hillsboro School District will lose the ability to use voter-approved funding for the construction of the school if it is unable to commence construction in the near future.

Ordinance 99-809 includes a list of conditions of approval (COA) that the City must meet prior to urbanization. COA 6F states that prior to conversion of the urbanizable land created by the ordinance to urban land for development, the city of Hillsboro shall amend its comprehensive plan to include ten provisions. Provisions 6F(6) and 6F(7) require that the public facilities plan in the City's Transportation System Plan be amended to address certain needed transportation facilities. COA 6F(9) requires the City to address the need for a school site within Area 55.

One of the transportation facilities identified in COA 6F(6) and 6F(7) is the intersection of Tualatin Valley Highway/Brookwood Road/Witch Hazel Road. The realignment/improvement of this intersection is needed before development of the school site can take place. An amendment is needed before the City can carry out physical improvements to the intersection.

While the city is currently addressing the COA of Ordinance 99-809, the timing of voter-approved funding for a new school requires the city to act immediately on plan and land use regulations to facilitate construction of the school and supporting transportation improvements. Adoption of Resolution No. 01-3109 will clarify the intention of the COA in Ordinance 99-809. The resolution says the intention of the COA is to ensure the orderly and efficient conversion of the urbanizable land within Area 55 to urban housing and employment uses. It says that a system of public facilities and services - including the school and supporting transportation improvements - is essential to orderly and

efficient conversion. This will allow the city to proceed with confidence that its actions are consistent with Ordinance 99-809.

BUDGET IMPACT

Adoption of this resolution has no budget impact.

EXECUTIVE OFFICER'S RECOMMENDATION

The Executive Officer recommends that the Metro Council adopt Resolution 01-3109 to interpret Ordinance 99-809 to allow the City of Hillsboro to go forward with siting of a new school within Area 55.

First Tier
Within Metro Boundary


 Urban Growth Boundary
(1998)

Exhibit B
Ordinance 99-809

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Scale: 1" = 1000



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