

Witch Hazel Village South Project

Frequently Asked Questions

May 2018

1. What is the Witch Hazel Village South Project and where is it located?

Metro is accepting Urban Growth Boundary (UGB) expansion requests as part of the Urban Growth Management decision being made in the second half of 2018. The City is requesting that the area west of the now-developing South Hillsboro community, and immediately south of the Witch Hazel Village community be brought into the UGB. The 150-acre UGB expansion request area, referred to as Witch Hazel Village South (WHVS), is currently located in unincorporated Washington County and encompasses 12 distinct landowners. WHVS is located within a 940 acre Urban Reserve.

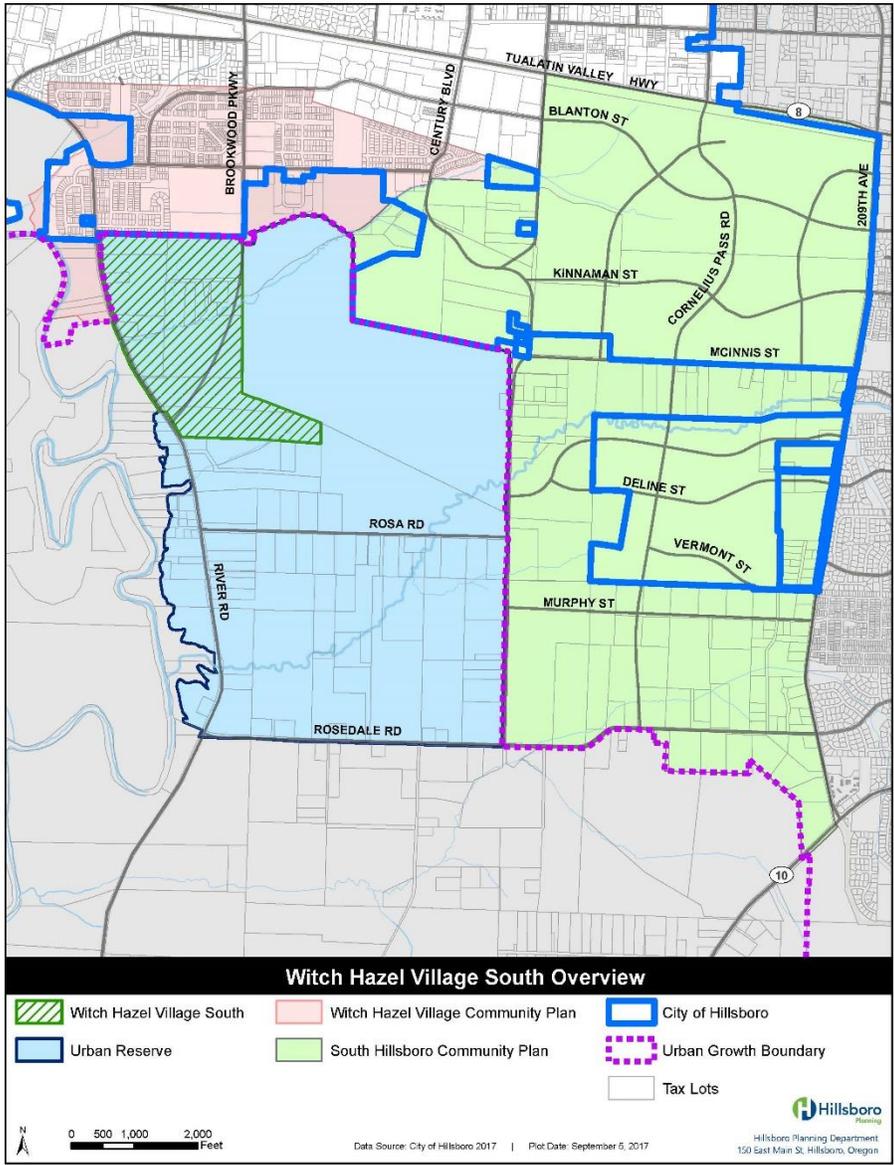
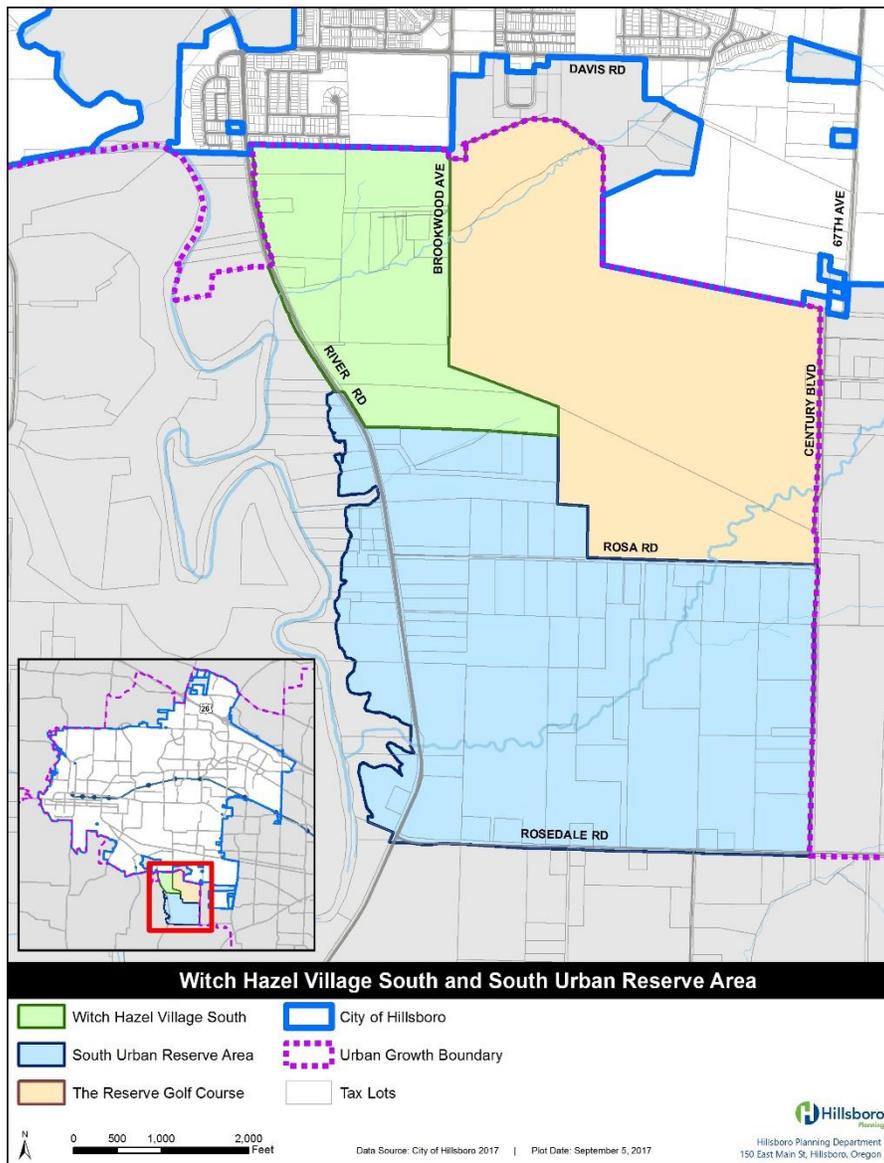


Figure 1: Witch Hazel Village South Overview

2. What are “urban reserves” and what are current plans for the Urban Reserve beyond WHVS?

Urban Reserves are lands designated by Metro as suitable for accommodating urban development expected to occur over a 50-year period. In addition to the 150-acre Witch Hazel Village South component, the larger Urban Reserve includes The Reserve Golf Course (311 acres) and South Urban Reserve Area (479 acres). The current project will focus primarily on the feasibility and impacts associated with development of WHVS. No UGB expansion is currently under consideration in the South Urban Reserve Area or The Reserve Golf Course portions of Urban Reserve.

Figure 2: Witch Hazel Village South and South Urban Reserve Area



3. *Why is the City seeking to expand the urban growth boundary to WHVS?*

A 2016 Housing Needs Analysis revealed the City will need to supply at least 1,300 new single-family detached homes over the next 20 years. Even with 8,000 residential units provided by new development in South Hillsboro, the City will not be able to meet this requirement without expanding the UGB. The City is seeking to urbanize WHVS based on its proximity to existing city limits, infrastructure and urban services. The largest property owners within the area have expressed support for this expansion.

By incorporating WHVS, the City is also advancing two major goals in the 2035 Community Plan: reduce commuter congestion; and increase the percentage of Hillsboro workers who call Hillsboro home. Preliminary analysis of the WHVS project suggests it will help close the housing needs deficit by adding approximately 850 additional homes.

4. *Where can I learn more about WHVS, South Hillsboro and other related community plans?*

The City posts information about major projects and all community plans on its website at www.hillsboro-oregon.gov. Updates for the Witch Hazel Village South project will be posted at www.hillsboro-oregon.gov/whvs. Information about the adjacent South Hillsboro community plan is available at www.hillsboro-oregon.gov/southhillsboro.

5. *What is the general process for requesting and completing a UGB expansion?*

Prior to applying for UGB expansion, cities are required to complete a Metro Title 11 Concept Plan that provides a framework for future growth and development. The Concept Plan must address land use, natural resources, impact on contiguous land areas, and the general location, phasing and financing of transportation and other infrastructure improvements. The Concept Plan for WHVS is complete and has been deemed Title 11 compliant by Metro.

6. *What happens after the Concept Plan has been submitted to Metro?*

Metro will determine whether there is a need to expand the UGB based on the Urban Growth Management Report and expansion requests from four jurisdictions; Hillsboro, Beaverton, Wilsonville, and King City.

7. *What is Metro's decision making timeline?*

- **Late June 2018:** Metro releases Urban Growth Report, with analysis of the existing growth boundary, growth trends and expansion options.
- **Sept. 4, 2018:** Metro's Chief Operating Officer makes a recommendation
- **Sept. 12, 2018:** Metro Policy Advisory Committee makes a recommendation to Metro Council
- **Sept. 20 and 27, 2018:** Metro Council holds public hearings and provides direction to staff
- **Dec. 6, 2018:** Metro Council holds a public hearing
- **Dec. 13, 2018:** Metro Council decided on growth boundary expansion.

8. *What happens if Metro rejects the UGB expansion?*

If Metro rejects the 2018 WHVS UGB expansion application, the City will likely reapply during the next UGB expansion request cycle in 2021.

9. *If approved by Metro, when would the UGB expansion and subsequent annexation take place?*

Activity to refine the preliminary concept plan through Comprehensive Plan amendments would begin in the years following the UGB expansion. Annexation into Hillsboro could occur once Comprehensive Plan amendments are adopted but owners interested in their properties being developed will likely remain in unincorporated Washington County until 2024 when additional improvements are anticipated to be made to Tualatin Valley Highway and the surrounding transportation system.

10. *Would existing property owners be responsible for paying to extend transportation infrastructure, public utilities, and services into the project area?*

Only if they are the developing the property themselves; otherwise, no. Future development will trigger and be responsible for extending improved transportation infrastructure, public utilities, and services into the project area and along adjacent property lines.

11. *Would existing property owners be responsible for paying to connect to public utilities adjacent to their property?*

Yes, the owner of an existing home wishing to connect to public utilities adjacent to their property would be responsible for the costs associated with that connection. Additional information regarding connections will be shared by providers at the time development occurs.

12. *Can a property remain outside the City of Hillsboro after WHVS is brought into the Urban Growth Boundary?*

Yes, a property can remain outside the City of Hillsboro even after nearby properties have chosen to annex into the City. It should be noted that urban service provision is more efficient and cost effective for all parties if a property is not surrounded by annexed properties over the long term.

13. *What happens if a property owner doesn't annex into the City?*

A property may remain in unincorporated Washington County under the County's Future Development 20-Acre (FD-20) designation.

For additional information, please contact City of Hillsboro Long Range Planning Manager, Laura Weigel, at 503-681-6156 or laura.weigel@hillsboro-oregon.gov.