

ORDINANCE NO. 6419

HCP-005-22: WITCH HAZEL VILLAGE SOUTH COMPREHENSIVE PLANNING

AN ORDINANCE AMENDING HILLSBORO COMPREHENSIVE PLAN, ORDINANCE NO. 6249, AS AMENDED, TO INCORPORATE THE WITCH HAZEL VILLAGE SOUTH AREA INTO SECTION 22 COMPREHENSIVE PLAN MAP, SECTION 23.5 NATURAL RESOURCES INVENTORY, SECTION 23.8 TRANSPORTATION SYSTEM PLAN, A NEW SECTION 32 WITCH HAZEL VILLAGE SOUTH COMMUNITY PLAN, RENUMBERED SECTION 33 TRANSPORTATION SYSTEM PLAN, AND RENUMBER SECTIONS 33, 34, 35, 36 TO SECTIONS 34, 35, 36, 37 RESPECTIVELY.

WHEREAS, the 2016 Housing Needs Analysis revealed the City will need to supply at least 1,300 new single detached dwellings over the next 20 years. Even with 8,000 residential dwelling units provided by new development in South Hillsboro, the City will not be able to meet this requirement without expanding the Urban Growth Boundary (UGB); and

WHEREAS, based on the needed supply of additional land for residential dwelling units and its proximity to existing city limits, infrastructure and urban services, City staff in 2017-2018 undertook Concept Planning for the approximately 150-acre Witch Hazel Village South (WHVS) area situated south of the Witch Hazel Village Community Plan Area, east of River Road, and west of The Reserve Vineyards and Golf Club and South Hillsboro; and

WHEREAS, the WHVS Concept Plan was submitted to Metro for Title 11 compliance review required for an area's addition to the UGB and deemed complete by Metro; and

WHEREAS, the WHVS Concept Plan was submitted in a UGB expansion request packet to Metro in May 2018; and

WHEREAS, the Metro Council brought WHVS into the UGB in December 2018; and

WHEREAS, WHVS Community Planning that began in spring 2021 involved project community engagement through three WHVS community meetings, three Technical Advisory Committee meetings, three Planning Commission work sessions, a City Council work session, other stakeholder meetings, and a public project web site; and

WHEREAS, a WHVS Community Plan was prepared to help guide the future growth and development of the plan area building on the work of the WHVS Concept Plan; and

WHEREAS, the City is considering major amendments to the Comprehensive Plan Text and Map to meet the intent of the City's policies for the WHVS area that includes the Tax Lots 100, 200, 300, 400, 500, 600, 700, 800, 801, 804, 806, 809 & 810 on Washington County Tax Map 1S2-16A, Tax Lots 100, 101 & 199 on Tax Map 1S2-16D and Tax Lot 1301 on Tax Map 1S2-10CC; and

WHEREAS, procedures for processing Comprehensive Plan Text and Map amendments are set forth in Sections 12.80.166 and 12.70.060, which require a public hearing by the Planning Commission to initiate major amendments to the Comprehensive Plan Text and Map; and

WHEREAS, the Planning Commission adopted Order No. 8387 initiating the proposed Comprehensive Plan amendments on September 28, 2022; and

WHEREAS, at its October 12, 2022 meeting, the Planning Commission held a public hearing and received staff reports, exhibits, and public testimony; and

WHEREAS, after considering the information presented in the public hearing, the Planning Commission hereby recommends City Council approval of the proposed Comprehensive Plan Amendments, attached hereto as Exhibits A and B, based on the testimony, the evidence in the Record, and the supporting findings attached hereto as Exhibit C; and

WHEREAS, the City Council considered the Planning Commission's recommendation at its regular meetings on November 1, 2022 and November 15, 2022 and finds that the proposal is consistent with all applicable standards and criteria.

NOW, THEREFORE, THE CITY OF HILLSBORO ORDAINS AS FOLLOWS:

Section 1. Pursuant to CDC Sections 12.70.060.J and 12.80.166, the City Council hereby approves amendments to the HCP, as shown in Exhibits A and B attached to this Ordinance; and

Section 2. The City Council's decision on this matter is based on the findings in Exhibit C, attached to this Ordinance; and

Section 3. Except as herein amended, HCP Ordinance No. 6249, as amended, shall remain in full force and effect.


First approval of the Council on this 1st day of November, 2022.

Second approval and adoption by the Council on this 15th day of November, 2022.

Approved by the Mayor this 15th day of November, 2022.



Kyle Allen, Council President

ATTEST:  FOR
Amber Ames, City Recorder