

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING)
ORDINANCE NO. 99-809, WHICH AMENDED)
THE URBAN GROWTH BOUNDARY TO)
INCLUDE FORMER URBAN RESERVE AREA)
55W OF WASHINGTON COUNTY)

ORDINANCE NO. 02-968A
Introduced by Councilor McLain

WHEREAS, the Metro Council adopted Ordinance No. 99-809 on June 17, 1999 to amend the Urban Growth Boundary (UGB) and the 2040 Growth Concept Map to include former Urban Reserve Area 55W; and

WHEREAS, Ordinance No. 99-809 imposed conditions upon the City of Hillsboro to be met prior to urbanization of Area 55W; and

WHEREAS, circumstances in Area 55W have changed since adoption of Ordinance No. 99-809, including the acquisition of land and commencement of construction of a public school, adoption by the city of Hillsboro of ordinances implementing Title 3 of the Urban Growth Management Functional Plan, and adoption by the city of a transportation systems plan, such that accomplishment of some of the conditions is rendered impossible; and

WHEREAS, conditions 6(F)(1), 6(F)(2), 6(F)(3) and 6(F)(4) imposed upon the City of Hillsboro by Ordinance No. 99-809 have been implemented since adoption of the ordinance; and

WHEREAS, the Council has amended the Regional Transportation Plan since adoption of Ordinance No. 99-809 to include some of the transportation facilities identified in conditions in the ordinance; and

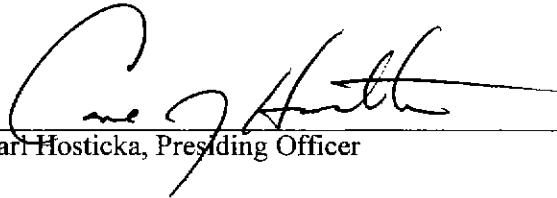
WHEREAS, the Council has amended Title 11 of the Urban Growth Management Functional Plan since adoption of Ordinance No. 99-809 to require amendments to local comprehensive plans to address the subjects of most of the conditions imposed upon the city of Hillsboro by the ordinance; now therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

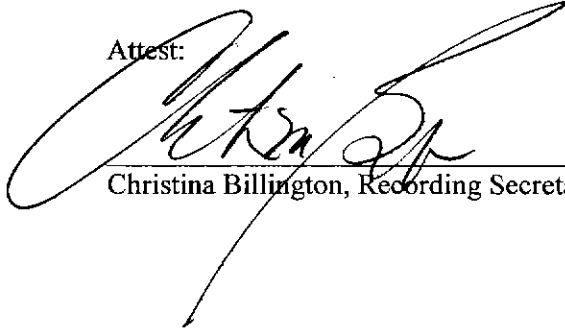
1. Ordinance No. 99-809 is hereby amended to delete items 1 (designation of regional design types and 6 (conditions on amendment to UGB).
2. The regional design type consistent with the Metro 2040 Growth Concept for the land added to the UGB by Ordinance No. 99-809 shall be Inner Neighborhood, as shown on Exhibit A, attached and incorporated into this ordinance.
3. The amendment to the UGB is subject to compliance with Titles 7 (Affordable Housing) and 11 (Urban Growth Boundary Amendment Urban Reserve Plan Requirements) of the Urban Growth Management Functional Plan.

4. The amendment to the UGB is subject to compliance with the Regional Transportation Plan, including the requirements of Chapter 6 of that plan.
5. The amendment to the UGB is subject to the requirement that the City of Hillsboro and Washington County coordinate planning of transportation facilities required by Metro Code Title 11 to provide appropriate farm vehicle access to farm land outside, but adjacent to, the new UGB established by this ordinance.
6. The City of Hillsboro and Washington County shall include the area added to the UGB by Ordinance No. 99-809 in the applicable text and map provisions of their comprehensive plans.
7. The Findings of Fact and Conclusions of Law in Exhibit B, attached and incorporated into this ordinance, explain how Ordinance No. 02-968A complies with state law and the Regional Framework Plan.


ADOPTED by the Metro Council this 14th day of November, 2002.



Carl Hosticka, Presiding Officer

Attest:


Christina Billington, Recording Secretary

Approved as to Form:


Daniel B. Cooper, General Counsel

FINDINGS OF FACT AND CONCLUSIONS OF LAW

Statewide Planning Goals

Goal 1 – Citizen Involvement: Metro submitted proposed Ordinance No. 02-968 to the Department of Land Conservation and Development in compliance with ORS 197.610(1). Metro also provided the notice required by Metro Code 3.01.050 and held a public hearing pursuant to Metro Code 3.01.015. Metro’s ordinance complies with Goal 1.

Goal 2 – Land Use Planning: Ordinance No. 02-968 complies with the Regional Framework Plan, as set forth below and in the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the Urban Growth Boundary (UGB). Metro developed Ordinance No. 02-968 in coordination with the City of Hillsboro and Washington County. Metro’s ordinance complies with Goal 2.

Goal 3 – Agricultural Land: Ordinance No. 02-968 affects only land within the Urban Growth Boundary. Goal 3 does not apply to the land subject to the ordinance.

Goal 4 – Forest Land: Ordinance No. 02-968 affects only land within the Urban Growth Boundary. Goal 4 does not apply to the land subject to the ordinance.

Goal 5 – Natural Resources, Scenic and Historic Areas, and Open Spaces: Ordinance No. 02-968 requires the City of Hillsboro to provide interim and long-term protection to those Goal 5 resources protected by Title 3 of the Urban Growth Management Functional Plan (UGMFP). The City of Hillsboro will apply Goal 5 to the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP. This ordinance also complies with Goal 5 for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the UGB. Metro’s ordinance complies with Goal 5.

Goal 6 – Air, Water and Land Resources Quality: The City of Hillsboro will apply Goal 6 to the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP. Ordinance No. 02-968 complies with Goal 6 for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the Urban Growth Boundary. Metro’s ordinance complies with Goal 6.

Goal 7 – Areas Subject to Natural Disasters and Hazards: The City of Hillsboro will apply Goal 7 to the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP. Ordinance No. 02-968 complies with Goal 7 for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the UGB. Metro’s ordinance complies with Goal 7.

Goal 8 – Recreational Needs: The City of Hillsboro will apply Goal 8 to the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP. Ordinance No. 02-968 complies with Goal 8 for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the Urban Growth Boundary. Metro’s ordinance complies with Goal 8.

Goal 9 – Economic Development: The City of Hillsboro will apply Goal 9 to the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11,

section 3.07.1120 of the UGMFP. Section 3.07.1120E requires provision for sufficient commercial and industrial development for the area. Ordinance No. 02-968 also complies with Goal 9 for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the Urban Growth Boundary. Metro's ordinance complies with Goal 9.

Goal 10 – Housing: Ordinance No. 02-968 requires the City of Hillsboro to ensure that the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP, will allow at least 10 units per net developable, residential acre in Area 55W. Ordinance No. 02-968 complies with Goal 10 for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the Urban Growth Boundary. Metro's ordinance complies with Goal 10.

Goal 11 – Public Facilities and Services: Ordinance No. 02-968 requires the City of Hillsboro to ensure that the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP, will provide for a system of public facilities and services to support the 2040 Growth Concept design types for Area 55W. Ordinance No. 02-968 complies with Goal 11 for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the Urban Growth Boundary. Metro's ordinance complies with Goal 11.

Goal 12 – Transportation: Ordinance No. 02-968 requires the City of Hillsboro to ensure that the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP, will provide for a system of transportation to support the 2040 Growth Concept design types for Area 55W. That system must be consistent with Metro's acknowledged Regional Transportation Plan. Ordinance No. 02-968 complies with Goal 12 for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the Urban Growth Boundary. Metro's ordinance complies with Goal 12.

Goal 13- Energy Conservation: Ordinance No. 02-968 requires the City of Hillsboro to ensure that the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP, will allow at least 10 units per net developable, residential acre in Area 55W. This ensures the energy savings that come from implementation of the 2040 Growth Concept, acknowledged by LCDC on December 17, 1997. Ordinance No. 02-968 also complies with Goal 13 for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the Urban Growth Boundary. Metro's ordinance complies with Goal 13.

Goal 14 – Urbanization: Ordinance No. 02-968 involves the same Area 55W that Metro added to the Urban Growth Boundary by Ordinance No. 99-809 on June 17, 1999, acknowledged pursuant to ORS 197.625. Ordinance No. 02-968 revises the conditions imposed by Ordinance No. 99-809 upon expansion of the UGB. The new conditions continue to require the City of Hillsboro to comply with Title 11 of the UGMFP. For this reason and for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, Metro's ordinance complies with Goal 14.

Regional Framework Plan

Policy 1.1- Urban Form: This policy requires Metro to maintain a compact urban form, to protect existing neighborhoods and to work for affordable housing. Ordinance No. 02-968 helps achieve a compact urban form for the reason set forth in the finding on Statewide Planning Goal 10. For

this reason and for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, Metro's ordinance complies with Policy 1.1.

Policy 1.4 - Economic Opportunity: This policy requires Metro to designate areas for expansion of the UGB that will help achieve balance between housing cost and availability and wage levels. Ordinance No. 02-968 requires the City of Hillsboro to ensure that the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP, will allow at least 10 units per net developable, residential acre in Area 55W. For this reason and for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, Metro's ordinance complies with Policy 1.4.

Policy 1.6 – Growth Management: This policy requires Metro to manage the supply of urban land to achieve an efficient urban form, to provide a distinction between rural and urban land, to achieve redevelopment objectives, and to be consistent with the 2040 Growth Concept. Ordinance No. 02-968 requires the City of Hillsboro to ensure that the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP, comply with the Growth Concept. For this reason and for the reasons set forth in the Findings of Fact and Conclusions in Ordinance No. 99-809, Metro's ordinance complies with Policy 1.6.

Policy 1.9- Urban Growth Boundary: This policy requires Metro to locate the Urban Growth Boundary in a manner consistent with the statewide planning goals. As these findings, and the Findings of Fact and Conclusions in Ordinance No. 99-809, which included Area 55W in the Urban Growth Boundary, demonstrate, Ordinance No. 02-968 comply with the statewide planning goals.

Policy 1.14 – School Siting: This policy requires Metro to coordinate its planning with local governments and special districts to provide land for school facilities. One reason for revision of the conditions imposed by Ordinance No. 02-809 upon inclusion of Area 55W in the Urban Growth Boundary is to account for the siting of a public school in the Area, which rendered several of the conditions impossible to achieve. Ordinance No. 02-968 complies with Policy 1.14.

Regional Transportation Policies 2.0 (Intergovernmental Coordination), 3.0 (Urban Form); 4.0 (Consistency Between Land-use and Transportation Planning); 7.0 (Natural Environment); 8.0 (Water Quality); 9.0 (Clean Air); and 10.0 (Energy Efficiency) – Ordinance No. 02-968 requires the City of Hillsboro to ensure that the comprehensive plan and zoning designations that it applies to Area 55W pursuant to this ordinance and Title 11, section 3.07.1120 of the UGMFP, comply with the Regional Framework Plan and the 2040 Growth Concept. Plan and zone designations that comply with the Regional Framework Plan and the Growth Concept will also achieve these transportation policies.

COMMUNITY PLANNING COMMITTEE REPORT

CONSIDERATION OF ORDINANCE NO. 02-968A, FOR THE PURPOSE OF AMENDING ORDINANCE NO. 99-809 WHICH AMENDED THE URBAN GROWTH BOUNDARY TO INCLUDE FORMER URBAN RESERVE AREA 55W OF WASHINGTON COUNTY.

Date: November 13, 2002

Presented by: Councilor McLain

Committee Action: At its November 5th meeting, the Community Planning Committee voted 7-0 to recommend Council adoption of Ordinance 02-968A. Voting in favor: Councilors Atherton, Bragdon, Burkholder, Hosticka, McLain, Monroe and Park.

Background: Ordinance 02-968 concerns area 55W, near Hillsboro, brought into the urban growth boundary in June, 1999, via Ordinance 99-809. 99-809 identified conditions that had to be met prior to urbanization. These related to, for example, densities and land use patterns, affordable housing, natural resource protection and transportation. In July of 2002, the mayor of Hillsboro asked that conditions be acknowledged to be met, no longer applicable, or changed. Attachment B to the staff report for this ordinance identifies how Hillsboro believes the conditions should be resolved. Metro staff, including legal counsel, agree with Hillsboro reasoning and supporting facts, and also recommend a designation of inner neighborhood for the area.

Known Opposition: None

Budget Impact: None

Committee Issues/Discussion: Ray Valone, senior regional planner in the Community Planning department made the staff presentation. Councilor McLain expressed her desire to see a clearer accounting for the resolution of the conditions applied by ordinance 99-809. Her sense was that most had in fact been met, while attachment B calls largely for deleting the conditions. She asked that our staff indicate where they felt conditions had been, or are likely to be, met (staff has responded by adding a new attachment "C" to the staff report).

Metro Attorney Dan Cooper, responding to a question, said that when ordinance 99-809 was adopted, Title 11 of Metro's Urban Growth Management Functional Plan did not exist. Title 11 now provides conditions for urbanization of areas that were anticipated in the conditions placed in the prior ordinance.

STAFF REPORT

FOR THE PURPOSE OF AMENDING ORDINANCE NO. 99-809, WHICH
AMENDED THE URBAN GROWTH BOUNDARY TO INCLUDE FORMER
URBAN RESERVE AREA 55W OF WASHINGTON COUNTY

Date: October 24, 2002
Revised: November 8, 2002

Prepared and Presented by: Ray Valone

PROPOSED ACTION

Adoption of Ordinance No. 02-968 to amend Ordinance No. 99-809 by deleting items 1 and 6, reassigning a 2040 design type to the area and requiring the City of Hillsboro and Washington County to include the area within their comprehensive plans.

BACKGROUND AND ANALYSIS

On June 17, 1999, the Council adopted Ordinance No. 99-809 to include Area 55 West into the Urban Growth Boundary. Area 55 West is approximately 300 acres, located south of the city of Hillsboro. Ordinance No. 99-809 assigned the 2040 design type of Outer Neighborhood to the area and included a list of conditions of approval. These conditions include requirements for housing, schools, natural resource protection, stormwater, public facilities and transportation.

In a letter to the Metro Council, dated July 29, 2002, Mayor Hughes of Hillsboro requested that Metro delete or update the conditions as appropriate, particularly those dealing with densities, land use patterns, local transportation facilities, and issues now covered by regulations adopted subsequent to the Council action (Attachment A). Hillsboro staff submitted their suggested changes and reasons for those changes to Metro planning staff and the Office of General Council (Attachment B). After reviewing this submittal, staff agrees with Hillsboro that some conditions have already been met, others are no longer applicable and the remainder will be met through the requirements of Title 11 of the Functional Plan. Attachment C of this report includes the current status of each condition.

BUDGET IMPACT

Adoption of this ordinance has no budget impact.

EXECUTIVE OFFICER'S RECOMMENDATION

It is recommended that Ordinance 02-968 be adopted to recognize the changed circumstances and to facilitate the on-going effort by the City of Hillsboro to develop a community plan for future urbanization of Area 55 West.

CITY OF HILLSBORO



JUL 31 2002

July 29, 2002

Hon. Carl Hosticka, Presiding Officer
And Members
Metro Council
Hon. Mike Burton, Executive Officer
600 NE Grand Avenue
Portland, OR 97232-2736

RE: Request to amend Metro Ordinance No. 99-809

Dear Presiding Officer, Metro Councilors, and Executive Officer:

The City of Hillsboro has recently launched a public planning process to develop a Community Plan to guide future urbanization of Site 55 West (please see attached newsletter). The City has committed to completing the Community Plan by the end of the year. Our goal is to create a plan that will lay the foundation for a 2040 community that will serve as a model throughout the region. The plan will be consistent with the requirements of Metro Functional Plan Title 11, state Goal 14: Urbanization, the Regional Transportation Plan and other applicable requirements.

Metro Ordinance No. 99-809, approving the addition of Site 55 West into the UGB, includes several conditions that were to be addressed prior to urbanization of the site. City staff have been coordinating closely with Metro staff to review the conditions. It appears that many of them have either 1) already been met, 2) are now addressed by regulations, such as Title 3, that have been adopted since Ordinance No. 99-809 was passed, or 3) are no longer appropriate due to changing conditions and circumstances (such as the school district purchase of 20 acres in the middle of the site for an elementary school and possible future middle school).

We respectfully request that the Metro Council amend Ordinance No. 99-809 to delete or update the conditions as appropriate, particularly those dealing with densities, land use patterns, local transportation facilities, and issues now covered by regulations adopted subsequent to the Council action. We have forwarded our suggested amendments to Metro staff.

If you have any questions about this request, please contact our Long Range Planning Supervisor, Valerie Counts, at 503-681-6239. Thank you for your consideration of this request.

Sincerely,

A handwritten signature in black ink that reads "Tom Hughes".

Tom Hughes
Mayor

Attachment

Hillsboro Site 55 (West) Community Plan

The City of Hillsboro is developing a community plan for approximately 300 acres brought into the Metro Urban Growth Boundary (UGB) in 2000. This site, known as Site 55 (West) is located south of TV Highway, east of the Tualatin River and west of 229th in unincorporated Washington County. It includes a new elementary school that will replace Witch Hazel School and part of the Reserve Vineyards and Golf Club. Before this land can be developed, a community plan must be prepared to determine the future land uses and transportation system.

- Establish strategies for a public/private partnership to address phasing and cost distribution;
- Create development certainty in terms of land use patterns and physical development character; and
- Adopt specific measures to direct implementation of the plan.

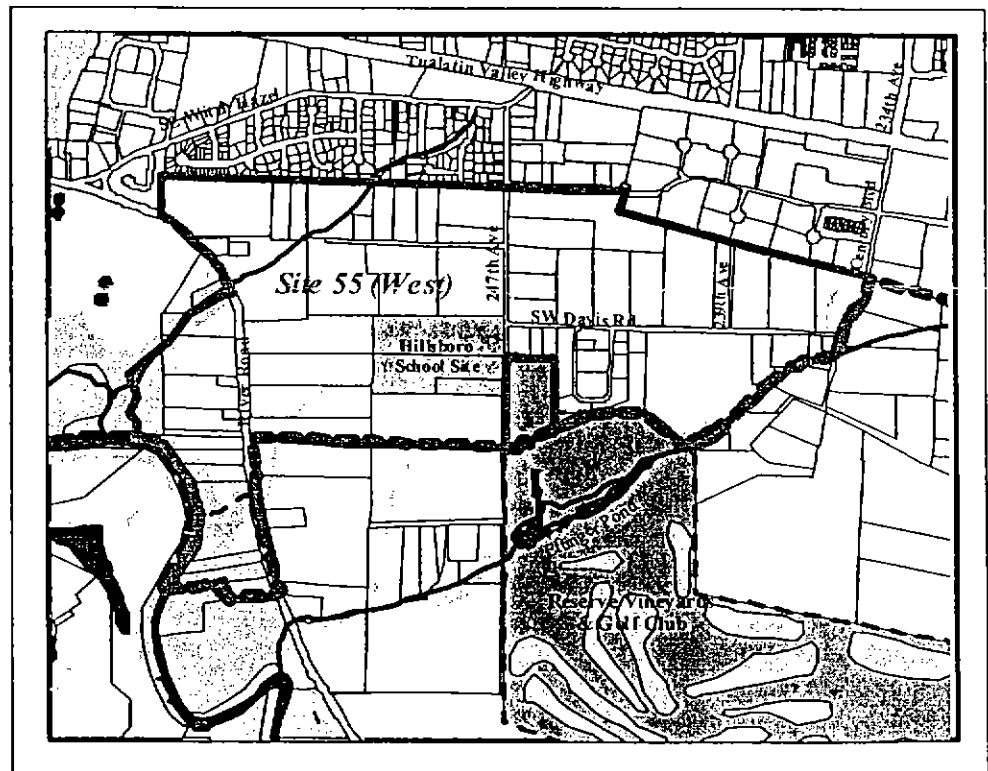
The City and a consultant team led by Parsons Brinckerhoff have made a commitment to design a high quality new urban community. The design will allow for a strong neighborhood feeling, with mostly residential development and enough retail and commercial to support the residential uses (such as a corner grocery store) with friendly streetscapes, pedestrian paths, bikeways and parks. The Plan will include transportation options to address traffic congestion. The goal is to make this area its own identifiable neighborhood that is well integrated with the adjoining part of the City.

What is a Community Plan?

A community plan identifies the desired land uses, public facility and transportation components for urban levels of development. The plan will address: urban services (e.g., water, sewer, storm drainage); future land uses and zoning; transportation needs (i.e., streets, transit, bike and pedestrian facilities); housing types and densities; employment, commercial, office and retail opportunities; parks and greenspaces; and public facility needs (e.g., police, fire, community centers, schools).

The objectives of the Community Planning process are to:

- Establish future land use patterns and residential densities with appropriate Comprehensive Plan map designations;
- Provide clear direction on infrastructure improvements required (particularly transportation);



Hasn't a Plan Already Been Done?

In 1999, a "concept" plan was developed for the 1,600 acres south of TV Highway known as Hillsboro South. Hillsboro Site 55 (West) was part of this larger planning process. Since that time, only Site 55 (West) was annexed to the UGB and the concept plan was never adopted by the City of Hillsboro.

The prior work, however, will not be ignored. This planning process will revisit the original concept plan for this site and determine what aspects are still relevant. In addition, changes to the site conditions, such as the construction of a new elementary school which will replace Witch Hazel School, will be considered.

Key questions that will be asked during the Community Planning process include:

- What type of housing, and at what density, is appropriate for the site?
- How much commercial development can be supported?
- What infrastructure has been put in place with the relocation of Witch Hazel Elementary School?
- How can the transportation system be enhanced to relieve traffic congestion?
- How can this area be compatible with the surrounding neighborhoods?

What is the Schedule?

The Community Planning process will be completed by December 2002. Public hearings at the Planning Commission and adoption by the City Council will occur early in 2003.

Who is Involved in Creating the Plan?

A citizen **Task Force** will provide advice and recommendations to the consultant team on the land use plan, including the key issues for urbanizing the land, development goals and objectives, and area land use design and urban service provision. Task Force members are

currently being sought by the City representing the following groups:

- Property Owner – east of 247th north of Davis
- Property Owner – west of River Road
- Property Owner – northeast of golf course
- Property Owner – east of 247th south of Davis
- Property Owner – north of Witch Hazel Creek
- Witch Hazel neighborhood
- Reserve Golf Course
- Roseway Industrial Park
- Alexander Street Businesses
- TV Highway Businesses
- Rural area to the south

A 20 member **Technical Advisory Committee (TAC)**, consisting of staff from the affected local governments and service agencies as well as private sector utilities, will provide technical advice, input, and review of urban service and natural resource issues affecting service provision and regulatory compliance.

How Can I get Involved?

Your input is important! There are two opportunities for property owners to be involved.

First, through the Task Force. Several on the Task Force have been reserved for property owners within Hillsboro Site 55 (West).

Second, through property owner meetings. In both August and October, property owner meetings will be held to seek your input on the key issues of concern in developing, and implementing the Community Plan. Watch your mailboxes for the dates and locations.

Please contact Karla Antonini at 503-681-6181 or karlaa@ci.hillsboro.or.us at the City of Hillsboro if you are interested in joining the Task Force or if you have any questions about the process.

Join us for a Site 55 (West) Community Plan Open House on August 13 from 7 to 9 pm in the cafeteria in the Public Services Building in Hillsboro (123 W Main ST).

SUBMISSION BY CITY OF HILLSBORO STAFF
(July 29, 2002)

Suggested Revisions to Conditions Metro Ordinance No. 99-809		
Condition No.	Comments	Recommendation
6 (A) – The land added to the Urban Growth Boundary by this ordinance shall be planned and zoned for housing uses to the extent and in a manner consistent with the acknowledged 2040 Growth Concept text and the regional design types for the Lands shown on Exhibit A.	The exact location of 2040 design types as shown in Exhibit A will need to be adjusted to reflect reasonable expectations for urbanization patterns in the context of current conditions and the public planning process underway.	Revise as shown: The land added to the Urban Growth Boundary by this ordinance shall be planned and zoned for housing uses to the extent and in a manner consistent with the acknowledged 2040 Growth Concept text and the regional design types. for the Lands shown on Exhibit A.
6 (B) (1) –The portions of the Lands west of River Road shall be designated for parks, greenspaces, Title 3 and recreation corridor uses substantially as shown on Exhibit D.	This condition should be deleted. Title 3 regulations have been implemented. The reconfiguration of the proposed land use pattern will likely result in different locations for park and recreation areas from those shown on Exhibit D. Goal 5 resource sites mapped by the City and Metro also may not be consistent with Exhibit D once the Natural Resource Management Program is developed and implemented.	Delete.
6 (B) (2), (3) (a) & (b) – (2) The portion of the Lands shown as “low-medium density” residential areas on Exhibit D shall be assigned low-medium density zoning of at least 7 dwelling units per net developable acre; (3) Development in the Gordon Creek neighborhood/main street around the SE Davis - Brookward intersection shown on Exhibit D shall be assigned the following zoning: a. The portion of the Lands shown as “Medium-high” density shall be assigned zoning averaging of at least 22 dwelling units per net developable acre; b. The portion of the Lands shown as “mixed use-high density” shall be assigned zoning of at least 29 dwelling units per net developable acre.	These conditions should be deleted. Plan designations and densities should be consistent with the low, medium and high density ranges in the Comprehensive Plan that were adopted to comply with Metro Functional Plan targets and with provisions of Title 11.	Delete.

<p>6 (B) (4) - Affordable housing shall be enhanced by zoning at least 35 acres of apartments, senior housing, or other multi-family housing among the higher density residential zoning in the Gordon Creek neighborhood/main street area averaging at least 25 dwelling units per net developable acre.</p>	<p>This condition should be deleted. The proposed Community Plan/Comprehensive Plan amendments would include provisions for affordable housing consistent with Title 11 of Metro's Functional Plan.</p>	<p>Delete.</p>
<p>6 (C) – Adoption of an urban comprehensive plan designation and urban zoning for this area shall include means to assure that speed, temperature, sedimentation and chemical composition of the stormwater runoff meet State and Federal water quality standards.</p>	<p>This condition should be deleted and replaced with the applicable language from Title 11. Washington County Clean Water Services is the agency that deals with state and federal water quality standards.</p>	<p>Delete.</p>
<p>6 (D) and (E) – D. Urban zoning shall address on-site stormwater detention requirements. The City shall consider a requirement that the amount of stormwater runoff after completion of development shall not be greater than the stormwater runoff before development. E. Adoption of an urban comprehensive plan designation and urban zoning for the subject area shall be approved only after the city has complied with all Title III Functional Plan requirements, and has addressed Federal requirements adopted pursuant to the Endangered Species Act.</p>	<p>These conditions should be deleted. Title 3, Clean Water Service's Healthy Streams Program, and the Tualatin Basin Approach address the regional Goal 5 work, ESA and the Clean Water Act. It is inappropriate to include the specifications of this condition in the zoning ordinance. Clean Water Services has jurisdiction over stormwater runoff.</p>	<p>Delete.</p>
<p>6 (F) (1) and (2) – F. Prior to the conversion of the urbanizable land created by this ordinance to urban land available for development, the City's comprehensive plan shall be amended to include the following provisions: (1) The functional classification of the Tualatin Valley Highway shall remain "principal arterial" consistent with the Regional Motor Vehicles System Map (1997) of the Regional Framework Plan. (2) The transportation element of the comprehensive plan shall be amended to require the Access Management Strategies in the August 25, 1998 Draft Hillsboro TSP, or substantially equivalent policies.</p>	<p>These conditions should be deleted as they have already been met through adoption of the City's TSP and related comprehensive plan amendments.</p>	<p>Delete.</p>

<p>6 (F) (3) – (3) The transportation element of the comprehensive plan shall be amended to adopt the alternative Level of Service provision authorized by Title 6 of Metro’s Urban Growth Management Functional Plan at Metro Code 3.07.640 for the road system planned for this land added to the urban growth boundary by this ordinance.</p>	<p>These conditions should be deleted as they have already been met through adoption of the City’s TSP and related comprehensive plan amendments</p>	<p>Delete.</p>
<p>6 (F) (4) -The transportation element of the comprehensive plan shall be amended to require the number of local street connections per mile required by Title 6 of Metro’s Urban Growth Management Functional Plan at Metro Code 3.07.630 for the road system planned for the land added to the urban growth boundary by this ordinance.</p>	<p>This condition should be deleted as it has already been met by the City’s Subdivision Ordinance that was amended to comply with Metro Functional Plan requirements. New connectivity standards in the RTP may need to be addressed in the current Hillsboro TSP update.</p>	<p>Delete.</p>
<p>6 (F) (5) - The transportation element of the comprehensive plan shall require the City to coordinate transit service with Tri-Met to phase in increased transit service as this area is developed.</p>	<p>This condition should be deleted. Comprehensive Plan Section 13, Transportation, Policy (B) (5) addresses coordination of transit service throughout the City.</p>	<p>Delete.</p>
<p>6 (F) (6) – Amendments to the public facilities plan in the Transportation System Plan shall be made with rough cost estimates for each of the following on-site transportation facilities needed for this area to address existing and future needed road improvements as identified in the transportation report of the urban reserve plan:</p> <ul style="list-style-type: none"> • Davis Road from River Road to Gordon Creek neighborhood/mainstreet center: new two lane community street. • Davis Road through the Gordon Creek neighborhood/mainstreet center: new three lane community boulevard. • Davis Road through the Gordon Creek neighborhood/mainstreet center to Century Blvd.: new two lane community street. 	<p>This condition should be deleted. The streets listed and the various design types and configurations were premised on a conceptual transportation system that would have served Site 55 in its entirety. Final street design and alignments will be determined through the Community Plan process.</p>	<p>Delete.</p>

<ul style="list-style-type: none"> • Brookwood Ave. from TV Highway to Gordon Creek neighborhood/mainstreet center: new two lane community street. • Brookwood to Gordon Creek neighborhood/mainstreet center: new three lane community boulevard. • Century Blvd. from TV Highway to Davis Road: new two lane community street. • Alexander St. from Brookwood Ave. to 229th: new two lane collector. • River Road from Witch Hazel to Gordon Creek: new three lane arterial. 		
<p>6 (F) (7) - Amendments to the Public Facilities Plan shall be made with rough cost estimates for each of the following off-site transportation facilities needed for this area to address existing and future needed road improvements identified in the approved urban reserve plan:</p> <ul style="list-style-type: none"> • River Road from Gordon Creek to Rosedale Road: reconstruct to two lanes. • River Road at Witch Hazel: left turn lane, signalization. • Brookwood/Witch Hazel at TV Highway: realignment, added lanes, new traffic and RR signalization. • Brookwood from TV Highway to Baseline: reconstruct to 3 lanes, and rebuild curves at Ash St. and Golden Road. • Brookwood Ave. from Baseline to Cornell: construct to three lanes. • Century Blvd. from Baseline to Century High School: new three lane roadway extension. • • 229th from 2,000 feet north of Butternut Creek to Rosedale Road: reconstruct two lanes. 	<p>This condition lists numerous requirements for off-site improvements which were largely taken from the Concept Plan for Site 55 (West). Some of the improvements listed are already built, others are already in the TSP, some are no longer desirable, others can be added, as deemed appropriate, as part of the TSP update currently underway. The final determination of off-site improvements should be made based upon analyses of current conditions and needs as part of the Community Plan process. The TSP/PFP would be amended as required. It is recommended that provision of parallel east/west routes be considered to take pressure off of TV Highway.</p>	<p>Delete.</p>

<ul style="list-style-type: none"> • Brookwood at Cedar Street: channelization and signalization. • Brookwood at Bently: channelization and signalization. • Brookwood at Golden: channelization and signalization. 		
<p>6 (F) (8) - The transportation element of the comprehensive plan shall be amended to require completion of a corridor study of the Tualatin Valley Highway prior to urban development approvals for land added to the urban growth boundary by this ordinance to provide additional means of maintaining the through traffic capacity while providing acceptable access to and across this highway.</p>	<p>This condition has been superceded by RTP amendments that resulted from the corridor initiatives. An appropriate segment of TV Highway demonstrating a nexus between Site 55 West and anticipated impacts on TV Highway will be studied . An updated traffic analysis would be performed as part of the Community Plan. In addition, opening the new elementary school at 247th and Davis will allow the Witch Hazel school to be closed and subsequently demolished, which facilitates realignment of the Brookwood Avenue/TV Highway intersection. It is anticipated that this realignment will have a positive impact on TV Highway capacity.</p>	<p><u>Revise as shown.</u> 6 (F) (8) - The transportation element of the comprehensive plan shall be amended to require completion of <i>be consistent with the RTP regarding</i> a corridor study of the Tualatin Valley Highway prior to urban development approvals for land added to the urban growth boundary by this ordinance to provide additional <i>Based on findings of a traffic study to be conducted as part of the Community Plan process, a segment of TV Highway in the vicinity of Site 55 West shall be studied to determine necessary means for maintaining through traffic capacity while providing acceptable access to and across this highway-</i></p>
<p>6 (F) (9) – A school site plan consistent with ORS 195.110 that addresses the future needed school sites identified in the urban reserve plan.</p>	<p>This condition should be deleted. The School District has purchased approximately 20 acres at the southwest intersection of 247th and Davis Road and is in the development review process for a new 600 student K-12 elementary school to be constructed on the site. The District has also proposed possible construction of a middle school on the same property in the future. These schools will serve the needs of the population in Site 55 West consistent with the requirements of Metro Functional Plan Title 11.</p>	<p>Delete.</p>
<p>6 (F) (10) – Funding strategies and planning requirements shall be adopted for the acquisition and protection of adequate land to meet</p>	<p>This condition can be deleted as it is already addressed by Section 9, <u>Recreation</u> of the Comprehensive Plan, and</p>	<p>Delete.</p>

<p>or exceed locally adopted level of service standards for provision of public parks, natural areas, trails, and recreational facilities. Lands which are undeveloped due to natural hazards or environmental protection purposes (i.e., steep slopes, floodways, riparian corridors, wetlands, etc.) shall only be considered to meet the natural area level of service standards if the land will be preserved in perpetuity for public benefit.</p>	<p>Section 4.6.4, <u>System Improvement Goals</u>, of the Public Facilities Plan that was adopted as a supporting document to the comprehensive plan earlier this year. Funding strategies and requirements for parks and natural areas in Site 55 (West) will be consistent with the new City Park Master Plan that is currently being developed.</p>	
<p>6 (G) – The City of Hillsboro and Washington County shall coordinate transportation facilities to provide appropriate farm vehicle access to farm land outside, but adjacent to, the new urban growth boundary established by this ordinance.</p>	<p>This requirement for coordination between the City and County to provide farm vehicle access adjacent to Site 55 (West) will be addressed in appropriate Comprehensive Plan amendments through the Community Plan process.</p>	<p>No change.</p>
<p>7 – Consistent with ORS 268.390(3) and ORS 195.025(1), Washington County and the City of Hillsboro shall include the area added to the Urban Growth Boundary by this Ordinance as shown on the map in Exhibit B in applicable text and map provisions of their comprehensive plans.</p>	<p>The County recently adopted Ordinance No. 571 clarifying the process for changing the County Plan designation from rural to urban on property that has been added to a UGB. This process applies only to quasi-judicial plan amendments for individual properties. The City is in the process of preparing appropriate Comprehensive Plan map and text amendments as required prior to urbanization of the site.</p>	<p>No change.</p>

Status of Approval Conditions Metro Ordinance No. 99-809			
Ordinance Number	99-809 Condition	City of Hillsboro Comments (11/7/02)	Status of Condition/ Staff Recommendation
	6 (A) – The land added to the Urban Growth Boundary by this ordinance shall be planned and zoned for housing uses to the extent and in a manner consistent with the acknowledged 2040 Growth Concept text and the regional design types for the Lands shown on Exhibit A.	The exact location of 2040 design types as shown in Exhibit A will need to be adjusted to reflect reasonable expectations for urbanization patterns in the context of current conditions and the public planning process underway. This condition will be met through the City’s Community Planning Process based on the new Inner Neighborhood design type.	This condition will be fulfilled by the City of Hillsboro’s current community planning process pursuant to the requirements of Title 11 of the Urban Growth Management Functional Plan (Functional Plan). This title requires, in part, that residential densities be consistent with the assigned 2040 Growth Concept design type (Metro Code 3.07.1120(B)). Proposed Ordinance 02-968 applies the design type of Inner Neighborhood to Area 55 West.
	6 (B) (1) –The portions of the lands west of River Road shall be designated for parks, greenspaces, Title 3 and recreation corridor uses substantially as shown on Exhibit D.	This condition has been met through Title 3 implementation, and future implementation of City and regional Goal 5 programs. The reconfiguration of the proposed land use pattern will likely result in some modification of park and recreation areas shown on Exhibit D.	Exhibit D of Ordinance 99-809 is the concept plan map originally prepared for the entire Hillsboro South Urban Reserve Area, which included approximately 1,400 acres. The current community planning effort covers only Area 55 West and will result in a different land use plan and park plan relative to the rest of the City. Title 3 applies to specific natural resource areas and must be adhered to during any planning process.
	6 (B) (2), (3) (a) & (b) – (2) The portion of the lands shown as “low-medium density” residential areas on Exhibit D shall be assigned low-medium density zoning of at least 7 dwelling units per net developable acre; (3) Development in the Gordon Creek neighborhood/main street around the SE Davis - Brookwood intersection shown on Exhibit D shall be assigned the following zoning: a. The portion of the Lands shown as “Medium-high” density shall be assigned zoning averaging of at least 22 dwelling units per net developable acre; b. The portion of the Lands shown as “mixed use-high density” shall be assigned zoning of at least 29 dwelling units per net developable acre.	These conditions addressing densities will be met as modified to be consistent with designations in the Comprehensive Plan that were adopted to comply with Metro Functional Plan targets and with provisions of Title 11.	This condition will be fulfilled by the City’s community planning process, which must comply with the residential density provision of Title 11 [MC 3.07.1120(B)].

<p>6 (B) (4) - Affordable housing shall be enhanced by zoning at least 35 acres of apartments, senior housing, or other multi-family housing among the higher density residential zoning in the Gordon Creek neighborhood/main street area averaging at least 25 dwelling units per net developable acre.</p>	<p>This condition will be met through adoption of Community Plan/Comprehensive Plan amendments including provisions for affordable housing consistent with Titles 7 and 11 of Metro's Functional Plan.</p>	<p>This condition will be fulfilled by the City's community planning process, which must comply with the affordable housing provision of Title 11 [MC 3.07.1120(D)].</p>
<p>6 (C) – Adoption of an urban comprehensive plan designation and urban zoning for this area shall include means to assure that speed, temperature, sedimentation and chemical composition of the stormwater runoff meet State and Federal water quality standards.</p>	<p>This condition will be met through adoption of Comprehensive Plan amendments including provisions that address applicable language from Title 11. Washington County Clean Water Services is the agency that deals with state and federal water quality standards.</p>	<p>Title 11 of the Functional Plan requires the identification, mapping and funding strategy for protecting areas from development due to fish and wildlife habitat, water quality enhancement and mitigation, and natural hazards mitigation [MC 3.07.1120(G)]. In addition, Clean Water Services is the agency that implements Title 3 regulations and must meet state and federal water quality standards.</p>
<p>6 (D) and (E) – D. Urban zoning shall address on-site stormwater detention requirements. The City shall consider a requirement that the amount of stormwater runoff after completion of development shall not be greater than the stormwater runoff before development. E. Adoption of an urban comprehensive plan designation and urban zoning for the subject area shall be approved only after the city has complied with all Title 3 Functional Plan requirements, and has addressed Federal requirements adopted pursuant to the Endangered Species Act.</p>	<p>These conditions have been met through adoption of Title 3 requirements, and will be further met through adoption of Comprehensive Plan and code provisions addressing Clean Water Service's Healthy Streams Program, and the Tualatin Basin Approach and the regional Goal 5, ESA and the Clean Water Act. It is inappropriate to include the specifications of this condition in the zoning ordinance. Clean Water Services has jurisdiction over stormwater runoff.</p>	<p>Staff agrees with the comments in the second column.</p>
<p>6 (F) (1) and (2) – F. Prior to the conversion of the urbanizable land created by this ordinance to urban land available for development, the City's comprehensive plan shall be amended to include the following provisions: (1) The functional classification of the Tualatin Valley Highway shall remain "principal arterial" consistent with the Regional Motor Vehicles System Map (1997) of the Regional Framework Plan. (2) The transportation element of the comprehensive plan shall be amended to require the Access Management Strategies in the August 25, 1998 Draft Hillsboro TSP, or substantially</p>	<p>These conditions have been met through adoption of the City's TSP and related comprehensive plan amendments: TSP Ch. 8, Figure 8-3 - TV Hwy, Principal Arterial functional classification; TSP Ch. 8, page 8-59 - access management strategies; TSP Ch. 2, Policies 3 (Trip Reduction) and 4 (Performance); and Comprehensive Plan section 13, Transportation, policies A4 (safety) and G (accessibility).</p>	<p>Staff agrees with the comments in the second column and considers this condition satisfied.</p>

equivalent policies.		
<p>6 (F) (3) – (3) The transportation element of the comprehensive plan shall be amended to adopt the alternative Level of Service provision authorized by Title 6 of Metro’s Urban Growth Management Functional Plan at Metro Code 3.07.640 for the road system planned for this land added to the urban growth boundary by this ordinance.</p>	<p>These conditions have been met through adoption of the following provisions in the City’s TSP and related comprehensive plan amendments as follows: TSP Ch. 2, Goal 4 (Performance), Policy 1; and Comprehensive Plan section 13, Transportation, Policy D (2).</p>	<p>Staff agrees with the comments in the second column. In addition, Section 4 of proposed Ordinance 02-968 requires compliance with the RTP, including Chapter 6 of that plan. [Chapter 6 of the RTP has replaced the Title 6 requirements of the Functional Plan]</p>
<p>6 (F) (4) -The transportation element of the comprehensive plan shall be amended to require the number of local street connections per mile required by Title 6 of Metro’s Urban Growth Management Functional Plan at Metro Code 3.07.630 for the road system planned for the land added to the urban growth boundary by this ordinance.</p>	<p>This condition has been met through amendments made to the City’s Zoning Ordinance and TSP as follows: Zoning Ordinance section 133, Development Review, Standards (A)(18) and Special standards for pedestrian/bicycle accessways (B)(1); TSP Ch. 2 Policy 3 (Trip Reduction); TSP Goal 2 (Multi-modal travel) Policy 5; and TSP Ch. 8, Figs 8-9 through 8-16. New connectivity standards in the RTP may need to be addressed in the current Hillsboro TSP update.</p>	<p>Staff agrees with the comments in the second column. In addition, Section 4 of proposed Ordinance 02-968 requires compliance with the RTP, including Chapter 6 of that plan. [Chapter 6 of the RTP has replaced the Title 6 requirements of the Functional Plan]</p>
<p>6 (F) (5) - The transportation element of the comprehensive plan shall require the City to coordinate transit service with Tri-Met to phase in increased transit service as this area is developed.</p>	<p>This condition has been met through adoption of Comprehensive Plan section 13, Transportation, Policy (B) (5), which addresses coordination of transit service throughout the City.</p>	<p>Staff agrees with the comments in the second column and considers this condition satisfied.</p>
<p>6 (F) (6) – Amendments to the public facilities plan in the Transportation System Plan shall be made with rough cost estimates for each of the following on-site transportation facilities needed for this area to address existing and future needed road improvements as identified in the transportation report of the urban reserve plan:</p> <ul style="list-style-type: none"> ▪ Davis Road from River Road to Gordon Creek neighborhood/ mainstreet center: new two lane community street. ▪ Davis Road through the Gordon Creek neighborhood/mainstreet center: new three lane community boulevard. ▪ Davis Road through the Gordon Creek neighborhood/mainstreet center to Century Blvd.: new two lane community street. ▪ Brookwood Ave. from TV Highway to Gordon Creek 	<p>This condition will be met through the current planning process. The streets listed and the various design types and configurations were premised on a conceptual transportation system that would have served Site 55 in its entirety. Final street design and alignments will be determined through the Community Plan process.</p>	<p>Staff agrees with the comments in the second column. In addition, Title 11 of the Functional Plan requires a conceptual transportation plan consistent with the RTP that includes preliminary cost estimates and funding strategies [MC 3.07.1120(F)].</p>

<p>neighborhood/mainstreet center: new two lane community street.</p> <ul style="list-style-type: none"> ▪ Brookwood to Gordon Creek neighborhood/mainstreet center: new three lane community boulevard. ▪ Century Blvd. from TV Highway to Davis Road: new two lane community street. ▪ Alexander St. from Brookwood Ave. to 229th: new two lane collector. ▪ River Road from Witch Hazel to Gordon Creek: new three lane arterial. 		
<p>6 (F) (7) - Amendments to the Public Facilities Plan shall be made with rough cost estimates for each of the following off-site transportation facilities needed for this area to address existing and future needed road improvements identified in the approved urban reserve plan:</p> <ul style="list-style-type: none"> ▪ River Road from Gordon Creek to Rosedale Road: reconstruct to two lanes. ▪ River Road at Witch Hazel: left turn lane, signalization. ▪ Brookwood/Witch Hazel at TV Highway: realignment, added lanes, and new traffic and RR signalization. ▪ Brookwood from TV Highway to Baseline: reconstruct to 3 lanes, and rebuild curves at Ash St. and Golden Road. ▪ Brookwood Ave. from Baseline to Cornell: construct to three lanes. ▪ Century Blvd. from Baseline to Century High School: new three lane roadway extension. ▪ Century Blvd. from Baseline to Cornell Road: reconstruct to three lanes. ▪ 229th from 2,000 feet north of Butternut Creek to Rosedale Road: reconstruct two lanes. ▪ Brookwood at Cedar Street: channelization and signalization. ▪ Brookwood at Bently: channelization and signalization. ▪ Brookwood at Golden: channelization and signalization. 	<p>This condition lists numerous requirements for off-site improvements that were largely taken from the Concept Plan for Site 55 (West). Some of the improvements listed are already built, others are already in the TSP, some are no longer desirable; others can be added, as deemed appropriate, as part of the TSP update currently underway. The final determination of off-site improvements should be made based upon analyses of current conditions and needs as part of the Community Plan process. The TSP/PFP would be amended as required. It is recommended that provision of parallel east/west routes be considered to take pressure off of TV Highway.</p>	<p>Staff agrees with the comments in the second column. In addition, Title 11 of the Functional Plan requires a conceptual transportation plan consistent with the RTP that includes preliminary cost estimates and funding strategies [MC 3.07.1120(F)].</p>
<p>6 (F) (8) - The transportation element of the comprehensive plan shall be amended to require completion of a</p>	<p>This condition has been met through adoption of the City TSP and Comprehensive Plan</p>	<p>Staff agrees with the comments in the second column. In addition, Section 4 of proposed</p>

<p>corridor study of the Tualatin Valley Highway prior to urban development approvals for land added to the urban growth boundary by this ordinance to provide additional means of maintaining the through traffic capacity while providing acceptable access to and across this highway.</p>	<p>amendments as follows: TSP Policy 4; Comprehensive Plan section 13, Transportation, Policy D (3), Performance This condition has been superceded by RTP amendments that resulted from the corridor initiatives. An appropriate segment of TV Highway demonstrating a nexus between Site 55 West and anticipated impacts on TV Highway will be studied. An updated traffic analysis is being performed as part of the Community Plan. In addition, opening the new elementary school at 247th and Davis will allow the Witch Hazel school to be closed and subsequently demolished, which facilitates realignment of the Brookwood Avenue/TV Highway intersection. It is anticipated that this realignment will have a positive impact on TV Highway capacity.</p>	<p>Ordinance 02-968 requires the area to comply with the RTP, including Chapter 6 of that plan.</p>
<p>6 (F) (9) – A school site plan consistent with ORS 195.110 that addresses the future needed school sites identified in the urban reserve plan.</p>	<p>This condition has been met. The School District has purchased approximately 20 acres at the southwest intersection of 247th and Davis Road and is in the development review process for a new 600 student K-12 elementary school to be constructed on the site. The District has also proposed possible construction of a middle school on the same property in the future. These schools will serve the needs of the population in Site 55 West consistent with the requirements of Metro Functional Plan Title 11.</p>	<p>Staff agrees with the comments in the second column. Title 11 requires a conceptual school plan that provides for the amount of land and improvements needed to serve the area added to the UGB. As an update, the school is currently under construction.</p>
<p>6 (F) (10) – Funding strategies and planning requirements shall be adopted for the acquisition and protection of adequate land to meet or exceed locally adopted level of service standards for provision of public parks, natural areas, trails, and recreational facilities. Lands which are undeveloped due to natural hazards or environmental protection purposes (i.e., steep slopes, floodways, riparian corridors, wetlands, etc.) shall only be considered to meet the natural area level of service standards if the land will be preserved in perpetuity for public benefit.</p>	<p>This condition is met by Section 9, <u>Recreation</u>, of the Comprehensive Plan and Section 4.6.4, <u>System Improvement Goals</u>, of the Public Facilities Plan that was adopted as a supporting document to the comprehensive plan earlier this year. Funding strategies and requirements for parks and natural areas in Site 55 (West) will be consistent with the new City Park Master Plan that is currently being developed.</p>	<p>Staff agrees with the comments in the second column. Title 11 requires a conceptual public facilities and services plan, which includes a provision for parks [MC 3.07.1120(H)]. In addition, MC 3.07.1120(J) requires an urban growth diagram that shows general locations for public open spaces and parks.</p>

<p>6 (G) – The City of Hillsboro and Washington County shall coordinate transportation facilities to provide appropriate farm vehicle access to farmland outside, but adjacent to, the new urban growth boundary established by this ordinance.</p>	<p>This requirement for coordination between the City and County to provide farm vehicle access adjacent to Site 55 (West) will be addressed in appropriate Comprehensive Plan amendments through the Community Plan process.</p>	<p>Section 5 of proposed Ordinance 02-968 carries this condition forward by requiring the City and Washington County to provide appropriate farm vehicle access to farm land outside, but adjacent to Area 55 West.</p>
<p>7 – Consistent with ORS 268.390(3) and ORS 195.025(1), Washington County and the City of Hillsboro shall include the area added to the Urban Growth Boundary by this Ordinance as shown on the map in Exhibit B in applicable text and map provisions of their comprehensive plans.</p>	<p>The County recently adopted Ordinance No. 571 clarifying the process for changing the County Plan designation from rural to urban on property that has been added to a UGB. This process applies only to quasi-judicial plan amendments for individual properties. The City is in the process of preparing appropriate Comprehensive Plan map and text amendments as required prior to urbanization of the site.</p>	<p>Section 6 of proposed Ordinance 02-968 carries this condition forward by requiring the City and Washington County to include Area 55 West in the applicable text and map provisions of their comprehensive plans.</p>

BEFORE THE METRO COUNCIL

FOR THE PURPOSE OF AMENDING)
ORDINANCE NO. 99-809, WHICH AMENDED)
THE URBAN GROWTH BOUNDARY TO)
INCLUDE FORMER URBAN RESERVE AREA)
55W OF WASHINGTON COUNTY)
ORDINANCE NO. 02-968
Introduced by Councilor McLain

WHEREAS, the Metro Council adopted Ordinance No. 99-809 on June 17, 1999 to amend the Urban Growth Boundary (UGB) and the 2040 Growth Concept Map to include former Urban Reserve Area 55W; and

WHEREAS, Ordinance No. 99-809 imposed conditions upon the City of Hillsboro to be met prior to urbanization of Area 55W; and

WHEREAS, circumstances in Area 55W have changed since adoption of Ordinance No. 99-809, including the acquisition of land and commencement of construction of a public school, adoption by the city of Hillsboro of ordinances implementing Title 3 of the Urban Growth Management Functional Plan, and adoption by the city of a transportation systems plan, such that accomplishment of some of the conditions is rendered impossible; and

WHEREAS, conditions 6(F)(1), 6(F)(2), 6(F)(3) and 6(F)(4) imposed upon the City of Hillsboro by Ordinance No. 99-809 have been implemented since adoption of the ordinance; and

WHEREAS, the Council has amended the Regional Transportation Plan since adoption of Ordinance No. 99-809 to include some of the transportation facilities identified in conditions in the ordinance; and

WHEREAS, the Council has amended Title 11 of the Urban Growth Management Functional Plan since adoption of Ordinance No. 99-809 to require amendments to local comprehensive plans to address the subjects of most of the conditions imposed upon the city of Hillsboro by the ordinance; now therefore,

THE METRO COUNCIL ORDAINS AS FOLLOWS:

1. Ordinance No. 99-809 is hereby amended to delete items 1 (designation of regional design types) and 6 (conditions on amendment to UGB).
2. The regional design type consistent with the Metro 2040 Growth Concept for the land added to the UGB by Ordinance No. 99-809 shall be Inner Neighborhood, as shown on Exhibit A, attached and incorporated into this ordinance.
3. The amendment to the UGB is subject to compliance with Titles 7 (Affordable Housing) and 11 (Urban Growth Boundary Amendment Urban Reserve Plan Requirements) of the Urban Growth Management Functional Plan.

4. The amendment to the UGB is subject to compliance with the Regional Transportation Plan, including the requirements of Chapter 6 of that plan.
5. The City of Hillsboro and Washington County shall include the area added to the UGB by Ordinance No. 99-809 in the applicable text and map provisions of their comprehensive plans.
6. The Findings of Fact and Conclusions of Law in Exhibit B, attached and incorporated into this ordinance, explain how Ordinance No. 02-968 complies with state law and the Regional Framework Plan.

ADOPTED by the Metro Council this ____ day of November, 2002.

Carl Hosticka, Presiding Officer

Attest:

Approved as to Form:

Christina Billington, Recording Secretary

Daniel B. Cooper, General Counsel

STAFF REPORT

FOR THE PURPOSE OF AMENDING ORDINANCE NO. 99-809, WHICH
AMENDED THE URBAN GROWTH BOUNDARY TO INCLUDE FORMER
URBAN RESERVE AREA 55W OF WASHINGTON COUNTY

Date: October 24, 2002

Prepared and Presented by: Ray Valone

PROPOSED ACTION

Adoption of Ordinance No. 02-968 to amend Ordinance No. 99-809 by deleting items 1 and 6, reassigning a 2040 design type to the area and requiring the City of Hillsboro and Washington County to include the area within their comprehensive plans.

BACKGROUND AND ANALYSIS

On June 17, 1999, the Council adopted Ordinance No. 99-809 to include Area 55 West into the Urban Growth Boundary. Area 55 West is approximately 300 acres, located south of the city of Hillsboro. Ordinance No. 99-809 assigned the 2040 design type of Outer Neighborhood to the area and included a list of conditions of approval. These conditions include requirements for housing, schools, natural resource protection, stormwater, public facilities and transportation.

In a letter to the Metro Council, dated July 29, 2002, Mayor Hughes of Hillsboro requested that Metro delete or update the conditions as appropriate, particularly those dealing with densities, land use patterns, local transportation facilities, and issues now covered by regulations adopted subsequent to the Council action (Attachment A). Hillsboro staff submitted their suggested changes and reasons for those changes to Metro planning staff and the Office of General Council (Attachment B). After reviewing this submittal, staff agrees with Hillsboro that some conditions have already been met, others are no longer applicable and the remainder will be met through the requirements of Title 11 of the Functional Plan.

BUDGET IMPACT

Adoption of this ordinance has no budget impact.

EXECUTIVE OFFICER'S RECOMMENDATION

It is recommended that Ordinance 02-968 be adopted to recognize the changed circumstances and to facilitate the on-going effort by the City of Hillsboro to develop a community plan for future urbanization of Area 55 West.