

HB 2047 Amendments:

- Request: Restore “Urban Reserve” (U/R) designation taken away from TL 900 and 901 (89 ac,) by HB 4078 (’13)
- Why: Asking for “fairness” from the Legislature:
 - Metro and WashCo designated the parcels U/R before the Court undid the Reserves decision; LCDC acknowledged that U/R designation.
 - Asking only for U/R designation restoration; **Not asking for UGB designation.** Metro would control whether or not parcels should be added to the UGB in future Metro UGB reviews.
 - HB 4078 “Undesignated” designation of 2 parcels intended to preserve the long-term future urbanization.
 - Properties directly west and north designated “Rural Reserves” (R/R) and protected from urbanization for the next 50 years.
 - Restoring U/R designation of TL 900 & 901 poses no threat of urbanization of R/R properties north of Hwy 26.
 - TL 900 & 901 are “development-ready” w/o significant public infrastructure funding required. Pipes are adjacent. Not so, w/ other North Hillsboro sites added to the UGB by HB 4078: \$72M needed to fund required public infrastructure
 - Site rated No. 1 by CH2M/Hill study (refer to handout) for potential large industrial site suitability/investment attraction.
 - Site owner voluntarily sold 5 acres of land that was part of this Site for the Brookwood/Hwy 26 Interchange Expansion.
 - WashCo and Hillsboro would not object to the U/R designation.