

ITEM FOR INFORMATION**HILLSBORO SCHOOL DISTRICT PROPERTY ACQUISITION – OBERG PROPERTY****SUMMARY**

Hillsboro School District (HSD) acquired a property, known as the Oberg property, which is located within the service boundary of Beaverton School District (BSD). The purpose of HSD's acquisition is to own land that could be used as a new high school and/or elementary school site should the need arise. ORS 332.158 requires HSD to obtain written approval from the BSD Board to acquire and operate a school use on the subject property.

BACKGROUND

The subject property is located adjacent to the South Hillsboro development area, south of SW Rosedale Road (Exhibit A). HSD acquired an adjoining property in 2014 for the purpose of a potential future high school location. In December 2022, the HSD Board authorized HSD staff to proceed with the acquisition of the subject property (Exhibit B).

The ability for one school district to acquire property for a school use in another school district's service area is governed by ORS 332.158, which provides that a school board may "...purchase, construct, reconstruct, improve, repair, equip, or furnish a school in another school district and may expend bond proceeds and other funds available to the board for such purposes if the board has written permission of the district school board of the school district in which the school will be located..." and the written permission must be obtained before the first day on which students will attend class in the school.

HSD is requesting that BSD provide such written authorization which is attached (Exhibit C) for the Board's consideration. A future action would be required to authorize Superintendent Balderas to execute the written authorization.

The subject property is currently located outside of the Urban Growth Boundary (UGB) and has an "undesignated" label with respect to the Urban/Rural Reserve regional protocol. The zoning of the site is Washington County Agriculture and Forest (AF-20). The zoning will not allow the construction of a school which could accommodate more than 100 individuals. For this site to be developed as a school accommodating more than 100 individuals, the UGB would need to be extended to include the subject site. For this to occur, an extensive regionwide land use review would need to take place and be authorized by the Metro Council. With these designations in place, development of the site as a school(s) is not imminent.

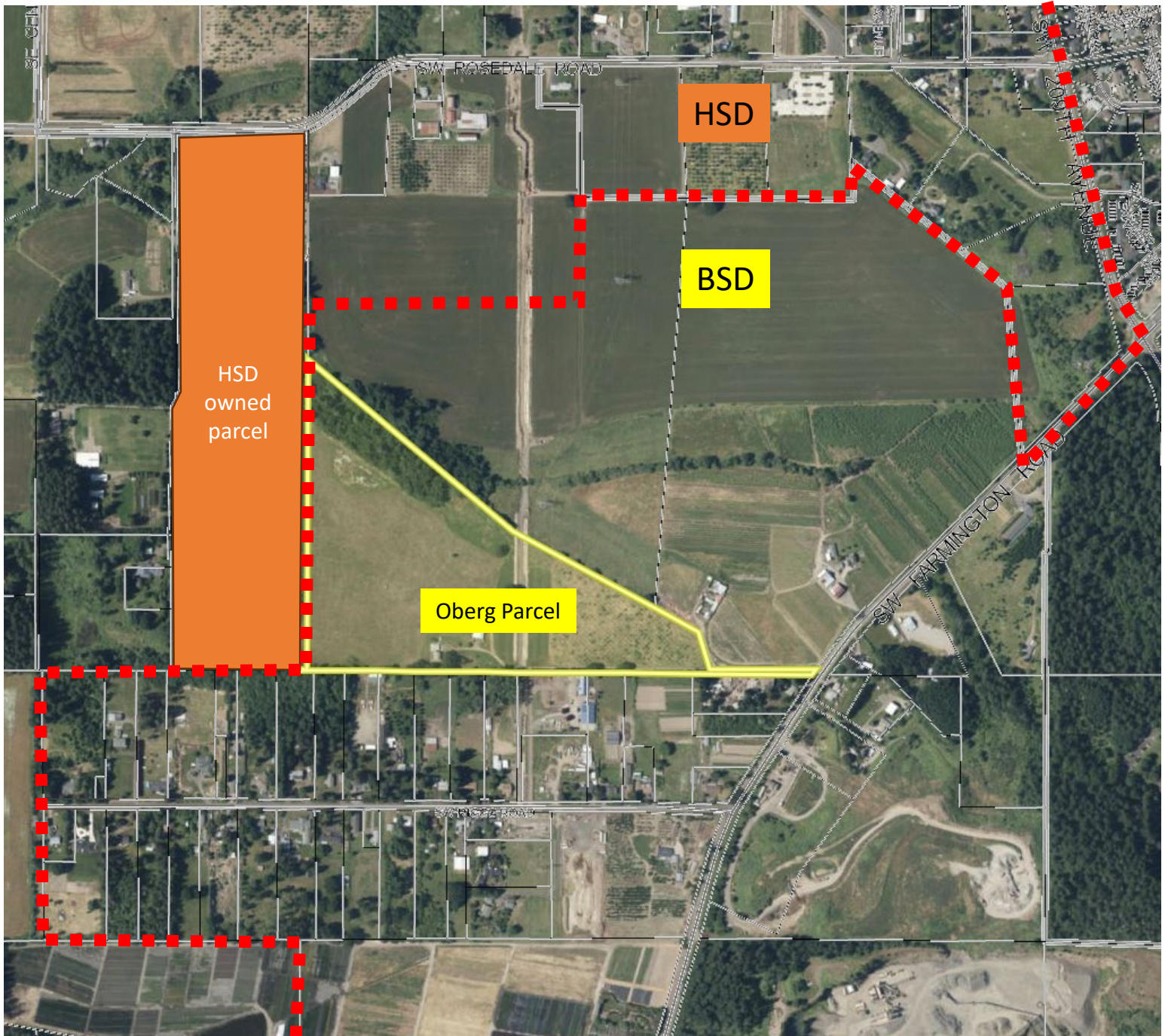
Staff assessment of the subject site, based on current zoning, is that no substantive development can occur. No additional housing or other development which could have a potential impact on BSD could be developed on the subject site.

RECOMMENDATION

Staff will present information on HSD's request for BSD's written authorization to acquire the subject property for the purposes of locating future school(s). No action is needed.

Belong. Believe. Achieve.

Exhibit A



Oberg Property:

21515 SW Farmington Road, Beaverton, Oregon 97007
Tax Map Number 1S2230002800

Exhibit B
Hillsboro Property Purchase Decision

HILLSBORO SCHOOL DISTRICT 1J
December 6, 2022
APPROVE PURCHASE OF PROPERTY ADJACENT TO CURRENT 40-ACRE
FUTURE HIGH SCHOOL SITE ON ROSEDALE ROAD

SITUATION

In April 2014, the Hillsboro School District purchased a 40-acre site to the south of Rosedale Road, across from the recently approved South Hillsboro Urban Growth Boundary expansion area. This site was purchased as a future high school site.

In October 2021, the school board approved the sale of a 10.67-acre parcel in the Reeds Crossing development back to GLC-South Hillsboro at a sale price of \$3,627,800 (\$340,000 per acre). At the same time, the Board authorized District staff to begin searching for a site outside of the Urban Growth Boundary that could serve as a future elementary school site as well as expanding the footprint of the 40-acre future high school site purchased by the District in 2014.

Tonight the Board will be asked to approve the purchase of a 34.39-acre site immediately to the east of our existing 40-acre parcel at a cost of \$3,482,780. This parcel, when added to the existing 40-acre site, will give allow for a 10+-acre elementary school site that can be accessed from Rosedale Road and a 50+-acre high school site that can be accessed from either the existing Farmington Road or a future extension of Cornelius Pass Road.

RECOMMENDATION

The Superintendent recommends the Board of Directors approve the Purchase and Sale Agreement and First Amendment as presented.

I move that the Board of Directors approve the Purchase and Sale Agreement and First Amendment as presented.

South Hillsboro Area

May 6, 2021

