

Urbanization



Where does this topic fit within the new Comprehensive Plan?

Hillsboro's updated Comprehensive Plan is organized around seven core topic areas. These core areas cover broad, interconnected subjects that help define and guide the future growth and development of Hillsboro.



Urbanization is one of the topics within the **Enhancing Livability and Recreation** core area.



The full background report is available at plan.hillsboro-oregon.gov/livability

Urbanization within the Urban Growth Boundary (UGB) is a topic that has widespread impacts on residential and employment growth within Hillsboro, the transition of land from rural to urban uses, the provision of public services to new urban areas, and long-term governance.

Existing Activities

The Hillsboro Planning Department is responsible for ensuring that the City meets the requirements of Oregon Statewide Planning Goal 14, which focuses on the efficient use of land, accommodating 20-year projected population and employment growth, and providing for an orderly and efficient transition from rural to urban land.

Hillsboro's efforts relating to urbanization must also fulfill the requirements of Metro, the regional government for the Portland metropolitan area. These requirements include a series of plans that work together to define the region's long-range growth management strategy.

As a full-service city, Hillsboro provides services such as fire protection, law enforcement, and parks and recreation.

Issues and Challenges

A number of issues and challenges affect the City's efforts in planning for urbanization. These include:

- **Urbanized Unincorporated Areas** — Existing urban service and planning agreements between Hillsboro, Beaverton, Washington County, Metro, and various special districts identify the City of Hillsboro as the jurisdiction responsible for planning, service provision, and governance of urbanized unincorporated areas like portions of Aloha and Reedville. These agreements are now outdated and in need of revision.
- **Constraints from Oregon House Bill 4078** — In the Portland metropolitan area, urban reserves are lands identified as suitable for accommodating urban development over the next 50 years. Oregon House Bill 4078 resulted in the loss of approximately 2,150 acres of urban reserve land north of Hillsboro that had been adopted by the regional and state governments. These changes could significantly impact Hillsboro's ability to accommodate projected employment growth.
- **Conditions on New Employment Lands** — Several UGB expansions in the Hillsboro area have included conditions relating to minimum lot sizes with the intent of accommodating large-scale employment uses. Such conditions limit the variety of employment uses that can be accommodated in these areas.
- **Newly Created County Islands** — County islands surrounded within Hillsboro's city limits may form as new parcels are annexed. County islands create long-term challenges associated with the overlap and duplication of public services, and increased costs associated with these inefficiencies.

Emerging Trends and Opportunities

Several trends and opportunities may influence Hillsboro's urbanization planning efforts. These include:

- **Hillsboro Urban Reserves Land** — Future UGB expansions into urban reserves land could help accommodate Hillsboro's projected residential growth.
- **Energy and Climate Change** — Pursuing energy efficiency, renewable energy, and the reduction of non-renewable energy when urbanizing new areas can support climate change mitigation and adaptation measures.

Recommended Updates and Policy Considerations

Recommended plan updates and policy considerations relating to the topic of urbanization include the following:

- **Adopt additional funding methodologies to ensure that new development and redevelopment adequately fund the necessary extension of public facilities and services.**
- **Ensure that properties to be annexed can be reasonably served by public facilities and services.**
- **Pursue a City greenway system that enhances buffering between urban uses and nearby agricultural and forest uses outside the Urban Growth Boundary.**

Find Out More

For more information, including upcoming events and opportunities to get involved, please visit plan.hillsboro-oregon.gov.

Civic Center, 4th Floor
150 E Main Street
Hillsboro, OR 97123

503-681-6153

