



Oregon

Theodore R. Kubongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

(503) 373-0050

Fax (503) 378-5518

www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

11/2/2010

TO: Subscribers to Notice of Adopted Plan
or Land Use Regulation Amendments

FROM: Plan Amendment Program Specialist

SUBJECT: Washington County Plan Amendment
DLCD File Number 011-10

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. Due to the size of amended material submitted, a complete copy has not been attached. A Copy of the adopted plan amendment is available for review at the DLCD office in Salem and the local government office.

Appeal Procedures*

DLCD ACKNOWLEDGMENT or DEADLINE TO APPEAL: Thursday, November 18, 2010

This amendment was submitted to DLCD for review prior to adoption with less than the required 45-day notice. Pursuant to ORS 197.830(2)(b) only persons who participated in the local government proceedings leading to adoption of the amendment are eligible to appeal this decision to the Land Use Board of Appeals (LUBA).

If you wish to appeal, you must file a notice of intent to appeal with the Land Use Board of Appeals (LUBA) no later than 21 days from the date the decision was mailed to you by the local government. If you have questions, check with the local government to determine the appeal deadline. Copies of the notice of intent to appeal must be served upon the local government and others who received written notice of the final decision from the local government. The notice of intent to appeal must be served and filed in the form and manner prescribed by LUBA, (OAR Chapter 661, Division 10). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

***NOTE:** The Acknowledgment or Appeal Deadline is based upon the date the decision was mailed by local government. A decision may have been mailed to you on a different date than it was mailed to DLCD. As a result, your appeal deadline may be earlier than the above date specified. NO LUBA Notification to the jurisdiction of an appeal by the deadline, this Plan Amendment is acknowledged.

Cc: Joy Chang, Washington County
Gloria Gardiner, DLCD Urban Planning Specialist
Anne Debbaut, DLCD Regional Representative
Bill Holmstrom, DLCD Transportation Planner
Amanda Punton, DLCD Regional Representative
Gloria Gardiner, DLCD Urban Planning Specialist
Chris Shirley, DLCD FEMA Specialist

<paa> YA



FORM **2**

DLCD

Notice of Adoption

DATE STAMP	<input type="checkbox"/> In person <input type="checkbox"/> electronic <input type="checkbox"/> mailed
	DEPT OF
	OCT 29 2010
	LAND CONSERVATION AND DEVELOPMENT
For Office Use Only	

This Form 2 must be mailed to DLCD within 5-Working Days after the Final Ordinance is signed by the public Official Designated by the jurisdiction and all other requirements of ORS 197.615 and OAR 660-018-000

Jurisdiction: **Washington County**

Local file number: **Ordinance 730-A**

Date of Adoption: **October 26, 2010**

Date Mailed: **October 28, 2010**

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes No Date: 7/28/10

Comprehensive Plan Text Amendment

Comprehensive Plan Map Amendment

Land Use Regulation Amendment

Zoning Map Amendment

New Land Use Regulation

Other: **Trans. System Plan Amendment**

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached.")

Ordinance 730-A adopts the North Bethany Subarea Plan, which includes the PCC Rock Creek Campus; creates future urban plan designations for about 691 acres of FD-20 land, consistent with Metro's Title 11; adopts urban design standards and transportation and infrastructure system plans for the area; amends Transportation Plan maps, Urban Plan policies and development standards to implement the Subarea Plan; identifies "placeholders" for future tasks to develop provisions for specific issues, such as standards and procedures for cluster housing and development of the Main Street Area.

Does the Adoption differ from proposal? Yes, Please explain below:

Additional amendments were made to development standards and Urban Plan policies; development standards were added for property line adjustments in the North Bethany Subarea; additional "placeholders" were added to the development standards; and amendments were made to Comprehensive Plan maps for the North Bethany Subarea that depict elements such as parks and trails, neighborhood plans, and future land use designations.

Plan Map Changed from: **See above description**

to: **See above description**

Zone Map Changed from: **N/A**

to: **N/A**

Location: **North Bethany Subarea**

Acres Involved: **691**

Specify Density: Previous: **N/A**

New: **N/A**

Applicable statewide planning goals:

- | | | | | | | | | | | | | | | | | | | |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
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Was an Exception Adopted? YES NO

Did DLCD receive a Notice of Proposed Amendment...

45-days prior to first evidentiary hearing?

Yes No

If no, do the statewide planning goals apply?

Yes No

If no, did Emergency Circumstances require immediate adoption?

Yes No

DLCD File No. 011-10 (18437) [16382]

DLCD file No. _____

Please list all affected State or Federal Agencies, Local Governments or Special Districts:

Trimet; Multnomah County; Oregon Division of State Lands; Portland Community College; Beaverton School District; Oregon Department of Transportation; Metro; Tualatin Valley Fire and Rescue; Tualatin Valley Water District; Tualatin Hills Parks and Recreation District; Clean Water Services.

Local Contact: **Suzanne Savin**

Phone: **503-846-3963**

Address: **155 N. First Ave., Suite 350-14**

Fax Number: **503-846-4412**

City: **Hillsboro** Zip: **97124-3072**

E-mail Address: **suzanne_savin@co.washington.or.us**

ADOPTION SUBMITTAL REQUIREMENTS

This Form 2 must be received by DLCD no later than 5 days after the ordinance has been signed by the public official designated by the jurisdiction to sign the approved ordinance(s) per ORS 197.615 and OAR Chapter 660, Division 18

1. This Form 2 must be submitted by local jurisdictions only (not by applicant).
2. When submitting, please print this **Form 2** on light **green paper if available**.
3. Send this Form 2 and **One (1) Complete Paper Copy and One (1) Electronic Digital CD** (documents and maps) of the Adopted Amendment to the address in number 6:
4. **Electronic Submittals: Form 2 – Notice of Adoption will not be accepted via email or any electronic or digital format at this time.**
5. The Adopted Materials must include the final decision signed by the official designated by the jurisdiction. The Final Decision must include approved signed ordinance(s), finding(s), exhibit(s), and any map(s).
6. **DLCD Notice of Adoption must be submitted in One (1) Complete Paper Copy and One (1) Electronic Digital CD via United States Postal Service, Common Carrier or Hand Carried to the DLCD Salem Office and stamped with the incoming date stamp.** (for submittal instructions, also see # 5)] **MAIL the PAPER COPY and CD of the Adopted Amendment to:**

**ATTENTION: PLAN AMENDMENT SPECIALIST
DEPARTMENT OF LAND CONSERVATION AND DEVELOPMENT
635 CAPITOL STREET NE, SUITE 150
SALEM, OREGON 97301-2540**

7. Submittal of this Notice of Adoption must include the signed ordinance(s), finding(s), exhibit(s) and any other supplementary information (see ORS 197.615).
8. Deadline to appeals to LUBA is calculated **twenty-one (21) days** from the receipt (postmark date) of adoption (see ORS 197.830 to 197.845).
9. In addition to sending the Form 2 - Notice of Adoption to DLCD, please notify persons who participated in the local hearing and requested notice of the final decision at the same time the adoption packet is mailed to DLCD (see ORS 197.615).
10. **Need More Copies?** You can now access these forms online at **<http://www.lcd.state.or.us/>**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518.

Updated December 22, 2009

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Action – Land Use & Transportation (CPO 7)

Agenda Title: ADOPT FINDINGS FOR A-ENGROSSED ORDINANCE NO. 730

Presented by: Brent Curtis, Planning Manager

SUMMARY:

A-Engrossed Ordinance No. 730 includes the text and maps that make up the North Bethany Subarea Plan (see attached map). A-Engrossed Ordinance No. 730 amends the Bethany Community Plan, the Community Development Code, the Comprehensive Framework Plan for the Urban Area, and the 2020 Transportation Plan.

As required by ORS 197.615, post acknowledgment comprehensive plan amendments (e.g., amendments made to the County's Comprehensive Plan after it was acknowledged by the State Department of Land Conservation and Development as complying with the Statewide Planning Goals) must be accompanied by findings setting forth the facts and analysis showing that the amendments are consistent with the applicable Statewide Planning Goals, Oregon Revised Statutes, State Administrative Rules and the applicable provisions of Washington County's Comprehensive Plan. Additionally, as required by Title 8 of Metro's Urban Growth Management Functional Plan, any amendment to a comprehensive plan or implementing ordinance shall be consistent with the requirements of the Functional Plan.

Attached is the Resolution and Order to adopt the findings for A-Engrossed Ordinance No. 730. The findings will be provided to the Board prior to the hearing and will also be available at the Clerk's desk. The findings will also be posted on the county's land use ordinance web page at the following link:

www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2010-land-use-ordinances.cfm

- Continued -

DEPARTMENT'S REQUESTED ACTION:

Adopt the proposed findings for A-Engrossed Ordinance No. 730 and authorize the Chair to sign the Resolution and Order memorializing the action.

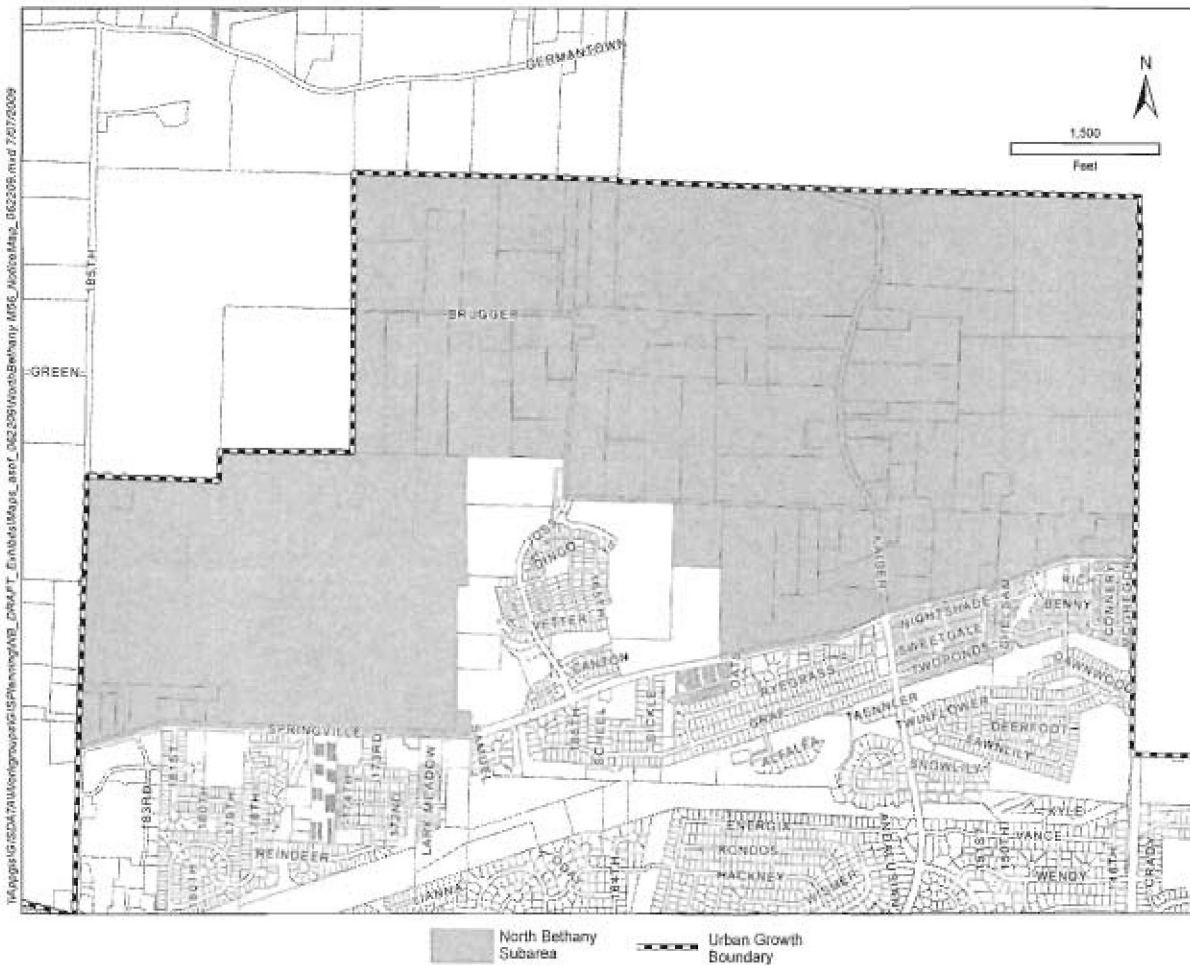
COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

100-601000

RO 10-99

Agenda Item No.	<u>6.a.</u>
Date:	10/26/10



North Bethany Subarea

1 IN THE BOARD OF COUNTY COMMISSIONERS

2 FOR WASHINGTON COUNTY, OREGON

3 In the Matter of Adopting) RESOLUTION AND ORDER
4 Legislative Findings in Support)
of A-Engrossed Ordinance No. 730) No. 10-99

5 This matter having come before the Washington County Board of Commissioners at its
6 meeting of October 26, 2010; and

7 It appearing to the Board that the findings contained in Exhibit "A" summarize relevant facts
8 and rationales with regard to compliance with the Statewide Planning Goals, Oregon Revised
9 Statutes and Administrative Rules, Washington County's Comprehensive Plan, and titles of Metro's
10 Urban Growth Management Functional Plan relating to A-Engrossed Ordinance No. 730; and

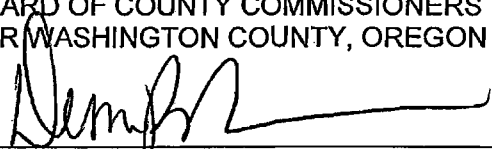
11 It appearing to the Board that the findings attached as Exhibit "A" constitute appropriate
12 legislative findings with respect to the adopted ordinance; and


13 It appearing to the Board that the Planning Commission, at the conclusion of its public hearing
14 on August 25, 2010, made a recommendation to the Board, which is in the record and has been
15 reviewed by the Board; and

16 It appearing to the Board that, in the course of its deliberations, the Board has considered the
17 record which consists of all notices, testimony, staff reports, and correspondence from interested
18 parties, together with a record of the Planning Commission's proceedings, and other items submitted
19 to the Planning Commission and Board regarding this ordinance; it is therefore,

20 RESOLVED AND ORDERED that the attached findings in Exhibit "A" in support of
21 A-Engrossed Ordinance No. 730 are hereby adopted.

22 DATED this 26th day of October, 2010.

		AYE	NAY	ABSENT	BOARD OF COUNTY COMMISSIONERS
23	BRIAN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FOR WASHINGTON COUNTY, OREGON
	SCHOUTEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
24	STRADER	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
	ROGERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
25	APPROVED AS DU FORM:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

26
27 
County Counsel
28 For Washington County, Oregon



Recording Secretary

EXHIBIT A

**FINDINGS FOR A-ENGROSSED ORDINANCE No. 730
AN ORDINANCE AMENDING THE BETHANY COMMUNITY PLAN, THE
COMMUNITY DEVELOPMENT CODE, THE COMPREHENSIVE
FRAMEWORK PLAN FOR THE URBAN AREA, AND THE
TRANSPORTATION PLAN TO ADOPT THE NORTH BETHANY SUBAREA
COMMUNITY AND TO IMPLEMENT REGULATIONS**

October 26, 2010

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BACKGROUND

A-Engrossed Ordinance No. 730 amends various elements of the Washington County Comprehensive Plan (Plan) by planning for the urbanization of an urban growth boundary (UGB) expansion area determined necessary by Metro to provide additional housing capacity in the region. This ordinance establishes Community Plan and Community Development Code standards for the North Bethany Subarea, a new subarea in the Bethany Community Plan created by Ordinance No. 712 on October 27, 2009. While many of the following findings were made as part of Ordinance No. 712, they are repeated to demonstrate full compliance with state and regional planning requirements for new urban areas.

Both ordinances only affect properties in the North Bethany Subarea. This area was brought inside the UGB in December 2002 by Metro Ordinance No. 02-987A, and this UGB expansion area has come to be known as North Bethany. A portion of the North Bethany expansion area, known as the Arbor Oaks Subarea (formerly known as Arbor Lakes, Gossamer Hills and Urban Reserve Area 65), is not included as part of A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730, since it was previously addressed via Ordinance No. 546 (1999).

A-Engrossed Ordinance No. 712 amended the Comprehensive Framework Plan for the Urban Area (CFP), the Bethany Community Plan, the 2020 Transportation Plan (TSP) and the Community Development Code (CDC) by creating a new Subarea for North Bethany in the Bethany Community Plan. The North Bethany Subarea is addressed as a new chapter in the Bethany Community Plan, which includes a newly adopted North Bethany Concept Plan. A-Engrossed Ordinance No. 712 also adopted supporting CFP and TSP policies and provisions that provide a basis for the future application of specific urban land use designations and implementing regulations in the North Bethany Subarea, which are addressed in A-Engrossed Ordinance No. 730.

While A-Engrossed Ordinance No. 712 represents a preliminary plan for the North Bethany Subarea, A-Engrossed Ordinance No. 730 establishes the urban land use designations (or districts) and applicable CDC regulations and other implementation provisions within the Community Plan and CFP plan policies. Whenever feasible, A-Engrossed Ordinance No. 730 applies existing CDC standards to North Bethany, but certain exceptions were made in order to comply with concept planning requirements. A-Engrossed Ordinance No. 730 amends the supporting CFP policies and provisions that specify the future application of specific urban land use designations and implementing regulations in the North Bethany Subarea.

Mechanisms for the funding and provision of public facilities and services are planned, but until they can be secured, A-Engrossed Ordinance No. 730 retains the existing Future Development -20 (FD-20) designation for lands in North Bethany. A subsequent land use ordinance will address outstanding issues, including how to limit conflicts at the urban/rural edges of the Subarea, finalizing standards for building variety and design, and creating Planned Development standards.

Part 1:
GENERAL FINDINGS

The Board finds that Statewide Planning Goals 15 (Willamette River Greenway), 16 (Estuarine Resources), 17 (Coastal Wetlands), 18 (Beaches and Dunes) and 19 (Ocean Resources) and related Oregon Administrative Rules (OARs) are not applicable because these resources are not located within Washington County. The Board also finds that applicable requirements under the Transportation Planning Rule (OAR 660-012) be addressed directly due to the subject matter of the ordinance. These findings are included in this document.

The county is also required to make findings that the amendments are consistent with the requirements of Metro's Regional Transportation Plan (RTP) and Metro's Urban Growth Management Functional Plan (UGMFP). Among others, Title 11 (Planning for New Areas) of the UGMFP is specifically relevant for the planning of UGB expansion areas. These findings are also addressed in this document.

Finally, this document responds to specific conditions included with Metro Ordinance No. 02-987A, and related Resolution No. 03-3369A.

Part 2:
STATEWIDE PLANNING GOAL FINDINGS

The purpose of the findings in this document is to demonstrate that A-Engrossed Ordinance No. 730 is consistent with Statewide Planning Goals (Goals), Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR) requirements, Metro's UGMFP and the Washington County Comprehensive Plan. The Washington County Comprehensive Plan was adopted to implement the aforementioned planning documents and was acknowledged by the State of Oregon. The county follows the post-acknowledgement plan amendment (PAPA) process to update the Comprehensive Plan with new state and regional regulations as necessary and relies in part upon these prior state review processes to demonstrate compliance with all necessary requirements. No Goal compliance issues were raised in the hearing proceedings described below. In addition, none of the proposed changes to the maps and text of the Comprehensive Plan implicate a Goal compliance issue. The following precautionary findings are provided to demonstrate ongoing compliance.

Goal 1 - Citizen Involvement

Goal 1 addresses Citizen Involvement by requiring the implementation of a comprehensive program for citizen participation in the planning process. Washington County has an acknowledged citizen involvement program that provides a range of opportunities for citizens and other interested parties to participate in all phases of the planning process. In addition, Chapter X of the County Charter sets forth specific requirements for citizen involvement during review and adoption of land use ordinances. Washington County has followed these requirements for the adoption of A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730.

At the adoption of A-Engrossed Ordinance No. 712, the Board directed staff to work with stakeholders to resolve a number of issues, and to address these issues through a subsequent land use ordinance, namely A-Engrossed No. 730. During 2010, a facilitator/mediator worked with staff, developers, citizens and North Bethany property owners to work through the issues list. The stakeholders and staff worked to maximize agreement and resolve issues for the purposes of developing exhibits for Ordinance No. 730.

It should be noted here that pursuant to ORS.197.610(2), Ordinance No. 730 was submitted to the Department of Land Conservation and Development (DLCD) less than 45 days before the initial public hearing, to expedite its review. (The initial public hearing before the Board was September 7, 2010, and the ordinance was submitted to DLCD on July 28, 2010, which was 40 days prior to the initial public hearing.) The need for the expedited review was due to the emergency circumstances caused by the current extraordinary economic conditions, including the collapse of the housing market and the mortgage industry, and the need to provide opportunities for economic development in Washington County in a timely fashion. The current economic conditions are emergency circumstances that required submittal of Ordinance No. 730 to DLCD in less than 45

days, to allow the county to adopt the ordinance before the end of the county's 2010 land use ordinance season in October 2010.

Goal 2 - Land Use Planning

Goal 2 addresses Land Use Planning by requiring an adequate factual base to support a decision as well as coordination with affected governmental entities. Washington County has an acknowledged land use planning process that provides for the review and update of the various elements of the Plan, which includes documents such as the Rural/Natural Resource Plan, Urban Planning Area Agreements and the CDC. Washington County utilized this process to adopt A-Engrossed Ordinances No. 712 and No. 730. Notice was coordinated with all affected governmental entities and comments received from these entities were addressed either as part of the proceedings or with subsequent staff coordination.

Portland Community College (PCC) and Tualatin Hills Park & Recreation District (THPRD) submitted comments about proposed trail locations and connections depicted in Ordinance No. 730. In response, staff met with PCC and THPRD representatives. Agreement was formed and amendments to the trails maps and associated Comprehensive Plan language were included as part of A-Engrossed Ordinance No. 730.

Goal 3 – Agricultural Land

Goal 3 addresses the preservation and maintenance of agricultural land for existing and future needs for agricultural products, forest and open space. Policy 15, Implementing Strategies (a) and (f), of the Rural/Natural Resource Plan include provisions for the preservation of agricultural lands.

A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 establish buffers along the western and northern edges of the North Bethany Subarea by limiting development within existing natural features such as floodplains and wetlands. However, testimony was received about the need for adequate buffers, particularly in the northeast corner and along the eastern edge of the subarea. These areas may require a more deliberate application of planned buffers to provide sufficient protection. Options to consider include easements, plantings, and yard setbacks. There was insufficient time to meet with all affected parties and stakeholders to adequately examine the buffer issue during the timeline for A-Engrossed Ordinance No. 730. Therefore, as part of the engrossment of Ordinance No. 730, a placeholder was added to the Comprehensive Plan text, requiring the buffer issue to be examined in 2011. This issue can be continued until 2011 because the FD-20 designation will not be removed from the North Bethany Subarea until a County Service District and other implementation steps are adopted later in 2011.

Plan compliance with Goal 3 is maintained with the amendments made by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and strategies for agricultural land as required by Goal 3.

Goal 4 – Forest Lands

Goal 4 addresses the conservation of forest lands: maintaining the forest land base and protecting the state's forest economy by making possible economically efficient forest practices. Policy 16, Implementing Strategies (a) and (c) of the Rural/Natural Resource Plan include provisions for the conservation and maintenance of forest lands.

A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 establish buffers along the western and northern edges of the North Bethany Subarea by limiting development within existing natural features such as floodplains and wetlands. However, testimony was received about the need for adequate buffers, particularly in the northeast corner and along the eastern edge of the subarea. These areas may require a more deliberate application of planned buffers to provide sufficient protection. Options to consider include easements, plantings, and yard setbacks. There was insufficient time to meet with all affected parties and stakeholders to adequately examine the buffer issue during the timeline for A-Engrossed Ordinance No. 730. Therefore, as part of the engrossment of Ordinance No. 730, a placeholder was added to the Comprehensive Plan text, requiring the buffer issue to be examined in 2011. This issue can be continued until 2011 because the FD-20 designation will not be removed from the North Bethany Subarea until a County Service District and other implementation steps are adopted later in 2011.

Plan compliance with Goal 4 is maintained with the amendments made by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and strategies for forest lands as required by Goal 4.

Goal 5 – Natural Resources, Scenic and Historic Areas and Open Spaces

Goal 5 addresses the protection of natural resources and the conservation of scenic, cultural, and historic areas and open spaces by requiring local programs to protect these resources in order to promote a healthy environment and natural landscape that contributes to Oregon's livability for present and future generations. Policies 10, 11 and 12 of the CFP, Policies 7, 9, 10, 11, 12 and 13 of the Rural/Natural Resource Plan and various sections of the Community Plans and the CDC include provisions for the protection of Goal 5 resources. In addition, OAR 660-023-0250 requires application of current Goal 5 provisions to post-acknowledgment plan amendments (PAPAs) when the PAPA 1) creates or amends a resource list or a portion of an acknowledged plan or land use regulation that protects a significant Goal 5 resource or 2) allows new uses that could be conflicting uses with a particular Goal 5 site.

As part of the planning to develop the North Bethany Concept Plan, new Goal 5 resource information was obtained in the form of a Local Wetland Inventory and an Open Space inventory. As required by OAR 660-023, these inventories provided the basis for a subsequent ESEE analysis and program decision, both of which are addressed as PAPAs and included as part of A-Engrossed Ordinance No. 730. The acknowledged 1983 County Goal 5 program designations have been applied to significant wetlands (Water

Areas and Wetlands) and Open Spaces (existing parks, powerline corridors and a cemetery, and proposed community and neighborhood parks).

In some places the identified resource areas overlap or correspond with existing designated Fish and Wildlife Habitat resource areas, which are subject to existing regulatory programs (areas previously designated as such on the Rural/Natural Resource Plan). Furthermore, as primary site drainage features, some of the inventoried areas are also subject to regulations relating to flood management (such as Drainage Hazard Areas) as well as water quality/quantity management. A-Engrossed Ordinance Nos. 712 and 730, and the program decisions implemented therein, address the confluence of regulations that apply to some of the identified natural resources in North Bethany. For instance, the boundary for the existing Water Areas and Wetlands & Fish and Wildlife Habitat designation for Bethany Creek was refined using the CDC Section 422 procedures and best available information from the Local Wetland Inventory for North Bethany and the habitat assessment. CDC Section 421 and the North Bethany Drainage Master Plan will guide delineation of the Drainage Hazard Area.

Plan compliance with Goal 5 is maintained with amendments made to the Comprehensive Plan by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. Furthermore, it should be noted that A-Engrossed Ordinance No. 730 did not amend any of the Goal 5 significant designations adopted by A-Engrossed Ordinance No. 712. The amendments made by A-Engrossed Ordinance Nos. 712 and 730 are consistent with the county's acknowledged policies and standards for the protection of Goal 5 resources as well as those set forth in OAR 660 Division 23.

Goal 6 - Air, Water and Land Resources Quality

Goal 6 requires the maintenance and improvement of the quality of the air, water and land resources of the state through the implementation of local plans that address waste and process discharge. Policies 4, 5, 6 and 7 in the CFP and Policies 4, 5, 6, and 7 of the Rural/Natural Resource Plan provide for the maintenance and improvement of the quality of air, water and land resources.

A-Engrossed Ordinance No. 712 did not amend the applicable Plan policies or CDC standards related to air, water or land resources which impact the county's compliance with Goal 6. However, A-Engrossed Ordinance No. 712 recognizes a Drainage Master Plan (DMP) for North Bethany that describes a concept for managing storm water quantity and quality for the whole of the area in the face of future development. The DMP was developed in cooperation with Clean Water Services, the identified sanitary sewer and storm water quality/quantity service provider agency for North Bethany. The DMP establishes a basis for future amendments relating to regulations and implementation of the DMP. A-Engrossed Ordinance No. 730 did not amend any provisions adopted by A-Engrossed Ordinance No. 712 related to the DMP or its implementation.

A-Engrossed Ordinance No. 730 applies existing code protections to significant wetlands, acknowledging the water quality and water quantity benefits associated with protecting these resources.

Plan compliance with Goal 6 is maintained with the amendments made by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and standards for the protection of Goal 6 resources.

Goal 7 - Areas Subject to Natural Hazards

Goal 7 requires the implementation of local land use programs that reduce the risk to people and property from natural hazards such as floods, landslides and earthquakes. Policy 8 in the CFP and Policy 8 in the Rural/Natural Resource Plan set out the county's policy to protect life and property from natural disasters and hazards.

A-Engrossed Ordinance No. 712 did not amend the applicable Plan policies and strategies or CDC sections related to flood plain areas, or to natural disasters and hazards. However, the drainage feature known as Bethany Creek is identified on the county's Plan as a Drainage Hazard Area. A-Engrossed Ordinance No. 730 applies CDC Section 421 and a pending North Bethany Drainage Master Plan (pending adoption by the Clean Water Services Board). In addition, A-Engrossed Ordinance includes data from a landslide hazard inventory and report by DOGAMI in the North Bethany Subarea. The data formed the basis for new CDC Section 410 submittal requirements which more specifically address localized potential landslide hazards.

Plan compliance with Goal 7 is maintained with the amendments made by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and standards for regulating development exposed to potential natural disasters and hazards addressed by Goal 7.

Goal 8 - Recreational Needs

Goal 8 requires local jurisdictions to satisfy the recreational needs of citizens and visitors by planning and providing for the siting of necessary recreational facilities. Policies 33, 34 and 35 of the CFP, Policy 24 of the Rural/Natural Resource Plan and the individual Community Plans address the recreational needs of the citizens of Washington County and visitors.

The North Bethany Subarea incorporates a plan for various park locations and sizes, accompanied by a network of multi-modal off-street recreational trails and on-street connections. This program of land for recreational facilities is consistent with the level of service standards for the identified park service provider, as described in the Master Plan of the Tualatin Hills Park and Recreation District (THPRD). A-Engrossed Ordinance No. 730 addresses the mechanisms necessary to facilitate implementation of the park and trail plan and acquisition and development of park and trail sites by THPRD. This ordinance specifies the types of assurances that are required for each park and trail amenity prior to removal of the FD-20 district.

Plan compliance with Goal 8 is maintained with the amendments made by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and strategies for satisfying recreational needs as required by Goal 8.

Goal 9 – Economic Development

Goal 9 requires the provision of adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare and prosperity of citizens. Policy 20 in the CFP and Policies 15, 16, 20 and 21 in the Rural/Natural Resource Plan set out the county's policies to strengthen the local economy. The CDC contributes to a sound economy by providing standards that facilitate development in an orderly and efficient fashion.

A-Engrossed Ordinance No. 712 identifies approximately 13 acres of land in the "Commercial" land use category. A-Engrossed Ordinance No. 730 establishes the future land use districts that will be applied to the North Bethany Subarea after the FD-20 designation is removed from the area. The future land use districts include two commercial districts that allow for development, including commercial and mixed-use.

The size, location, service level and configuration of the areas identified are informed by a North Bethany development program and market analysis that was conducted as part of the planning process. Such uses are consistent with the designations and design types applied by the Metro 2040 Plan. Future commercial uses would allow for development that would support the North Bethany community by providing daily services and limited employment opportunities appropriate for the area. This will allow the identified commercial areas to develop a community-neighborhood center atmosphere. This issue is addressed further elsewhere in this document, under UGMFP Title 11.

Plan compliance with Goal 9 is maintained with the amendments made by A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and strategies for strengthening the local economy as required by Goal 9.

Goal 10 - Housing

Goal 10 requires the provision of housing, including adequate numbers of units within a range of prices, types and densities that provide realistic options to meet citizen needs. Policies 21, 22, 23 and 24 of the CFP, and Policies 19 and 25 of the Rural/Natural Resource Plan address the provision of housing in the urban and rural areas of the county. The CDC contributes to the provision of adequate housing by establishing standards that facilitate development in an orderly and efficient fashion.

The estimated gross acreage available for residential development in the North Bethany Subarea is 458 acres. It is anticipated this area will accommodate a housing capacity between roughly 3,755 and 4,653 dwelling units, which is consistent with the Metro findings for housing capacity of the subject UGB expansion area. The adopted Concept Plan for the North Bethany Subarea specifies a generalized density structure for the

identified residential land use categories (e.g., low, medium and high); A-Engrossed Ordinance No. 730 adopts specific residential land use designations. These land use designations establish anywhere between five units per acre and greater than 25 units per acre, and permit a variety of housing types within each district. The range of residential districts will assure a variety of housing types and range of densities. Price ranges and affordability are addressed elsewhere in this document, under Title 11 of the UGMFP; other housing findings are addressed under Title 7.

Plan compliance with Goal 10 is maintained with the amendments made by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and standards for regulating housing in the urban and rural area as required by Goal 10.

Goal 11 - Public Facilities and Services

Goal 11 requires a plan for the orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Policies 15, 25, 26, 27, 28, 29, 30 and 31 of the CFP, and Policy 22 of the Rural/Natural Resource Plan address the provision of public facilities and services in the urban and rural areas of unincorporated Washington County. The CDC requires that adequate public facilities and services be available for new development.

A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 address major infrastructure needs. Service providers are identified and plan maps adopted that identify major facility improvements necessary to provide urban services for planned development in the North Bethany Subarea. These include trunk lines and capacity increases for sanitary sewer service, regional facilities for storm water, facility improvements to provide water service, necessary parks and trails locations, urban road maintenance, existing and future school sites, and the location of a planned fire station. Necessary law enforcement services will be provided when the Subarea is annexed to the existing service district for Enhanced Sheriff's Patrol. In all cases these plans have been coordinated with designated service provider agencies.

Preliminary cost assessments for needed facilities were made based on needed capacity and locations of existing and framework facilities. For each system, existing revenue streams were evaluated to determine ability to cover future costs. In all cases except for transportation, capital needs can be met by existing means such as SDCs. Possible mechanisms to cover the gap in transportation facility funding have been identified, and continue to be evaluated and developed through future Board or voter approval. The details of implementing this will be integrated where appropriate with a subsequent land use ordinance.

Until the details of an implementation program for necessary transportation facilities are resolved, the provisions of A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 establish a basis for the orderly development of necessary public facilities through the application of interim protection measures, as provided by the FD-20 designation.

Plan compliance with Goal 11 is maintained with the amendments made by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and strategies for the provision of public facilities and services as required by Goal 11. The amendments are also consistent with the provisions of OAR 660-011 (Public Facilities Planning) and ORS 195.110 (School facility plan for large school districts).

Goal 12 - Transportation

Goal 12 requires the provision and encouragement of a safe, convenient, multi-modal and economic transportation system. Policy 32 of the CFP, Policy 23 of the Rural/Natural Resource Plan, and in particular the Washington County 2020 Transportation Plan, describe the transportation system necessary to accommodate the transportation needs of Washington County through the year 2020. Implementing measures are contained in the 2020 Transportation Plan, the Bethany Community Plan and the CDC.

A-Engrossed Ordinance No. 712 is intended to provide a framework for the transportation system both within and in the vicinity of the North Bethany Subarea Plan. The amendments are consistent with the county's acknowledged policies and strategies for the provision of transportation facilities and services as required by Goal 12 (the Transportation Planning Rule or TPR, implemented via OAR Chapter 660, Division 12).

The TPR was adopted in 1991 and sets forth the framework that development of transportation system plans are required to comply with. Division 12 includes an extensive array of requirements which local transportation plans must comply with. As described in the findings that follow, A-Engrossed Ordinance No. 712 complies with all of the applicable requirements of OAR 660, Division 12.

Detailed findings for Goal 12 are provided elsewhere in this document in the form of specific Transportation Planning Rule (TPR) findings, pursuant to OAR 660-012. Brief summaries of the applicable TPR provisions are followed by findings of compliance. Only those provisions of Division 12 that require specific findings are summarized and addressed herein.

A-Engrossed Ordinance No. 730 made a minor amendment to Policy 10 of the 2020 Transportation Plan, to remove Greater Bethany East-West Arterial Study Area (located on the west side of NW 185th Avenue) from the plan, and minor amendments to the Functional Classification System map. Otherwise, A-Engrossed Ordinance No. 730 made no other changes to the Transportation Plan.

Plan compliance with Goal 12 is maintained with the amendments made by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and strategies for the provision of transportation facilities and services as required by Goal 12, the TPR and the Regional Transportation Plan (RTP).

Goal 13 - Energy Conservation

Goal 13 requires developed land uses to be managed and controlled so as to maximize the conservation of all forms of energy, based upon sound economic principles. Policies 36, 37, 38, 39 and 40 of the CFP, and Policy 25 of the Rural/Natural Resource Plan address energy conservation in the urban and rural areas of unincorporated Washington County. The CDC implements the energy conservation policies by establishing standards that promote energy efficient development, especially in Article IV.

The North Bethany Subarea Plan and Concept Plan adopted by A-Engrossed Ordinance No. 712 and the land use designations adopted by A-Engrossed Ordinance No. 730 call for the efficient use of vacant land by maximizing densities and locating higher densities along high capacity transportation corridors.

Plan compliance with Goal 13 is maintained with the amendments made by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and strategies for promoting energy conservation as required by Goal 13.

Goal 14 - Urbanization

Goal 14 requires provisions for the orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities. Policies 13, 14, 16, 17, 18, 19, 41 and 42 of the CFP address urbanization within the Regional Urban Growth Boundary. The CDC implements the urbanization policies by establishing standards to promote appropriate urban development. The Community Plans implement the urbanization policies by designating sufficient land for appropriate development.

A-Engrossed Ordinance No. 712 amended the FD-20 Acre District standards to ensure that future land use permits in North Bethany are not in conflict with the adopted Concept Plan, nor that they preclude future urban land uses. A-Engrossed Ordinance No. 730 amended the Community Plan to ensure the compatibility of proposed urban uses with nearby agricultural and forest activities. A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 comply with the Title 11 UGMFP provisions for the urbanization of new land as well as the site-specific conditions included in Metro Ordinance 02-987-A. A subsequent land use ordinance will develop additional standards to address compatibility between urban and rural activities.

Plan compliance with Goal 14 is maintained with the amendments made by A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The amendments are consistent with the county's acknowledged policies and strategies for urbanization as required by Goal 14.

Part 3:

TRANSPORTATION PLANNING RULE (OAR 660-012) FINDINGS

660-012-0010

Provides that transportation planning be divided into two phases, transportation system planning and project development.

FINDING: Washington County has an acknowledged Transportation System Plan adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule provisions of 660-012-0010. A-Engrossed Ordinance No. 730 is a refinement to A-Engrossed Ordinance No. 712 and includes amendments to Washington County's Transportation System Plan. A-Engrossed Ordinance No. 730 has been developed in compliance with all applicable provisions of Division 12. Transportation project development compliance with the TPR is not applicable to this ordinance. Transportation projects developed as a result of these plan amendments may also need to complete TPR findings.

660-012-0015

OAR 660-012-0015 includes requirements for preparation and coordination of transportation system plans.

FINDING: Washington County has an acknowledged Transportation System Plan adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule provisions of 660-012-0015. A-Engrossed Ordinance No. 730 complies with all the applicable requirements for preparation, coordination and amendment of TSP's required under this section of the TPR.

- OAR 660-012-0015(3)(a) Requires that local TSPs establish an adequate system of transportation facilities. During the development of A-Engrossed Ordinance No. 712, staff identified the local transportation needs facilities and services adequate for the North Bethany Subarea. This process was consistent with the development of the Washington County TSP. This need identification is included in the record for October 20, 2009. Facility identification and evaluation is included in the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007 and DKS and Associates Technical Memorandum #4, dated January 9, 2008. A-Engrossed Ordinance No. 730 includes minor refinements to the Transportation System Plan these refinements are based on the analysis carried out during the development of A-Engrossed Ordinance No. 712.

- OAR 660-012-0015(4) Requires that a financing program be adopted. A-Engrossed Ordinance No. 730 amendments and are incorporated as part of the Washington County Comprehensive Plan. The transportation financing program required by OAR 660-012-0040 is adopted as a supplemental resolution, see the findings for OAR 660-012-0040 below for more information.
- OAR 660-012-0015(5) Requires coordination with affected government agencies. As previously described in these findings, the preparation of A-Engrossed Ordinance No. 712 was closely coordinated with affected government agencies and service providers. A-Engrossed Ordinance No. 730 continued that coordination as appropriate throughout the development and engrossment of the Ordinance. .

660-012-0020

This section of the TPR describes the elements that TSP's must contain.

FINDING: Washington County has an acknowledged Transportation System Plan adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule provisions of 660-012-0020. A-Engrossed Ordinance No. 730 contains all of the elements required by the TPR.

- A-Engrossed Ordinance No. 712 included a coordinated network of transportation facilities that were determined to be adequate to meet projected state, regional and local transportation needs through the year 2030 as required by OAR 660-012-0020(1). The analysis of system alternatives, needs and methodology that support this conclusion are found in the record for October 20, 2009. The adequacy if the transportation network system evaluation is included in the DKS and Associates Technical Memorandum #3; and associated documentation, dated July 5, 2007. A-Engrossed Ordinance No. 730 makes no substantive changes to this analysis
- Transportation needs were determined in accordance with OAR 660-012-0030 (and OAR 660-012-0020(2)(a)) and are addressed in the record for October 20, 2009 in the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007.
- As previously discussed in these findings, in developing A-Engrossed Ordinance No. 712, Washington County coordinated with state, regional, and local jurisdictions. Washington County continued this coordination, as appropriate, throughout the development of A-Engrossed Ordinance No. 730. The Functional Classification system shown in Exhibit 16 of A-Engrossed Ordinance No. 730 is consistent

with the functional classifications in applicable state, regional and local TSP's as required by 660-012-0020(2)(b). In addition considerable attention was given to the standards and layout of the local and neighborhood street system. Exhibit 2, 3 and 14 of A-Engrossed Ordinance No. 730 update the street design plan, typical street design cross sections, street tree program and areas of special concern previously adopted in A-Engrossed Ordinance No. 712 . The focus and intent of the system is to provide a safe and convenient bike and pedestrian circulation system consistent with OAR 660-012-0045(3)(b) (and OAR 660-012-0020(2)(b)). New connections to arterials will be required to continue to comply with the Washington County access spacing standards. The road system shown in Exhibits 3, 14 and 16 of A-Engrossed Ordinance No. 730 depicts applicable new streets, extensions of existing streets, and connections to neighborhood destinations, as well as connections to existing and planned arterials and collectors.

- The public transportation system is described in the record for October 20, 2009 in the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007. No modification to the public transportation system is contemplated as part of A-Engrossed Ordinance No. 730. Transit services are provided on a county-wide basis by TriMet, the regional transit agency. TriMet has adopted the Tri-County Elderly and Disabled Transportation Plan which addresses the needs of the transportation disadvantaged. Based on these facts, A-Engrossed Ordinance No. 730 is consistent with the requirements of OAR 660-012-0020(2)(c).
- Exhibits 3 and 8 of A-Engrossed Ordinance No. 712 includes all the elements of the planned bicycle and pedestrian network as required by OAR 660-012-0020(2)(d). Ordinance No. 730 makes amendments to the trail and pedestrian connection map in Exhibit 3.
- No air, rail, water or pipeline transportation facilities have been identified within the planning area of A-Engrossed Ordinance No. 712 or A-Engrossed Ordinance No. 730.
- A-Engrossed Ordinance No. 712 Exhibit 3 adopts regional parking management strategies and provides for a multi-use transportation system designed to reduce reliance upon the automobile consistent with OAR 660-012-0020(2)(f). A-Engrossed Ordinance No. 730 does not modify the regional parking management strategies adopted by A-Engrossed Ordinance No. 712.

- Exhibit 3 of A-Engrossed Ordinance No. 712 includes parking maximum designations as required by OAR 660-012-0020(2)(g) A-Engrossed Ordinance No. 730 does not modify this designation.
- OAR 660-012-0020(2)(h) requires policies and land use regulations for implementing OAR 660-012-0045. Washington County has adopted such provisions as mentioned above and in addition, findings of compliance are included under the discussion for OAR 660-012-0045, below.
- As required by OAR 660-012-0020(i), the transportation financing program required by OAR 660-012-0040 is adopted as a supplemental resolution, see the findings for OAR 660-012-0040 below for more information.
- The inventory and general assessment of existing and committed transportation facilities and services are described in the record for October 20, 2009 included in the DKS and Associates Technical Memorandum #1, and associated documentation, dated October 3, 2006. This information supplements the Washington County Transportation System Plan inventories completed and adopted as part of A-Engrossed Ordinance No. 588 in 2002. A-Engrossed Ordinance No. 730 relies upon and does not modify this information.

OAR 660-012-0025

This section of the TPR describes the requirements for Goal compliance and refinement plans.

FINDING: Washington County has an acknowledged Transportation System Plan adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule provisions of 660-012-0025. A-Engrossed Ordinance No. 730 complies with the applicable provisions of Section 660-012-0025 of the TPR as demonstrated by the following facts.

- A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 have been adopted as a land use ordinance via the legislative process in accordance with Chapter X, Section 100(d) of the Washington County Charter.
- A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 identify the need, mode, function, and general location for transportation facilities, services, and major improvements, consistent with OAR 660-012-0025(1).

- The findings contained herein satisfy the requirement of OAR 660-12-0025(2) and have been adopted in conjunction with A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730.
- A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 do not include any refinement planning; OAR 660-12-0025(3) – (4) therefore does not apply.

OAR 660-012-0030

The provisions of this section set forth how needs shall be identified in TSP's.

FINDING: Washington County has an acknowledged Transportation System Plan adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule provisions of 660-012-0030. A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 identify transportation needs as required by OAR 660-012-0030. Only transportation facilities or services affected by the North Bethany Subarea Plan are included within A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 and documented within these findings.

- A-Engrossed Ordinance No. 730 identifies the transportation system needs in Exhibits 2, 3, 4, 7, 9, 10, 11, 14, 15 and 16. A-Engrossed Ordinance No. 730 is consistent with the Oregon Highway Plan (OHP) and Metro's Regional Transportation Plan (RTP) and findings of compliance with the RTP are included herein. In addition, transit services are provided on a county-wide basis by TriMet, the regional transit agency. TriMet has adopted the Tri-County Elderly and Disabled Transportation Plan which addresses the needs of the transportation disadvantaged. Based on these findings, A-Engrossed Ordinance No. 730 is consistent with the requirements of OAR 660-012-0030(1).
- A-Engrossed Ordinance No. 730 is not a regional TSP, therefore OAR 660-012-0030(2) is not applicable.
- The needs analyses that were developed for A-Engrossed Ordinance No. 712 are applicable to A-Engrossed Ordinance No. 730. The needs analysis was based upon population and employment forecasts consistent with Metro Population and Employment Forecast assumptions to 2030. As described in the record for October 20, 2009 in the DKS and Associates Technical Memorandum #1, and associated documentation, dated October 3, 2006. These same regional forecasts have been used to implement Metro's 2040 designations, which are part of the county's adopted and acknowledged comprehensive plan as

required by OAR 660-012-0030(3). These population and employment forecasts are also consistent with the 2035 RTP adopted in June, 2010.

- As prescribed by OAR 660-012-0030(3)(b) The transportation needs assessment included in the DKS and Associates Technical Memorandum #1, and associated documentation, dated October 3, 2006; is based upon the Metro regional travel demand model, and mode split assumptions. Many efforts to reduce reliance upon the automobile were explored during the development of A-Engrossed Ordinance No. 712 and continue to apply to A-Engrossed Ordinance No. 730, as described in below in the findings for OAR 660-012-0045.
- A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 are consistent with the requirements for VMT reduction set forth in OAR 660-012-0035(4) and referenced by OAR 660-012-0030(4). Appropriate findings are provided herein under OAR 660-012-0035.

OAR 660-012-0035

This section of the TRP concerns how the transportation system alternatives analysis was performed.

FINDING: Washington County has an acknowledged Transportation System Plan adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule provisions of 660-012-0035. A-Engrossed Ordinance No. 712 included an alternatives analysis meeting the requirements of OAR 660-012-0035, this analysis continues to apply to A-Engrossed Ordinance No. 730.

- The methodology used for evaluating alternatives is detailed in the record for October 20, 2009; included in the DKS and Associates Technical Memorandum #2, dated April 5, 2007, Technical Memorandum #3 dated July 5, 2007, and Technical Memorandum #4 dated January 9, 2008. This evaluation includes consideration of the components set forth in OAR 660-012-0035(1)(a)-(e).
- An analysis of system alternatives for A-Engrossed Ordinance No. 712 was based upon the land use factors detailed in OAR 660-012-0035(2)(a)-(d). Specific consideration of these factors is detailed in the record for October 20, 2009 as shown in the DKS and Associates Technical Memorandum #1, dated October 3, 2006 and Technical Memorandum #4, dated January 9, 2008. This analysis of system alternatives continues to apply to A-Engrossed Ordinance No. 730. These same land use considerations are required to be implemented in the county's Comprehensive Plan by Metro's Urban Growth Management Functional Plan (UGMFP).

- The record for October 20, 2009, DKS and Associates Technical Memorandum #3 dated July 5, 2007, displays the appropriate level of service calculations for planning area. The level of service standards used to assess the transportation system are consistent with Washington County's adopted and acknowledged Transportation System Plan, an element of the acknowledged comprehensive plan. This analysis continues to apply to A-Engrossed Ordinance No. 730, and is consistent with the requirements of OAR 660-012-0035(3)(a).
- The County's Transportation System Plan is required to be consistent with Metro's RTP. The RTP implements state and federal standards for protection of air, land and water quality, including the Federal Clean Air Act, and State Water Quality Management Plan (OAR 660-012-0035(3)(b)).
- A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 envision a community of distinction minimizing transportation related adverse economic, social, environmental and energy consequences. As described in Exhibit 2 of A-Engrossed Ordinance No. 730, the community focuses on integration with both the surrounding greater Bethany urban community and existing natural areas providing for a livable long term future. This is consistent with the requirements of OAR 660-012-0035(3)(c).
- The transportation system for A-Engrossed Ordinance No. 730 minimizes the conflicts between modes, by providing a multi-use street network as shown in Exhibit 11 of A-Engrossed Ordinance No. 730. The relationship of the various modes within the same right-of-way facilitates connections between the modes as appropriate. This is consistent with the requirements of OAR 660-012-0035(3)(d).
- The transportation system for A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 provides a balanced transportation system not dependant on any one mode for mobility or accessibility within the planning area. As described in Exhibit 2 and depicted in Exhibit 3 of A-Engrossed Ordinance No. 730, multi-use streets are required within the planning area reducing principal reliance upon automobile. This is consistent with the requirements of OAR 660-012-0035(3)(e).
- OAR 660-012-0035(4) and (5) concern VMT targets and alternative standards. As a county within an MPO, Metro's RTP's modal targets are applicable to A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730. The modal targets of the RTP have been

established to implement VMT reductions required under the alternative standards provision of OAR 660-012-0035(5). As explained in the findings of compliance with the RTP, A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 are consistent with the mode share target implementation measures of the RTP.

OAR 660-012-0040

This section of the TPR requires that a TSP include a transportation financing program and sets forth what such a program is required to include.

FINDING: Washington County has an acknowledged Transportation System Plan adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule provisions of 660-012-0040. Financing necessary to provide the necessary transportation facilities to serve the North Bethany Subarea Plan has been a major component of the planning process.

- OAR 660-012-0040(1) Requires that the TSP include a transportation financing program. OAR 660-012-0015(4) Allows such a program may be adopted as a supporting document to the comprehensive plan.
- OAR 660-012-0040(2)(a) – (c) Lists the elements to included within the financing plan. Establishing adequate funding for the North Bethany Subarea has been a priority for Washington County, and a key element of the overall planning process, and the North Bethany Interim Funding Strategy is before the Board of County Commissioners. A-Engrossed Ordinance No. 730 Exhibits 9 and 10 require that a future ordinance be filed to allow development to proceed, once adequate funding has been assured. The funding strategy will remain as interim until such time that adequate funding has been assured by the adoption of specific funding measures. The Board of County Commissioners may only then adopt an ordinance enabling the approval of development. The North Bethany Interim Funding Strategy contains a list of improvements, and an estimate of the costs and timing for each improvement, as well as a description of the proposed funding mechanisms. Each new funding mechanism must necessarily proceed as a separate initiative.
- OAR 660-012-0040(2)(d) is addressed above in section OAR 660-012-0035.
- OAR 660-012-0040(3) Requires that the financing program review existing funding mechanisms and possibility of new funding mechanisms. The North Bethany Interim Funding Strategy establishes the framework for funding mechanisms to complete the improvements

listed. The financing program uses both existing public resources and new resources to complete the list of improvements. The North Bethany Interim Funding strategy will remain as interim until each of the funding mechanisms has been adopted, and necessary funding has been assured. Only after the funding strategy mechanisms have been adopted will an ordinance enabling approval of development proceed.

OAR 660-012-0045

The provisions of this section concern how a TSP is implemented.

FINDING: Washington County has an acknowledged Transportation System Plan adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule provisions of 660-012-0045. A-Engrossed Ordinance No. 730, together with previously adopted and acknowledged ordinances fully implements all of the applicable provisions of OAR 660-012-0045.

- OAR 660-012-0045(1) details those transportation facilities, services and improvements that are exempt from land use review, those that may be permitted outright and those requiring a land use decision. For those transportation projects requiring a land use decision, the OAR requires that local governments provide a review and approval process that is consistent with OAR 660-012-0050. Adopted and acknowledged Ordinances A-Engrossed No. 421 and No. 573 created and refined Article 7 of the Community Development Code which is acknowledged to be consistent with the requirements of OAR 660-012-0050. CDC Article VII provides a consolidated review process for review of land use decisions for permitting transportation projects. A-Engrossed Ordinance No. 730 do not amend this process for land use review of transportation projects and is therefore consistent with OAR 660-012-0045(1).
- OAR 660-012-0045(2) requires the adoption of land use or subdivision regulations to protect transportation facilities. The Community Development Code includes appropriate implementing provisions for such protection. CDC Article V includes provisions for access control consistent with OAR 660-012-0045(2)(a). In addition, R&O 86-95 – Determining Traffic Safety Improvements Under the Traffic Impact Fee Ordinance as well as the Washington County Uniform Road Improvement Design Standards, provide for review and protection of roadway safety, infrastructure and operations as provided under subsection –0045(2)(b). The Community Development Code, together with R&O 86-95, provide a process for coordinated review of land use decisions affecting transportation facilities, corridors and sites as well as public notice as required under subsection –0045(2)(d)-(f). The

Washington County Transportation System Plan requires that all plan amendments be reviewed for compliance with OAR 660-012-060 (Strategy 19.13 – Exhibit 21 of A-Engrossed Ordinance No. 588). This strategy is consistent with subsection –0045(2)(g).

- OAR 660-012-0045(3) requires adoption of regulations to provide for safe and convenient pedestrian, bicycle and vehicular circulation. A-Engrossed Ordinance No. 730, Exhibits 2, 3, 4, 9, 10, 11, 14 and 15 provide a plan for these connections, and regulations requiring compliance with the identified standards within the North Bethany Subarea Plan. Community Development Code, section 408 is applicable and establishes local connectivity for all modes. This framework and standards fully complies with the provisions of OAR 660-012-0020(2)(b) as well as the requirements for safe and convenient pedestrian, bicycle and vehicular circulation (OAR 660-012-045).
- OAR 660-012-0045(4) concerns providing reasonable direct access to transit. A-Engrossed Ordinance No. 730, Exhibits 2, 3, 4, 9, 10, 11, 14 and 15 provide plans for reasonable direct pedestrian and bicycle access to transit service. In addition Exhibit 2 designates most of the area planned for commercial as “Main Street” requiring a street orientation conducive to providing access to transit. A-Engrossed Ordinance No. 730 exhibit 2 requires that new development provide pedestrian scale street lights along all streets, and that densities within the area are designed to support transit service. Transit services are provided on a county-wide basis by TriMet, the regional transit agency.
- OAR 660-012-0045(5) requires adoption of land use and subdivision regulations that allow transit oriented developments along transit routes, implement a demand management program as required under subsection –0035(4), and that implement a parking reduction plan. A-Engrossed Ordinance No. 730, Exhibit 2 designates most of the area planned for commercial as “Main Street” requiring a street orientation conducive to providing access to transit. Exhibit 3 of A-Engrossed Ordinance 712 designated a parking plan consistent with regional parking standards, which continues to be applicable. As a county within an MPO, Metro’s RTP’s modal targets are applicable to A-Engrossed Ordinance No. 730. The modal targets of the RTP have been established to implement VMT reductions required under the alternative standards provision of OAR 660-012-0035(5). As explained in the findings of compliance with the RTP, A-Engrossed Ordinance No. 730 is consistent with the mode share target implementation measures of the RTP. In addition, Exhibit 2 adopts

land use and design measures intended to reduce reliance upon the automobile.

- OAR 660-012-0045(6) sets forth the elements that are to be included as part of the planned bicycle and pedestrian system in developed areas. A-Engrossed Ordinance No. 730 does not apply to developed areas. Staff reviewed the existing development patterns in the vicinity, and determined that existing and planned pedestrian and bicycle systems were adequate. A-Engrossed Ordinance No. 730 adopts plans for these systems in areas that are currently not developed.
- OAR 660-012-0045(7) set forth requirements for local streets and accessways. These requirements are addressed by the street cross sections provided in A-Engrossed Ordinance No. 712 Exhibits 2 and 3, as updated by A-Engrossed Ordinance No. 730 exhibit 3.

OAR 660-012-0050

This section of the TPR concerns transportation project development.

FINDING: Washington County has an acknowledged Transportation System Plan adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule provisions of 660-012-0050. A-Engrossed Ordinance No. 730, together with previously adopted and acknowledged ordinances fully implements all of the applicable provisions of OAR 660-012-0050.

- Subsections –0050(1) and (2) apply to ODOT and regional TSP’s and are not directly applicable to A-Engrossed Ordinance No. 588.
- Subsection –0050(3) concerns project development, land use decision making and unresolved issues of compliance with comprehensive plan policies and land use regulations. As previously discussed, adopted and acknowledged Ordinances A-Engrossed No. 421 and No. 573 created and refined Article VII of the Community Development Code which is consistent with the requirements of OAR 660-012-0050. CDC Article VII provides a consolidated review process for review of land use decisions for permitting transportation projects. A-Engrossed Ordinance No. 730 does not amend this process for land use review of transportation projects.
- Subsections –0050(4) through (6) concern preparation of Environmental Impact Statements, the consequences of not building project(s) in the TSP and authorize concurrent project development in conjunction with preparation of a TSP or refinement plan. A-Engrossed Ordinance No. 588 established a TSP consistent with these subsections based on

General Policies D and the Build and Natural Environment Impacts Policy – 3.0. A-Engrossed Ordinance No. 730 does not amend this process for Built and Natural Environment Impact review.

OAR 660-012-0055

This section sets forth timelines for adoption of TSP's and for the specific requirements of OAR 660-012-0045(3), (4)(a)-(e) and (5)(d).

FINDING: Washington County has an acknowledged Transportation System Plan adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule provisions of 660-012-0055. A-Engrossed Ordinance No. 730 is consistent with the provisions of OAR 660-012-0055.

- There are no provisions in subsection that are required to be addressed as part of these findings.

OAR 660-012-0060

This section sets forth requirements for plan and land use regulation amendments.

FINDING: A-Engrossed Ordinance No. 730 is consistent with the provisions of OAR 660-012-0060.

- Pursuant to Subsection -0060(1), A-Engrossed Ordinance No. 712 determined that North Bethany Subarea Plan would significantly affect the planned transportation network. This was documented in the technical work done by DKS and Associates dated July 5, 2007 and included in the record of the October 20, 2009 Washington County Board of Commissioners hearing.
- In accordance with Subsection -0060(2), A-Engrossed Ordinance No. 712 Exhibit 8 amended the adopted and acknowledged 2020 Washington County Transportation Plan to provide appropriate functional classifications for the major street network for the North Bethany Subarea Plan. A-Engrossed Ordinance No. 730 does not significantly modify these amendments and will result in a transportation system that will be appropriate for the planned land uses in the North Bethany Subarea Plan while meeting adopted performance criteria from the 2020 Washington County Transportation Plan.
- A-Engrossed Ordinance No. 730 continues to apply the capacity and performance standards for the existing and planned roadway network are consistent with the motor vehicle performance measures of the adopted and acknowledged 2020 Transportation Plan, as updated by A-Engrossed Ordinance No. 712. The record for the October 20, 2009

hearing includes the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007, which describes the transportation system needed to accommodate the planned land uses for the North Bethany Plan Subarea, consistent with the adopted performance standards found in the 2020 Transportation Plan. The needed roadway capacities and functional classifications identified in the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007 are incorporated in the amendments found in Exhibit 8 of A-Engrossed Ordinance No. 712.

- Exhibit 16 of A-Engrossed Ordinance No. 730 removes the Greater Bethany East-West arterial study area. And includes several minor changes to the functional classification map.
- A-Engrossed Ordinance No. 730 amends the Washington County Transportation System Plan consistent with OAR 660-012-0060(2)(b). The finance program to implement these necessary improvements is described previously within these findings under section 660-012-0040.
- Subsection -0060(3) does not apply to A-Engrossed Ordinance No. 730 since the identified improvements to the transportation system will maintain adopted performance standards.
- OAR 660-012-0060(4) requires coordination with other public agencies and transportation service providers. See the coordination findings under title 1, previously in this document.
- OAR 660-012-0060(4)(b) concerns which improvements, facilities and services are considered as planned. A-Engrossed Ordinance No. 730 does not change the analysis of transportation improvements that can be found in the record for the October 20, 2009 hearing for A-Engrossed Ordinance No. 712 and are included in the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007. For the purpose of this analysis the 2004 adopted Financially Constrained Regional Transportation Plan improvements were considered reasonably likely. Additional improvements are considered reasonably likely based on the finance program described previously within these findings under section 660-012-0040. Additionally, any road that was added to the TSP or community plan as part of A-Engrossed Ordinance No. 712 or A-Engrossed Ordinance No. 730 is considered reasonably likely.
- OAR 660-012-0060(7) is not applicable to A-Engrossed Ordinance No. 730 since Washington County has fully complied with Title 6, Section 3 of the Urban Growth Management Functional Plan via the adoption of A-Engrossed Ordinance No. 552 (July 25, 2000).

OAR 660-012-0065

This section identifies the “transportation facilities, services and improvements” that may be permitted on rural lands without a goal exception.

FINDING: A-Engrossed Ordinance No. 712 included a single improvement located on rural lands (the Road A extension). An exception for this improvement is required and appropriate findings were provided. No other transportation facilities, services or improvements on rural lands are included in A-Engrossed Ordinance No. 712 or A-Engrossed Ordinance No. 730; Subsection -0065 therefore is not applicable.

Part 4:

REGIONAL TRANSPORTATION PLAN (RTP) FINDINGS

Since the New 2010 RTP has not been acknowledged, these findings of compliance with the RTP are based on the 2004 RTP.

6.2.2 Regional TSP Provisions Addressed Through Local TSPs

Requires local consistency with the 2000 RTP through the adoption of the modal targets specified in Policy 19.0, and parking management requirements in Title 2 of the Urban Growth Management Function Plan (UGMFP). Local adoption of the Chapter 1 modal targets is necessary to demonstrate compliance with the VMT/capita reduction findings described in Chapter 5 of the plan UGMFP.

6.4.1 Local Consistency with the RTP

Requires that comprehensive plan amendments adopted by counties within the Metro region demonstrate consistency with the RTP.

Chapter 1 Consistency with policies, objectives, motor vehicle level-of-service measure and modal targets, system maps and functional classifications including the following elements of Section 1.3:

- **regional transportation Policies 1 through 20 and objectives under those policies**

Policy 1.0. Public Involvement

Refer to findings in this document under Goal 1 (Citizen Involvement).

Policy 2.0. Intergovernmental Coordination

During the development of A-Engrossed Ordinance No. 712, a 17-member Technical Advisory Committee with membership from affected local, regional, and state agencies was invited to review and provide input on the plan. These agencies were consulted as appropriate throughout the development of A-Engrossed Ordinance No. 730.

Policy 3.0. Urban Form, and

Policy 4.0. Consistency Between Land-use and Transportation Planning

A-Engrossed Ordinance No. 730 is consistent with the 2040 Growth Concept, provides an inter-connected public street system with bicycle and pedestrian connections to existing transit, as well as to opportunities for future transit. A-Engrossed Ordinance No. 712 provides for adequate transportation facilities as demonstrated in the record for October 20, 2009 by the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007. These amendments are not affected by A-Engrossed Ordinance No. 730. In addition considerable attention was given to the standards and guidelines for the layout of the local and neighborhood street system. Exhibit 2 and 3 of A-Engrossed Ordinance No. 712, as updated by exhibits 2, 3, 4, 14, and 16 of A-Engrossed Ordinance No. 730, includes a street design plan, typical street design cross sections, a street tree program, and areas of special concern. The focus and intent of the

system is to provide a safe and convenient bike and pedestrian circulation system consistent with OAR 660-012-0045(3)(b) (and OAR 660-012-0020(2)(b)).

**Policy 5.0. Barrier-Free Transportation,
Policy 5.1 Interim Job Access and Reverse Commute Policy, and
Policy 6.0. Transportation Safety and Education**

A-Engrossed Ordinance No. 712, Exhibits 3, 8, 9, 10, 12, 13 and 14, as updated by A-Engrossed Ordinance No. 730 exhibits 2, 3, 4, 9, 10, 11, 14, 15 and 16, provide a plan for safe and convenient pedestrian, bicycle and vehicular circulation systems and connections, and design guidelines requiring compliance with the identified standards within the North Bethany Subarea. Standards will be incorporated as part of a future land use ordinance that includes enabling provisions for the adopted design concepts. This framework and standards (when complete) fully complies with the provisions of OAR 660-012-0020(2)(b) as well as the requirements for safe and convenient pedestrian, bicycle and vehicular circulation (OAR 660-012-045). and RTP Policy 5.0 – Policy 5.1.

**Policy 7.0. The Natural Environment,
Policy 8.0. Water Quality,
Policy 9.0. Clean Air,
Policy 10.0. Energy Efficiency,
Policy 11.0. Regional Street Design, and
Policy 12.0. Local Street Design**

The record for October 20, 2009, DKS and Associates Technical Memorandum #3 dated July 5, 2007, displays the appropriate level of service calculations for planning area. The level of service standards used to assess the transportation system are consistent with Washington County's adopted and acknowledged Transportation System Plan, an element of the acknowledged comprehensive plan. The county's Transportation System Plan is required to be consistent with Metro's RTP. The RTP implements state and federal standards for protection of air, land and water quality, including the Federal Clean Air Act, and State Water Quality Management Plan A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 envision a community of distinction minimizing transportation-related adverse economic, social, environmental and energy consequences. As described in Exhibit 2 of A-Engrossed Ordinance No. 730, the community focuses on integration with both the surrounding greater Bethany urban community and existing natural areas providing for a livable long term future. The transportation system for A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 minimizes the conflicts between modes, by providing a multi-use street network as shown in Exhibit 3 of A-Engrossed Ordinance No. 712. The relationship of the various modes within the same right-of-way facilitates connections between the modes as appropriate. -Engrossed Ordinance No. 730 provides a balanced transportation system not dependant on any one mode for mobility or accessibility within the planning area. As shown in Exhibit 3 of A-Engrossed Ordinance No. 712 and modified by exhibit 3 of A-Engrossed Ordinance No. 730, multi-use streets are required within the planning area reducing principal reliance upon automobile. This is consistent with the requirements of OAR 660-012-0035(3)(a) – (e) and Policy 7.0 – Policy 12.0 of the RTP.

Policy 13.0. Regional Motor Vehicle System

Exhibit 7 of A-Engrossed Ordinance No. 712 amends the regional street design overlay map in Policy 6 of the Washington County 2020 Transportation System Plan. Exhibit 8 of A-Engrossed Ordinance No. 712 amends the both the functional classification and lane numbers maps of the Washington County 2020 Transportation System Plan. Exhibit 16 of A-Engrossed Ordinance No. 730 also amends the functional classification map of the Washington County Transportation System Plan. As demonstrated in the record for October 20, 2009, DKS and Associates Technical Memorandum #3 dated July 5, 2007, which displays the appropriate level of service calculations for planning area; the planned transportation system adequately addresses Policy 13 of the RTP.

Policy 14.0. Regional Public Transportation System,

Policy 14.1. Public Transportation System Awareness and Education,

Policy 14.2. Public Transportation Safety and Environmental Impacts,

Policy 14.3. Regional Public Transportation Performance,

Policy 14.4 Special Needs Public Transportation,

Policy 14.5 Special Needs Public Transportation, and

Policy 14.6 Special Needs Public Transportation

The public transportation system is described in the record for October 20, 2009 in the DKS and Associates technical memorandum #3, and associated documentation, dated July 5, 2007. No modification to the public transportation system is contemplated as part of A-Engrossed Ordinance No. 730. Transit services are provided on a county-wide basis by Tri-Met, the regional transit agency. Tri-Met has adopted the Tri-County Elderly and Disabled Transportation Plan which addresses the needs of the transportation disadvantaged. Based on these facts, A-Engrossed Ordinance No. 730 is consistent with the requirements of OAR 660-012-0020(2)(c) and Policy 14.0 – Policy 14.6 of the RTP.

Policy 15.0. Regional Freight System and

Policy 15.1. Regional Freight System Investments

A-Engrossed Ordinance No. 730 does not amend the Washington County freight system or necessitate freight system investments beyond those described under Policy 13 above.

Policy 16.0. Regional Bicycle System Connectivity,

Policy 16.1. Regional Bicycle System Mode Share and Accessibility,

Policy 17.0. Regional Pedestrian System,

Policy 17.1. Pedestrian Mode Share, and

Policy 17.2. Regional Pedestrian Access and Connectivity

A-Engrossed Ordinance No. 712, Exhibits 3, 8, 9, 10, 12, 13 and 14, as updated by A-Engrossed Ordinance No. 730 exhibits 2, 3, 4, 9, 10, 11, 14, 15 and 16, provide a plan for the safe and convenient pedestrian, bicycle and vehicular circulation systems and connections, and regulations requiring compliance with the identified standards within the North Bethany Subarea. This framework fully complies with the provisions of OAR 660-012-0020(2)(b) as well as the requirements for safe and convenient pedestrian, bicycle and vehicular circulation (OAR 660-012-045).. In addition considerable attention was given to the standards and layout of the local and neighborhood street system. Exhibit 2 and 3 of A-Engrossed Ordinance No. 712, as updated by exhibits 2 and 3 of A-

Engrossed Ordinance No. 730 includes a street design plan, typical street design cross sections, a street tree program, and areas of special concern. The focus and intent of the system is to provide a safe and convenient bike and pedestrian circulation system consistent with OAR 660-012-0045(3)(b) (and OAR 660-012-0020(2)(b)) and RTP Policy 16.0 – Policy 17.2.

**Policy 18.0. Transportation System Management,
Policy 19.0. Regional Transportation Demand Management,
Policy 19.1. Regional Parking Management, and
Policy 19.2 Peak Period Pricing**

A-Engrossed Ordinance No. 712 Exhibit 3 adopts regional parking management strategies and provides for a multi-use transportation system designed to reduce reliance upon the automobile consistent with OAR 660-012-0020(2)(f) and RTP Policy 18.0 – Policy 19.2. These amendments are not affected by A-Engrossed Ordinance No. 730 and are still applicable to the North Bethany subarea.

Policy 20.0. Transportation Funding

OAR 660-012-0015(4) Allows a funding program to be adopted as a supporting document to the comprehensive plan. OAR 660-012-0040(2)(a) – (c) Lists the elements to included within the financing plan. OAR 660-012-0040(2)(d) is addressed above in section OAR 660-012-0035. OAR 660-012-0040(3) Requires that the financing program review existing funding mechanisms and possibility of new funding mechanisms. A-Engrossed Ordinance No. 730 Exhibits 9 and 10 require that a future ordinance be filled to allow development to proceed, once adequate funding has been assured. The North Bethany Interim Funding Strategy is before the Board of County Commissioners. The funding strategy will remain as interim until such time that adequate funding has been assured by the adoption of specific funding measures. The Board of County Commissioners may only then adopt an ordinance enabling the approval of development. The North Bethany Interim Funding Strategy contains a list of improvements, and an estimate of the costs and timing for each improvement, as well as a description of the proposed funding mechanisms. Each new funding mechanism must necessarily proceed as a separate initiative. As proposed, the North Bethany Interim Funding Strategy fully complies with RTP Policy 20.0.

Policy 20.1. 2040 Growth Concept Implementation

A-Engrossed Ordinance No. 712, Exhibit 2, as updated by A-Engrossed Ordinance No. 730 exhibit 12, adopts land use densities and regulations consistent with RTP Policy 20.1.

RTP System Maps

A-Engrossed Ordinance No. 730, Exhibit 16 amends the Washington County Transportation System Plan map. This amendment would not result in a change to any Regional Transportation Plan Maps, therefore A-Engrossed Ordinance No. 730 is consistent with the RTP system maps.

Motor vehicle performance measures (Table 1.2), or alternative performance measures as provided for in Section 6.4.7(1)

OAR 660-012-0015(3)(a) Requires that local TSPs establish an adequate system of transportation facilities. During the development of A-Engrossed Ordinance No. 712, staff identified the local transportation needs facilities and services adequate to serve the North Bethany community. This process was consistent with the development of the Washington County TSP. This need identification is included in the record for October 20, 2009. Facility identification and evaluation is included in the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007 and DKS and Associates Technical Memorandum #4, dated January 9, 2008. The motor vehicle performance used for this evaluation, are consistent with Table 1.2 of the RTP. These amendments are not affected by A-Engrossed Ordinance No. 730 and are still applicable to the North Bethany subarea.

Regional non-SOV modal targets (Table 1.3)

North Bethany is designated as an outer neighborhood on 2040 regional growth concept map. A-Engrossed Ordinance No. 712 provides for a distinctive mixture of neighborhood development with opportunities to achieve daily needs within walking distances – Exhibit 2 details these neighborhoods. A-Engrossed Ordinance No. 730 exhibits 2, 3, and 12 provide greater detail and establish specific implementation language. The land development policies, framework, required minimum densities, layout and multi-modal integrated transportation system are designed to make significant progress towards the applicable Regional Non-SOV modal target (40-45%) shown on Table 1.3.

Chapter 2 Consistency with the 2020 population and employment forecast contained in Section 2.1 and 2.3, or alternative forecast as provided for in Section 6.4.9 of this chapter, but only for the purpose of TSP development and analysis.

A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 includes a coordinated network of transportation facilities that have been determined to be adequate to meet projected state, regional and local transportation needs through the year 2030 as required by OAR 660-012-0020(1). The analysis of system alternatives, needs and methodology that support this conclusion are found in the record for October 20, 2009. The adequacy if the transportation network system evaluation is included in the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007. These population and employment forecasts are also consistent with the 2035 RTP adopted in June, 2010.

Chapter 6 Compliance with the following elements of the RTP implementation strategy:

- **Local implementation requirements contained in Section 6.4**

These findings outline the local implementation of the RTP consistent with section 6.4.

Project development and refinement planning requirements and guidelines contained in Section 6.7

Project Development and refinement planning has not been done concurrently with the preparation of A-Engrossed Ordinance No. 712 or A-Engrossed Ordinance No. 730.

6.4.5 Design Standards for Street Connectivity

A-Engrossed Ordinance No. 712, Exhibits 3, 8, 9, 10, 12, 13 and 14, and A-Engrossed Ordinance No. 730 exhibit 3, provides a plan for these connections, and regulations requiring compliance with the identified standards within the North Bethany Subarea. This framework and standards fully complies with the provisions of OAR 660-012-0020(2)(b) as well as the requirements for safe and convenient pedestrian, bicycle and vehicular circulation (OAR 660-012-045). A-Engrossed Ordinance No. 712, Exhibits 3, 8, 9, 10, 12, 13 and 14, and A-Engrossed Ordinance No. 730 exhibits 2, 3, 4, 9, 10, 11, 14, 15 and 16, provide plans for reasonable direct pedestrian and bicycle access to transit service. In addition A-Engrossed Ordinance No. 712 Exhibit 6 designates most of the area planned for commercial as “Main Street” requiring a street orientation conducive to providing access to transit. A-Engrossed Ordinance No. 712 exhibit 2 requires that new development provide pedestrian scale street lights along all streets, and that densities within the area are designed to support transit service.

6.4.6 Alternative Mode Analysis

North Bethany is designated as an Inner Neighborhood on 2040 Regional Growth Concept map. A-Engrossed Ordinance No. 712 provides distinctive mixture of neighborhood development with opportunities to achieve daily needs within walking distances – Exhibit 2 details these neighborhoods. A-Engrossed Ordinance No. 730 exhibits 2, 3, and 12 provide greater detail and establish specific implementation language. The land development policies, framework, required densities, layout and multi-modal integrated transportation system are designed to make significant progress towards the applicable Regional Non-SOV modal target (40-45%) shown on Table 1.3.

The public transportation system is described in the record for October 20, 2009 in the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007. No modification to the public transportation system is contemplated as part of A-Engrossed Ordinance No. 712 or A-Engrossed Ordinance No. 730. Transit services are provided on a county-wide basis by Tri-Met, the regional transit agency. A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 includes a coordinated network of transportation facilities that have been determined to be adequate to meet projected state, regional and local transportation needs through the year 2030 as required by OAR 660-012-0020(1). The analysis of system alternatives, needs and methodology that support this conclusion are found in the record for October 20, 2009. The adequacy if the transportation network system evaluation is included in the DKS and Associates Technical Memorandum #3, and associated documentation, dated July 5, 2007.

6.4.7 Motor Vehicle Congestion Analysis

OAR 660-012-0015(3)(a) Requires that local TSPs establish an adequate system of transportation facilities. During the development of A-Engrossed Ordinance No. 712, staff identified the local transportation needs facilities and services adequate for this amendment. This process was consistent with the development of the Washington County TSP. This need identification is included in the record for October 20, 2009. Facility identification and evaluation is included in the DKS and Associates Technical

Memorandum #3, and associated documentation, dated July 5, 2007 and DKS and Associates Technical Memorandum #4, dated January 9, 2008. The motor vehicle performance used for this evaluation, are consistent with Table 1.2 of the RTP. These amendments are not affected by A-Engrossed Ordinance No. 730 and are still applicable to the North Bethany subarea.

Part 5:

URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN (UGMFP) FINDINGS

Section 3.07.810 of Title 8 of the UGMFP requires that county comprehensive plan changes be consistent with the UGMFP. The following A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 findings have been prepared to address Titles 1, 3, 6, 7, 8 and 11 of the UGMFP for the North Bethany Subarea.

Title 1 - Requirements for Housing and Employment Accommodations

UGMFP policies in Title 1 seek ways to use urban land efficiently by increasing housing and employment capacity within the urban growth boundary through methods such as local zoning to accommodate development at higher densities in locations supportive of the transportation system.

RESPONSE

Metro brought the North Bethany Subarea into the UGB to increase capacity for residential development, namely by identifying the area as an Inner Neighborhood. In the Findings of Fact for Metro Ordinance 02-987A, Metro anticipated that the residential capacity of North Bethany would yield approximately 3,345 units. This reflects anticipated capacity for both the North Bethany Subarea and the Arbor Oaks Subarea together. Through the concept planning process, the county anticipates that there will be capacity for a minimum of 3,805 units for the combined subareas. This is based on two factors. The first is the minimum number of units required in the Arbor Oaks Subarea, according to the approved Master Plan for the area (land use decision Casefile 00-601-M), which is 545 units. The second is the UGMFP Title 11 planning requirement for a minimum of 10 units per net acre, which based on 326 net developable acres within the North Bethany Subarea, which yields 3,260 units.

A-Engrossed Ordinance No. 730 adopts a more definitive minimum number of units for the North Bethany Subarea. The minimum number of units is derived from stakeholder interests regarding density and transportation funding needs. The minimum could be as high as 11.5 units per net acre, which would yield 3,755 units over 326 net acres. The addition of the 545 minimum number units in Arbor Oaks would yield a combined total of 4,300 units. Both methodologies meet the capacity goals that Metro assumed during the expansion process, as documented in the Findings of Fact for Ordinance 02-987A.

Note that A-Engrossed Ordinance No. 712 implements the Metro Title 11 requirement by applying interim protection measures designed to regulate development until permanent residential land use districts have been established. While A-Engrossed Ordinance 730 establishes these permanent residential land use districts, the limitation on urban uses within the FD-20 District for North Bethany lands added to the UGB in 2002 will remain until creation of appropriate transportation funding mechanisms have been secured.

Title 3 - Water Quality and Flood Management

UGMFP policies in Title 3 seek to protect the beneficial water uses and functions and values of resources within the Water Quality and Flood Management Areas by limiting or mitigating the impact on these areas from development activities and protecting life and property from dangers associated with flooding.

RESPONSE

Refer to Title 11, Sections 1120.G and H for A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 findings related to Title 3; these are addressed below in this document.

Title 6 - Central City, Regional Centers, Town Centers and Station Communities

UGMFP policies in Title 6 seek to enhance the Centers designated on 2040 Growth Concept Map by encouraging development in these Centers. Cities and counties are encouraged to site government offices in Centers and are required to report on the progress made in their Centers to Metro every two years.

RESPONSE

Metro Ordinance 02-987A did not bring North Bethany into the UGB for the purpose of establishing a Center. However, Metro Resolution 03-3369 endorses the objective of providing a Main Street or Neighborhood Center in the North Bethany Subarea, consistent with authority provided in Title 6 Section 620.A(5) for the analysis of Neighborhood Centers in Inner Neighborhoods. The North Bethany concept planning process included an analysis of providing a Main Street and small commercial nodes within the planning area as a means of providing a complement of daily uses for future residents. The analysis supported a recommended program of commercial uses in the North Bethany Subarea with a format and scale appropriate for the area and which is not in direct competition with the nearby Bethany Village. Additional ordinance findings for the planned commercial area are addressed below under Section 1120.F of Title 11.

Title 7 - Housing Choice

To increase the supply of affordable housing opportunities, the UGMFP calls for the adoption of voluntary affordable housing production goals.

RESPONSE

Title 11 specifies that residential developments will include, without public subsidy, housing affordable to households with incomes at or below median incomes for home ownership and at or below 80% of area median incomes for rental as defined by the U.S. Dept. of Housing and Urban Development for the adjacent urban population.

Refer below in this document to Title 11 Sections 1120.D and E for A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 findings related to Title 7.

Title 8 - Compliance Procedures

Title 8 sets forth Metro's procedures for determining compliance with the UGMFP. Included in this Title are steps local jurisdictions must take to ensure that Metro has the opportunity to review amendments to Comprehensive Plans.

RESPONSE

Consistent with Title 8, Metro was sent a copy of proposed Ordinance No. 712 on June 11, 2009 and a copy of A-Engrossed Ordinance No. 712 on October 9, 2009. Metro was sent a copy of proposed Ordinance No. 730 on July 28, 2010 and a copy of A-Engrossed Ordinance No. 730 on October 8, 2010. The findings in this document demonstrate the amendments made by this ordinance are in compliance with the UGMFP.

Title 11 - Planning For New Urban Areas

Title 11 describes Metro's requirements for converting from rural to urban use of areas brought into the urban growth boundary. Title 11 includes requirements that the development of areas added to the UGB to implement the Regional Framework Plan and the 2040 Growth Concept.

RESPONSE

A-Engrossed Ordinance No. 712 adopted a generalized Concept Plan and Comprehensive Plan amendments for the North Bethany Subarea. The adopted ordinance is intended as a foundation for guiding the development of additional implementation documents, such as Community Development Code provisions and funding strategies. A-Engrossed Ordinance No. 730 establishes land use designations and development code language to implement the adopted Concept Plan and Comprehensive Plan amendments adopted by A-Engrossed Ordinance No. 712. A Funding Strategy has been presented to the Board of County Commissioners in 2010 and accompanies adoption of A-Engrossed Ordinance No. 730.

The specific findings that are provided below address compliance with Title 11 at both the adoption of A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730.

Section 3.07.1120 Planning for Territory Added to the Urban Growth Boundary

A. Specific plan designation boundaries derived from the general boundaries of design type designations assigned by the Council in ordinance adding the territory to the UGB.

Findings. Metro Ordinance No. 02-987A explains that the North Bethany planning area was brought inside the UGB to meet the identified regional need for housing. Attachment 1 of Metro Ordinance 02-987A shows the 2040 Growth Concept design types to be applied in North Bethany. This map shows that the entire North Bethany planning area is identified as an Inner Neighborhood with the exception of the length of Kaiser Road which is identified as a Corridor. In addition, Metro Resolution No. 03-3369A (item 1) calls for a Main Street or Neighborhood Center.¹

In the *2040 Growth Concept*, Metro describes new neighborhoods as having an emphasis on smaller single-family lots, mixed uses and a mix of housing types including row houses and accessory dwelling units. There are two types of neighborhoods: Inner and Outer Neighborhoods. In contrast to Outer Neighborhoods, Inner Neighborhoods are slightly more compact with slightly smaller lots and more street connections.

The North Bethany Subarea Plan includes five residential land use designations which together will permit a mix of housing types on 458 gross residential acres. The remainder of the North Bethany Subarea acreage is designated for land uses that support residential development and the needs of North Bethany residents, including parks, open spaces, a connective transportation network, and commercial and civic/institutional uses (see **Table 1**). Of the residential land use designations, a greater percentage of the land area is designated low density residential, followed by medium density and then high density residential (see **Table 2**).

The county has not amended CFP Policy 40 to reflect an Inner Neighborhood designation. However, it is explained in CFP Policy 40 that Neighborhoods cover the areas that are not identified as any other design type. In addition, staff finds that the initial implementing documents reflect the intent of the Inner Neighborhood design type.

¹ Metro Resolution 03-3369A, objective number one calls for “a sufficient number of dwelling units to support retail commercial uses and civic uses (such as government offices, fire station, police station, town square, library, school, park, etc.) within the concept planning area along a Main Street as described in the Regional Framework Plan and/or in a Neighborhood Center as authorized in Title 12 of the UGMFP, section 3.06.1230.”

Table 1: North Bethany Concept Plan Acreages
Based on Ordinance No. 712-A, October 2009

Concept Plan Designations	Gross Acres
Residential	512
Low Density 1 (LDR-1)	145
Low Density 2 (LDR-2)	146
Medium Density 1 (MDR-1)	57
Medium Density 2 (MDR-2)	96
High Density (HDR)	58
High Density Specialty (HDR-S)	10
Commercial	13
Mixed Use Commercial	9
Corner Commercial	4
Institutional (INST)¹	75
Wetland²	91
TOTAL	691

Other Non-Buildable Lands

ROW for Primary Streets³	115
Local (48')	9
Neighborhood Route (60')	40
Collectors (78')	26
Arterials (90')	11
Arterials (98')	29
ROW for Local Streets⁴	80
Parks	43
Community Park West ⁵	4
Community Park East ⁵	14
Linear Park Abbey Creek ⁵	6
Linear Park Bethany Creek ⁵	4
Park Blocks ⁵	4
Neighborhood Parks ⁶	11
Steep Slopes²	12

¹ Excludes existing PCC Rock Creek Campus (156 acres)

² Acreages subject to adjustment based on more accurate information

³ Based on those streets shown on the Primary Streets and Core Design Elements Map

⁴ Estimated rights of way for additional local streets (assumed 17%)

⁵ Less Primary Streets rights of way

⁶ Estimate based on low end of acreages specified in Neighborhood Design Elements (rights of way not subtracted)

Table 2: North Bethany Gross Developable Residential Acreage

Land Use Category	Land Use Designation	County Developable Acres	Minimum Density (units/acre)	Maximum Density (units/acre)	Projected Minimum Dwelling Units	Projected Maximum Dwelling Units*
Low Density	R6-NB	266	5	6	1330	1596
Medium Density	R9-NB	56	7	9	392	504
	R15-NB	80	12	15	960	1200
High Density & Specialty	R24-NB	47	19	24	893	1128
	R25+-NB	9	20	25+	180	225
TOTALS		458			3755	4653

As defined by Metro in the *2040 Growth Concept*, Corridors are major streets that serve key transportation routes for people or goods. In lieu of a Corridor designation along Kaiser Road, CFP Policy 40 designates Kaiser Road as a Main Street, between Brugger Road and Road A. The proposed land use designations along the Main Street provide for mixed-use development with the opportunity for high density residential, commercial and retail services, and civic uses. The Kaiser Road cross section for the Main Street includes on-street parking, and the North Bethany Core Main Street Program Guide will require shallow building setbacks and pedestrian-scale design and amenities.

The change from a Corridor to a Main Street designation continues to support the identification of Kaiser Road as a key transportation route while clarifying that Kaiser Road contains an important commercial node that is sized and located to meet the needs of residents in the North Bethany Subarea. The Main Street was located along Kaiser Road to take advantage of greater visibility. While not a Corridor designation, the Main Street design type implies that the area will be served by transit in the future; most likely from the south along Kaiser Road.

Additionally, the Regional Street Design Overlay Map in Policy 6 of the TSP designates Kaiser Road as a Regional Boulevard Design Consideration. This designation applies to Kaiser Road between Springville Road to the northern Subarea boundary. This designation is intended to implement street design characteristics established by the Metro Regional Transportation Plan and the Metro publication entitled “Creating Livable Streets - Street Design Guidelines for 2040.”

Lastly, the Corridor designation that Metro applied to the entirety of Kaiser Road was impractical given capacity constraints and safety concerns on Kaiser Road north of Road A. This portion of Kaiser Road leads to the county boundary where improvements beyond the UGB will be restricted to rural standards and where improvements within the UGB will not be feasible due to topography and stream crossing site constraints.

Removing the Corridor designation for this portion of Kaiser Road was deemed necessary in order to reflect the safety and capacity limits of the roadway.

Conclusion. The North Bethany Subarea land use designations comply with the Metro 2040 Design Types, specifically to reflect the Inner Neighborhood, Corridor, and Main Street 2040 Design Types. The adopted North Bethany Subarea Plan is consistent with this Title 11 section.

B. Provision for annexation to the district and to a city or any necessary service districts prior to urbanization of the territory or incorporation of a city or necessary service districts to provide all required urban services.

Findings. The North Bethany Subarea is currently under the jurisdiction of Washington County and it will also be served by local service provider districts. In North Bethany, these service providers are Metro, Clean Water Services (sanitary and storm sewer), Tualatin Hills Park and Recreation District (parks, trails and open space), Tualatin Valley Water District (public water), Beaverton School District (public schools), Tualatin Valley Fire and Rescue (fire protection and emergency services), Enhanced Sheriff's Patrol District (law enforcement), Washington County Urban Road Maintenance District (local urban road maintenance), and Washington County Service District for Street Lighting (street lighting). The county oversees transportation infrastructure. Authority for providing services to North Bethany by the above service providers was established in CFP Policy 15, implementing strategy r, by A-Engrossed Ordinance No. 712.

A-Engrossed Ordinance No. 730 requires properties within the North Bethany Subarea to be annexed to Metro and the necessary service districts prior to development, pursuant to CDC Section 501-12.2.

Conclusion. The amendments to CDC Section 501-12.2 included in A-Engrossed Ordinance No. 730, as well as the current text of CFP Policies 1 and 15, establish adequate provisions for annexation to service districts prior to urbanization. The adopted North Bethany Subarea Plan is consistent with this Title 11 section.

C. Provision for average residential densities of at least 10 dwelling units per net developable residential acre or such other densities that the Council specifies pursuant to section 3.01.040 of the Urban Growth Management Functional Plan.

Findings. The land use designations in the North Bethany Subarea Plan will achieve a minimum average residential density of 10 units per acre. The minimum average net density is 11.5 units per acre, and is consistent with the Board's direction to consider a net density range of 10-12 units per net acre.

Density was calculated using the county's methodology which is based on gross density (**Table 2**), while keeping in mind the Metro minimum requirement of 10 dwelling units per acre is based on net vacant buildable land. The acreages shown in **Table 3** were used as a basis for ensuring that the residential program has a minimum of 10 units per net

developable residential acre. Table 3 shows that 326 net acres will be available to build housing (acreage was subtracted for streets, parks, steep slopes and other non-buildable and non-residential areas). Otak’s buildable lands analysis, and the subsequent housing variety program, was based on 291 net acres (405 net acres less Arbor Oaks) (Otak, *Housing Variety Memo*, September 10, 2007).

Table 3: North Bethany Net Developable Residential Acreage
Based on Ordinance No. 712-A, October 2009

Concept Plan Designation	Total Acres	Primary Streets ROW	All Parks ¹	> 25% slopes	Local Street ROW ²	Net Developable Acres	Percentage of Net Residential Area	Percentage of Total by Category
R-6 NB (LD-1 & LD-2))	291	27	13	12	41	199	60%	61%
R-9 NB (MD-1)	57	8	1	n/a	8	40	12%	28%
R-15 NB (MD-2)	96	17	16	n/a	11	52	16%	
R-24 NB (HDR)	58	12	11	n/a	6	29	9%	11%
R-25+ NB (HDR-S)	10	2	1	n/a	1	6	2%	
TOTALS	512	66	42	12	67	326	100%	100%

¹ Core Park acreage subtracts Primary Streets right of way. Neighborhood park acreages are estimates based on the lower park acreage sited in the neighborhood design elements (right of way not subtracted).

² Assumed 17% of acreage required for local streets. Percentage is calculated by first subtracting the primary streets ROW, parks and 25% slopes from the total acres column.

Conclusion. The minimum densities for the North Bethany Subarea Plan land use designations achieve the minimum average residential densities. Therefore, the adopted North Bethany Subarea Plan is consistent with this Title 11 section.

D. Demonstrable measures that will provide a diversity of housing stock that will fulfill needed housing requirements as defined by ORS 197.303². Measures may include, but are not limited to, implementation of recommendations in Title 7 of the Urban Growth Management Functional Plan.

Findings. As defined by ORS 197.303, needed housing means housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. It also means, but is not limited to, attached and detached single-family housing and multi-family housing for both owner and renter occupancy, government assisted housing, mobile home or manufactured dwelling parks, and manufactured homes on individual lots planned and zoned for single-family residential use.

The land use districts and associated development code standards permit a diversity of housing stock and lot sizes consistent with needed housing requirements.

Conclusion. The North Bethany Subarea Plan and associated implementing strategies permit a variety of housing types and address housing need. The adopted North Bethany Subarea Plan is consistent with this Title 11 section.

E. Demonstration of how residential developments will include, without public subsidy, housing affordable to households with incomes at or below area median incomes for home ownership and at or below 80 percent of area median incomes for rental as defined by U.S. Department of Housing and Urban Development for the adjacent urban jurisdiction. Public subsidies shall not be interpreted to mean the following: density bonuses, streamlined permitting process, extensions to the time at which systems development charges (SDCs) and other fees are collected, and other exercises of the regulatory and zoning powers.

² 197.303 “Needed housing” defined. (1) As used in ORS 197.307, until the beginning of the first periodic review of a local government’s acknowledged comprehensive plan, “needed housing” means housing types determined to meet the need shown for housing within an urban growth boundary at particular price ranges and rent levels. On and after the beginning of the first periodic review of a local government’s acknowledged comprehensive plan, “needed housing” also means:

(a) Housing that includes, but is not limited to, attached and detached single-family housing and multiple family housing for both owner and renter occupancy;

(b) Government assisted housing;

(c) Mobile home or manufactured dwelling parks as provided in ORS 197.475 to 197.490; and

(d) Manufactured homes on individual lots planned and zoned for single-family residential use that are in addition to lots within designated manufactured dwelling subdivisions.

(2) Subsection (1)(a) and (d) of this section shall not apply to:

(a) A city with a population of less than 2,500.

(b) A county with a population of less than 15,000.

(3) A local government may take an exception to subsection (1) of this section in the same manner that an exception may be taken under the goals. [1981 c.884 §6; 1983 c.795 §2; 1989 c.380 §1]

Findings. The North Bethany Subarea Plan was developed to comply with Metro Resolution 03-3369A, item 5, while acknowledging the UGMFP requirement to provide affordable housing without public subsidy, as public subsidy is defined in the UGMFP. Item 5 of the Metro Resolution states:

With the assistance of non-profit and for-profit housing developers interested in developing in the area, as well as federal, state and local agencies and organizations involved in enabling the provision of affordable housing, provide at least 20% of ownership housing units developed in the area at prices affordable to households at or below 80% of median income, and at least 20% of rental housing units developed in the area at rent levels affordable for at least 30 years to households at or below 60% of median income. The City of Beaverton and Metro will implement this objective through communication and negotiation with property owners, developers and affordable housing providers; through the provision of incentives; and through other non-regulatory tools.

As described in the Affordable Housing Program Guide for North Bethany, the North Bethany Subarea Plan provides the opportunity to achieve the housing thresholds described in the Beaverton Resolution through the following strategies: 1) affordable market-rate units through housing variety as demonstrated by a variety of land use districts and permitted uses in each district; 2) proposed density bonus in exchange for affordable housing (to be developed and proposed for adoption through a subsequent land use ordinance); and 3) financing through non-profit partnerships.

The three approaches outlined above satisfy the Metro Resolution objectives as follows:

Communication and Negotiation with Property Owners, Developers and Affordable Housing Providers

Establishing a community land trust and providing potential qualified renters and homebuyers with financing options will require partnerships among property owners, developers, affordable housing providers, and homeownership education providers. The county is working with local non-profit organizations that specialize in land trusts, home ownership education and financing for qualified renters and buyers. The county anticipates continuing to build on these initial communications to build partnerships in support of the affordable housing objectives.

The Affordable Housing Report anticipated that a Community Land Trust's capacity to work in North Bethany would be financially supported by a funding mechanism applied to development in North Bethany. The County will continue to work with stakeholders to explore the provision of a community land trust and other ways to provide affordable housing.

Provision of Incentives

Incentives include financial incentives and development code incentives such as density bonuses, streamlined permitting process, deferral of fees, a reduction in SDC fees, and voluntary inclusionary zoning. In conjunction with stakeholders, the county plans to

continue working on the Funding Strategy and CDC requirements, and, where feasible, incorporate the incentives identified in the Affordable Housing Report.

Non-Regulatory Tools

The financing approach is a set of non-regulatory tools which combines the Community Land Trust model (a proposed outcome of the communication and negotiation strategy) with existing and proposed financing tools (Oregon Bond Program and existing and proposed tax abatement programs).

Community Planning

In addition to the aforementioned implementation strategies explicitly stated in the Metro Resolution, the Affordable Housing Report recommends a number of land use strategies that were considered during the community planning phase of work. This included creating a framework for complete communities (locating commercial and retail services, parks and future transit opportunities within walking distance of housing) and establishing a Main Street area that reflects Metro’s 2040 Growth Concept design type. Locating a variety of housing types within a quarter mile of commercial services and at densities to support transit is integral to the North Bethany Subarea Plan.

Achieving 20% Targets

The two approaches are intended to meet the 20% requirements for ownership and rental housing. **Table 4** summarizes the affordable housing targets which are based on the approximate anticipated number of units based on minimum and maximum number of units permitted in each land use district.

Table 4: Affordable Housing Targets for Owner and Rental Housing

	Ownership*	Rental**	Total
Minimum # of units (20%)	536	215	751
Maximum # of units (20%)	660	271	931
Median Income ***	\$ 54,320 per year (80%)	\$ 40,740 per year (60%)	

* For the purposes of the Affordable Housing Report, it was assumed that ownership units are those designated as low and medium density housing (those designations zoned primarily for single family detached and attached housing).

** For the purposes of the Affordable Housing Report, it was assumed that rental units are those designated as High and Specialty High density (those designations zoned primarily for multi-family housing).

*** Percentages of median family income are based on the HUD Portland Area Median Income as of February 2006, which was \$67,900 per year.

The Affordable Housing Report recommended that the financing strategies and revenue would provide 10% of the units. The other 10% would be met through development incentives, public private partnerships and through the sale of units priced at the lower end of the market. The Affordable Housing Report noted that developers build a market rate product that would be affordable to those earning 80% MFI for ownership housing. This product is typically represented by townhomes, which will be a permitted housing type in North Bethany.

Conclusion. A-Engrossed Ordinance 730 and the adopted North Bethany Subarea Plan are consistent with this section of Title 11 and Metro Resolution 03-3369A. While the county has established the future land use districts that will enable housing variety, the county will continue to refine the implementation through further development code revisions and on-going partnerships and communications with the development and lending communities.

F. Provision for sufficient commercial and industrial development for the needs of the area to be developed consistent with 2040 Growth Concept design types. Commercial and industrial designations in nearby areas inside the Urban Growth Boundary shall be considered in comprehensive plans to maintain design type consistency.

Findings. The North Bethany UGB expansion area was designated for residential development and there are no commercial and industrial design types within North Bethany, as shown in Metro Ordinance No. 02-987A. However, Metro Resolution 03-3369A includes an item (Item 1) that calls for mixed use opportunities within North Bethany, via a Main Street or Neighborhood Center. Item 1 references Title 12 of the UGMFP, section 3.06.1230 (sic).³

Leland Consulting Group conducted a study of commercial viability in North Bethany (Leland Consulting Group and Otak, *North Bethany Strategic Program for Residential and Commercial Development*, December 2006). The Strategic Program considered the proximity of other commercial areas in the vicinity, including lands identified as commercial within nearby 2040 Growth Concept design types (such as the Bethany Village Town Center). The Leland report found that a limited amount of commercial development can be supported by the anticipated number of 5,000 housing units in North Bethany. Consistent with the report findings, North Bethany includes a mixed use commercial area along Kaiser Road of approximately 6 acres and four neighborhood corner commercial “nodes” that are approximately 1-acre each. These lands are designated for commercial uses in order to complement the residential development and

³ UGMFP: 3.07.1230 *Access to Commercial Services*

A. In order to reduce air pollution and traffic congestion, and to make commercial retail services more accessible to residents of Inner and Outer Neighborhoods, a city or county may designate in its comprehensive plan and land use regulations one or more Neighborhood Centers within or in close proximity to Inner and Outer Neighborhoods to serve as a convenient location of commercial services.

B. To ensure that commercial development serves the needs of the residents of Inner and Outer Neighborhoods but does not generate excessive traffic, noise or air pollution, a city or county that designates a Neighborhood Center shall adopt limitations on the scale of commercial services in Neighborhood Centers. In a Neighborhood Center, a city or county shall not approve:

- 1. A commercial retail use with more than 20,000 square feet of gross leasable area in a single building; or*
- 2. Office commercial uses with more than 10,000 square feet of gross leasable area in a single building or on a single lot or parcel.*

create complete communities. The mixed use commercial area is located along a portion of Kaiser Road, and coincides with the mapped 2040 ‘Main Street’ Boundary for the North Bethany Subarea Plan in Policy 40 of the Comprehensive Framework Plan.

The Leland Consulting Group recommendations were instrumental in the programming of the commercial land use districts, including the permitted uses. The Main Street Program Guide for North Bethany provides additional guidance and requires the development of a more detailed plan for the area that addresses operational and design matters such as parking, building entrances and access management.

Conclusion. A-Engrossed Ordinance 730 establishes two commercial land use designations. The permitted uses in these districts, along with any additional standards and guidance in the Main Street Program Guide for North Bethany, account for any potential conflicts between commercial uses in North Bethany and the Bethany Village Town Center. A-Engrossed Ordinance No. 730 is consistent with this Title 11 section.

G. A conceptual transportation plan consistent with the applicable provision of the Regional Transportation Plan, Title 6 of the Urban Growth Management Functional Plan, and that is also consistent with the protection of natural resources either identified in acknowledged comprehensive plan inventories or as required by Title 3 of the Urban Growth Management Functional Plan. The plan shall, consistent with OAR 660, Division 11, include preliminary cost estimates and funding strategies, including likely financing approaches.

Findings. Refer to the county’s RTP findings for findings of fact for the RTP and Metro UGMFP Title 6. The conceptual transportation plan is consistent with the county’s adopted Goal 5 program and UGMFP Title 3, as implemented through Clean Water Services Design and Construction Standards. As part of A-Engrossed Ordinance No. 712, the Public Facilities Plan (PFP) was amended by reference, by amending the Transportation Plan.

Concurrent with the planning work for A-Engrossed Ordinance No. 730, preliminary cost estimates and funding strategies have been developed for the transportation improvements associated with the North Bethany Subarea. These strategies, the North Bethany Interim Funding Strategy and the North Bethany Transportation System Development Charge, are currently being reviewed by the Board for adoption as separate Resolutions & Orders in 2010.

Conclusion. The comprehensive plan amendments contained in A-Engrossed Ordinance Nos. 712 and 730 comply with the RTP and Title 3 and Title 6 of the UGMFP. The Interim Funding Strategy for the North Bethany Subarea addresses provisions of OAR 660, Division 11, and the county will be in full compliance with OAR 660, Division 11 when the county adopts the Funding Strategy.

H. Identification and mapping of areas to be protected from development due to fish and wildlife habitat protection, water quality enhancement and mitigation, and natural

hazards mitigation, including, without limitation, all Habitat Conservation Areas, Water Quality Resource Areas and Flood Management Areas. A natural resource protection plan to protect fish and wildlife habitat, water quality enhancement areas, and natural hazard areas shall be completed as part of the comprehensive plan and zoning for lands added to the Urban Growth Boundary prior to urban development. The plan shall include zoning strategies to avoid and minimize conflicts between planned future development and the protection of Habitat Conservation Areas, Water Quality Resource Areas, Flood Management Areas, and other natural hazard areas. The plan shall also include a preliminary cost estimate and funding strategy, including likely financing approaches, for options such as mitigation, site acquisition, restoration, enhancement, and easement dedication to ensure that all significant natural resources are protected.

Findings. Fish and wildlife habitat protection is achieved through application of the acknowledged Tualatin Basin Goal 5 program, which encompassed existing county Goal 5 designations and Clean Water Services Water Quality Sensitive Areas and vegetated corridors. Some additional Goal 5 resources were inventoried through the planning process, including wetlands and open space areas.

Conclusion. A-Engrossed Ordinance No. 730 addresses the ESEE analysis and program decision necessary to make a Post Acknowledgment Plan Amendment with respect to wetlands and open space areas in North Bethany. Acknowledged county Goal 5 designations are applied to significant wetlands (Water Areas and Wetlands) and parks, powerline corridors, and cemeteries (Open Space). Acknowledged County Goal 5 and Tualatin Basin Partners Goal 5 programs are being used to protect, restore, and acquire resources, and to mitigate any future impacts. A-Engrossed Ordinance No. 730 is consistent with this Title 11 section.

I. A conceptual public facilities and services plan for the provision of sanitary sewer, water, storm drainage, transportation, parks and police and fire protection. The plan shall, consistent with OAR Chapter 660, Division 11, include preliminary cost estimates and funding strategies, including likely financing approaches.

Findings. The planning process included the identification of service providers for the North Bethany Subarea, and the development of conceptual plans for service provision. As part of A-Engrossed Ordinance No. 712, Policy 15 of the Comprehensive Framework Plan for the Urban Area was amended to designate the responsible service providers for sanitary sewer, water, storm drainage, transportation, police, and fire protection, and maps of necessary infrastructure were adopted for each of the providers to include in their respective master plans. Applicable service providers are incorporating these plans and cost estimates into their respective master plan documents.

A-Engrossed Ordinance No. 712 also amended the Transportation Plan text and maps to identify locations and functional classifications of roads within the North Bethany Subarea. Concurrent with the planning work for A-Engrossed Ordinance No. 730, Washington County has developed preliminary cost estimates and funding strategies for

transportation improvements associated with the North Bethany Subarea. These strategies, the North Bethany Interim Transportation Funding Strategy and the North Bethany Transportation System Development Charge, are being reviewed for adoption as separate Resolution & Orders, concurrent with A-Engrossed Ordinance No. 730.

With the exception of transportation, services to the North Bethany Subarea will be provided by entities other than Washington County. Through the planning process for A-Engrossed Ordinance No. 730, staff examined the services of these other service providers. To ensure that the service providers' finance plans will be sufficient, A-Engrossed Ordinance No. 730 includes an amendment to CDC Section 501-12.2.B. The amendment requires the service providers to have adopted a master plan, including a financing plan that substantially implements the master plan, before development can be approved.

Conclusion. Amendments to Policy 15, the Transportation Plan, and CDC Section 501-12.2 implement the requirement for a conceptual public facilities and services plan. A-Engrossed Ordinance Nos. 712 and 730 are consistent with Section I of the UGMFP Title 11.

J. A conceptual school plan that provides for the amount of land and improvements needed, if any, for school facilities on new or existing sites that will serve the territory added to the UGB. The estimate of need shall be coordinated with affected local governments and special districts.

Findings. The North Bethany area is within the Beaverton School District (BSD) service boundary. BSD has already purchased the anticipated amount of land necessary for the school district in this area. There are two sites designated as Institutional on the North Bethany Concept Plan for future schools.

Conclusion. The Beaverton School District has identified the need, and selected suitable sites, for two additional schools in North Bethany. The county is in compliance with Section J of Title 11.

K. An urban growth diagram for the designated planning area showing, at least, the following, when applicable:

- 1. General locations of arterial, collector and essential local streets and connections and necessary public facilities such as sanitary sewer, storm sewer and water to demonstrate that the area can be served;***
- 2. Locations of steep slopes and unbuildable lands including but not limited to wetlands, floodplains and riparian areas;***
- 3. Location of Habitat Conservation Areas;***
- 4. General locations for mixed use areas, commercial and industrial lands;***
- 5. General locations for single and multi-family housing;***
- 6. General locations for public open space, plazas and neighborhood centers; and***

7. General locations or alternative locations for any needed school, park or fire hall sites.

Findings. The North Bethany Concept Plan served as the urban growth diagram during the planning process. The Concept Plan shows general locations for Primary Streets, steep slopes, unbuildable lands (including HCAs), non-residential and residential locations, open spaces and plazas, and schools, parks and fire stations. For the purposes of Ordinance No. 730 adoption, the Concept Plan has been spliced into respective elements, with each element being adopted into the respective CFP Policy and implementing provisions of the Community Plan and CDC. Namely, unbuildable lands are categorized as Density-Restricted Lands and referenced in CDC Section 390; CFP Policy 15 shows the locations necessary for public facilities; TSP Policy 10 includes a Functional Classification System map for the primary street network; and Community Plan maps designate land use districts, natural resource and open space lands.

These maps are also consolidated into a Concept Plan that is adopted by A-Engrossed Ordinance No. 730 as part of CFP Policy 43.

Conclusion. The North Bethany Concept Plan included in Policy 43, and the respective map elements described above, implement the urban growth diagram. A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 are consistent with Section K of the UGMFP Title 11.

L. A determination of the zoned dwelling unit capacity of zoning districts that allow housing.

Findings. The zoned dwelling unit capacity (the projected minimum and maximum number of dwelling units) for each residential zoning district in the North Bethany Subarea is shown in columns 6 and 7 of **Table 5** below. This information was also shown in **Table 2**, columns 6 and 7, under the findings for Section A, above.

The average minimum residential density for all of the residential land use districts combined is 11.5 units per net acre, as previously noted in the findings for Section C, above.

Table 5: North Bethany Dwelling Unit Capacity for Net Developable Acres*

Land Use Category	Land Use Designation	Net Developable Acres*	Minimum Density (units/acre)	Maximum Density (units/acre)	Projected Minimum Dwelling Units**	Projected Maximum Dwelling Units**
Low Density	R6-NB	199	5	6	1330	1596
Medium Density	R9-NB	40	7	9	392	504
	R15-NB	52	12	15	960	1200
High Density & Specialty	R24-NB	29	19	24	893	1128
	R25+-NB	6	20	25+	180	225
TOTALS		326			3755	4653

* See Table 3 for the methodology used to determine net developable acres for the land use designations.

** Projected Minimum and Maximum Dwelling Units are based on the County developable acres for each district shown in Table 2, multiplied by the Minimum and Maximum Density for each land use designation.

Conclusion. A-Engrossed Ordinance No. 730 is consistent with Section L of the UGMFP Title 11.

M. The plan amendments shall be coordinated among the city, county, school district and other service districts.

Findings. The county has been coordinating with service districts and the Beaverton School District and the Portland Community College (PCC), throughout the planning process. These service providers participated through the Technical Advisory Committee and/or the Stakeholder Work Group over the course of a two-year planning process. Consistent with state land use planning goals, the county provides notice of the North Bethany implementing ordinances to the surrounding cities, service districts, and school service providers.

Conclusion. The North Bethany Subarea was developed in concert with a Stakeholder Work Group and Technical Advisory Committee, wherein service districts and school providers were represented. In addition, the county has met with service districts, the Beaverton School District and PCC outside of the SWG and TAC meetings to finalize details and continue implementation. The county is in compliance with Section M of Title 11.

**Part 6:
FINDINGS FOR METRO ORDINANCE NO. 02-987A (Exhibit B - Conditions
on Addition)**

1. Washington County, or upon annexation of the area to the City of Beaverton, the city shall complete the planning required by Metro Code Title 11, Urban Growth Management Functional Plan, section 3.07.1120 (“Title 11 planning”) for Study Areas 84, 85, 86 and 87 (partial) within two years following the effective date of this ordinance.

Findings. A-Engrossed Ordinance No. 712 adopted a Concept Plan for North Bethany that represented a preliminary stage of planning for North Bethany, and provided a basis for subsequent work to address implementation mechanisms and funding for transportation infrastructure. A-Engrossed Ordinance No. 730 adopts the remaining implementing regulations required by this Metro requirement, such as land use districts and development code standards.

Conclusion. The county’s continued work to prepare and adopt A-Engrossed Ordinance No. 730 finalizes the growth management policies, CDC language, and North Bethany Funding Strategy. A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 are consistent with this requirement.

2. The city or county with land use planning responsibility for the site shall apply the 2040 Growth Concept design types shown on Attachment 1 to this ordinance to the planning required by Title 11.

Findings and Conclusion. Refer to Title 11 Compliance findings, Section A.

3. The city or county with land use planning responsibility for the study area included in the UGB shall apply interim protection standards in Metro Code Title 11, UGMFP, section 3.07110, to the study area.

Findings. CFP Policy 18 prescribes the development standards of the Future Development 20 acre District (FD-20) designation that is applied to lands within North Bethany. CFP Policy 1 includes a new Implementing Strategy w that describes the necessary criteria for removing the FD-20 designation. In short, the new urban land use designations will be applied once it can be demonstrated that planned urban service infrastructure has been provided or otherwise assured, as appropriate. Additionally, the cover ordinance for A-Engrossed Ordinance 730 specifies that urban development following the North Bethany Concept Plan is not permitted until transportation infrastructure funding mechanisms have been secured.

Conclusion. The county’s CFP Policies 1 and 18 address interim protection standards under the county’s FD-20 District. The county is in compliance with this requirement.

4. The city or county with land use planning responsibility for the Beaverton School District elementary school site shall adopt provisions in its comprehensive plan and

zoning regulations to limit development on the school site to public school facilities and other development necessary and accessory to the public school use, and public park facilities and uses identified in the conceptual school plan required by Title 11, subsection 3.07.11201.

Findings. The two school sites have a proposed Institutional land use designation. These lands are currently owned by the Beaverton School District (BSD) and subject to the school district's development plans. In addition, Neighborhood Design Elements specify that the locations are intended for school uses by the BSD.

Note that a third school site is located in the Arbor Oaks Subarea. UGMFP Title 11 findings for that subarea were addressed with the adoption of Washington County Ordinance No. 546 (1999).

Conclusion. The generalized land use designations, Subarea Neighborhood Design Elements, and ownership by BSD of the school sites secures each of the three 10-acre parcels for use by BSD for school uses. The county is in compliance with this requirement.

5. In Title 11 planning, the city or county with land use planning responsibility for Study Areas 84, 85, 86, and 87 (partial) shall recommend appropriate long-range boundaries for consideration by the Council in future expansion of the UGB or designation of urban reserves pursuant to 660 Oregon Administrative Rules Division 21.

Findings. The county, in cooperation with Metro and local jurisdictions, participated in the Urban and Rural Reserves planning process. In conjunction with that planning process, the county and Metro have considered potential future expansion of the UGB or designation of urban reserves to the west. Amendments to the Transportation System Plan (Policy 10) reflect this consideration with the extension of the proposed new east-west collector (Road A) to 185th Avenue. In addition, the sewer trunk line planned to serve the majority of this expansion area is aligned to take advantage of efficiencies given the potential for future westward urbanization.

Conclusion. The county is in compliance with this requirement.

6. In Title 11 planning, the city or county with land use planning responsibility for Study Areas 84, 85, 86, and 87 (partial) shall adopt provisions in its comprehensive plan and zoning regulations - such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery - to ensure compatibility between urban uses in an included study area and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.

Findings. North Bethany is bordered by agricultural lands on the east, north and west. As discussed in findings for Metro Ordinance No. 02-987A, Abbey Creek and the adjoining floodplain/riparian area form a substantial natural buffer separating the Bethany area from the resource land and existing rural neighborhoods to the north. Staff notes that the

PCC Rock Creek Campus, which Metro Ordinance No. 02-987A identifies as a major urban destination use, is located to the southwest of the North Bethany Subarea, while Rock Creek and its adjoining floodplain/riparian zone are located along the western boundary. These features provide some separation from rural properties to the west. A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 establish buffers along the western and northern edges of the North Bethany Subarea by limiting development within existing natural features such as floodplains and wetlands.

On the other hand, although the findings for Metro Ordinance No. 02-987A cite the presence of a powerline corridor along most of the area's eastern boundary and indicate that this corridor provides a buffer from future urban uses within the area, in actuality the land under this powerline corridor is being actively farmed. In addition, during the proceedings for A-Engrossed Ordinance No. 730, testimony was received about the need for adequate buffers, particularly in the northeast corner and along the eastern edge of the subarea. These areas may require a more deliberate application of planned buffers to provide sufficient protection. Options to consider include easements, plantings, and yard setbacks.

There was insufficient time to meet with all affected parties and stakeholders to adequately examine the buffer issue during the timeline for A-Engrossed Ordinance No. 730. Therefore, as part of the engrossed ordinance, a placeholder was added to the Comprehensive Plan text, requiring the buffer issue to be examined in 2011. In addition, the engrossed ordinance includes interim provisions in both the North Bethany Subarea Plan and the Comprehensive Framework Plan for the Urban Area to limit development at the edge until such issues are resolved through a future land use ordinance. Examination of the buffer issue can be continued until 2011 because the FD-20 designation will not be removed from the North Bethany Subarea until a County Service District and other implementation steps are adopted later in 2011.

The compatibility with slow-moving farm machinery will be maintained by a combination of factors. First, the two roads nearest to the North Bethany Subarea are Springville and Kaiser Roads. Where these two roads are adjacent to or within the Subarea, they are urban roads and are flanked on both sides by lands with urban or interim urban designations. As a result, the use of these road segments for the movement of farm machinery is likely to be infrequent. Second, Section 130.3 of the Washington County Uniform Road Improvement Design Standards requires rural roads and interim urban roads to have minimum 6-foot wide shoulders when they are improved. As a result, the potential for North Bethany traffic to ultimately conflict with slow-moving farm machinery along other nearby rural roads in the vicinity is offset by the width requirements for these roads, which serve to accommodate bulky farm machinery and provide extra passing room. Third, the County's Rural Roads Operations & Maintenance Advisory Committee (RROMAC) will likely be consulted to determine whether the amount of farm machinery traffic in the general vicinity warrants the posting of signage such as "Entering agricultural area" and "Yield to farm equipment" at the urban/rural interface. If RROMAC determines that such signage is warranted, then Washington County Traffic Engineering will install the signs at the urban/rural interface. The road

that could potentially have conflicts is Germantown Road. However, staff believes that the amount of farm machinery that uses this road in Washington County is relatively low.

Conclusion. The county is in compliance with this requirement. As part of a subsequent land use ordinance, the development of specific development standards will continue to be considered as reasonable measures to minimize potential conflicts.

7. The conceptual transportation plan required by Title 11, subsection 3.07.1120F for the area shall provide for bicycle and pedestrian access to and within the school site from the surrounding area designated for residential use.

Findings. The proposed street network and trail system includes a network of on-street and off-street trails as well as bicycle lanes that connect with the school district sites. The Park, Trails and Pedestrian Connections map for the North Bethany Subarea (Bethany Community Plan) shows the off-street pedestrian routes and preferred on-street pedestrian connections. At least one or both of these types of pedestrian trails lead to the school sites. The off-street pedestrian routes will allow bicycle access consistent with THPRD standards. In addition, all road cross-sections require sidewalks ranging between 5 feet and 8 feet wide.

Conclusion. The North Bethany Subarea comprehensive plan amendments provide bicycle and pedestrian access to and within the school sites. The county is in compliance with this requirement.

8. In the application of statewide planning Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces) to Title 11 planning, Washington County or the City of Beaverton shall comply with those provisions of Title 3 of the UGMFP acknowledged by the Land Conservation and Development Commission (“LCDC”) to comply with Goal 5. If LCDC has not acknowledged those provisions of Title 3 intended to comply with Goal 5 within four years following the effective date of this ordinance Washington County or the city of Beaverton shall consider any inventory of regionally significant Goal 5 resources adopted by resolution of the Metro Council in the county’s Goal 5 process.

Findings. Fish and wildlife habitat protection is achieved through application of the acknowledged Tualatin Basin Goal 5 program, which encompassed existing county Goal 5 designations and Clean Water Services Water Quality Sensitive Areas and vegetated corridors. Some additional Goal 5 resources were inventoried through the planning process, including wetlands and open space areas. A-Engrossed Ordinance No. 730 included an ESEE analysis and program decision to make a Post Acknowledgment Plan Amendment with respect to wetlands and open space areas in North Bethany.

Conclusion. A-Engrossed Ordinance No. 712 and A-Engrossed Ordinance No. 730 are consistent with this requirement.

**Part 7:
FINDINGS FOR METRO RESOLUTION 03-3369A (Endorsements)**

1. Sufficient number of units to support retail commercial and civic uses along a Main Street and/or a Neighborhood Center, per Title 12 of the UGMFP, section 3.06.1230, which states the following:

3.07.1230 Access to Commercial Services

A. In order to reduce air pollution and traffic congestion, and to make commercial retail services more accessible to residents of Inner and Outer Neighborhoods, a city or county may designate in its comprehensive plan and land use regulations one or more Neighborhood Centers within or in close proximity to Inner and Outer Neighborhoods to serve as a convenient location of commercial services.

B. To ensure that commercial development serves the needs of the residents of Inner and Outer Neighborhoods but does not generate excessive traffic, noise or air pollution, a city or county that designates a Neighborhood Center shall adopt limitations on the scale of commercial services in Neighborhood Centers. In a Neighborhood Center, a city or county shall not approve:

1. A commercial retail use with more than 20,000 square feet of gross leasable area in a single building; or

2. Office commercial uses with more than 10,000 square feet of gross leasable area in a single building or on a single lot or parcel.

Findings. The North Bethany Subarea includes a Main Street 2040 Design Type designation along Kaiser Road, to act as a neighborhood center, though by definition and standards the Main Street is not subject to the square footage restrictions applicable to Neighborhood Centers. Two land use districts permit commercial retail uses. In the Neighborhood Corner Commercial District, a commercial use cannot exceed 3,500 square feet, while the limit in the Neighborhood Mixed Use Commercial district is 25,000 square feet for a food market. These dimensional standards are consistent with existing development code standards.

The Main Street consists of six acres of land designated for mixed use commercial and a civic site. The generalized land use designations immediately adjacent to the Main Street are intended to have the highest residential densities in the Subarea. A series of Park Blocks extends to the west which continues high density along a natural ridge.

Conclusion. The North Bethany Subarea Plan is consistent with this endorsement.

2. “A sufficient number and arrangement of dwelling units, by type and location, to support frequent public transit service to the Main Street and/or Neighborhood Center, as well as to nearby centers.”

Findings. Each neighborhood within the North Bethany Subarea is intended to have a diversity of housing types and density ranges. The average density throughout the Subarea will be at least ten units per acre which is the lower limit to support frequent public transit. Each neighborhood commercial area is surrounded by the higher density land use districts. The Main Street is surrounded by the highest densities. These densities are compatible with the commercial development program.

Conclusion. A-Engrossed Ordinance No. 730 is consistent with this endorsement.

3. Street connectivity and, “to the extent practicable,” design concepts in Metro’s Green Streets Handbook.

Findings. The North Bethany Concept Plan was developed with street connectivity standards in mind. The illustrative plans (shown on the Neighborhood Plans under the North Bethany Subarea, A-Engrossed Ordinance No. 712, Exhibit 3, pages 22-26) are based on a grid street pattern. A-Engrossed Ordinance No. 730 adopts the county’s existing connectivity standards to the North Bethany Subarea.

Design concepts in Metro’s Green Streets Handbook were integrated into the street cross sections and the Drainage Master Plan. More specifically, streets will be used to manage stormwater runoff through strategically placed infiltration and flow-through swales and tree canopy cover. The stormwater management is described in the North Bethany Drainage Master Plan which will be incorporated via a subsequent land use ordinance.

Conclusion. A-Engrossed Ordinance No. 730 is consistent with this endorsement.

4. More specific and rigorous standards for affordable housing: “With the assistance of non-profit and for-profit housing developers interested in developing in the area, as well as federal, state and local agencies and organizations involved in enabling the provision of affordable housing, provide at least 20% of ownership housing units developed in the area at prices affordable to households at or below 80% of median income, and at least 20% of rental housing units developed in the area at rent levels affordable for at least 30 years to households at or below 60% of median income. The City of Beaverton and Metro will implement this objective through communication and negotiation with property owners, developers and affordable housing providers; through the provision of incentives; and through other non-regulatory tools.”

Findings and Conclusion. See findings and conclusion under UGMFP Title 11 3.07.1120 subsection D.

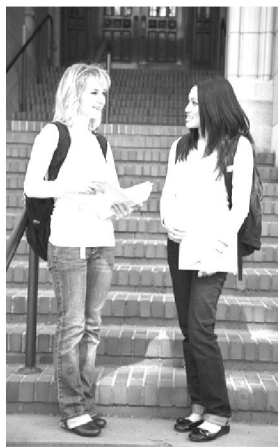
5. Cooperation with THPRD and BSD “to reduce overall demand for land for school sites through collocation of parks, shared use facilities, consideration of multi-story building designs, and reductions in parking and circulation requirements made possible by provisions for safe routes to schools in the community design.”

Findings. The school sites were already identified by the Beaverton School District prior to the planning process. Where feasible, parks were located adjacent to the school sites. Trails and sidewalks are located to address connectivity between parks and schools. Parking, circulation, and consideration of multi-story building designs will be subject of a forthcoming ordinance to develop code standards for the North Bethany Subarea.

Note that a third school site is located in the Arbor Oaks Subarea. UGMFP Title 11 findings were addressed as part of Washington County Ordinance No. 546 (1999).

Conclusion. A-Engrossed Ordinance No. 730 is consistent with this endorsement.

North Bethany Subarea Plan



Washington County
A-Engrossed Land Use Ordinance No. 730
10/7/10





WASHINGTON COUNTY OREGON

October 8, 2010

To: Interested Parties

From: Brent Curtis, Planning Manager *Brent Curtis*
Department of Land Use & Transportation

Subject: **Proposed A-Engrossed Ordinance No. 730 - North Bethany Subarea Community Plan**

The Board of County Commissioners (Board) will soon consider an A-Engrossed version of Ordinance No. 730. A-Engrossed Ordinance No. 730 proposes to amend the Washington County Comprehensive Plan to amend the North Bethany Subarea Plan (Subarea Plan) and adopt implementing regulations. The proposed changes build upon the work of Ordinance No. 712, which implements the North Bethany Concept Plan adopted by the Board in 2009. A-Engrossed Ordinance No. 730 also responds to a number of issues identified by the Board in 2009. These issues were addressed by three workgroups that were comprised of North Bethany property owners, citizens, developers and county staff. A summary of the filed ordinance is provided below.

The Funding Strategy component of the North Bethany Subarea Plan is not addressed as part of Ordinance No. 730 since it is not a land use matter. The Funding Strategy and its implementing elements have different legal, public hearing and notice requirements. Therefore, the Funding Strategy will be considered by the Board at separate public hearings. The Board's public hearings for the Funding Strategy have been continued to October 2010.

Public hearing dates and other relevant information about A-Engrossed Ordinance No. 730 are provided below. If you have any questions about the ordinance, or if you would like additional information, please contact the Long Range Planning Division as noted on page 8.

Public Hearings

Board of County Commissioners
10:00 am
October 19, 2010

Board of County Commissioners
6:30 pm
October 26, 2010

Hearings will be held in the Shirley Huffman Auditorium in the Public Services Building, 155 N. First Avenue, Hillsboro, Oregon.

Summary of A-Engrossed Ordinance No. 730

Key ordinance provisions that implement the North Bethany Concept Plan and address Board issues include:

1. Create the following residential density range based on proposed land use designations: the projected minimum number of dwelling units is 3,755; the projected maximum number of dwelling units is 4,653.
2. Create the North Bethany Community Overlay District in the Community Development Code (CDC) to establish the land use districts and development standards for the Subarea Plan. The districts and standards use existing CDC standards to the extent practicable.

Department of Land Use & Transportation • Long Range Planning Division
155 N. First Avenue, Suite 350-14, Hillsboro, OR 97124-3072
phone: (503) 846-3519 • fax: (503) 846-4412

3. Maintain the current FD-20 designation until the county service district to partially fund transportation improvements is established. The land use maps in the Subarea Plan identify the “future” land use districts that will be made effective upon creation and funding of the county service district.
4. Create a new growth management policy and implementing standards for the Subarea Plan that:
 - A. Identifies required transportation improvements and the specific ways to fund those improvements, including a transportation system development charge (SDC) and the formation of a county service district. The SDC and county service district would only be applicable to development in the Subarea Plan. The proposed county service district would have to be approved by voters living within the Subarea Plan boundaries.
 - B. The new CDC Article V standards for public facilities and services require that a development application in the Subarea Plan be denied if the standards for public facilities are not met.
5. ‘Placeholders’ for future work were added to the Subarea Plan and the CDC. Some tasks that are limited in nature have been addressed through the hearing process for Ordinance No. 730. Larger tasks that will take more time to complete are proposed to be addressed in 2011. Below is a summary of the 2011 placeholder tasks:

Address in 2011

- Create new Planned Development standards for North Bethany
- Create new standards for cluster housing
- Develop final plan amendment criteria for North Bethany
- Develop criteria that addresses how to ensure that some of the identified community service uses are provided in the Subarea Plan over time (community service uses include churches, private schools, membership organizations, farmers market, public buildings)
- Develop standards to allow utility facilities for power generation (e.g. solar power) to serve one or more development in the Subarea Plan
- Finalize standards for building variety and design
- Examine dimensional standards for permitted special uses
- Develop standards to limit conflicts at the urban/rural edges (north, west, and east) of the Subarea

Bethany Community Plan

Exhibits 2 and 3 comprise the proposed North Bethany Subarea Plan (Subarea Plan). Exhibit 2 describes the proposed design requirements that would be applicable to the planning area. Exhibit 3 includes amendments to the maps, figures and tables that are part of the Subarea Plan.

Changes include:

1. The North Bethany Concept Plan Design Elements map is repealed because it is being implemented by Ordinance No. 730. This map will be updated and added to Policy 43 of the Urban Plan in Exhibit 14.
2. New maps were added for:
 - A. Future urban land use designations (replaces the North Bethany Concept Plan Land Use and Natural Feature Categories map). *This map was amended by engrossment to reduce the number of parcels with 2 or more land use districts.*

- B. Special Setbacks (replaces the North Bethany Concept Plan Residential Minimum Setbacks map). Streets subject to special setbacks are the Park Blocks and a segment of Road A north of the linear park in the Northeast Neighborhood. Streets removed from the setback designation are Springville Road, Joss Road and the other segments of Road A.
 - C. Special Frontages (identifies where there are requirements for building orientation and/or building facades, landscaping and fencing). This map replaces the previous reference to the Building Orientation symbols on the Neighborhood Plans.
 - D. Community service use locations (identifies sites where uses such as a church or private school may be located).
 - E. Density-restricted lands (identifies lands without density, such as drainage hazard areas, wetlands and +25% slopes).
 - F. Location of historic landslides and landslide study areas (identifies lands where an engineering geology report is required for development review). These maps are based on new information provided by the Oregon Department of Geology and Mineral Industries (DOGAMI).
 - G. Areas of Special Concern (new areas of special concern 5, 6, 7 and 8 address connectivity standards in the Park Blocks and Northeast Neighborhood and design of the Bethany Creek and Northeast Neighborhood Linear Trails).
3. Existing maps were amended for:
- A. Neighborhoods (add a property within the Subarea that is adjacent to the PCC Campus and Springville Road to the College Neighborhood).
 - B. Land Use Designations (show the final location of the Beaverton School District's eastern school site along with the adjusted location of a nearby park and Primary Streets).
 - C. Primary Streets and Core Design Elements (separated into two maps: 1. Create the Primary Street map and add two neighborhood route streets in the Northwest Neighborhood and two local streets establishing the northern and southern boundaries of the Beaverton School District's eastern school site; and 2. Create the Core Design Elements Map and amend terminology to be consistent with the Neighborhood Plans).
 - D. Parks, Trails and Pedestrian Connections (amended to: 1. replace the green stars with candidate areas where neighborhood parks are to be located; 2. create connections to the Westside Trail; and 3. minimize impacts to wetlands). *This map was amended by engrossment to add a trail connection and realign a trail route per feedback from THPRD.*
 - E. Significant Natural Resource (amendments are: 1. The 'Fixed Park Location' designation was renamed to be 'Open Space', the titles of the 'Wetlands' designations were renamed to either 'Water Areas and Wetlands' or 'Water Areas and Wetlands & Fish and Wildlife Habitat' in order to be consistent with the terms used in other community plans and the CDC; 2. Land for Clean Water Services' vegetated corridors was removed from the areas designated as 'Water Areas and Wetlands' or 'Water Areas and Wetlands & Fish and Wildlife Habitat;' and 3. Identify THPRD's park improvements in the south east corner of the PCC Campus as 'Open Space').
 - F. Street Design Plan (add the extension of Joss Road, between Road A and the Arbor Oaks Subarea).

- G. Local Street Connectivity (add two street connectivity designations: at the western terminus of Brugger Road, and near a planned street in the Arbor Oaks Subarea).
 - H. Note that the existing Neighborhood Plans will be updated to reflect changes made upon engrossment of Ordinance No. 730. *Through engrossment, these maps were amended to incorporate changes to various elements of the Concept Plan shown in other maps and figures that are part of the Community Plan.*
4. The Local Street Cross Section was amended to note that parking within 50 feet of a public street intersection is prohibited, consistent with the county's Uniform Road Design and Construction Standards.
 5. Table 1, North Bethany Street Tree List, is amended by removing the 'CL-1' Cross Section from the Northwest and West Neighborhoods. The street tree designation for this cross section is now addressed in Area of Special Concern Road Corridor 3 - Joss Avenue: Brugger Road to Road A.
 6. Additional changes to the text in the Subarea Plan are made to implement the North Bethany Concept Plan, address other issues identified by the Board in 2009, clarify criteria, remove redundancies, make criteria consistent, and make grammatical and formatting corrections. Key changes to the text of the Subarea Plan include:
 - A. New Areas of Special Concern 5, 6, 7 and 8 were created to address connectivity standards in the Park Blocks and Northeast Neighborhood and design standards for the Bethany Creek and Northeast Neighborhood Linear Trails.
 - B. Refining the design objectives that guided placement of the neighborhood park locations.
 - C. Removing the descriptions of Secondary Streets and references to Public Service and Public Service-Open Space designations.
 - D. Amending the setback criteria along key roads. Streets subject to special setbacks are the Park Blocks and a segment of Road A north of the linear park in the Northeast Neighborhood. Streets removed from the setback designation are Springville Road, Joss Road and the other segments of Road A.
 - E. Amending text to state that removal of the FD-20 district will be conducted through a legislative plan amendment, which is consistent with the growth management procedures.
 7. The following items *were added through engrossment*:
 - A. North Bethany Main Street Program Guide, which describes the requirements for more specific planning of the commercial area prior to development, and also limits the amount of floor area that may be devoted to commercial uses.
 - B. Design elements for several designated Gateways were added.
 8. The following text *was amended through engrossment*:
 - A. General Design Element #3 was amended to refine the noise reduction standards.

- B. Building orientation standards (special frontages) in General Design Element #7 were amended to incorporate three Special Frontage Categories (A, B, and C). All categories have building façade articulation requirements, and Category A areas must have 50% of lots with a front orientation to public space (e.g., public street or park).
- C. The access requirements for ASC Road Corridor 1B in Section V.B were amended to address local access to the semi-isolated area northwest of the Kaiser Road / Road A intersection.
- D. The special “build-to” setbacks in Section V.A were amended to increase the maximum front yard setback to 15 feet in special frontage areas.
- E. Section V.B (ASC Road Corridors 1A and 2) was amended to require that a transit plaza shall be considered along these corridors.
- F. ASC Road Corridor 3 (Joss Avenue: Brugger Road to Road A) in Section V.B is amended to state that extensions of Joss Avenue shall be consistent with the Neighborhood Route or CL-1 street design cross-section, with modifications permitted subject to County Engineer approval. In addition, a placeholder was added to this section to investigate a potential minor realignment of Joss/Brugger intersection.
- G. ASC 7 (Bethany Creek Trail Corridor and Rossetta Street Alignment) was amended to add design details about the trail, including text, plan illustrations and cross-section illustrations.
- H. ASC 8 (Road A Linear Park and Regional Water Quality Facility) was amended to add design details about the park, including text and cross-section illustrations.
- I. General Design Element 15 (formerly General Design Element 9) was amended to address issues relevant to the Special District for Lighting.

Community Development Code

The North Bethany Subarea Overlay District is created as Section 390. It includes the land use districts, special use standards, and specific development standards and review procedures unique to North Bethany. New Section 501-12 is added. It is the set of standards for public facilities and services (e.g., parks, trails, roads) in North Bethany. Changes to Sections 300, 401, 403, 404, 405, 430, 501 and 601 are made to reference the new CDC standards and community plan requirements. Standards are added to the grading and drainage standards to examine landslide hazard study areas during the development review process.

The following text *was added or amended through engrossment*:

1. New standards for property line adjustments in the FD-20 District (CDC Section 308) were added.
2. Proposed CDC 390-15 was amended to allow Park & Ride Facilities in the Institutional NB district as a Type I or Type III use.
3. Proposed CDC 390-16 was amended to provide a definition for Transit Plaza.
4. Proposed CDC 390-8 and 390-9 were amended to permit Flag Lots in the R6-NB and R9-NB land use districts.
5. Proposed CDC 390-8 and 390-9 were amended to permit Flag Lots in the R6-NB and R9-NB land use districts.

6. Proposed CDC 390-9 was amended to permit Zero Lot Line Development in the R9-NB land use district.
7. Proposed CDC 390-10 was amended to remove the 6-plex limitation from the Attached Dwellings provision in the R15-NB land use district.
8. A placeholder was added to CDC 390-10 to consider permitting Detached Dwellings in the R15-NB land use district.
9. Proposed CDC 390-13 was amended to add convenience grocery stores as a permitted use in the NCC-NB land use district, subject to size limitations; and the front and street side yard setbacks were reduced to 10 feet.
10. The Farmers' Market standards in proposed CDC 390-16 were amended to more accurately describe the use, address recycling, trash, and litter removal; define hours of operation; and require a minimum 20 foot setback buffer where adjacent to residential land.
11. Proposed CDC 390-16.10 (Service Station and/or Car Wash) was amended to remove the onsite parking standard; the existing CDC parking standard for service stations will apply.
12. The Board agreed to a placeholder to examine whether the special use category Live/Work Housing should be allowed in the R-24 NB district.
13. Proposed an addition to CDC 390-22.2 (Additional North Bethany Subarea Development Standards – Landscape Design) to clarify that the outdoor recreation areas required by this standard are not intended to require more landscaping than required by CDC 407-1.3.
14. Proposed CDC 410-4, regarding landslide hazard areas, was amended to delete reference to DOGAMI maps and to clarify the intent of the Community Plan landslide study area maps.
15. Proposed CDC 501-12.2.D is amended to establish a Type III process for modification of the interim bicycle network standard. In addition, the Board agreed to continue discussions to consider refinements to this standard.
16. Proposed CDC 501-12.2.E is amended to establish a Type III process for modification of the interim pedestrian network standard. In addition, the Board agreed to continue discussions to consider refinements to this standard.
17. Proposed CDC 501-12.2 is amended to clarify requirements related to service district acquisition of land for required service provision, including park land. In addition, the Board agreed to continue discussions to consider refinements to assurances for service district acquisition of park land.

Comprehensive Framework Plan for the Urban Area

The following Plan policies were amended:

1. The plan amendment criteria to remove the FD-20 District in Policy 1 were amended to make the formation and funding of a county service district for transportation improvements to be the primary criteria. Other existing criteria were removed or moved to Policy 44 and new CDC Section 501-12. *This text was amended by engrossment to add a Local Improvement District as a potential funding mechanism that could allow the FD-20 District designation to be removed.*

2. Policy 14, Managing Growth, was amended to state this policy is not applicable to New Urban Areas; Policy 44 is made to be the applicable growth management policy for these areas.
3. Maps in Policy 15, Roles and Responsibilities for Severing Growth, were updated to show the amended locations of some parks, trails and school facilities. The Arbor Oaks Subarea was removed from the North Bethany Subarea Public Facility maps for sewer and water facilities (the Arbor Oaks Subarea was removed from the North Bethany Subarea Plan last year by Ordinance No. 712). *Through engrossment, the text of Policy 15 was amended to clarify THPRD's long-term service boundary.*
4. Policy 18, Plan Designations and Location Criteria for Development, was amended by adding descriptions of the plan designations and locational criteria for development within new land use districts in the North Bethany Subarea Plan.
5. An Implementing Strategy was added to Policy 21, Affordable Housing, to address affordable housing requirements for the North Bethany Subarea Plan.
6. Amendments were made to Policy 43, Community Design for New Urban Areas, to identify the unincorporated areas subject to this policy, clarify the intent of some implementing strategies, consolidate some implementing strategies, add the key plan elements of the North Bethany Subarea Plan, and add a map of the final North Bethany Concept Plan. *Through engrossment, the text of Policy 43 was amended to clarify that "Arbor Oaks" refers to "Arbor Oaks Subarea", and to describe why parks need adequate frontage on public streets. In addition, the Core Design Elements map and the North Bethany Concept Plan Land Use and Natural Features Categories map were updated, and a map of the Core Pedestrian and Bicycle Network was added. Lastly, the Core Pedestrian and Bicycle Network Map was amended to add a trail connection and to realign a trail route per feedback from THPRD.*
7. Policy 44 was amended to include the growth management implementing strategies for public services and facilities for the North Bethany Subarea Plan. Amendments include adding the list of required transportation improvements and funding mechanisms to make those improvements, and describing the methods to use to ensure that requirement improvements will be provided in the Subarea Plan (e.g., parks, road improvements). Other changes require Article V of the CDC to be amended to carry out the implementing strategies of Policy 44.

2020 Transportation Plan

Amends Policy 10 by removing the 'Greater Bethany East-West Arterial Study Area' and adjusts the alignment and length of some Neighborhood Routes in the North Bethany Subarea Plan.

How to Submit Testimony Submit oral or written testimony to the Board of County Commissioners at a public hearing. Written testimony may also be mailed or faxed in advance of public hearings in care of the Long Range Planning Division. **We are unable to accept e-mail as public testimony.**

Washington County, Long Range Planning Division
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Staff Contact Suzanne Savin, Senior Planner
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E-mail: suzanne_savin@co.washington.or.us

Proposed Ordinance is available at the following locations

- Proposed A-Engrossed Ordinance No. 730 is available for review at the Long Range Planning Division. A copy may be purchased at a cost of \$3.00. An additional postage fee of \$5.00 will be charged if mailing is requested. Telephone 503-846-3519.
- www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2010-ordinance-730.cfm
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations; call 503-821-1128 for directory of CPOs.

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- Exhibit 16** Policy 10: Functional Classification Policy:
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- Exhibit 17** Section 308 - Future Development 20 Acre District (FD-20)

AGENDA**WASHINGTON COUNTY BOARD OF COMMISSIONERS**

Agenda Category: Public Hearing – Fifth Reading and Fifth Public Hearing
Land Use & Transportation; County Counsel (CPO 7)

Agenda Title: PROPOSED A-ENGROSSED ORDINANCE NO. 730 – AN
ORDINANCE AMENDING ELEMENTS OF THE WASHINGTON
COUNTY COMPREHENSIVE PLAN TO AMEND THE NORTH
BETHANY SUBAREA PLAN AND TO ADOPT IMPLEMENTING
REGULATIONS

Presented by: Brent Curtis, Planning Manager; Dan Olsen, County Counsel

SUMMARY:

On September 28, the Board directed staff to engross Ordinance 730 to make a number of changes identified through the hearings process. Several "placeholder tasks" were also incorporated into the ordinance that identify additional tasks that could not be completed this year. The first public hearing for A-Engrossed Ordinance No. 730 was held on October 19, 2010.

A-Engrossed Ordinance No. 730 includes the text and maps that make up the North Bethany Subarea Plan (see attached map). Elements of the Comprehensive Plan to be amended are the Bethany Community Plan, the Community Development Code, the Comprehensive Framework Plan for the Urban Area, and the 2020 Transportation Plan. Proposed A-Engrossed Ordinance No. 730 is posted on the county's land use ordinance web page at the following link:

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2010-land-use-ordinances.cfm>

The engrossed ordinance provides the basis for additional work in 2011 to complete tasks that could not be completed this year. A work program for the completion of remaining tasks will be provided to the Board for consideration at your meeting on October 26th. Tasks to be completed include the development of a county service district and developing final implementing regulations for the Subarea Plan, including the removal of the FD-20 District and determining how to address potential conflicts at the Subarea's urban/rural edges.

- Continued -

DEPARTMENT'S REQUESTED ACTION:

Read A-Engrossed Ordinance No. 730 by title only and conduct the public hearing. At the conclusion of the hearing, adopt A-Engrossed Ordinance No. 730 and approve the 2011 work program for the completion of the remaining tasks for the North Bethany Subarea Plan.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

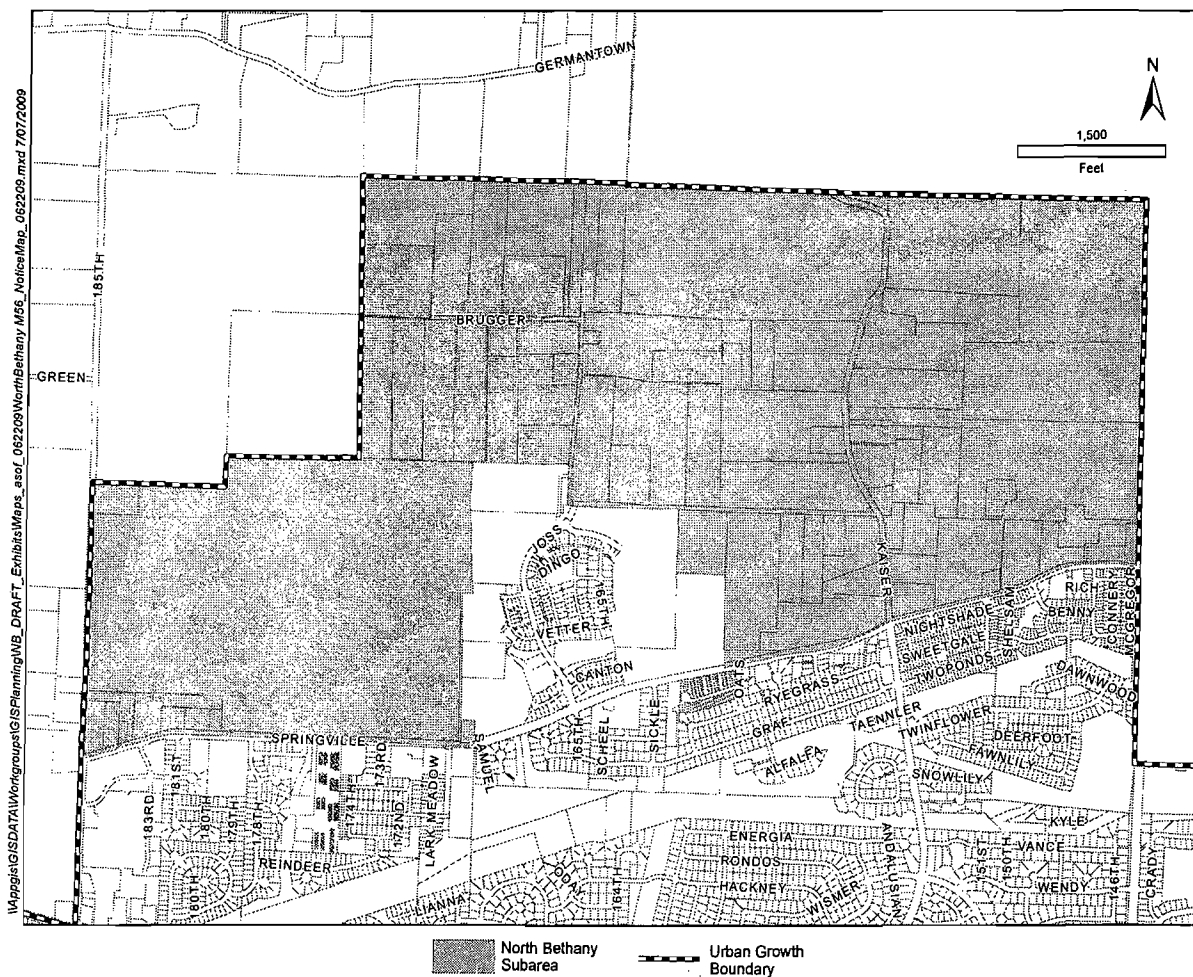
100-601000

ADOPTED

Agenda Item No.	<u>4.a.</u>
Date:	10/26/10

Consistent with Board policy regarding public testimony, testimony about the ordinance is limited to two minutes for individuals and five minutes for a representative of a group.

The staff report will be provided to the Board prior to the October 26, 2010 hearing. Copies of the report will also be available at the Clerk's desk prior to the hearing. It will also be posted on the website noted on page 1.



North Bethany Subarea

OCT - 7 2010

BEFORE THE BOARD OF COUNTY COMMISSIONERS

Washington County
County Clerk

FOR WASHINGTON COUNTY, OREGON

A-ENGROSSED ORDINANCE 730

An Ordinance Amending the Bethany Community Plan, the Community Development Code, the Comprehensive Framework Plan for the Urban Area, and the Transportation Plan to Adopt the North Bethany Subarea Community and to Implement Regulations

The Board of County Commissioners of Washington County, Oregon ("Board") ordains as follows:

SECTION 1

A. The Board recognizes that the North Bethany Subarea Plan of the Bethany community, having been adopted in 2009 as the North Bethany Concept Plan which established a framework for how new development should occur in the North Bethany area, is ready for further amendments for purposes of implementation and urban development.

B. The Board recognizes that to implement this concept plan, certain changes to several elements of the Comprehensive Plan and maps and text are necessary to clarify criteria, assure compliance and consistency with regulations, remove redundancies, and provide a general update, and are for the benefit of the health, safety, and general welfare of the residents of Washington County, Oregon.

C. The Board recognizes that the Bethany Community Plan was adopted by Ordinance Nos. 263 and 265 and amended by Ordinance Nos. 345, 420, 471, 480, 551, 588, 610, 615, 620, 649, 702 and 712.

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1 D. The Board recognizes that the Community Development Code Element of the
2 Comprehensive Plan (Volume IV) was readopted with amendments on September 9, 1986, by way
3 of Ordinance No. 308, with portions subsequently amended by Ordinance Nos. 321, 326, 336-341,
4 356-363, 372-378, 380, 381, 384-386, 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421-423,
5 428-434, 436, 437, 439, 441-443, 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-
6 489, 504, 506-512, 517-523, 525, 526, 528, 529, 538, 540, 545, 551-555, 558-561, 573, 575-577,
7 581, 583, 588, 589, 591-595, 603-605, 607-610, 612, 615, 617, 618, 623, 624, 628, 631, 634, 635,
8 638, 642, 644, 645, 648, 649, 654, 659-662, 667, 669, 670, 674, 676, 677, 682-686, 692, 694-698,
9 703, 704, 708, 709, 711, 712, 718, 719, 720, 725, and 735.

10 E. The Board recognizes that the Comprehensive Framework Plan for the Urban Area
11 element of the Comprehensive Plan (Volume II) was readopted with amendments on September 9,
12 1986, with portions subsequently amended by Ordinance Nos. 343, 382, 432, 459, 471, 480, 483,
13 516, 517, 526, 551, 555, 561, 571, 572, 588, 590, 598, 608-610, 612-615, 620, 624, 631, 632, 637,
14 643, 649, 662, 666, 669, 671, 683, 686, 694, 712, 726, and 733.

15 F. The Board recognizes that the Transportation Plan Element of the Comprehensive
16 Plan (Volume XV) was adopted on October 25, 1988, by way of Ordinance Nos. 332 and 333, with
17 portions subsequently amended by Ordinance Nos. 343, 382, 409, 419, 426, 432, 450, 463, 470,
18 471, 473, 474, 480, 483-485, 493, 494, 503, 515, 526, 537, 542, 546, 552, 556, 588, 601, 609, 611,
19 626, 627, 631, 642, 649, 663, 674, 683, 712, 713, 717 and 718.

20 G. Under the provisions of Washington County Charter Chapter X, the Department of
21 Land Use and Transportation has carried out its responsibilities, including preparation of notices,
22 and the County Planning Commission has conducted one or more public hearings on the proposed

1 amendments and has submitted its recommendations to the Board. The Board finds that this
2 Ordinance is based on those recommendations and any modifications made by the Board are a
3 result of the public hearings process.

4 H. The Board finds and takes public notice that it is in receipt of all matters and
5 information necessary to consider this Ordinance in an adequate manner, and finds that this
6 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan adoption
7 as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington County
8 Charter, the Washington County Community Development Code, and the Washington County
9 Comprehensive Plan.

10 SECTION 2

11 The following Exhibits, attached and incorporated herein by reference, are hereby adopted
12 as amendments to the following documents:

13 A. Bethany Community Plan Amendments:

- 14 1. Exhibit 1 (1 page) – Amending Bethany Community Plan, Overview;
- 15 2. Exhibit 2 (57 pages) – Amending Chapter 2: North Bethany Subarea Plan;
16 and
- 17 3. Exhibit 3 (43 pages) – Amending North Bethany Subarea Plan Maps, Figures
and Tables as follows:
- 18 a. Concept Plan Design Elements Map (p. 1)
 - 19 b. Future Land Use Designations Map (p. 2-7);
 - 20 c. Neighborhoods Map (p. 8);
 - 21 d. Primary Streets Map (p. 9-10);
 - 22 e. Core Design Elements Map (p. 11);
 - f. Parks, Trails and Pedestrian Connections Map (p. 12-13);
 - g. Significant Natural and Cultural Resources Map (p. 14-17);
 - h. Street Design Plan Map (p. 18);
 - i. Special Setbacks Map (p. 19-20);
 - j. Special Frontages Map (p.21-23);

- k. Community Service Use Location Map (p. 24);
- l. Density-Restricted Lands Map (p.25);
- m. Landslide Inventory Map (p. 26);
- n. Landslide Study Areas Map (p. 27-28);
- o. Local Street Connectivity Map (p. 29);
- p. Areas of Special Concern Map (p. 30-31);
- q. Neighborhood Plans (p. 32-39);
- r. Local Street Cross Section (p. 40-41); and
- s. Street Tree Table 1 (p. 42-43).

B. Community Development Code Amendments:

- 4. Exhibit 4 (48 pages) – Amending Section 390, North Bethany Overlay District;
- 5. Exhibit 5 (4 pages) – Amending Section 300, Introduction, Article III, Land Use Districts;
- 6. Exhibit 6 (3 pages) – Amending Section 401, Introduction, and Section 403, Applicability, Article IV, Development Standards;
- 7. Exhibit 7 (6 pages) – Amending:
 - a. Section 404 – Master Planning, Article IV, Development Standards;
 - b. Section 405 – Open Space, Article IV, Development Standards;
 - c. Section 430 – Special Use Standards, Article IV, Development Standards; and
 - d. Section 601 – Introduction, Article VI, Land Divisions and Property Adjustments.
- 8. Exhibit 8 (5 pages) – Amending Section 410, Grading and Drainage; and
- 9. Exhibit 9 (6 pages) – Amending Article V, Public Services.

C. Comprehensive Framework Plan for the Urban Area Amendments:

- 10. Exhibit 10 (4 pages) – Amending Policy 1, The Planning Process;
- 11. Exhibit 11(7 pages) – Amending Policy 14, Managing Growth, and Policy 15, Roles and Responsibilities for Serving Growth, Parks, Trails and Pedestrian Connections Map, and Schools Map;
- 12. Exhibit 12 (7 pages) – Amending Policy 18, Plan Designations and Locational Criteria for Development;

- 1 13. Exhibit 13 (3 pages) – Amending Policy 21, Housing Affordability;
2
3 14. Exhibit 14 (10 pages) – Amending Policy 43, Community Design for New
4 Urban Areas; North Bethany Concept Plan Design Elements Map; and Core
5 Pedestrian and Bicycle Network Map; and
6 15. Exhibit 15 (5 pages) – Amending Policy 44, Managing Growth in New
7 Urban Areas.

8
9 D. 2020 Transportation Plan Amendments:

- 10 16. Exhibit 16 (3 pages) – Amending Policy 10, Functional Classification Policy
11 including: Functional Classification (text); Study Areas Map; and Functional
12 Classification System Map.

13 E. Community Development Code Amendments:

- 14 17. Exhibit 17 (2 pages) – Amending Section 308-6, Dimensional Requirements
15 for the Future Development 20 Acre District (FD-20).

16 SECTION 3

17 All other Comprehensive Plan provisions that have been adopted by prior ordinance, which
18 are not expressly amended or repealed herein, shall remain in full force and effect.

19 SECTION 4

20 All applications received prior to the effective date shall be processed in accordance with
21 ORS 215.427 (2009 Edition).

22 SECTION 5

 If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid
 or unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby
 and shall remain in full force and effect.

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1 SECTION 6

2 The Office of County Counsel and Department of Land Use and Transportation are
3 authorized to prepare planning documents to reflect the changes adopted under Section 2 of this
4 Ordinance, including deleting and adding textual material and maps, renumbering pages or sections,
5 and making any technical changes not affecting the substance of these amendments as necessary to
6 conform to the Washington County Comprehensive Plan format.

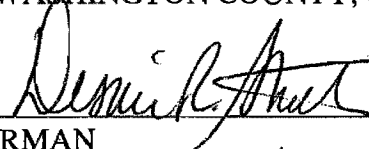
7 SECTION 7

8 This Ordinance shall take effect thirty (30) days after adoption.

9 ENACTED this 26 day of October, 2010, being the 5th reading and
10 5th public hearing before the Board of County Commissioners of Washington County, Oregon.

11 BOARD OF COUNTY COMMISSIONERS
12 FOR WASHINGTON COUNTY, OREGON

13 **ADOPTED**

14 
15 CHAIRMAN

16 
17 RECORDING SECRETARY

18 READING

19 PUBLIC HEARING

20 First September 7, 2010
21 Second September 21, 2010
22 Third September 28, 2010
Fourth October 19, 2010
Fifth October 26, 2010
Sixth _____

First September 7, 2010
Second September 21, 2010
Third September 28, 2010
Fourth October 19, 2010
Fifth October 26, 2010
Sixth _____

VOTE: Aye: Strader, Rogers, Duyck, Schouten Nay: _____
Recording Secretary: Marian Larkin Date: October 26, 2010

The Bethany Community Plan is amended to reflect the following:

BETHANY COMMUNITY PLAN

OVERVIEW

The Bethany Community Plan reflects the culmination of two distinct planning efforts. The initial planning resulted in the adoption of the Bethany Community Plan in 1983. The second planning effort, conducted between 2006 and 2010, resulted in the adoption of the plan language and maps for the North Bethany Subarea Plan. As a result of the two distinct planning efforts, the Bethany Community Plan is divided into two chapters.

~~The first chapter~~Chapter One contains the original plan language and maps developed for that 1983 community plan. It includes background information, general design elements and specific design elements for the West Bethany, Central Bethany, Springville, Arbor Oaks and Thompson Subareas. Since its adoption, the community plan has been updated to reflect map changes made by ordinances and quasi-judicial plan amendments. Community plan text was updated in limited cases to address state and regional planning initiatives, urban growth boundary (UGB) expansions for the Rock Creek Campus of Portland Community College (PCC) in 1999, the Jenkins/Kim 2000 UGB locational adjustment, the Arbor Oaks subdivision Subarea, the 2002 North Bethany UGB expansion, and changes to the Central Bethany Town Center in 2008.

~~The second chapter~~Chapter Two of the Bethany Community Plan is the North Bethany Subarea Plan. This Subarea includes lands located north of NW Springville Road and east of NW 185th Avenue, with the exception of the Arbor Oaks Subarea. The North Bethany Subarea Plan was developed through a community planning process that began after approximately ~~800700~~ 800700 acres were added to the UGB in 2002. These 800700 acres, along with the existing PCC Rock Creek Campus inside the UGB, comprise the North Bethany Subarea. ~~The land within the Arbor Oaks Subarea was part of the 2002 UGB expansion. However, the master plan for the Arbor Oaks Subdivision (Casefile 00-601-M) was approved prior to completion of the North Bethany planning process and has led to separation of this area into the Arbor Oaks Subarea. (Development in Arbor Oaks is subject to the master plan for that area, which was approved prior to the completion of the planning of the North Bethany Subarea.)~~

The design elements and standards included in the North Bethany Subarea Plan were developed through a multi-year planning process to be consistent with Title 11 of Metro's Urban Growth Management Functional Plan. In addition, the North Bethany Subarea Plan takes into account the specific conditions placed on the areas when it was added to the UGB ~~in 1999 and 2002.~~

The North Bethany Subarea Plan represents a new perspective on community planning in urban unincorporated Washington County. It reflects the county's desire to create new urban communities that take into account the evolution of planning since 1983 and community values. The Subarea Plan provides a more densely developed community, featuring a higher level of urban services, including a complete street network, parks, open space, and a greater emphasis on design and infrastructure planning. It calls for having new development pay for a larger share of the costs of the infrastructure, particularly streets, stormwater and park improvements.

Chapter 2 of the North Bethany Subarea Plan of the Bethany Community Plan is amended to reflect the following:

CHAPTER 2: NORTH BETHANY SUBAREA PLAN

I. INTRODUCTION

The North Bethany Subarea Plan applies to ~~development in North Bethany and the Portland Community College (PCC) Rock Creek Campus land north of NW Springville Road with the exception of the Arbor Oaks Subarea.~~ This chapter provides background and an overview of the Subarea's community planning principles and goals, describes the relevant maps, and prescribes general and neighborhood design elements. Where applicable, the Subarea ~~plan~~ Plan identifies the plan amendment procedure and criteria for proposing changes to the Subarea Plan.

Predominant urban land use designations in the North Bethany Subarea Plan are residential of varying densities, with a mix of other ancillary land uses for commercial and ~~open space and an overlay for public services institutional purposes.~~ Mechanisms for the funding and provision of public facilities and infrastructure services are planned, but until they can be secured, the FD-20 land use designation will remain in place, ~~with the new land use designations reserved as future designations to be put in place when services are provided.~~ The FD-20 designation ~~may~~ will be removed and the future land use designations ~~may~~ be applied through a ~~quasi-judicial~~ legislative plan amendment process.

II. AREA DESCRIPTION

The North Bethany Subarea is located north of Highway 26 in northeast Washington County. The eastern boundary of the Subarea is the Washington-Multnomah County line. The Subarea is bounded on the west and north by Rock Creek and Abbey Creek, respectively, and associated floodplain area. Rural agricultural lands are the predominant land uses to the north, east, and west. The southern boundary is NW Springville Road, with the other Bethany Subareas to the south.

North Bethany is nestled near the base of the Tualatin Mountains. The area's most prominent geographic feature is a ridge that runs from east to west across the center of the Subarea. Three tributaries to Abbey Creek begin in the Subarea north of the ridge. South of the ridge, Bethany Creek flows from the eastern boundary parallel to NW Springville Road until reaching NW Joss Avenue, at which point the creek flows under NW Springville Road. The elevation along the ridge and the gently sloping hills to the north and south draw the eye toward vistas of the Tualatin Valley.

At the time the Subarea was brought within the Urban Growth Boundary (UGB), and until new urban development begins, the predominant land uses consist of five to ten acre rural lots. An exception to the rural land uses is the PCC Rock Creek Campus which has an Institutional plan designation.

III. BACKGROUND, PLANNING PROCESS AND COMMUNITY DESIGN GOALS

A. UGB EXPANSIONS

In 1999 and 2002, Metro expanded the UGB to include the land within the North Bethany Subarea. The ~~1992~~ 1999 expansion brought the PCC Rock Creek Campus within the UGB. (Approximately fifty acres of the PCC Rock Creek Campus remains outside the UGB). The 2002 expansion brought the remainder of the North Bethany Subarea within the UGB. The state Land Conservation and Development Commission

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(LCDC) acknowledged the expansion in July 2003 (augmenting the North Bethany expansion area to nearly 800 acres). An appeal and litigation of the 2003 acknowledgment was settled in September 2005 and the North Bethany Subarea was ultimately acknowledged by ~~the state~~-LCDC. The county assumed the long-term service provider role from Beaverton in 2004.

The Arbor Oaks subdivision area was part of the 2002 UGB expansion. However, the master plan for Arbor Oaks (Casefile 00-601-M) was approved prior to completion of the North Bethany planning process and has led to separation of this area into the Arbor Oaks Subarea.

B. PCC ROCK CREEK CAMPUS

Although the majority of the PCC Rock Creek Campus was inside the UGB prior to the subject area expansion, ~~it~~the campus was considered throughout the planning process as an integral component of the planned community. The campus is included in the North Bethany Subarea Plan as a distinct neighborhood, with consideration given to addressing important planning objectives for the community as a whole. Relevant objectives include those related to access to the campus, circulation within the campus and its connectivity to the adjacent neighborhoods.

C. PLANNING PROCESS

The North Bethany Subarea Plan is the culmination of a three year planning process. Beginning in 2006, the county worked with a team of consultants, the public, and a technical advisory committee and stakeholder work group to develop conceptual and illustrative plans for the UGB expansion area. The ~~concept plan~~planning process established a vision and framework for how new development should occur in the North Bethany area, including land use designations, transportation, stormwater, and parks and open space networks, affordable housing and infrastructure funding. ~~The An~~ illustrative plan showed how the concept could apply be configured at the neighborhood level. The North Bethany Subarea Plan implements the land use and transportation related elements of the Concept Plan, as adopted in Policy 43 of the Comprehensive Framework Plan for the Urban Area and ~~illustrative plans~~.

A North Bethany Main Street Program Guide identifies design elements that are specific to development within the designated 2040 Main Street boundary. The North Bethany Funding ~~Plan Strategy~~ and North Bethany Affordable Housing Program implement non-land use ~~other~~ aspects of the plans. In addition, local service providers, such as Tualatin Hills Parks & Recreation District (THPRD) and Clean Water Services (CWS), have incorporated plans for North Bethany parks, ~~natural resources protection~~, and stormwater/sewer infrastructure services elements into their ~~documents~~adopted plans for consistent implementation.

D. COMMUNITY DESIGN GOALS

The Community Planning work for North Bethany represents an innovative approach for the county and its partner service provider agencies. As compared with the 1983 community plans, the North Bethany Subarea was planned and designed to be a more complete community, with better provision and integration of urban services and amenities. While some degree of flexibility remains, the North Bethany Subarea Plan is a more detailed level of planning, specifically with ~~more attention paid to the quality and respect to the~~ design of the public realm. Integrating this level of community planning with urban service facility planning results in a greater degree of certainty for the community, for developers, and for service providers who must provide necessary infrastructure.

Early in the planning process, the Board of County Commissioners established a vision for North Bethany to be a distinct community ~~in its own right~~, yet well-integrated into the existing, larger Bethany community. The vision for North Bethany as a “community of distinction” incorporates:

- high standards for integrating comprehensive plans for urban services such as parks and ~~open space areas~~stormwater management,

- a comprehensive design approach that integrates neighborhoods with open space,
- ~~provides~~ a variety of housing choices for a range of affordability levels, and
- ~~highlights~~ community features and focal points (e.g., civic space, parks, small neighborhood commercial sites, schools, etc.), and that are connected to one another, to adjacent points of interest, and to neighborhoods via multi-modal access routes.

Five ~~primary~~ design goals form the basis of the North Bethany Subarea Plan. The design goals are complemented by a growth management policy that ensures public facilities and services and urban infrastructure ~~is~~ are provided and financed in an equitable and feasible manner.

1. Integration with Greater Bethany – The North Bethany urban area is integrated into the existing, larger Bethany community.

The amenities and services in North Bethany are complementary to ~~those in existing Bethany other subareas in the Bethany Community Plan~~, as indicated by the scale, type and location of amenities and services. Land uses, densities, and design treatments north of NW Springville Road promote a good transition between existing Bethany and North Bethany. The vehicular, ~~walking~~ pedestrian and bicycle connections between North Bethany and the surrounding area are direct, convenient, and safe contribute to safety. The plan provides connections to, and compatible land uses near, the PCC Rock Creek campus and the Arbor Oaks Subarea. Land uses are arranged to lessen adverse impacts to adjacent rural uses.

2. A Community of Distinction – North Bethany is distinguished by its variety and affordability of housing options, mix of uses, walkable streets, ~~quality nearby schools~~, community gathering places and focal points, multi-modal transportation connections, variety of green spaces, and family-friendly character.

The plan promotes quality urban design and calls for different land use designations and densities and a mix of building types within each neighborhood. The plan provides opportunities for affordable housing by incorporating a range of residential land use designations that allow a variety of housing sizes and types. In addition, the North Bethany Affordable Housing Program identifies ~~funding (non-land use related)~~ strategies to promote affordable housing in North Bethany.

Residential development is organized into clearly identifiable neighborhoods that are compact and, pedestrian-friendly, with a mix of uses where appropriate. The plan shows land use designations which are arranged along a gradation of densities, providing more intense uses near central locations (e.g., parks and commercial areas), gradually stepping down toward the least intense uses along natural resource areas and rural edges.

The designs of the Subarea and each of its neighborhoods are organized around centers that serve as focal points. For example, the primary focal point for the Subarea is a ~~“main street” pedestrian-scale Community Commercial center~~ Main Street Area, in the Central Neighborhood, featuring a large community park surrounded by high density housing and a mix of commercial uses. In turn, each of the neighborhoods surrounding the Central Neighborhood is organized around a smaller-scale focal point, consisting of a neighborhood park and a small neighborhood commercial site. As a result, all areas of the community are located within a short walk of the ~~Community Commercial center~~ Main Street Area, or a neighborhood commercial site. Schools ~~also will~~ also serve as neighborhood Design Landmark Features.

Public spaces and the relationship between public spaces and private areas are important features of North Bethany as these are aspects of the community that, once developed, will become the fabric of the county to be inherited by citizens. Commercial locations are sited for success, with good visibility and easy access that supports the idea of planning for commercial opportunities as they become viable. North Bethany’s neighborhoods are connected by streets, and pedestrian and bike routes, ~~streams and park~~.

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Civic sites and public spaces are prominently sited to reinforce their important and functional role in the community. Parks and green spaces are provided in the form of neighborhood ~~parks~~, community ~~parks~~, and linear parks and off-street trails.

3. Transportation Choices – Multi-modal choices for walking, biking, driving and transit are connected and integrated with North Bethany’s design and the larger transportation system.

The plan includes a network of streets that serve a variety of options, such as through-travel on the arterial and collector streets and local access to community destinations on neighborhood routes and local streets. There is a connected pattern of blocks and streets that disperses traffic throughout the Subarea, provides access for emergency service providers, avoids or minimizes impacts to natural areas, and contributes to a walkable community. Design elements and requirements for streets provide an opportunity for a safe, high quality pedestrian and bicycling experience with convenient access to key destinations including schools and parks. While transit service is limited at this time to bus stops at the PCC campus and along NW Springville Road, the street network, development standards, and land uses have been designed to support future transit service to North Bethany. The connections of the North Bethany street network with those of greater Bethany and the surrounding areas are situated to minimize additional traffic impacts on existing neighborhoods.

4. Integration of Urban and Natural Areas – A variety of parks, trails, protected open spaces and water quality facilities will result in a coordinated system that is integrated with the urban fabric.

The planning process prioritized public spaces such as parks and trails, ~~putting them on equal footing~~ as a key element in creating the range of amenities found in complete communities. The design concept for the Subarea Plan is a landform-based design that takes advantage of existing natural features for the location of vantage points, orientation of streets, and drainage of stormwater. The community parks and park block elements ~~together~~ form an axis along the existing ridge. This predominant open space feature is complemented by ~~a series of~~ neighborhood parks, trails, and community gathering areas, each of which are located and sized in relation to the surrounding natural and designed landscapes.

The overarching Tualatin Hills Parks & Recreation District (THPRD) design objectives that guided the placement of parks and trails are:

- An interconnected network of trails that links destinations throughout the community.
- An integration of park sites and trails with natural areas, where practicable.
- Increase visibility and accessibility of public parks by locating them so that they are adjacent to or accessible from other public areas such as streets and trails; park sites shall not be largely hidden behind buildings.

The ~~Six~~ neighborhood parks range in size and type from one and one-half (1 ½) to two and one-half (2½) acres, ~~acre~~ neighborhood parks to 15+ acre community parks and are distributed among North Bethany’s neighborhoods. The two community parks, which together total approximately 20 acres, anchor the west and east ends of the park blocks. The western community park will be five and one-half (5 ½) to six (6) acres. A 15-acre community park anchors the eastern end of the park blocks. All residences in the North Bethany Subarea are within a short walk of a park.

The pedestrian trails and connections define and integrate the neighborhoods with the natural areas. In many cases, pedestrian accessways and/or streets are designed to connect with a natural ~~feature area~~ in a way that specifically “reveals” such that the access and/or the feature natural area to the is visible from the public realm right-of-way. This is distinctly different than many areas of the county where parks and trails are not pre-planned, which often results in natural areas that are hidden in tracts behind private home lots.

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~~The outer edges of the Subarea have been intentionally designed to connect the rural and natural features with the new community through the use of perimeter trails and by locating the front façades of adjacent houses so they face these areas.~~

A majority of the Subarea boundary consists of floodplain and vegetated corridors. These areas provide a natural buffer between the urban uses in the North Bethany Subarea and adjacent rural uses. They also provide opportunities to establish a trail system to provide recreational opportunities to residents. Efforts shall be made to establish trails and connections to natural areas and rural views while reducing conflicts between urban and rural uses.

The Subarea's protected natural resource areas are consistent with the county's 1983 adopted and acknowledged Goal 5 program as well as the 2005 Tualatin Basin Partners Goal 5 Program. In addition, a Goal 5 post-acknowledgement plan amendment (PAPA) was conducted in order to address wetlands, open spaces, and to refine the wildlife habitat designation along Bethany Creek. ~~The plan~~ Subarea Plan supports habitat friendly design and development practices, including site design and on-site stormwater management practices. In addition to on-site stormwater management, stormwater will be managed ~~for at the streets level,~~ through regional stormwater facilities, ~~and with the protection of natural watershed resource areas~~ features that assist in flood management (such as drainage hazard areas and wetlands). Stormwater quantity and quality facilities are consistent with Clean Water Services (CWS) standards while parks are consistent with Tualatin Hills Park and ~~& Recreation District (THPRD)~~ THPRD standards.

5. A Livable Long Term Future – The North Bethany Concept Plan will plan for long-term livability of the area, including consideration of future growth.

The planning horizon for the North Bethany Subarea Plan is 20-30 years, with build-out projected at roughly 18 years under robust market conditions. Given the long-term range for the establishment of this community, the Subarea ~~Plan~~ was developed while keeping in mind a number of factors that contribute to enduring livability. These include issues related to provision of urban services and amenities, economic viability, well-designed neighborhoods, sustainable treatment of natural resource systems, impacts to existing service systems, the rural-urban interface, the potential for future urban expansion in adjacent areas, and the greater Washington County transportation system.

IV. NORTH BETHANY SUBAREA PLAN AND MAPS

The North Bethany Subarea Plan is ~~made~~comprised up of several plans, maps and figures that are described below. These plans and maps are referenced throughout the North Bethany Subarea Design Elements and the Neighborhood Design Elements (see Section V and Section VI, respectively). The ~~associated plans and maps are in Section VII~~¹.

~~A. CONCEPT PLAN~~

~~The Concept Plan represents a conceptual level community design for the North Bethany Subarea.~~

~~The Subarea is conceived of as a cohesive group of neighborhoods, each scaled for walkability and organized around centrally-located public destinations (e.g. parks, commercial uses, schools, etc.).~~

~~The Plan shows future land use categories, which are arranged along a gradation of densities, providing more intense uses near central locations, gradually stepping down toward the least intense uses along the natural and rural edges.~~

~~Land use categories take into consideration areas known to be committed such as sites owned by the Beaverton School District for future schools, an existing cemetery, church, and regional powerline corridors.~~

~~A commercial component is shown as consisting of a centrally-located mixed-use core, complemented by smaller commercial nodes in each neighborhood.~~

~~The Primary Streets shown represent locations for a base framework of streets (including existing rights-of-way).~~

~~Primary park features are shown with fixed locations, while neighborhood park locations are more generalized, indicated on the Plan by green stars.~~

~~Other important design features such as gateways and focal points are identified.~~

~~Natural constraints in the form of steep slopes and wetlands are also shown. When available, landslide hazard areas also will be mapped (a study by DOGAMI is pending). The wetland areas depicted represent preliminary boundaries for significant wetland locations; these areas are important for stormwater management throughout the Subarea. In general sensitive areas such as wetlands and their protective buffers are not buildable, however additional site-specific analysis is required before definitive boundaries can be established.~~

~~The Concept Plan serves as the foundation for more specific planning work regarding future land use designations, including details pertaining to allowed uses and residential density ranges for each of the various districts.~~

¹ Editor's note: Cross-section drawings, street tree tables, community plan map figures and neighborhood plans in Exhibit 3, will be included in Section VII (~~Technical References~~Drawings, Maps, Tables and Figures) of the published plan.

BA. FUTURE LAND USE DESIGNATIONS MAP

~~Note: The Future Land Use Designation Map will be developed to replace the Concept Plan. As the mechanics of the growth management system are established, the text describing the land use designation map will be adjusted accordingly.~~

~~This map shows pPlan (land use) designations (land use districts) for all land in the North Bethany Subarea Plan. These designations will be effective when the FD-20 District is removed. The FD-20 District may will be removed through a legislative plan amendment after required funding mechanisms public services and facilities have been created. assured.~~

~~Many of the Pplan designation boundaries with immediately adjacent districts are defined by the centerline of planned streets, powerline rights-of-way, and the future school sites. boundaries of Significant Natural Resources. When the alignment of a planned street is modified through the development review or plan amendment process, the adjacent Plan designation(s) will move to reflect the changed alignment. Land use boundaries indicated as following a wetland shall be construed to follow those boundaries along with adjacent vegetated buffers and/or storm drainage facilities. Land use boundaries indicated as following the boundary of a park or school site shall be construed to follow those boundaries.~~

CB. NEIGHBORHOOD PLANS

~~There are six Neighborhood Plans that correspond with each of the six North Bethany neighborhoods. Each Neighborhood Plan depicts a preferred development pattern and local street layout, incorporating elements from the Subarea plans and maps along with application of the Community Development Code (CDC). While following the Neighborhood Plan is not required, Ddevelopment that is consistent with all the specifications noted on the applicable Neighborhood Plan may be processed through a Type II process. The Neighborhood Plans depict most of the elements of the Subarea Plan for each neighborhood. Along with showing the location of planned streets, the Neighborhood Plans prescribe how each neighborhood shall develop, as well as suggested street locations.~~

~~Design requirements shall be implemented by all development.~~

~~Secondary Streets are the organizational basis for neighborhood design and circulation. The non-Primary street alignments shown on the Neighborhood Plan maps demonstrate one possible solution for local circulation and street connectivity. These streets make provide important connections within the North Bethany Subarea and with the surrounding Greater Bethany area. The street alignments, as shown on the Neighborhood Plan maps, are intended as guidance. These streets are integrally connected with the Landmark Features and Focal Points so vistas along the streets terminate at and emphasize these public existing and future community service uses and neighborhood amenities.~~

~~The design intent for each Secondary Street is described in the Neighborhood Plans. The streets shown in white on the Neighborhood Plans are intended as guidance to demonstrate a preferred solution for local circulation. Development that is consistent with all of the specifications noted on the applicable Neighborhood Plan may be processed through the Type II process.~~

~~D~~

C. PRIMARY STREETS AND CORE DESIGN ELEMENTS MAP

~~This map shows streets and design elements that comprise the base template of the Subarea Plan.~~

Primary Streets

~~The Primary Streets provide the fundamental framework and basis for the design of and circulation within the Subarea. Primary Streets include those streets identified on the Functional Classification System map~~

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~~in Policy 10 of the Washington County 2020 Transportation Plan. In addition, two local streets in the Northeastern Neighborhood are identified as Primary Streets because they establish the northern and southern boundaries of the Beaverton School District site at the eastern boundary. Modifications to the planned alignments of the Primary Streets are permitted through the development review process or through a plan amendment. Table A below identifies the degree to which modifications are allowed through the development review process. For Primary Streets, a change to land use designations in conjunction with a proposed alignment change is permitted through a quasi-judicial plan amendment as permitted by Policy 1, Implementing Strategy x. of the Comprehensive Framework Plan for the Urban Area. Alignment changes through development review and a quasi-judicial plan amendment are limited to the subject site. Alignment changes on another site shall be reviewed through the legislative plan amendment process.~~

~~The design intent for each Primary Street is described in the applicable Neighborhood Design Elements.~~

Most existing streets are Primary Streets that are located within current rights-of-way. These existing streets are incorporated into the planned Primary Street network to improve efficiencies for future development.

Modifications to the planned alignments of the Primary Streets are permitted through the development review process or through a plan amendment. Permitted modifications are defined in the General Design Elements. The design intent for each Primary Street is described in the applicable Neighborhood Design Elements.

Table A: Modifications to street classes allowed through Development Review

	Minor Modification Type II Development Review	Major Modification Type III Development Review	Quasi-judicial Plan Amendment
Primary Streets	The planned centerline may move up to twenty-five (25) feet	The planned centerline may move more than twenty-five (25) feet	Amendments to land use designations may be permitted with alignment change (as long as there is no change in density)

D. CORE DESIGN ELEMENTS MAP

~~Core Design Elements are features that shall be implemented by all development. Noted features elements include Gateways, Design Landmark Features, the Community Commercial center Main Street Area, and small neighborhood commercial sites., Fixed Parks and locations for Neighborhood Parks. The actual location of the Neighborhood Parks may shift within the candidate areas shown on the Parks, Trails and Pedestrian Connections Map. Required Design Elements Requirements for these features elements are found described in the General Design Elements and the respective Neighborhood Design Elements (Sections V and VI, respectively)Plan.~~

E. PARKS, TRAILS AND PEDESTRIAN CONNECTIONS MAP

~~This map shows the location of all planned community and neighborhood park locations, off-street trails, and on-street pedestrian routes that will be provided in the North Bethany Subarea. Community parks and the Park Blocks are shown as Fixed Parks. Required park sizes are identified in the Design Elements of each Neighborhood. Neighborhood park locations are flexible within the geographic areas noted on the map locations are generalized, as indicated by the green stars on the map. Refer to the General Design Elements for location criteria for each neighborhood park.~~

~~The final location and configuration of all parks and trails will be determined by the District-THPRD, either prior to or as part of the development review process. The site determination process will provide the~~

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opportunity for THPRD to make incremental acquisition arrangements for park and trail properties throughout the Subarea. ~~Consistent with the generalized locations shown on the map, the final locations of off-street trails shall be coordinated with THPRD.~~

While specific park and trail locations will be determined by THPRD, the General and Neighborhood Design Elements Neighborhood Plan maps depict the general location of preferred park and trail configurations. The Neighborhood Design Elements elaborate on acreage and intended design considerations for each park site and trail site alignment. The preferred Neighborhood Park locations are shown on the Core Design Elements Map and the Neighborhood Plans. In addition, two areas of special concern provide guidance for the Bethany Creek trail corridor (ASC 7) and the Northeast Neighborhood linear park (ASC 8).

In several instances, trail connections rely upon on-street links in the form of sidewalks in order to result in a completely to establish a connected and continuous trail network. Where these on-street segments follow required Primary Streets, trail connections are more certain. ~~However, there is less certainty where the on-street segments follow non-Primary~~ Secondary Streets; a connection is still required however its exact locations and format (i.e., on-street or off-street) will be determined at the time of development. This represents a higher level of discretion because Secondary Streets are not required to be constructed exactly as depicted in the Neighborhood Plans. The ~~non-Primary~~ Secondary Streets shown in the Neighborhood Plans illustrate a preferred design outcome and are intended as guidance for future development. Special attention must therefore be given to assure adequate trail connections are provided in order to provide a complete trail system.

~~Note: Adjustments reflect direction to allow greater flexibility for neighborhood park configurations. To ensure the additional discretion does not lose sight of the core design considerations, additional language will be required to articulate the overarching THPRD design objectives that guided the initial planning for this Subarea. This work will be addressed for the 2010 ordinance season.~~

F. SIGNIFICANT NATURAL RESOURCES MAP

The generalized location of Goal 5 designations in the North Bethany Subarea that were identified prior to the 2002 UGB expansion for the North Bethany Subarea, including ~~Open Spaces and Water Areas and Wetlands & Fish and Wildlife Habitat areas,~~ have been moved from Chapter 1 to Chapter 2. Through the concept planning process, these designations were also refined in conjunction with the development of a Local Wetland Inventory. ~~are shown on the Significant Natural Resources Map in Chapter 1, which depicts Goal 5 designations for the overall Bethany Community Plan area.~~

Significant resources were identified through the application of statewide Land Use Planning Goal 5. The Significant Natural Resources Map included in Chapter 2 shows the general locations of two types of new Goal 5 resources; that have been identified for the North Bethany Subarea. These are Locally Significant Wetlands and additional Open Space areas. Locally Significant Wetlands are wetland areas that are important for reasons related to location, size, quality and/or function. (Note that not all jurisdictional wetland areas are shown on the Map; the depictions are limited to those wetlands in the North Bethany Subarea that have been ~~were~~ determined to be significant.)

The Locally Significant Wetland boundaries depicted on the Significant Natural Resources Map represent preliminary planning level information. More refined and precise delineations of the Locally Significant Wetland areas and vegetated corridors will be provided through the development review process; it is expected that the boundaries shown on the Significant Natural Resource Map will be adjusted accordingly. Delineation of the ultimate site boundaries for these features will be coordinated with the county and Clean Water Services, and shall take into account all applicable regulations and Plan requirements. ~~For instance, Bethany Creek is also designated as a Drainage Hazard Area, as well as a Water Areas & Wetlands and Fish & Wildlife Habitat area.~~

~~Note: The process for incorporating refinements to the wetland area boundaries will be addressed as part of the 2010 ordinance.~~

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Open Space resources shown on the Significant Natural Resource Map include generalized locations for future parks and off-street trails, as well as existing features such as powerline rights-of-way, an existing cemetery and school ball fields and playareasgrounds. The ball fields and playgrounds for future schools will be designated as Open Space when they have been constructed.

G. STREET DESIGN PLAN

The Street Design Plan keys planned streets to specific cross section design types that have been developed for the North Bethany Subarea. The Street Design Plan also references the type of street tree that shall be planted for each street. The Subarea Plan prescribes a street design approach for North Bethany that includes pedestrian and bicycle amenities, responds to a particular street's setting within the overall plan, addresses county engineering concerns about public streets, provides enhanced street landscaping, and incorporates low impact development approachesapplications (LIDA) consistent with the North Bethany Drainage Master Plan for the Subarea. These design approaches are generally arranged by street type and are implemented through the following Subarea documents:

- a) Typical Street Design Cross Sections (Section VII.A)
- b) Neighborhood-Specific Street Tree Program (Section VII.B)
- c) Areas of Special Concern criteria for identified street corridors (see Section V.B)

Typical Street Design Cross Sections

The Street Design Cross Sections are conceptual drawings that illustrate the width dimensions of the required street features from outer edge of sidewalk to outer edge of sidewalk inclusive of sidewalks. The cross-section designs are found in Section VII, each tagged with include an abbreviated identifier that is keyed to the Street Design Plan and Street Tree tables.

Features within the street cross sections include the sidewalk, planter strip/LIDA features, bicycle lanes, parking lanes, travel lanes and planted or paved medians. These drawings are intended to address street design only; existing county standards regarding materials and construction shall continue to apply, including the following provisions in the General Design Elements. All street designs are subject to County Engineer approval.

- ~~Any curb bump-outs at intersections shall be designed for truck turning movements.~~
- ~~Cement-treated sub-grade may be allowed for any street classification within the Subarea.~~
- ~~Where on-street parking is permitted (refer to specific street cross-section(s)), curb-tight sidewalks with tree wells shall be used in lieu of a continuous planter strip in order to allow sidewalk access to parked vehicles.~~
- ~~In the case of the Park Blocks (PB), the couplet street surfaces shall be sloped to drain toward the center median. Street trees along the Park Blocks shall be planted along both sides of each couplet as shown in the cross section, for a total of four rows of street trees.~~
- ~~Local streets (LO) need not be crowned, and may be constructed to slope toward one side or the other in order to facilitate a site-specific design for street drainage.~~
- ~~Right-of-way width for collector streets may vary as noted in the CL cross-section, depending on how the drainage and LIDA features for the area are designed.~~

- ~~For the planted median section of Road A (CL 1), a double row of street trees shall be planted at the center of the median with a protective root barrier located so that the trees may be preserved through a potential future expansion of the roadway from 3 to 5 lanes.~~

~~Specific designs will be determined at the site design stage in coordination with the County Engineer and Clean Water Services (CWS) to determine site specific drainage and water quality treatment for streets. For instance, the size and location of the LIDA features may vary depending on the detailed drainage plan for an area. Technical details for the LIDA features are found in CWS Design and Construction Standards.~~

Neighborhood-Specific Street Tree Program

~~A street tree program was developed for all streets in the North Bethany Subarea. Street trees are identified by neighborhood for each collector, neighborhood route, and local street. Within each neighborhood district a sub-classification system identifies the street type as a subcategory of the identified Neighborhood. The exception to the sub-classification, based upon neighborhood district, is the more broad-based "Arterial" system which supersedes the neighborhood districts.~~

The street trees for each neighborhood are identified and described in the following tables found in Section VII.

Table 1: North Bethany Street Tree List corresponds with the nomenclature of street tree type provided in the Street Design Plan and lists the individual tree species and cultivars. Individual species have been selected and allocated according to size, scale, median width, hierarchy and design intent. Where appropriate, selected species are compatible with LIDA features.

Table 2: North Bethany Street Tree Guide lists the descriptions of the individual species and the intended effect created by their growth characteristics. Species are selected to be compatible with LIDA features. The Long Range Planning Manager may approve a substitute street tree species for trees in Tables 1 or 2 when a tree is unavailable due to disease or insufficient supply. A substitute tree shall be consistent with the characteristics of the replaced species (e.g., mature height and shape of canopy cover) and also intended effect. The substitute tree shall also be compatible with LIDA features, where appropriate.

H. RESIDENTIAL MINIMUM SPECIAL SETBACKS MAP

The Special Setbacks Map identifies areas where there are specific setback requirements which may be different from the setbacks of the underlying land use designation. Along the Park Blocks, the build-to requirements create a more urban pedestrian streetscape and accommodate space for any on-site stormwater management through the use of Low Impact Development Approaches. Along the north side of the linear park in the Northeast Neighborhood, reduced yard requirements are permitted since the linear park establishes a setback from the street (Road A).

I. SPECIAL FRONTAGES MAP

The Special Frontages Map identifies key streetscapes where building facade enhancements, and landscaping are specified in order to improve the pedestrian environment and visual interest along major streets, parks, powerline corridors and trails, and at community gateways.

HJ. PUBLIC COMMUNITY SERVICE AREAS OVERLAY MAP

~~Note: The Community Service Areas Public Service Overlay Map will be developed to identify suitable locations for public community service uses, as provided in the Community Development Code. Community service uses are neighborhood-scale public and quasi-public uses and/or gathering spaces that are necessary components of a complete community. The locations were identified through the~~

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concept planning process and were selected based on one or more of the following characteristics: gateway locations; ~~orientation on open space~~; proximity to schools, parks and other public spaces; located adjacent to land use districts where shared parking opportunities exist, and smaller sites that due to size and shape may pose challenges to developing residential subdivisions. Development standards for the community service uses are included in CDC Section 390.

K. DENSITY RESTRICTED LAND AREAS MAP

The Restricted Land Areas Map identifies lands that have natural constraints in the form of wetlands, fish and wildlife habitat, estimated CWS vegetated corridors, open space, slopes greater than twenty-five percent, floodplains, and drainage hazard areas. These lands are given underlying land use designations. However, residential density was not assumed for these lands and not accounted for as buildable lands in the Title 11 concept planning process. Therefore, density transfers are not allowed in North Bethany. The Restricted Land Areas Map is intended to identify areas where residential development and density transfer generally do not apply.

The wetland areas depicted represent preliminary boundaries for significant wetland locations; these areas are important for stormwater management throughout the Subarea. In general sensitive areas such as wetlands and their protective buffers are not buildable-, however additional site-specific analysis is required before definitive boundaries can be established.

Lands with slopes greater than twenty-five percent are buildable- subject to special provisions outlined in the Community Development Code.

L. LANDSLIDE STUDY AREAS MAPS

The county contracted with the Oregon Department of Geology and Mineral Industries (DOGAMI) to apply new technology in the identification of potential landslide hazard areas in the vicinity of the North Bethany Subarea. The DOGAMI analysis and maps are the basis for the Landslide Inventory map and the Landslide Study Area maps. The Landslide Study Area maps identify areas in the North Bethany Subarea Plan where an engineering geology report is required as part of a development application. The report will determine if site conditions require special design or construction standards to address conditions and if an additional report is required at the building permit stage. The county will maintain map notations and a record of site-specific reports.

V. NORTH BETHANY SUBAREA DESIGN ELEMENTS

All new development shall be consistent with the following design elements and area of special concern requirements.

A. GENERAL DESIGN ELEMENTS

1.- Floodplains, drainage hazard areas, streams and their tributaries, and riparian wooded areas, steep slopes, scenic features, power line easements, and rights-of-way are preserved and protected by being designated with a Significant Natural Resource Area and/or the Density Restricted Lands Area. Public Services Open Space District. In the design of new development, these areas shall be interconnected with the park and open space system and the storm water and water quality management system consistent with the requirements and standards for CWS and THPRD.

2.- Trees located within a Significant Natural Resource Area shall not be removed without first obtaining a development permit for tree removal as provided for within the Community Development Code. A permit shall not be required for tree removal from power line rights-of-way, public parks or playgrounds.

~~Note: Planning Commissioner Manseau observed that this design element is inconsistent with the Community Development Code language regarding the Public Services Open Space land use designation. The plan and code language will be reconciled for the 2010 ordinance season.~~

3.- Noise reduction measures shall be incorporated into all new residential structures adjacent to arterials and collectors. Sound walls are not required.

4.- Parks, Trails and Pedestrian Connections

a. On-street and off-street trails and pedestrian connections shall be provided consistent with the routes shown on the Parks, Trails and Pedestrian Connections map. Off-street trails shall be provided consistent with THPRD standards and any North Bethany design elements and Areas of Special Concern. When an applicant proposes to use off-street trails to meet CDC Section 408 standards, those trails are encouraged to also be designed to meet accessway or greenway standards (see CDC Section 408-9). The specific design of off-street trails shall consider whether the trail has a neighborhood circulation function and incorporate accessway or greenway elements as appropriate.

b. Each neighborhood park shall have a direct pedestrian and bicycle connection to the nearest segment of the off-street trail network. The connection may be provided through an off-street trail, Primary Street or local street. The connection may be provided through an off-street trail, Primary Street or local street. In addition, pedestrian connections to the rural areas bordering the Subarea shall be provided in order to provide public access to perimeter and regional trails shall be provided consistent with any to enjoy the views of the surrounding hills and valleys. Specific design requirements are noted in the applicable Neighborhood Design Elements.

c. ~~5-~~ New development shall provide for pedestrian/bicycle pathways for public access through or along the development and connect adjacent developments and/or commercial areas, schools, public transit, and park and recreation sites. Pedestrian scale outdoor lighting shall be provided along pathways pursuant to the requirements of CDC Section 408-9.8.

d. ~~6-~~ Off-street trail crossings on arterials and collectors shall be at the locations shown on the Parks, Trails and Pedestrian Connections Map.

e. A one and one-half (1 ½) to two (2) acre neighborhood park shall be located in each neighborhood. The park shall be located within the geographic area depicted on the Parks, Trails and Pedestrian Connections map. Public street frontage shall be provided along at least fifty percent (50%) of the park perimeter. Frontage along other public spaces (such as trails or natural areas) may count toward up to half of the 50% public street frontage requirement. Building orientation and frontages shall be consistent with General Design Element 7.

5.- Residential development is encouraged to shall provide a variety of lot widths, side yard setbacks, building types and street fronting building façades to avoid monotonous streetscapes and result in a variety of unit sizes.

68. For designated areas along the Park Blocks and Northeast Neighborhood Linear Park, dResidential development shall follow special "build-to" setbacks as described below. Relevant street segments are identified on the Special Setbacks map. along the following street segments identified on the Residential Minimum Setback map shall meet the setback and landscaping standards described below. In the event there is a conflict between these build-to setback standards and the setback standard of the primary district, this Plan shall control.

Build-To Setbacks Subject to Special Setbacks Map

<u>Yard Area</u>	<u>Build-To Setbacks</u>			
	<u>R15 NB</u>	<u>R24 NB</u>	<u>R25+ NB</u>	<u>NC NB & NCMU</u>
<u>Front Yard</u>	<u>5 to 150 ft.*</u>	<u>5 to 150 ft.*</u>	<u>5 to 150 ft.*</u>	<u>0-150 ft.*</u>
<u>Street Side Yard</u>	<u>8 ft.</u>	<u>8 ft.</u>	<u>8 ft.</u>	<u>0-5 ft.</u>
<u>Rear Yard</u>	<u>12 ft.</u>	<u>12 ft.</u>	<u>12 ft.</u>	<u>0-5 ft.</u>

* Porches and other covered or enclosed entryways and architectural features such as balconies and bay windows may extend beyond the build-to line.

- a) ~~Road A, between the UGB and Primary Street P9:~~
 - i) ~~Minimum setback: twenty (20) feet; and~~
 - ii) ~~Provide an additional row of street trees consistent with the standards of CDC Section 407-7 to provide additional buffering and visual interest.~~
- b) ~~Springville Road, between Oats Terrace and the UGB:~~
 - i) ~~Minimum setback: twenty (20) feet~~
 - ii) ~~Provide an additional row of street trees consistent with the standards of CDC Section 407-7 to provide additional buffering and visual interest.~~
- c) ~~Joss Avenue, between P8 and Road A:~~
 - i) ~~Minimum setback: fifteen (15) feet;~~
 - ii) ~~The additional setback shall be landscaped with a combination of trees, shrubs and / or groundcovers.~~

d) Southern side of Road, A between P9 and the Springville Road:

i) ~~Minimum setback: fifteen (15) feet;~~

ii) ~~The additional setback shall be landscaped with a combination of trees, shrubs and / or groundcovers.~~

e) Northern side of Road A between S20 and S17 where Road A parallels the linear park:

— i) ~~Along the linear park the minimum setback may be reduced to five (5) feet.~~

7.- Special Frontages

~~The front façades of buildings shall be oriented toward public spaces (e.g., streets, commercial areas, civic areas, natural resources, trails, parks, and schools), except as provided by a) through d) below. The Building Orientation and Orientation symbols on the Neighborhood Plan maps indicate where front or side building façades shall face public spaces.~~

~~Conditions where side or rear building façades are permitted:~~

a) ~~The lot is adjacent to a powerline corridor — Side yards and side building façades may be provided for residential uses adjacent to a powerline corridor; rear yards and rear building façades shall not be adjacent to these open spaces;~~

b) ~~The lot is adjacent to a Primary or Secondary Street — The front yard and the front building façade of residential buildings along these streets shall front these streets. Where this orientation is not practicable, side yards and side building façades may front the street provided no more than twenty five percent (25) of the lots and buildings have a side orientation on each individual street. Side building façades shall include windows and other architectural features to prevent blank façades;~~

c) ~~A Neighborhood Design Element allows a side or rear yard and/or a side or rear building façade to front onto the public space; and~~

d) ~~For courtyard housing fronting a common private open space, the building frontage design element will be satisfied when the open space area is immediately adjacent to the street or other public space.~~

For locations throughout the Subarea Plan where buildings are adjacent to highly visible and/or pedestrian-oriented public spaces, special facade, building orientation and/or frontage treatments are required. The following Special Frontage categories describe requirements that shall be applied in accordance with the Special Frontages map, which identifies locations where each category applies.

Category A or C requirements apply to lots adjacent to future neighborhood park sites, depending on the specific park location and configuration. Since these sites have yet to be determined, they are not indicated on the Special Frontages map.

Where articulated facades are required, the building facade facing the public space shall exhibit at least three (3) of the following details:

- a minimum of three (3) fully-trimmed windows and/or doors
- a patio, balcony or covered porch
- a bay window with its own roof element
- a minimum of two (2) types of siding treatment

- at least one (1) break in the roof line or the addition of a dormer
- a minimum two- (2-)foot long jog in the facade that requires a break in the roof

a. Special Frontage Category A

Category A requirements apply primarily to buildings on lots that have frontage on pedestrian-oriented streets and streets that are adjacent to parks, as indicated on the Special Frontages map. For buildings on lots adjacent to Category A frontage areas, facades oriented to the public space shall be articulated as specified above. In addition, at least fifty percent (50%) of the Category A lots in a given subdivision phase shall have buildings with front orientation to the public space. Site-obscuring fences and walls adjacent to the public space shall not exceed four (4) feet in height. Chain-link fences are not permitted.

b. Special Frontage Category B

Category B requirements apply primarily to buildings on lots adjacent to major streets and Gateways, as indicated on the Special Frontages map. For all buildings on lots adjacent to Category B frontage areas, facades oriented to the public space shall be articulated as specified above.

Except for multi-family and commercial development, for the Category B frontage that runs the length of Road A in between the two powerline corridors, a masonry wall shall be constructed just outside the right-of-way boundary on each side of the road. The wall may be a combination wall-fence, provided the masonry portion comprises the base and the total combined height does not exceed six (6) feet. Any non-masonry portion of the fence shall be transparent and constructed of durable material. Chain-link fences are not permitted.

c. Special Frontage Category C

Category C requirements apply primarily to buildings on lots adjacent to powerline corridors and trails, as indicated on the Special Frontages map. In addition, Category C requirements apply to lots that are immediately adjacent to a neighborhood park (i.e., not separated by a street); as described above these are not necessarily noted on the Special Frontages map. For all buildings on lots adjacent to Category C frontage areas, facades oriented to the public space shall be articulated as specified above. Site-obscuring fences and walls adjacent to the public space shall not exceed four (4) feet in height.

840. Buildings that are identified on the Neighborhood Plan Core Design Elements map as a Landmark Design Feature shall be located on the site to make the building visible from the neighborhood, as indicated by the Orientation arrows on the respective Neighborhood Plan map. Landmark Design Feature buildings shall be designed and located to provide a terminated vista for the sight lines shown by the orientation arrows on the Neighborhood Plan maps.

944.- Circulation

a. New development shall dedicate right-of-way for new streets and extensions and alignments of existing streets as indicated on Washington County's Transportation Plan and the Primary Streets Map. New development shall also be subject to conditions set forth in the North Bethany Subarea growth management policy during development review.

-1i. Modifications to the planned alignments of the Primary Streets are permitted through the development review process or through a plan amendment. The planned centerline may move up to twenty-five (25) feet through a Type II or Type III development application.

Modifications greater than twenty-five (25) feet shall be subject to the plan amendment requirements of Transportation Plan Policy 22, implementing strategies 22.3 (A) or (B).

b. New development shall connect the Primary Street system using CDC Section 408 regarding standards for Local Street Connectivity lands along with applicable requirements of this plan such as ASC 6, Northeast Neighborhood Local Street Circulation.

~~12. Access points shall be provided as indicated on the Neighborhood Plan maps and consistent with the Primary Streets and Core Design Elements map and any applicable Areas of Special Concern.~~

~~13.c.-~~ Access onto arterials and collectors shall may be limited consistent with applicable Areas of Special Concern, which in some cases will require developments to have shared/consolidated access points to these streets. Access points to these streets shall be limited to the locations shown on the Primary Streets and Core Design Elements map, subject to compliance with the applicable ASC Road Corridors and county sight distance and access spacing requirements.

1044. -Streets shall be constructed consistent with the Street Cross Sections, as depicted on the Street Design Plan. Street Cross Sections are included in Section VII. These drawings are intended to address street design only; existing county standards regarding materials and construction shall continue to apply, including the provisions in a. through g. below. All street designs are subject to County Engineer approval.

a. Any curb bump-outs at intersections shall be designed for truck turning movements. Curb bump-outs are appropriate places for LIDA.

b. Cement-treated sub-grade may be allowed for any street classification within the Subarea.

c. Where LIDA is adjacent to on-street parking, access from the sidewalk to parked vehicles shall be provided; for instance through curb-tight sidewalks with tree wells in lieu of a continuous planter strip, pedestrian crossings over swales, or an approximately one-foot pedestrian vehicle access zone adjacent to the curb.

d. In the case of the Park Blocks (PB), the couplet street surfaces shall be sloped to drain toward the center median. Street trees along the Park Blocks shall be planted along both sides of each couplet as shown in the cross section, for a total of four rows of street trees.

e. Local streets (LO) need not be crowned, and may be constructed to slope toward one side or the other in order to facilitate a site-specific design for street drainage.

f. Right-of-way width for collector streets may vary as noted in the CL cross-section, depending on how the drainage and LIDA features for the area are designed.

Specific designs will be determined at the site design stage in coordination with the County Engineer and Clean Water Services (CWS) to determine site specific drainage and water quality treatment for streets. For instance, the size and location of the LIDA features may vary depending on the detailed drainage plan for an area. Technical details for the LIDA features are found in CWS Design and Construction Standards.

115.- New development shall provide street trees consistent with the Street Design Plan. Street tree tables are included in Section VII.

- ~~126.~~ 126. ~~___~~ ___ New development shall be consistent with the North Bethany Drainage Master Plan, unless otherwise approved by CWS.
- ~~137.~~ 137. ~~___~~ ___ New development located in a potential landslide ~~hazard~~ study area shall comply with any applicable requirements of the Community Development Code and Chapter 14. ~~12~~ 12 of the Washington County Code.
- ~~148.~~ 148. ~~___~~ ___ Residential development with curbside mail delivery shall provide centralized or grouped mail boxes that are available prior to the occupancy of the first dwellings unit.
- ~~159.~~ 159. ~~___~~ ___ ~~New development shall provide pedestrian scale street lighting along all streets consistent with county standards. A uniform luminaire pole and arm shall be used in each North Bethany Neighborhood.~~ New development shall provide street lighting along all streets consistent with county illumination standards. Lighting levels shall assume at least a medium level of pedestrian use as defined in the county illumination standards. A uniform lighting system shall be provided in each Neighborhood identified on the Neighborhoods Map.
- ~~1620.~~ 1620. ~~___~~ ___ The exterior lighting of new development shall be "dark sky friendly" ~~per standards in the Community Development Code.~~
- ~~1724.~~ 1724. ~~___~~ ___ Where a plaza is ~~required to be~~ provided, vehicular use of the plaza is prohibited.
- ~~1822.~~ 1822. ~~___~~ ___ Residential development shall maintain a density transect where density transitions gradually from high to low. Higher densities are generally located along the park blocks, the Main Street Area and neighborhood commercial designations. Density decreases towards the North Bethany Subarea boundary, with lowest densities along the urban/rural edge and adjacent to Springville Road.
- ~~19.~~ 19. ~~___~~ ___ The design of identified gateways shall include features that promote a common community identity such as entryway monumentation, lighting, landscaping and artwork. Applicable Neighborhood Plans include specific illustrative plans for each gateway.

PLACEHOLDER: General Design Element #18 is related to a future planning task to develop community development code language for planned development standards, including density bonus provisions. This design element will be amended once the North Bethany planned development code standards have been developed.

PLACEHOLDER: Staff will continue to work with stakeholders to develop community plan and development provisions that will ensure how community service uses will be provided in the North Bethany Subarea. This placeholder will complete the work started by Work Group 2 during the 2010 work group process. Work Group 2 did not have sufficient time to develop these provisions for inclusion in Ordinance No. 730.

PLACEHOLDER: The compatibility of proposed urban uses with nearby agricultural and forest activities as called out in Statewide Planning Goal 14 is addressed in Condition 5 of Metro Ordinance 02-987A, which authorized the inclusion of much of the North Bethany Subarea into the UGB. Written and oral testimony specific to rural-urban conflicts and the need for adequate setbacks and/or other buffers was submitted to the Board of Commissioners and the Planning Commission at their public hearings. Additional input and discussion from stakeholders is needed in order to determine a suitable buffer on the north, east, and west boundaries of the Subarea. Staff believes this issue can be continued to 2011 because the FD-20 District will be maintained until final funding mechanisms are adopted and other implementation steps are completed.

B. AREAS OF SPECIAL CONCERN

The following Areas of Special Concern (ASC) describe situations in the Subarea Plan that call for special treatment or attention. ~~Relevant issues and considerations are described below; each area~~ Each Area of Special Concern is identified in on the Area of Special Concern Map in Section VII. Design for each of the ASC Road Corridors shall be consistent with the applicable cross-section concepts included in Section VII, including enhanced landscaping, on-street parking where indicated, and LIDA features.

ASC Road Corridor 1A – Road A: NW Springville Road to NW Kaiser Road

Road A, between NW Springville Road and NW Kaiser Road, is intended to function as an urban collector street, with the design elements shown in cross-section drawing CL-1. Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section 501-8.5F), access to this section of Road A from Primary ~~and Secondary~~ Streets shown on the Primary Streets and Core Design Elements map and non-Primary Streets shown on the Neighborhood Plan maps shall be allowed. Turn restrictions at these allowed accesses may be required as part of the land development review process. Additional accesses shall be consistent with the collector access spacing requirements of CDC Section 501-8.5. All accesses are subject to approval by the County Engineer.

ASC Road Corridor 1B – Road A: NW Kaiser Road to western North Bethany Subarea Plan Boundary

~~Prior to urbanization of land west of NW 185th Avenue, Road A—between NW Kaiser Road and the western boundary of the Subarea Plan—is intended to function as an urban collector street. It shall incorporate the North Bethany cross-section design elements while acknowledging that the potential for future urbanization development in Urban Reserve of land to the west, between the North Bethany boundary and NW 185th Avenue, is probable. The Greater Bethany East-West Arterial Study Area in the Transportation Plan is included in recognition of the probable need for Road A to function as an east-west arterial connection.~~

Considering the probability of additional urbanization between NW 185th Avenue and to the west of the North Bethany Subarea Plan, and the recognition that the road could carry a volume at the higher end expected for a collector street, Road A shall be designed and built so that its probable future function as an arterial street will not be precluded. To accomplish this, the following design requirements— (consistent with those requirements shown in cross-section CL-1)—, shall apply in ASC 1B:

- Right-of-way shall be 37 to 39 feet from centerline with a total width of 74 to 78 feet.
- Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section 501-8.5F), access to Road A from Primary ~~and Secondary~~ Streets

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shown on the Primary Streets map and non-Primary Streets shown on the Core Design Elements Map and Neighborhood Plan maps shall be allowed. Turn restrictions at these allowed accesses may be required as part of the land development review process. Additional accesses shall be consistent with the arterial access spacing requirements of CDC Section 501-8.5. Arterial access spacing standards are retained in order to recognize that future traffic volumes on this collector may be relatively high, and to minimize the need to remove portions of the planted median to accommodate potential turn lanes associated with additional access points.

ASC Road Corridor 2 – NW Kaiser Road from Bethany Creek (which is north of and parallel to NW Springville Road) to Road A

At the time of plan adoption, a detailed, specific plan was not developed that integrated density, retail design, corner vision, sight distance, building entrances and orientations, access points and the need for turning movements and on-street parking along NW Kaiser Road. Therefore, prior to preliminary engineering of this section of NW Kaiser Road and development of properties within this Area of Special Concern, a more detailed specific urban design plan, the North Bethany Core Main Street Program Guide, shall be prepared, developed and adopted. An applicant shall coordinate with the Long Range Planning division to prepare an urban design plan which responds to the North Bethany Main Street Program Guide. The North Bethany ~~Core~~ Main Street Program Guide ~~will contain~~ preliminary commercial programming and design considerations which shall serve as a template for future specific design and development of the area. The commercial program in the Main Street Program Guide is based on the North Bethany Strategic Programming Guide (December 2006) prepared by Leland Consulting Group.

NW Kaiser Road, between Bethany Creek (north of NW Springville Road) and Road A will bisect the portion of the planning area that is planned for the most intensive land uses. While it is designated as an Arterial on the Functional Classification Maps in the Transportation Plan, special design considerations that are not typically associated with arterial streets will apply. These considerations shall include the following:

- Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section 501-8.5F), access to NW Kaiser Road from Primary ~~and Secondary~~ Streets shown on the Primary Streets ~~and Core Design Elements Map~~ and non-Primary Streets shown on the Neighborhood Plan maps shall be allowed. Turn restrictions on these allowed accesses may be required as part of the land development review process. Additional accesses shall be consistent with the arterial access spacing requirements of CDC Section 501-8.5.
- For the portion north of NW Brugger Road, street design and on-street parking shall be provided consistent with the Main Street design concept drawing shown in the AR-1b cross-section shown in Section VII.
- Local street connections to NW Kaiser Road may be allowed as direct connections to NW Kaiser Road if determined to be acceptable by the County Engineer.
- A reduced design-speed may be incorporated in the street design through the corridor as determined to be appropriate considering the level of access, land uses and traffic characteristics. The County Engineer shall determine the appropriate design speed. Posted speed shall be determined in accordance with state law.
- A transit plaza shall be considered along this corridor.

ASC Road Corridor 3 – Joss Avenue: Brugger Road to Road A

Until Road A is constructed between NW Joss Avenue and NW 185th Avenue, this segment of Joss Avenue is expected to carry significantly higher volumes of traffic than is typical for a neighborhood route. Consequently, while NW Joss Avenue is designated as an interim collector on the Functional Classification Map in the Transportation Plan, it is anticipated that it ultimately will be reclassified to its expected function as a neighborhood route after the construction of Road A to NW 185th Avenue. Extensions of NW Joss Avenue shall be consistent with either the Neighborhood Route or the CL-1 street design cross-section shown in Section VII, with modifications permitted as described below. The County Engineer shall approve the appropriate cross-section prior to submittal of any development applications for land adjacent to this segment of NW Joss Avenue.

The County Engineer may approve modifications to the street design cross-section to address the interim classification. For instance, two viable interim options include:

- Build a neighborhood route and restrict on-street parking while providing vehicle, bike and pedestrian access during the interim collector period; or
- Build a CL-1 cross-section without a center turn lane and converting bike lanes to on-street parking when the street becomes a neighborhood route.

The street trees shall be consistent with the Neighborhood Route designation for the Northwest and West Neighborhoods, as listed in the North Bethany Street Tree List.

PLACEHOLDER: Because this segment of road is expected to carry relatively higher volumes of traffic, staff believes it is important to investigate a minor realignment of the intersection of Joss and Brugger to encourage traffic to use other routes if appropriate and available. Designing such a realignment and analyzing the costs and benefits of such a realignment did not occur by the time of engrossment of the intersection. Such a realignment would likely have associate changes to the land use plan and any change should maintain the integrity of the concept plan. County planning staff will coordinate with interested parties and develop an alternative for consideration as part of the 2011 ordinance process.

ASC Road Corridor 4A – NW Springville Road between the Arbor Oaks Subarea eastern boundary and the County Line

NW Springville Road shall be three lanes with additional turn lanes at intersections as appropriate. Consistent with the AR-2 cross-section drawing included in Section VII, the street shall ~~generally~~ include five-foot wide sidewalks and a seven-foot wide landscape strip, where practicable, within the right-of-way area, along with curb extensions at public streets where appropriate. Landscaped medians shall be provided wherever such medians do not conflict with storage for left turn movements. Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section 501-8.5F), access to NW Springville Road from Primary ~~and Secondary~~ Streets shown on the Primary Streets and Core Design Elements map and non-Primary Streets shown on the Neighborhood Plan maps shall be allowed. Turn restrictions on these allowed accesses may be required through the land development process. Additional accesses shall be consistent with the arterial access spacing requirements of CDC Section 501-8.5.

- Right-of-way shall be 90 feet. Property on the north side of NW Springville shall dedicate up to 53 feet from centerline.

ASC Road Corridor 4B – NW Springville Road between NW 185th Avenue and the Arbor Oaks Subarea western boundary

NW Springville Road shall be five lanes with additional turn lanes at intersections as appropriate. Consistent with the AR-2 cross-section drawing included in Section VII, the street shall generally include five-foot sidewalks and a seven-foot wide landscape strip, where practicable, within the right-of-way area, along with curb extensions on public streets where appropriate. Landscaped medians shall be provided wherever such medians do not conflict with storage for left turn movements. Unless review at the land development stage indicates corner vision (CDC Section 418-3) or sight distance issues (CDC Section 501-8.5F), access to NW Springville Road from Primary and Secondary Streets shown on the Primary Streets and Core Design Elements map and non-Primary Streets shown on the Neighborhood Plan maps shall be allowed. Turn restrictions on these allowed accesses may be required through the land development process. Additional accesses shall be consistent with the arterial access spacing requirements of CDC Section 501-8.5. The design for NW Springville Road includes a realignment of the NW 185th Avenue/NW Springville Road intersection, which shifts NW Springville Road to the north of its existing alignment between NW 181st Avenue and NW 185th Avenue (as shown on the Neighborhood Plan map and the Transportation Plan).

- Right-of-way shall be 98 feet. Development on the north side of the street shall dedicate up to 61 feet of right-of-way from centerline.

ASC 5 – Park Blocks Local Street Circulation and Setbacks

The Park Blocks ASC includes the Park Blocks and developable residential land to the north and south. The Park Blocks are situated along the top of a ridge that extends in the east-west direction. From this vantage point, views are available to the Tualatin Hills (north and east) and the Tualatin River valley (south and west). The Park Blocks are centrally located within the Subarea and adjacent to community gathering locations including the two community parks and the North Bethany Main Street area. The shorter east-west block lengths are designed to maximize pedestrian connections to the Park Blocks and associated views from the ridgeline. The following requirements apply in the Park Blocks ASC:

1. Comply with the connectivity and block length standards of CDC Section 408-6, with the following exception:
 - a. The North-South block length between the Park Blocks and Primary Street P4 can exceed 530 feet in conjunction with the pedestrian accessway shown on the Parks, Trails and Pedestrian Connections Map and described below under item 6 of this ASC.
2. East-West block lengths may be longer than what is shown on the Neighborhood Plan within the following specifications:
 - a. The block lengths along the entire length of the Park Blocks shall be relatively uniform, with a maximum variation of ten (10) percent.
 - b. The north-south block length as shown on the Neighborhood Plan and the Block Perimeter Standards in 408-6 shall be met.
 - c. There shall be no fewer than five (5) north-south streets intersecting the Park Blocks between the powerline corridor and Kaiser Road.
3. Primary Streets P11 and P12 comprise a couplet with the Park Blocks as a median. The width of the Park Blocks median shall be 170 feet (100 feet of median width with 35 feet of couplet right-of-way on each side of the block).

4. Vehicular access to residential properties adjacent to the Park Blocks is not permitted from the Park Blocks in order to maintain a continuous pedestrian-oriented public streetscape. A consolidated vehicular access to the North Bethany Main Street Area is permitted.
5. Parking lots between the street and the adjacent buildings are prohibited.
6. Development shall provide an east-west pedestrian accessway between the Park Blocks and Primary Street P4. The pedestrian accessway shall be consistent with CDC Section 408-8.2. The accessway design shall be consistent with CDC Section 408-8.9, except if emergency vehicular access is required in conjunction with the accessway. In that instance, design of the pedestrian accessway shall be separated or integrated into a woonerf-type pedestrian street subject to approval by the County Engineer. A woonerf is a street where pedestrians and bicyclists have priority over motorists. Access is shared, not separated, and design supports very low speed limits (5-10 m.p.h.) through the use of curved alignment, alternative paving materials (i.e., pavers, brick, etc.) and colors, and other traffic calming devices such as trees, planters, bollards, parking, and street furniture.
7. The front facades of all buildings shall front on the Park Blocks, consistent with General Design Element 7.
8. Front yard build-to setbacks shall be a minimum of zero (0) feet and a maximum of five (5) feet in the Park Blocks. Where side yard build-to setbacks and front yard build-to setbacks are proposed for the same street frontage, the side yard build-to setback shall not be less than the front yard build-to setback. Any fences along these side yards shall be set back behind the front yard build-to setbacks of adjacent lots where front yards face the street.
9. Adjacent to the Park Blocks, buildings shall be a minimum of two stories.

ASC 6 – Northeast Neighborhood Local Street Circulation

ASC 6 requires the establishment a grid street network in the Northeastern Neighborhood. The grid street network is integral to the design and location of the land use designations.

1. Local streets shall be aligned in the same directional orientation as the Primary Streets (i.e., parallel and perpendicular to these streets).
2. Development shall comply with CDC Section 408-6 for connectivity and block dimension standards.

ASC 7 – Bethany Creek Trail Corridor and Rossetta Street Alignment

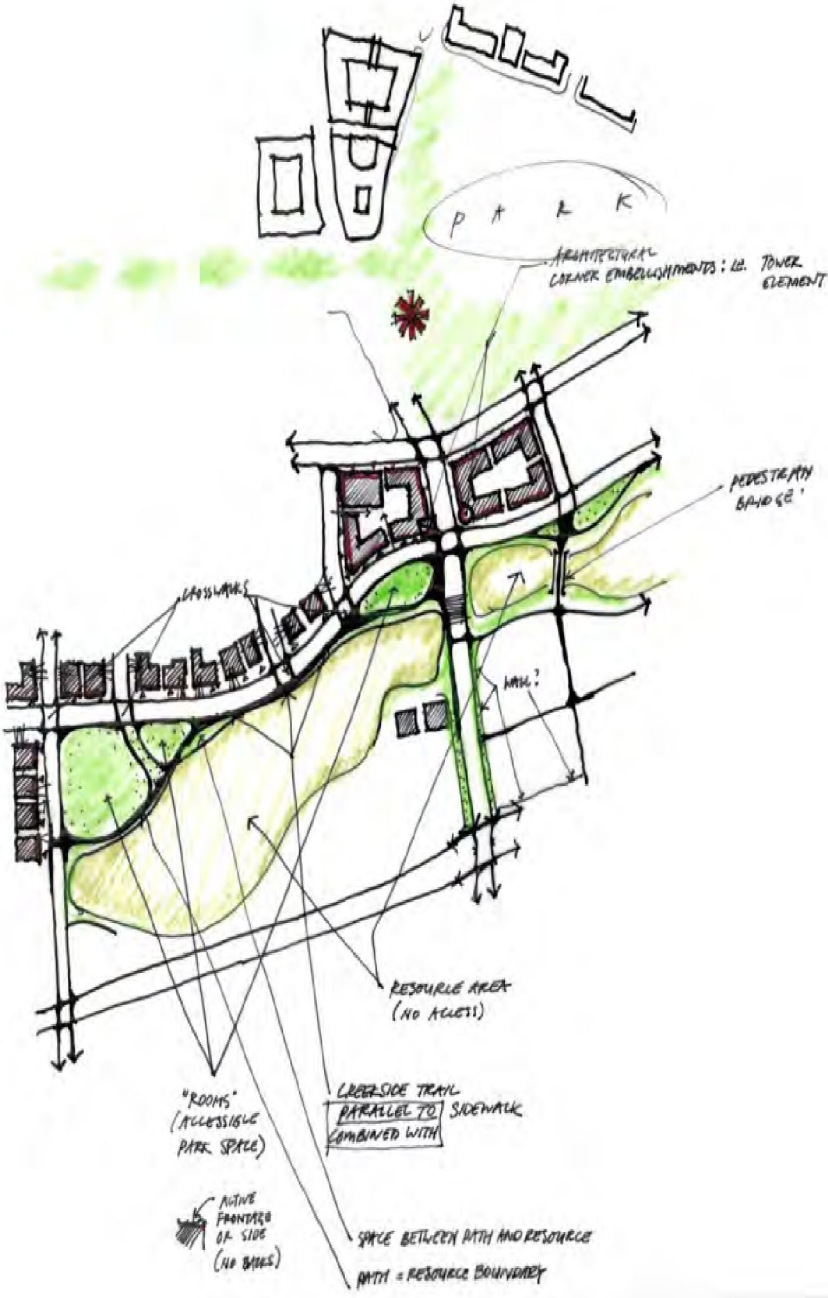
ASC 7 addresses the design configuration of the trail corridor to the north of Bethany Creek (which runs parallel to the north side of Springville Road) and the specific location of the adjacent Primary Street that runs parallel (street P2 on the Primary Streets and Core Design Elements map). The ultimate placement of the P2 street and other planned components depend on future site-specific facility design; this ASC describes the intent that the multi-purpose design shall follow.

The Subarea Plan identifies the approximate boundary of a protected wetland/habitat area along with the approximate boundary for the associated Vegetated Corridor buffer. (The specific boundary for this protected natural resource shall be delineated on-site as a preliminary step for development in the ASC.) Beyond the limits of the Vegetated Corridor buffer, CWS's North Bethany Drainage Master Plan calls for stormwater treatment facilities along the north side of the protected area; wetland mitigation may also occur in this area. At the time of Concept Plan adoption, the specific sizing and location of stormwater facilities have yet to be determined; likewise with respect to the need for wetland mitigation sites. Development applicants for properties in the ASC must work with CWS to determine the ultimate size and locations of storm and water quality facilities in this ASC.

The Concept Plan calls for a pedestrian trail along the north side of this stretch of Bethany Creek in between the protected area and the street. This ASC requires development of the area to incorporate a design that combines the functions of the sidewalk on the south side of the adjacent P2 street with a landscaped and appropriately lighted pedestrian path adjacent to the protected resource. The multi-purpose path shall be sized and designed for shared use by bicycles and pedestrians and must be designed in collaboration with THPRD. For example, a meandering asphalt path with planted tree canopy and adequate room for access of maintenance vehicles is one design example. Because the path replaces the sidewalk and serves a dual trail-sidewalk purpose, it shall be hard-surface and the adjacent street alignment shall be adjusted to generally follow the path. (This may result in a narrowing of the width of this Fixed Park designation as depicted on the "Park, Trails and Pedestrian Connections" map.) The developed trail corridor, mitigation sites and regional storm facilities shall be located outside the right-of-way for street P2; the right-of-way width that otherwise calls for sidewalk shall be used for additional landscape area.

The Trail path along Bethany Creek encounters several distinct conditions.

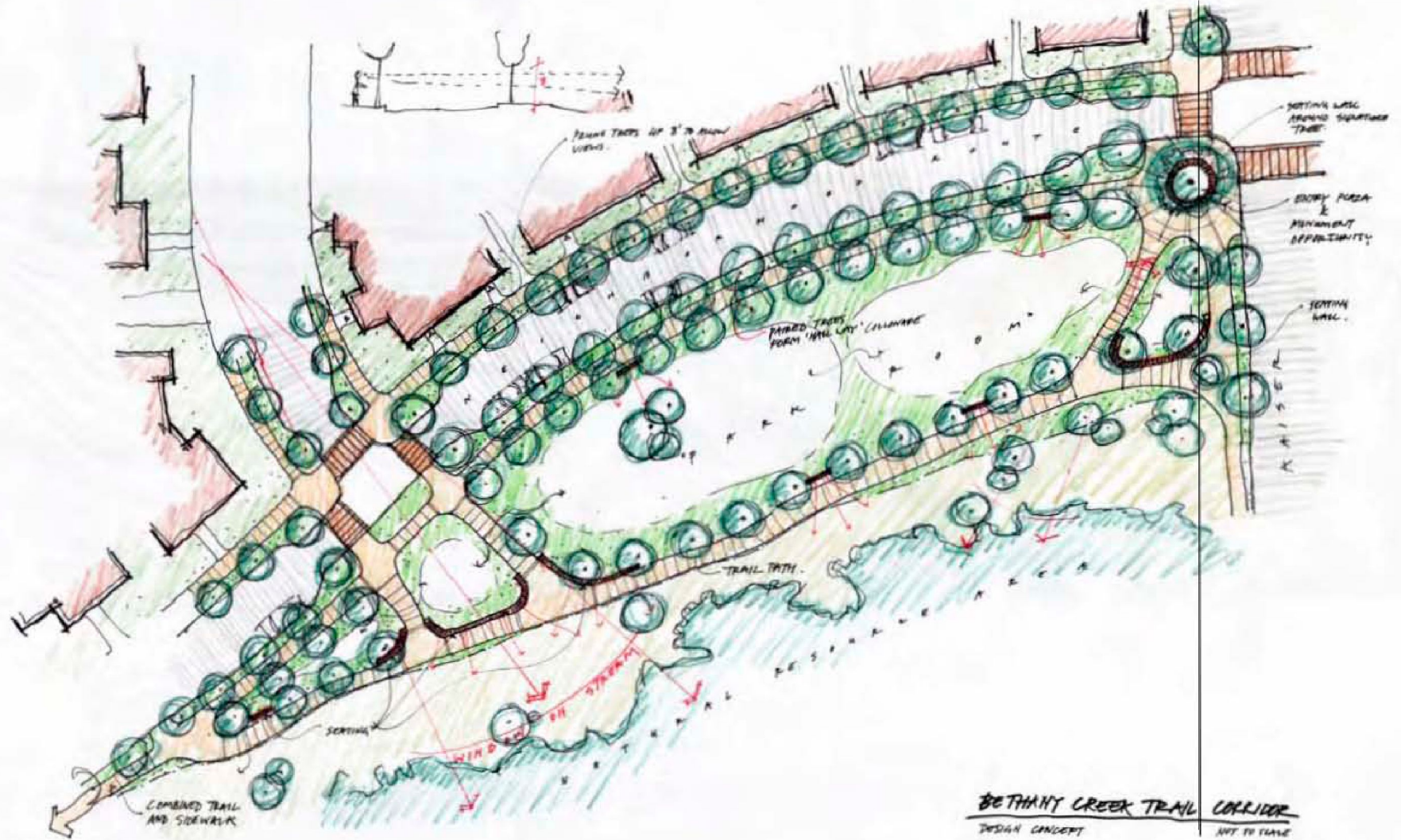
1. In general it runs between Bethany Creek Open space and a paralleling neighborhood street. The path will roughly follow the boundary of the resource land. If the distance between the street right of way and the resource boundary is 25' or more, the area between the path and the street can be used as (pocket) park space.
2. Because of the meandering nature of the open space area, there are some locations where the distance between the street right of way and the resource boundary is less than 25'. In this situation, the street's sidewalk and path should be combined into one facility by widening the sidewalk to 12'.
3. In some locations there is enough space between the street right of way and the resource boundary (approx. 100' or more) to accommodate the path and a private (residential) property. In this situation the path will run between the private property and the open space. It is important to balance the demands for privacy for the private property with the needs for accessibility, visibility and safety of the public facility (the path). The best way to do this is by developing the trail first, before the private property develops and to guide the development of the private property with design guidelines that protect the quality of the path.



General Design guidelines for the path.

- a. The path should be designed as an autonomous element, with gentle curves that logically and elegantly follow the creek open space area. It should take its design cues from the natural resource, not from adjacent development.

- b. The path and park space should be designed as a harmonious composition with the adjacent street and open space. If there is space between the path and the sidewalk of the adjacent street for park uses, this space should be designed as an autonomous element, not a "left over" space.
- c. In general, the path should be as close to the open space boundary as possible, (without losing its gracious curves) so the boundary is defined by it, and becomes tangible, manageable and maintainable. Where possible leave about a 2'-3' "shy zone" between the path and the resource, so the path is framed by consistent park vegetation on both sides.
- d. The design should take advantage of terrain changes and slopes to carve out the path alignment. Look for opportunities to include seating walls, preferably at path intersections.
- e. The path alignment should not meander too tight and without a clear physical reason because it would look contrived and silly. Too tightly meandering paths are also detrimental to natural walking and biking patterns. Use gentle curves with elegant radii.

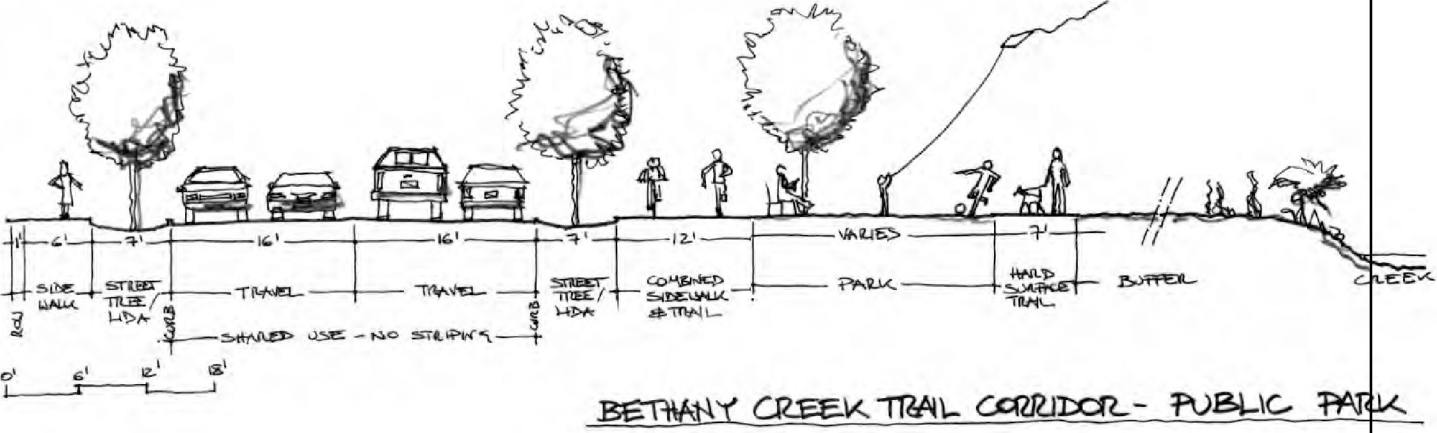


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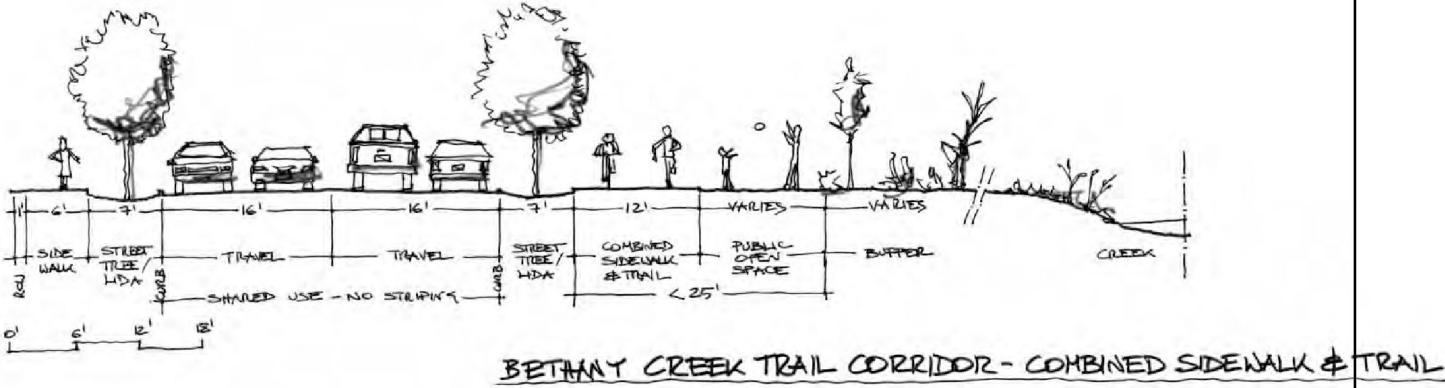
- f. Path and sidewalk should connect at regular intervals of a minimum of 250', preferably in locations where they are nearest each other.
- g. Create a colonnade by planting street trees on both sides of the sidewalk bordering the park. Prune these trees up to 8' to allow clear views between the tree trunks. Align the path with a single row of trees on the opposite side of the resource open space. Together the tree lines will spatially define park "rooms".
- h. Provide separate path lighting where the path is farther than 50' away from the adjacent street right of way.
- i. Provide ample seating opportunities in the form of seating walls to accommodate impromptu seating, but limit the amount of formal benches: no more than one per every 500' and preferably less.

The following cross-sections along the corridor illustrate design solutions that are consistent with the design intent and guidelines described herein for this ASC.

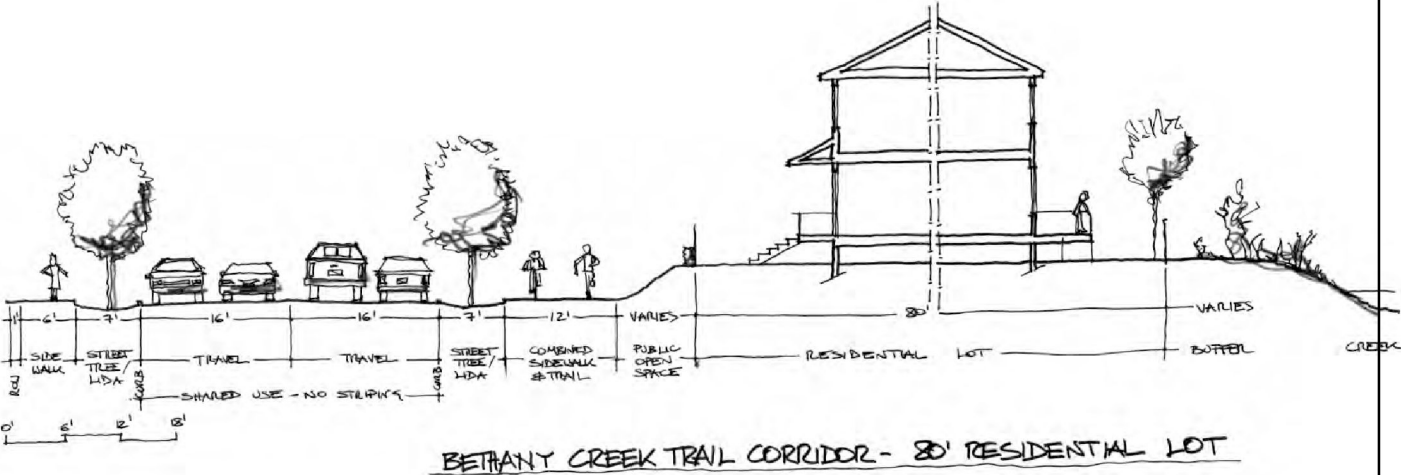
1. Trail and pocket park



2. Trail combined with sidewalk



3. Trail behind private lot



ASC 8 – Road A Linear Park and Regional Water Quality Facility

ASC 8 addresses the intended design and function of the linear park feature along the southern edge of the Northeast Neighborhood. This area runs nearly the entire length of Road A to the east of Kaiser Road, as identified as a “fixed park” on the Parks, Trails and Pedestrian Connections map. The linear park is intended to extend the length and function of the drainage channel associated with the Abbey Creek tributary.

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The linear park is an important link in the open space system (or network) of the North Bethany Subarea. It links Rock Creek branches to Bethany Creek and the open fields east of North Bethany in Multnomah County. Trails throughout the Subarea connect to create a network of pedestrian routes that in the future will connect to regional trails. The linear park also serves a purpose as a foreground to the Northeast Neighborhood, subtly setting it apart from the neighborhood south of Road A. The linear park offers the residences north of Road A some separation from the street. The homes open up to a linear park, rather than directly to the street. The design intent is to have front doors along the path and the linear park, while garages are accessed via alleys behind the homes. The path in the linear park should therefore be located along the front property line of the adjacent lots, defining the north boundary of the park.

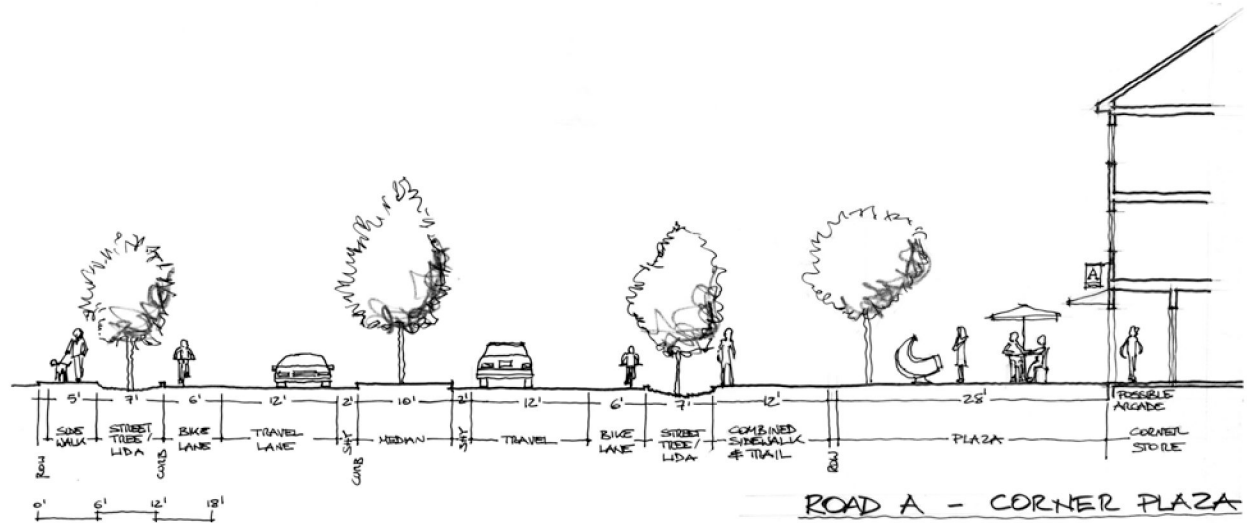
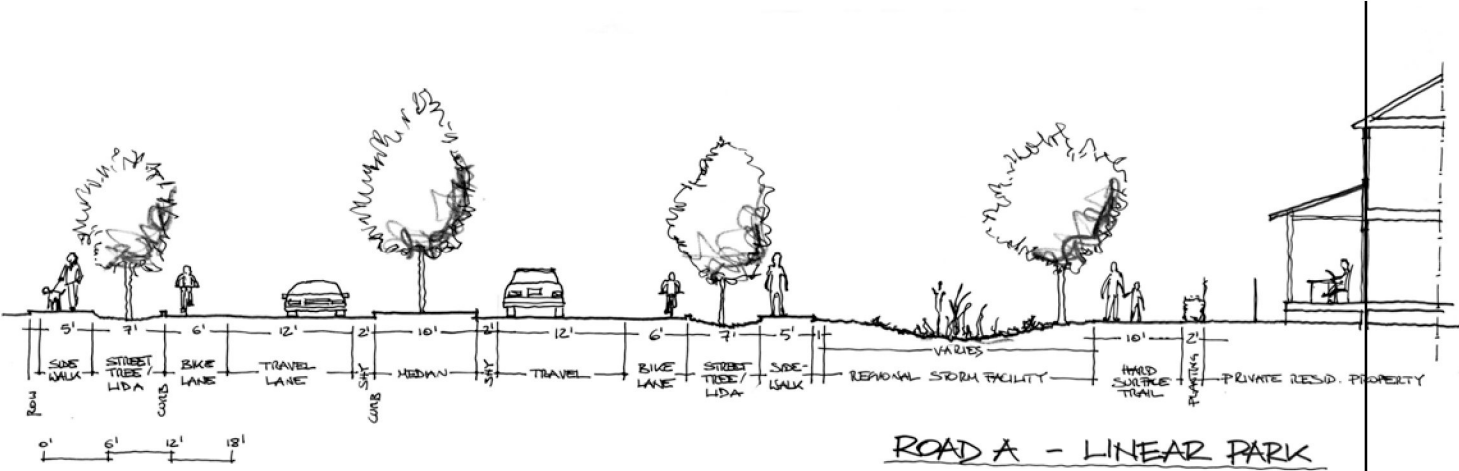
The south boundary of the linear park is defined by the right of way of Road A, and its sidewalk. The sidewalk and path should ideally be constructed of the same material for unity, and connect with perpendicular sidewalks at regular intervals, that coincide with adjacent street stubs and pedestrian connections. Between the two parallel pedestrian facilities, there is space for vegetation and storm water swales. It is important that the vegetation remains below 4' in height, to not obscure views across the linear parks, so that the path along the lot frontage remains visible and safe. It is also recommended that this path has its own pedestrian scale lighting system, particularly if it is determined the street light along Road A will be too far away to achieve a satisfactory illumination level.

The continuity of the linear park is interrupted only about midpoint, where an opportunity exists to make a more expressive connection to the adjacent commercial designation. It is envisioned that a small pedestrian plaza will allow the neighborhood retail to spill into the public realm, creating the opportunity for outdoor seating. The plaza should be designed as a year round neighborhood meeting place, offering shelter, seating and interest.

The linear park shall be constructed to function as a multi-purpose facility incorporating a pedestrian connection, public plaza adjacent to the commercial site, and regional stormwater facility(ies). The overall width of the park shall be uniform along its entire length; the ultimate width is dependent upon the area required for the regional stormwater facility and the multi-purpose path. Development in ASC 8 shall:

- Coordinate with the County and THPRD to align a hard-surface trail on the north side of Road A as part of the linear park.
- Coordinate with THRPD to incorporate a public plaza that is adjacent to the neighborhood commercial designation. The plaza may be privately or publicly maintained.
- Coordinate with THPRD and CWS to incorporate necessary regional stormwater facility(ies) along the park.

The following cross-sections along the linear park illustrate design solutions that are consistent with the design intent and guidelines described herein for this ASC.



VI. NEIGHBORHOOD DESIGN ELEMENTS

The North Bethany Subarea is comprised of six neighborhoods, each with a set of distinct Design Elements. These Design Elements are described in text below and illustrated on the Neighborhood Plans. As described under Section IV.C., above, the depicted locations of streets that are not Primary Streets in the Neighborhood Plans are intended as guidance, suggesting one possible solution for configuring preferred configuration for these transportation improvements.

In addition, the design elements of the Areas of Special Concern described above shall apply to development in these areas.

A. NORTHWEST NEIGHBORHOOD

The Northwest Neighborhood boundaries are the UGB to the north and west, Road A to the south, and the Waterhouse Powerline Trail Corridor to the east.

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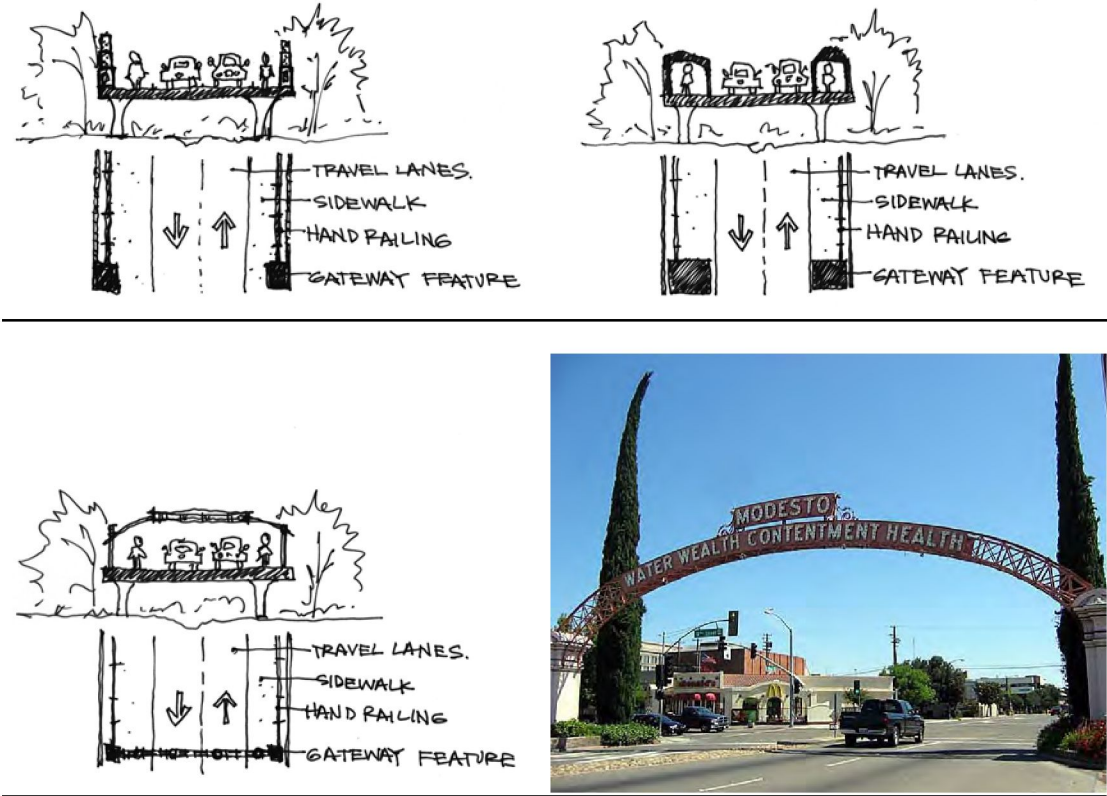
Prominent landscape features include the two powerline corridors and the tributary to Abbey Creek and an associated wetland. Steeper slopes (generally greater than 15%) provide edge conditions along the north, west and east boundaries. These slopes and prominent ridges provide opportunities for views of the creeks and the Tualatin Mountains.

The land use designations and street pattern in this neighborhood are designed to respond to the topography, provide a range of densities, provide views of the surrounding natural and agricultural landscapes, and provide connectivity.

Design Elements

1. ~~1.~~ A one and one-half (1 ½) to two-acre (2) neighborhood park shall be located on-in the Northwest Neighborhood, the eastern side of Joss Avenue, north of Road A. The park shall have pedestrian access to the northeast boundary of the neighborhood, where a view shed preserves views of the Tualatin Mountains. The park may be located on either side of NW Joss Avenue, provided it has public ~~Public~~ street frontage shall be provided along at least one-half (½) of its perimeter. The park shall be situated on axis with the open space provided for the high density area (see the Neighborhood Plan map for more details).
2. ~~2.~~ A small-neighborhood commercial site fronts the intersection of Road A and a north-south Secondary Primary Street (P8)-(S8). The site is approximately two-thirds (⅔) of an acre. The site shall be developed so the building(s) fronts Road A and Primary Street P8S8. Building entrances and windows shall be included in these building façades. The site shall include a small public plaza to serve as a community gathering space, as described in ASC 8 (Road A Linear Park).
3. Trails and pedestrian connections shown on the Parks, Trails and Pedestrian Connections map shall be provided, consistent with THPRD standards:
 - 3.a.) ~~3.a.)~~ On the eastern boundary, a pedestrian trail and bridge shall span the Abbey Creek tributary to connecting this neighborhood with the Northeast Neighborhood. This pedestrian connection is important for connectivity between neighborhoods and provides a pedestrian route to the Beaverton School District's school west of NW Kaiser Road.
 - 4.b.) ~~4.b.)~~ The Waterhouse Trail runs through North Bethany along the north-south powerline corridor. It is important for trail users to have reasonable access to the trail. Visible pedestrian-bicycle access points shall be provided at regular intervals along the trail, generally spaced at every block. Pedestrian-bicycle access points shall be provided at regular intervals along the trail, generally spaced at 330 feet or less. The sidewalks of local street crossings may count toward this access requirement.
 - 5.c.) ~~5.c.)~~ The Perimeter Trail shall be provided along the northern and western boundaries of the Subarea as shown on the Parks, Trails and Pedestrian Connections Map and the Northwest Neighborhood Plan map, (includes the trail through the powerline corridor at the northwest corner of the neighborhood). Pedestrian connections shall be provided to the Perimeter Trail as shown on the Park, Trails and Pedestrian Connections map (street connections and one connection from another trail) to allow trail users to enjoy the views toward the north.
64. ~~64.~~ The Northwest Neighborhood is organized by one-three Primary and seven Secondary Streets. Primary Streets shall be provided in new development consistent with Section IV.DC (Primary Streets and Core Design Elements) and Section V.B (Areas of Special Concern) of the North Bethany Subarea Plan. Secondary Street descriptions are guidelines. The intent of the each Primary sStreets is provided below:

- a. ~~_)~~ Road A is the southern boundary of the Northwest Neighborhood. See ASC Road Corridor 1B for design criteria.
- b) ~~A Secondary Street (S7) extends north from Road A (at the first western intersection of Road A) and is aligned along the topographic contours as it extends to the northeast just south of the UGB boundary. The street begins to travel south at the Abbey Creek tributary, where the street parallels and fronts the tributary.~~
- ~~cb) A Secondary Street (S10) shall be provided as an east-west axis street to connect the high density residential areas and the neighborhood park.~~
- ~~dc) S8 shall connect to the West Neighborhood. The Neighborhood Commercial site shall be located at one of the corners of S8 and Road A.~~
- b. Primary Street (P8) provides a connection to the West Neighborhood. It also provides access to the Neighborhood Commercial site located at the intersection with Road A.
- c. NW Joss Avenue (P19) extends across Road A from the West Neighborhood to provide a connection to the Northwest Neighborhood and a future neighborhood park.
- ~~d) Two north-south Secondary Streets (S8 and S9) intersect the east-west axis street (S10) between the neighborhood park and the higher density residential areas and its private open space. The westernmost of these two streets (S8) shall have a neighborhood commercial site at one of the intersection corners with Road A. Both streets extend to the north from Road A and terminate at the northernmost east-west Secondary Street (S7). The easternmost of these two streets (S9) extends Joss Avenue to the north and becomes an edge along the western boundary of the neighborhood park. An additional Secondary Street (S11) creates the edges around the remaining boundaries of the neighborhood park.~~
- ~~e) Towards the western neighborhood boundary, a Secondary Street (S7) extends north from the West Neighborhood. This is an important street for connectivity across Road A. The street shall intersect with Road A where sight distance is adequate and end at the east-west street (S7) parallel to the Abbey Creek tributary.~~
75. The western edge of the neighborhood at Road A is a gateway into the neighborhood. This gateway marks the transition from rural to urban character and the beginning of the northwest cross-section for Road A, which has a planted center median. The preferred treatment for this gateway is associated with designed vertical elements on the bridge span that crosses the floodplain area. The following elements are suggested:
- Vertical elements signifying entrance on North Bethany side of the bridge that may be: next to the sidewalk, a pedestrian pass-through, or over the entire bridge.
 - Special detailing on feature elements in the form of concrete and/or a railing.
 - Minimal or no landscaping.
 - Lighting at both a pedestrian and a vehicular scale.



Consistent with the Neighborhood Plan map, two prominent Focal Points shall be provided to mark this entrance into the North Bethany Subarea. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design map elements, CDC standards and any additional gateway design treatments.

86.-Within the high density residential lands, private open space shall be provided, as depicted on the Neighborhood Plan. The private open space shall be for use by residents in the high density residential housing and shall be in addition to the requirements of CDC Section 407~~consistent with the Article VIII of the Community Development Code.~~

97.-Development shall be consistent with ASC Road Corridor 1B.

B. WEST NEIGHBORHOOD

The West Neighborhood is bounded by the UGB to the west, Road A to the north, and the Waterhouse Powerline Trail Corridor to the east. ~~The neighborhood generally extends to the south as far as the PCC Rock Creek campus and the Arbor Oaks Subarea, with a boundary that is formed by an east west street (P1) planned to run just north of the campus property to Joss Avenue, then east along existing Brugger Road between Joss Avenue, ending at the West Community Park.~~ The West Neighborhood extends south from Road A to the northern boundaries of the PCC Rock Creek Campus and the Arbor Oaks Subarea. The southeastern boundary of this neighborhood is formed by the portion of NW Joss Road south of street P1 on the west and the existing section of NW Brugger Road on the south.

This neighborhood is at the western edge of the ridge where the topography begins to slope towards the Rock Creek floodplain. The area generally drains to the west, the low point being a wetland area that straddles the UGB to join with the floodplain area north of the PCC Rock Creek campus.

The West Neighborhood includes the West Community Park and a neighborhood park that anchors the western edge of the ridge and provides views towards the southwest. The neighborhood's highest density is clustered adjacent to the community park, with the density gradually decreasing from the community park toward the west.

Design Elements

1. The following parks shall be provided in the West neighborhood:

~~1-a.)~~ _____ The West Neighborhood includes one of the Subarea's two community parks. It is specifically located at the western end of the Subarea's ridge feature and is an integral element of the ridge Park Block features. The community park shall be located at the west end of the Park Blocks and shall be 5.50 to-6 acres in size. The park shall have street frontage along its entire perimeter, and the front façades of residential buildings on the streets shall front the park.

b.) A one and one-half (1½) to two-(2) acre park shall be located in the West Neighborhood. The park may be adjacent to the PCC Rock Creek property to take advantage of the adjacent woodlands and provide the public with views to the south. If sited in this location, a pedestrian path shall go through the park to link to the streets on either side of the park.

2. The following trail connections shall be provided in the West neighborhood:

~~2-a.)~~ _____ The Waterhouse Powerline Trail runs through the Subarea along the north-south powerline corridor. It is important for trail users to have reasonable access to the trail. Visible Pedestrian-bicycle access points shall be provided at regular intervals along the trail, generally spaced at every block at 330 feet or less. Sidewalks along street crossings count toward this access requirement.

~~3. A one and one-half (1½) to two-acre park shall be located in the West Neighborhood. The park and Street P1 shall be adjacent to the PCC property to take advantage of the adjacent woodlands and provide the public with views to the south. The front façades of dwellings on the street shall face to the south and west in order to have front views of the resource areas. A pedestrian path shall go through the park to link to the streets on either side of the park.~~

~~4.b.)~~ _____ Providing pedestrian connections to the Subarea's western boundary is important to provide public access to the Subarea's edges, including opportunities to enjoy the views toward the west. The streets and off-street trail along the UGB have been intentionally located to preserve views into the floodplain/natural resource area as part of the public realm. The streets and trail shall be constructed to parallel the UGB to the extent practicable, given potential topographic and wetland constraints. The front façades of dwellings on the streets shall face to the west in order to have front views of the resource areas. Access points for public access and viewing shall be provided along this edge, consistent with the West Neighborhood Plan map and the Parks, Trails and Pedestrian Connections map.

c) An off-street trail shall be provided in the Off-Street Trail Study Area on the Park, Trails and Pedestrian Connections map that connects study area points A, B, and C. The applicant shall coordinate with THPRD and PCC Rock Creek Community College to determine the most appropriate locations for the off-street trail connection points.

53. ~~The West Neighborhood is organized by six-eight Primary Streets and Secondary Streets. The north-south Primary sStreets are important neighborhood-to-neighborhood connections. The east-west Primary Streets are important for their clear and logical connection to the central ridge area. Primary streets shall be provided in new development consistent with Section IV.CD (Primary Streets and Core Design Elements) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. Secondary Street descriptions are guidelines. The intent of the each Primary streets is provided below:~~

- a.) ~~The West Neighborhood Plan map shows the Primary Street (P1) that extends west from the westernmost point of the community park westward to the UGB (does not include the Urban Reserves areas). The street is planned to run parallels with the existing topography and. It is intended to extend the view shed from the West End community park to the Rock Creek floodplain area. The alignment of this street shall be on an axis with the neighborhood park to preserve the views.~~
- b.) ~~The West Neighborhood Plan map shows the Primary Street (P8) that extends north from Arbor Oaks Subarea. This route shall may provide the eastern edge of the neighborhood park and intersects with Road A at the small neighborhood commercial site in the NW neighborhood.~~
- c.) ~~The West Neighborhood Plan map shows the Primary Street (P5) provides a connection from the westernmost portion of the neighborhood and (P8) that extends across Joss Avenue to the wWest em community Community parkPark and (P7)., where the street becomes Street P7 along the eastern edge of the park.~~
- d.) ~~The western edge of the West Community Park shall be bordered by Primary Streets (P4), (and P6) and (P7) shall provide the boundary of the West Community Park.~~
- e.) ~~A Secondary Street (S7) parallels the western boundary and provides circulation from the western end of Road A to Primary Street (P5), ultimately connection with the community parks, Park Blocks, and Community Commercial center.~~
- f.) ~~The West Neighborhood includes an east-west Secondary Street (S3) that is parallel to Road A in order to provide circulation for the building lands south of Road A.~~
- g.) ~~The West Neighborhood includes a north-south Secondary Street (S21) just west of the Waterhouse Trail that provides access from Road A to the south in the vicinity of the community park and Park Blocks.~~
- he.) ~~NW Joss Avenue, as it extends to the north of the Arbor Oaks Subarea, is a Primary Street. It is intended to connect existing NW Joss Avenue to Road A along the existing NW Brugger Road alignment.~~
- f. Road A is the northern boundary of the West Neighborhood. See ASC 1B for design criteria.

4. The western edge of the neighborhood at Road A is a gateway into the Subarea. Refer to Design Element 5 for the Northwest Neighborhood.

65. Development shall be consistent with Areas of Special Concern Road Corridors 1B and 3 and ASC 5.

b6.) A neighborhood commercial site fronts NW Joss Avenue. The site is approximately one-half (1/2) acre. The site shall be developed so the building(s) fronts NW Joss Avenue. Building entrances and windows shall be included in these building facades. The site shall include a small public plaza to serve as a community gathering space.

C. NORTHEAST NEIGHBORHOOD

The Northeast Neighborhood is bordered on the south by Road A. The northern and eastern boundaries are the UGB. On the west, the neighborhood boundary is the north-south powerline corridor and comes to a point where the Abbey Creek tributary and powerline corridor meet the northern UGB.

Prominent natural features of the landscape include two tributaries to Abbey Creek and wooded and steep slopes along the northern boundary. An existing cemetery, two proposed school sites and a neighborhood park provide open space in the neighborhood. The neighborhood is designed to emphasize strong visual sightlines between the open space features, public services and a neighborhood commercial site.

~~The neighborhood is designed to emphasize strong visual sightlines between the open space features, public services and a neighborhood commercial site.~~ Site topography and natural features result in the northernmost and westernmost portions of this neighborhood being more secluded than the rest of the Subarea. The same is true of a portion of land between NW Kaiser Road and the tributary to the east. These site conditions and the adjacent rural areas make these edge areas more suitable for low density development.

Design Elements

1. A neighborhood commercial site is adjacent to Primary Streets P3 and Road A. The site is approximately one-half (1/2) acre. Building entrances and windows shall be included in these building facades. The site shall include a small public plaza to serve as a community gathering space.
- ~~12.-The neighborhood park shall be one and one-half- (1 1/2) to two (2) acres contiguous to the western boundary of the Beaverton School District site, a series of three north-south linear blocks, with the tributary to Abbey Creek terminating in the middle block and retaining a visual and physical connection between the Abbey Creek tributary and the elementary school site.~~
- ~~23.-A linear park along the southern edge of the neighborhood shall be designed as an extension of the Abbey Creek tributary and includes a trail and a stormwater facility, consistent with Area of Special Concern 8. The stormwater facility shall be parallel to the street with a sidewalk adjacent to the stormwater facility. The public plaza at the small neighborhood commercial site shall be incorporated into the linear park.~~
- ~~34. -Trails and pedestrian connections shown on the Parks, Trails and Pedestrian Connections map shall be provided, consistent with THPRD standards. Trails, including pedestrian bridges, and other pedestrian corridors shall be provided as shown on the Parks, Trails and Pedestrian Connections map.~~
 - a) ~~A sidewalk or optional street shall be provided on the western edge of the neighborhood park as shown on the Neighborhood Plan map. The sidewalk on the western edge is an important connection to the pedestrian bridge to the south. The sidewalk will also encourage people to walk along the western edge which will increase visibility of the area and provide safe spaces adjacent to residential housing.~~
 - ba.) _____ Pedestrian connections to the eastern and northern boundary shall be provided in order to create public access to the trail network and opportunities for the community to enjoy the views toward the north and east. At least three access points shall be provided along each boundary for public access/viewing.
 - e) ~~Key pedestrian access points are the pedestrian bridges across each of the Abbey Creek tributaries.~~

~~4.d) The Westside Trail abuts the eastern UGB along another north-south powerline corridor. Trail users shall have reasonable access to the trail. Pedestrian-bicycle access points shall be provided at regular intervals along the trail, generally spaced at 330 feet or less. Sidewalks along street crossings count toward this access requirement.~~

~~545. ___~~-The front façades of dwellings adjacent to the northern boundary in the northeast corner of the neighborhood shall face the meadow that is located just north of the UGB.

~~656. ___~~-Lots may be oriented~~designed~~ with rear yards facing the rural area where there are wooded areas or steep slopes.

~~767. ___~~-The Northeast Neighborhood has ~~three-eight~~ Primary Streets and ~~multiple~~ Secondary Streets. Primary Streets shall be provided in new development consistent with Section IV.C.D. (Primary Streets and Core Design Elements) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. ~~Secondary Street descriptions are guidelines.~~ The intent of each the Primary Streets is provided below:

~~a.)~~ Primary Street (P14) provides direct interior access to the developable land area west of NW Kaiser Road and creates-aligns with the northern edge-boundary of the school site. The alignment intersects with Kaiser Road at the location of Secondary Street S15 to the east.

~~b.)~~ Primary Street (P3) extends north-south from Road A to the northeast corner of the neighborhood. This route provides connectivity from the northeast corner of the Subarea to NW Springville Road while also providing an edge along the neighborhood park, future elementary school site and the small neighborhood commercial site. The neighborhood park, elementary school, and commercial site shall be aligned along this street. The street shall extend to the north and terminate as a pedestrian access to the Perimeter Trail along the UGB.

~~c.~~ Primary Street (P2) is an extension of a street that intersects with Road A from the south. This street establishes a connection to the future Beaverton School District Site school site from the Central and Southeast neighborhoods and Arbor Oaks Subarea.

~~d.~~ Primary Street (P17) follows the northern boundary of the future Beaverton School District school site and intersects with Primary Street (P3).

~~e.~~ Primary Street (P18) follows the southern boundary of the future Beaverton School District school site and intersects with Primary Street (P3).

~~c)~~ Secondary Street S16 begins on the east side of NW Kaiser Road, opposite the elementary school and extends to the east. At the eastern end, the road becomes the southern boundary of the eastern school site before terminating at the UGB.

~~d)~~ Multiple Secondary Streets (S13 through S20) provide the framework for a grid street pattern and emergency access.

~~Ef.)~~ Primary Street (P16) Secondary Street S20 provides access to from the Northeast Neighborhood (north of the Abbey Creek tributary) from Road A. The alignment shall be consistent with emergency access standards established by Tualatin Valley Fire & Rescue. to the Community Commercial center and East Community Park.

~~g.~~ Road A is the southern neighborhood boundary. See ASC 1A for design criteria.

h. NW Kaiser Road is a Primary Street that extends through the neighborhood along the existing right of way.

~~878.~~ 878. ~~___~~ The Northeast Neighborhood includes the following ~~Landmark~~ Design Features and Focal Points that shall become vistas along future street alignments incorporated into new development:

~~a.)~~ a.) ~~The elementary school ~~site~~ building west of NW Kaiser Road shall ~~may~~ be sited to become the visual termination point of a future ~~the~~ east-west street.~~

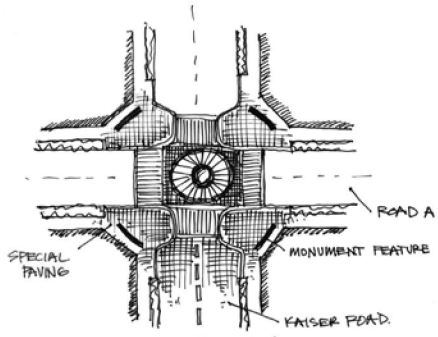
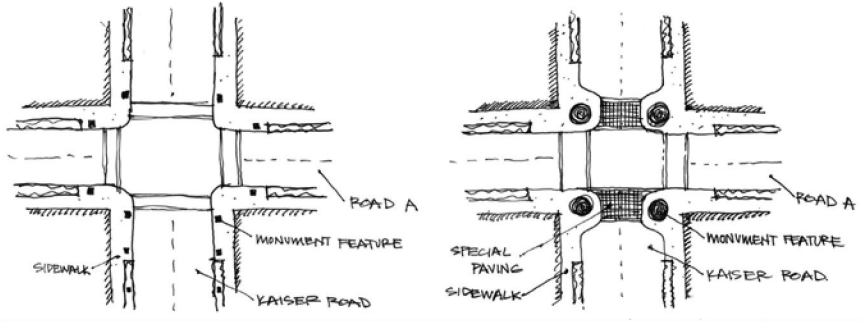
~~b.)~~ b.) ~~The existing cemetery is a Focal Point that shall ~~may~~ terminate the western end of ~~the~~ an east-west street ~~that is one block~~ north of Road A.~~

~~c.)~~ c.) ~~North-south streets shall ~~may~~ terminate at the eastern school site as depicted as Focal Points on the Neighborhood Plan map.~~

~~98.~~ 98. ~~At the time of the adoption of Subarea Plan, the parcel of the eastern-most elementary school ~~site~~ had yet to be determined. The design anticipates that the parcel will be sited as shown on the Northeast Neighborhood Plan map and the school building will be located at the western edge of the parcel as indicated by the Landmark designation on the Northeast Neighborhood Plan map. The school site shall be fronted on all sides by the street system, be sited to ensure sufficient vehicular access to the northeast to maintain adequate emergency vehicle access from the northeastern-most area of the neighborhood to Road A, and provide pedestrian access to the school site where Focal Points are identified on the Neighborhood Plan map.~~

~~109.~~ 109. ~~___~~ A ~~Gateway~~ gateway is identified at the intersection of NW Kaiser Road and Road A on the ~~Primary Streets and Core Design Elements~~ map. The ~~Gateway~~ gateway marks the entrance to the portion of Kaiser Road designated as a main street. A design plan shall be prepared that addresses the Street Design map elements, CDC standards and any additional ~~the following~~ gateway design treatments: ~~pavers or scored concrete for the crosswalks, a welcome sign integrated into a landscape/rock/water feature, vertical elements such as flag poles, and corner entries for adjacent buildings.~~ A preferred design solution will include the following elements:

- Vertical element signifying entrance into a commercial district.
- Special detailing on feature elements which may include water, walls, rocks, metal, special paving, traffic calming, enhanced pedestrian crossing and/or seating.
- Minimal or significant amount of landscaping.
- Lighting for pedestrians and to emphasize monument features.



4410.-_ Development shall be consistent with ASC Road Corridor 1A and ASC 6 and 8.

D. SOUTHEAST NEIGHBORHOOD

The Southeast Neighborhood boundaries are Road A to the north, the UGB to the east, NW Springville Road to the south and NW Kaiser Road to the west.

The neighborhood borders the Springville Subarea to the south and street and trail connections between the two areas are integral to the design. ~~is a gateway into the Subarea and it is a connection between the North Bethany Subarea and other Bethany Subareas to the south.~~ Bethany Creek flows from east to west and is planned as a wide an expanded stream corridor with a trail and regional stormwater swales on both sides of along the creek. Prominent features of the built landscape include Bethany Presbyterian Church, a proposed fire station, and the proposed civic center, the East Community Park, and the ~~Community Commercial center~~ Main Street Area, are primarily west of NW Kaiser Road (a portion of which is located on the east side of NW Kaiser Road).

abcdef Proposed additions
~~abcdef~~ Proposed deletions

Design Elements

1. The following design elements shall be incorporated into the portion of the neighborhood between Bethany Creek and NW Springville Road:
 - a.) The preferred location for the one and one half (1½) to two (2) acre neighborhood park shall locate the park contiguous to ~~about~~ Bethany Creek and adjacent to the proposed fire station and the neighborhood commercial site. The proposed fire station and the neighborhood park may be separated by a local street or pedestrian path;
 - b) ~~The proposed fire station and the neighborhood park shall be located adjacent to one another. The two land uses may be separated by a local street;~~
 - b.e) ~~The Subarea street pattern shall have an east-west street alignment through this portion with access to NW Springville Road at spacing approved by the County Engineer;~~
 - c. ~~d) The A small neighborhood commercial site, approximately two-thirds (2/3) of an acre, is adjacent to NW Springville Road and Primary Street P3 shall have building façades that face NW Springville Road and the east-west local street; and~~
 - d.e) ~~_____ Designated access points shall be provided consistent with the Primary Streets & Core Design Elements map. Additional access to NW Springville Road may be provided at spacing approved ~~but by~~ the County Engineer.~~
2. The ~~the~~ southwest corner of the East Community Park is the planned location of a civic use (e.g., library) and shall have a design that connects the civic use to the adjacent community park. The civic use ~~center~~ building is designated as a Design Feature and shall be located on the site consistent with the orientation arrows depicted on the Neighborhood Plan map. Specifically, the building shall be visible a visual Landmark from NW Kaiser Road and the Park Blocks. Additional complementary design features include building orientation to front the park and the placement of a plaza between the park and the civic use.
3. The East Community Park shall be approximately fifteen (15) acres. ~~preserve the~~ The tree groves in the southwestern corner shall be preserved. The park anchors the eastern end of the ridge and views shall extend to the east, terminating at the east end of Primary Street P4, ~~and terminate at the location of area designated as Public Services to the east of the park (as denoted by the Landmark~~ Design Feature symbol on the Primary Streets and Core Design Elements map). The front façades of all buildings, including residential and commercial uses, shall front on the park consistent with Design Element 7.
4. Trails and pedestrian connections shown on the Parks, Trails and Pedestrian Connections map shall be provided, consistent with THPRD standards. ~~Pedestrian accessways shall be provided consistent with the Parks, Trails and Pedestrian Connections plan. Key connections include:~~
 - a.) ~~The~~ An east-west pedestrian trail north of the civic center that shall connects the eastern community park with the Community Commercial center Main Street Area on the west side of NW Kaiser Road.
 - b.) ~~Three pedestrian crossings shall span across Bethany Creek in locations that ~~Where practicable,~~ pedestrian stream crossings shall align with street connections that ~~across~~ NW Springville Road.~~
 - c.) ~~Pedestrian and bicycle connections to and across NW Springville Road and NW Kaiser Road are important and shall be developed consistent with the Parks, Trails Pedestrian Connections map.~~

d) ~~The Westside Trail abuts the eastern UGB along the north-south powerline corridor. Trail users shall have reasonable access to the trail. Pedestrian-bicycle access points shall be provided at regular intervals along the corridor, generally spaced at 330 feet or less. The sidewalks of local street crossings may count toward this access requirement.~~

5. ~~The Southeast Neighborhood has nine eleven Primary Streets and two Secondary Streets. Primary Streets shall be provided in new development consistent with Section IV.C.D. (Primary Streets and Core Design Elements) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. Secondary Street descriptions are guidelines. The intent of each the Primary Streets is provided below:~~

a.) ~~The Southeast Neighborhood has a Primary Street (P3) that extends from NW Springville Road north to Road A. P3 aligns with It shall intersect NW Springville Road opposite existing Benny Street south of NW Springville Road and provides the eastern edge boundary of the small Neighborhood Commercial area. Extending north of Bethany Creek, the street alignment abuts the western edge of the Public Services designation before going easterly to intersects with Road A just south of the Northeast Neighborhood commercial area. The street is essential to provide a direct route from the NW Springville Road neighborhood commercial area to the neighborhood commercial area, elementary school and neighborhood park in the Northeast Neighborhood.~~

b.) ~~The Southeast Neighborhood has a Primary Street (P4) that extends east from NW Kaiser Road at the northern edge of the Community Commercial center Main Street Area. The street is intended to border provides the northern and eastern boundaries of the East Community Park on the north and east before intersecting connecting with Primary Street P10 and heading continuing east to connect intersect with Primary Street (P3). Primary Streets (P4) and (P10) The street frames the community park, provides parking for park uses and provides a park edge that is connected to the neighborhood. The front façades of all buildings shall front on the park consistent with General Design Element 7.~~

c.) ~~Two Primary Streets (P11) and (P12) extend east from the Park Blocks one-way street couplet. The streets provide access to the civic center, East Community Park and commercial area from NW Kaiser Road and from the northeast part of the Subarea. Access to and from these streets at Kaiser Road shall be consistent with ASC Road Corridor 2.~~

d.) ~~Primary Street (P169) extends north from the one-way couplet to Road A. Primary Street P4 where the street becomes Secondary Street S20. The street provides a connection from the abuts the Community Commercial center Main Street Area to the Northeast Neighborhood and the community park.~~

e.) ~~Rossetta Street is a Primary Street (P2) that parallels Bethany Creek between NW Kaiser Road and Road A. Its intersection with NW Kaiser Road north of Bethany Creek serves as the southern gateway to the Community Commercial center. This route is an important east-west connection between the Arbor Oaks and North Bethany Subareas. the western and eastern areas of the Subarea.~~

f.) ~~Secondary Street (S6) parallels Springville Road north of Springville Road. This street extends the east and west of north-south Primary Street (P3). It provides connections to the parts of the neighborhood between Bethany Creek and Springville Road.~~

g.) ~~Primary Street (P13) provides access to the Southeast Neighborhood from Springville Road and aligns with the an important connection to Springville Road eastern property line of a proposed future fire station.~~

~~Hg.)~~ _____-Road A is a Primary Street and development shall be consistent with ASC Road Corridor 1A, including provision for gateway design standards at the intersection of Road A and NW Kaiser Road.

~~h.)~~ NW Kaiser Road is a Primary Street and development shall be consistent with ASC Road Corridor 2.

i. NW Springville Road is a Primary Street that is located primarily within existing right of way. Development shall be consistent with ASC Road Corridor 4A.

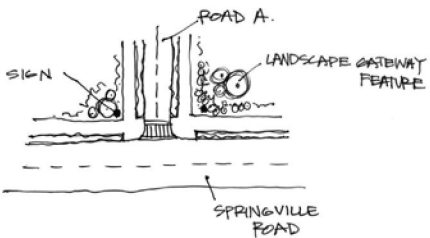
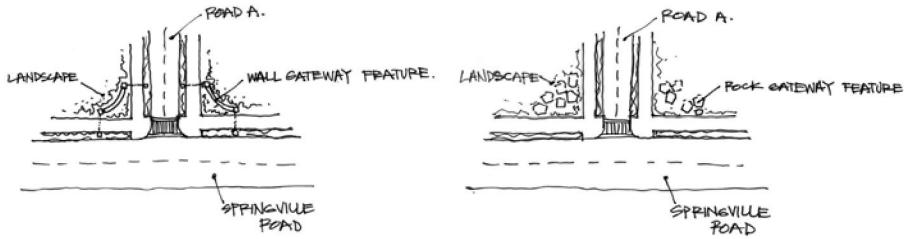
6. ~~The site at the eastern end of P4 terminates the eastern boundary of the community park and shall have a prominent landmark in the form of an architectural feature, such as the front entrance or lobby of a building.~~

7. ~~Lots adjacent to Springville Road and Bethany Creek shall have front and/or side yards and front or side building façades consistent with the Neighborhood Plan map.~~

~~87.~~ A uniform landscaped ~~buffer strip~~ shall be provided along NW Springville Road for aesthetic purposes.

~~98.~~ Two gateways along NW Kaiser Road mark the entrance to the portion of NW Kaiser Road that is designated as a Main Street on the 2040 Design Types Map (see Policy 40 of the Comprehensive Framework Plan for the Urban Area). The gateways are identified on the ~~Primary Streets and Core Design Elements~~ map. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design map elements, applicable CDC standards and any additional the following gateway design treatments specific to the two gateways: pavers or scored concrete for the crosswalks, a welcome sign integrated into a landscape/rock/water feature, vertical elements such as flag poles, and corner entries for adjacent buildings. A preferred design solution will include the following elements:

- Vertical element signifying entrance into the community.
- Special detailing on feature elements, which may include: water, walls, rocks and/or metal.
- A significant amount of landscaping.
- Lighting to emphasize monument features.



409. ___-Development shall be consistent with Areas of Special Concern Road Corridors 1A, 2 and 4A and ASC 7.

abcdef Proposed additions
~~abcdef~~ Proposed deletions

E. CENTRAL NEIGHBORHOOD

The Central Neighborhood extends north from NW Springville Road to Road A. Generally, the western boundary is the Waterhouse Powerline Trail powerline corridor Corridor and the eastern boundary ~~includes is~~ NW Kaiser Road.

The most prominent natural features of this neighborhood are the ridge that runs east-west along the highest point, and the associated views of the surrounding area including the Tualatin Mountains, Chehalem Mountains and Tualatin River valley. Other notable features include an ash forest/wetland south of the Park Blocks and Bethany Creek.

The key design parameters for the Main Street Area Community Commercial center require the central section of NW Kaiser Road to have the following characteristics:

- a “main street” design (on-street parking, pedestrian scale and urban design features),
- a strong relationship to the Park Blocks and community parks,
- a building scale and form which reflects its role as the focal point of the community, and
- a civic use in a central and prominent location with an adjacent public gathering area.
- preliminary programming and design considerations for the main street area are provided in the North Bethany Core Main Street Program Guide, which shall serve as a template for future specific urban design plan(s) and development of the area.

Design Elements

1. The Central Neighborhood shall have two neighborhood parks and the linear Park Blocks.

- a.) ~~There are two neighborhood parks in this neighborhood in addition to the Park Blocks. The~~ A one and one-half (1 1/2) to two (2) acre northern neighborhood park shall be south of Road A and adjacent to the Waterhouse Powerline Trail Corridor or the Abbey Creek tributary. one to two acres.
- b. A one and one-half (1 1/2) to two (2) acre The southern neighborhood park will have a connection connects to Bethany Creek and provide a trailhead for the multi-purpose path north of and parallel to Bethany Creek. its pedestrian trail. It shall be one to two acres in size. It is also a potential location for a regional stormwater facility.
- c.) ~~The Park Blocks shall be consistent with ASC 5. extend east west along the ridge, providing a central gathering location for the Subarea. The Park Blocks are intended to have a maximum width of 170 feet (100-foot wide green space for the blocks with a 35-foot street right-of-way on each side) in order to provide a pedestrian scale and create connectivity to the Park Blocks. The spacing is designed to maximize north-south pedestrian connections and views from the ridgelines. View corridors are established through the multiple access ways to and from the Park Blocks. Vehicular access to residential properties adjacent to the Park Blocks is not permitted in order to maintain a continuous pedestrian-oriented public streetscape. A consolidated vehicular access to the Community Commercial center is permitted.~~

2. The location of higher density along the central ridge and the Community Commercial center Main Street Area and the streetscape design along the Park Blocks are intended to make these primary community amenities immediately accessible to a large number of residents. The Park Blocks will support future transit through the placement of the highest residential densities along the Park Blocks and design standards in the Community Development Code.

- ~~3. The front façades of all buildings shall front on the public spaces, consistent with the Neighborhood Plan map. Adjacent to the Park Blocks, buildings shall be a minimum of two stories, with a maximum height of 45 feet for the NC:R32-40 district.~~
43. Trails and pedestrian connections shown on the Parks, Trails and Pedestrian Connections map shall be provided, consistent with THPRD standards.
- a. A trail corridor between Bethany Creek and Rossetta Street shall be provided consistent with ASC 7.

~~North of the Park Blocks is a pedestrian accessway that shall be parallel to the Park Blocks. If emergency vehicular access is needed to be provided in conjunction with the accessway, this pedestrian route shall be separated or integrated into a woonerf-type pedestrian street. A woonerf is a street where pedestrians and bicyclists have priority over motorists. Access is shared, not separated, and design supports very low speed limits (5-10 m.p.h.) through the use of curved alignment, alternative paving materials (i.e., pavers, brick, etc.) and colors, and other traffic calming devices such as trees, planters, bollards, parking, and street furniture.~~

45. The Central Neighborhood has eight ten Primary Streets and three Secondary Streets. Primary Streets shall be provided in new development consistent with Section IV.C.D. (Primary Streets and Core Design Elements) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. Secondary Street descriptions are guidelines. The intent of the each Primary Sstreets is provided below:
- a.) NW Rossetta Street is Primary Street (P2) that parallels Bethany Creek between NW Kaiser Road and Road A. The intersection with NW Kaiser Road north of Bethany Creek serves as the southern gateway to the Community Commercial center Main Street Area. P2 is an important east-west connection between Arbor Oaks Subarea and North Bethany Subarea. the western and eastern areas of the Subarea.
- b) There are three north-south Secondary Streets in the Central Neighborhood. Secondary Street S4 provides direct access from Springville Road opposite Oats Terrace via Primary Street P15. Along with the other Primary and Secondary Streets, these north-south streets are intended to establish a block pattern and circulation along the ridge and Park Blocks. Secondary Street S3 provides a connection to Jess Avenue. Secondary Street S5 connects with Rossetta Street.
- eb.) _____ The Park Blocks are created by two parallel Primary Streets (P11) and (P12) that are parallel to each other. The western terminus of the Park Blocks shall end at the center of the West Community Park. (The east end of the Park Blocks P11) and (P12) cross NW Kaiser Road and terminates at East Community Park and the northern edge of the civic site. Development of these streets shall be consistent with ASC 2 and 5.
- dc.) _____ NW Kaiser Road is a Primary Street that will be located primarily in existing right-of-way. Development shall be consistent with ASC 2.
- ed.) _____ Primary Street (P15) provides a connection to the Park Blocks from NW Springville Road, at the intersection with Oats Terrace.
- fe.) NW Brugger Road (P6) is a Primary Street that is located in existing right-of-way.
- gf.) Primary Street (P9) connects NW Brugger Road with Road A.

~~hg.)~~ _____ Primary Street (P4) connects the West Community Park with NW Kaiser Road and the East Community Park.

h. NW Springville Road is a Primary Street that is located primarily in existing right of way. Development shall be consistent with ASC 4A.

~~i.)~~ Road A is a Primary Street. Development along Road A shall be consistent with ASC Road Corridor 1B.

~~65.~~ Buildings constructed as part of the Community park Park buildings shall be placed near and oriented to adjacent streets and used to define the park edge.

~~67.~~ The design of the Main Street Area Community Commercial area shall be consistent with the intent of the Metro 2040 Main Streets designation. Examples include high density housing, mixed use buildings, retail and services that are intended to serve the entire North Bethany Subarea.

~~The Public Services designation in the Community Commercial area is the planned location of a civic use (e.g., library) and shall have a design that connects the civic use to the adjacent community park. Complementary design features may include building orientation to front the park and the placement of a plaza between the park and the civic use.~~

~~87.~~ The intersections of NW Kaiser Road / Road A and NW Kaiser Road / NW Rossetta Street are gateways that mark the entrance to the portion of NW Kaiser Road designated as a main street. The gateways are identified on the Primary Streets and Core Design Elements map. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design map elements, development standards and the any additional Gateway following design treatments, specific to the two gateways: design elements to be considered for the Kaiser Road gateways include pavers or scored concrete for the crosswalks, a welcome sign integrated into a landscape/rock/water feature, vertical elements such as flag poles, and corner entries for adjacent buildings.

~~89.~~ Development shall be consistent with Areas of Special Concern Road Corridors 1B, 2 and 4A and ASC 5 and 7.

~~GF.~~ COLLEGE NEIGHBORHOOD

The College Neighborhood includes the PCC Rock Creek Campus and a small area of residential land at the northeast corner of NW Springville Road and NW 185th Avenue. The PCC campus includes the PCC Rock Creek Sports Center, ~~which~~ is a multipurpose recreational facility constructed by THPRD through a partnership with PCC.

The southwest corner of the neighborhood is planned for low density residential due to topographical and sight distance constraints along NW Springville Road and NW 185th Avenue. A few properties in this area are designated Institutional to reflect recent land acquisitions by PCC.

A future realignment of NW Springville Road at 185th Avenue will be made to address transportation capacity needs, topography and sight distance constraints at the intersection (see ASC Road Corridor 4B).

Design Elements

1. Where not constrained by natural resources, future development of the PCC Rock Creek campus shall provide vehicular and pedestrian/bicycle connections to the neighborhoods to the north and east. In general, streets bicycle and pedestrian accessways from this area should stub to the north

~~abc~~def Proposed additions

abc~~def~~ Proposed deletions

and east to ~~provide~~, not preclude the opportunity for future street connections, and reduce the need for local trips to use the arterials to access community services.

a.) ~~_)~~ A connection to the Arbor Oaks Subarea shall be made just north of the Rock Creek Sports Center when the PCC Rock Creek campus further develops.

b. ~~_)~~ Pedestrian routes shall be provided consistent with the Parks, Trails and Pedestrian Connections map. A key connection includes a pedestrian trail from the sports center east to the Arbor Oaks Subarea.

c. Future development shall consider a potential access point to NW 185th at PCC Rock Creek's western property line.

2. ~~_)~~ NW Springville Road is an existing Primary Street along the southern boundary of the College Neighborhood. NW Springville Road will be realigned where it intersects with NW 185th Avenue.

3. ~~_)~~ Development shall be consistent with ASC Road Corridor 4B.

4. An off-street trail shall be provided in the Off-Street Trail Study Area on the Park, Trails and Pedestrian Connections map that connects study area points A, B, and C. The applicant shall coordinate with THPRD and PCC Rock Creek Community College to determine the most appropriate locations for the off-street trail connection points.

VII. TECHNICAL REFERENCES, DRAWINGS, MAPS, TABLES AND FIGURES²

A. STREET DESIGN CROSS-SECTION DRAWINGS

B. STREET TREE TABLES

C. COMMUNITY PLAN MAPS

D. NEIGHBORHOOD PLANS

E. NORTH BETHANY CORE-MAIN STREET PROGRAM GUIDE

² Editor's note: Cross-section drawings, street tree tables, community plan map figures and neighborhood plans in Exhibit 3, will be included in Section VII of the published plan.

Main Street Program Guide for the North Bethany Subarea September 24, 2010

Introduction

This North Bethany Main Street Program Guide (Program Guide) identifies plan and design requirements that are specific to development within the designated 2040 Main Street boundary of the North Bethany Subarea. The Program Guide specifically applies to Area of Special Concern Road Corridor 2 identified in the North Bethany Subarea Plan. See **Attachment 1** for a reference map.

The purpose of the Program Guide is to provide guidance for more specific planning of the Main Street commercial area, which is a core design feature of the concept plan for the North Bethany Subarea. Before development of the Main Street area can begin, applicants are required to coordinate with Long Range Planning to develop a specific plan for the area that addresses the criteria outlined in this Program Guide. The criteria address important design and operational elements such as density, retail design and format, parking, corner vision, sight distance, building entrances and orientations, access points and the need for turning movements and on-street parking along NW Kaiser Road. Therefore, prior to preliminary engineering of the Main Street section of NW Kaiser Road and prior to development of properties within this Area of Special Concern, a more detailed urban design plan shall be prepared in accordance with the requirements of this Program Guide. The preliminary commercial programming mix and size limits outlined in this Program Guide shall serve as a template for future specific design and development of the area. The commercial program in the Main Street Program Guide is based on the *North Bethany Strategic Programming Guide* (December 2006) prepared by Leland Consulting Group.

Background

The 2040 Concept for the Metro region identified NW Kaiser Road as a “corridor.” Corridors are defined in the UGMFP as “along good quality transit lines, corridors feature a high-quality pedestrian environment, convenient access to transit, and somewhat higher than current densities.” Locating mixed use commercial areas within easy walking distance of residences is a fundamental principle of “smart growth” planning because it provides a more “complete” community where daily needs and services can be met via multiple transportation modes and without the need for long trips. This concept of integrating residential uses with mixed/commercial use is consistent with the Main Street designation, and with Policy 13 (Urbanization), Policy 18 (Plan Designations and Locational Criteria for Development), Policy 35 (Residential Conservation), Policy 36 (Commercial Conservation), Policy 39 (Land Use Conservation), Policy 40 (Regional Planning Implementation) of the county’s Comprehensive Framework Plan, as well as Policy 1 (Travel Needs), Policy 5 (System Implementation and Plan Management) and Policy 6 (Roadway System) of the county’s Transportation System Plan.

Through the 2007 concept planning process for the North Bethany Subarea, the general scale, location and configuration of the commercial component was evaluated. First, a market analysis was conducted to assess the broader market geography and context in order to determine a program (general size and mix) that would be viable given the planned residential capacity of the area at build-out. The report, prepared by Leland Consulting Group (LCG), recommends three possible configurations for consideration as part of the community design process. LCG continued to advise the process regarding various locations.

After much stakeholder and public input, the commercial/mixed-use components described in this program guide were selected along with a preferred format for a primary core commercial area complemented by a series of smaller “street corner” commercial nodes. This is reflected in the concept plan for the North Bethany Subarea, which refers to the primary commercial core as a Main Street area.

The identified use categories for the Main Street area are general and will be determined through a review process at a time when the market dictates.

Urban Design Plan

An application for development of the Main Street area (or any part of the Main Street area) must include an Urban Design Plan for the Main Street area consistent with the process and requirements outlined in this Program Guide. For the purposes of this Program Guide, an Urban Design Plan is defined as a planning effort focused on urban form that is intended to transform the vision for an area into reality. It is usually comprised of equal parts planning, urban design, investment strategy, development and design code, and action items. Since it deals with all the aspects of an area, from public improvements to private development, an urban design plan can bring together property owners, neighboring residents and public infrastructure providers while providing a better understanding and more predictable sense of how new development will be built.

Urban design plans are particularly useful for areas where local governments want to target investment, such as centers and corridors, because it brings all the aspects of planning, placemaking and infrastructure improvements together at the same time. Urban design plans can serve as the bridge between planning and its translation into a development proposal. Urban design plans can test existing or proposed zoning code provisions by illustrating their character and scale in order to ensure the zoning code text will support desired urban forms. Similarly, their strength at articulating a cohesive vision offers a more flexible implementation of objectives that still meet the vision. This is particularly important if unanticipated market trends occur.

Once developed, an urban design plan can be used to guide infrastructure investments and improvements by other property owners and different departments within the local government and service provider agencies. Involving interests such as THPRD, CWS and LUT's Engineering will help inform the design of areas within their control, making design and planning solutions more comprehensive and proposed improvements more likely to be implemented. Internal coordination through the Long Range Planning Division can link planning efforts with specific capital projects and funding sources.

Commercial Program

The commercial and retail development program for North Bethany's Main Street area is based on the *North Bethany Strategic Programming Guide* prepared by Leland Consulting Group in December 2006. The program is summarized in a table provided as **Attachment 2**. The table provided as **Attachment 2** is based on "Table 8: Combination Village Center-Neighborhood Node Concept" from the *North Bethany Strategic Programming Guide*. A development program, by definition, is both a narrative and numerical description of how a property or area should be developed. The program draws upon the research conducted by the various professional disciplines in the consulting team, market conditions, stakeholder objectives, public policy, and other factors. The way the program is configured for the geography of the North Bethany Subarea responds to input provided by stakeholders and the public through the concept planning process. Together, the North Bethany Subarea Plan and this Program Guide are guiding documents for the county and developers of the Main Street area that have responsibility for translating the program into a physical plan.

In preparing the *North Bethany Strategic Programming Guide*, the Leland Consulting Group did the following:

- Examined the current market, trends, and needs;
- Studied how the market interfaces with the County's vision for North Bethany and this project;
- Recognized existing community assets, opportunities, and strengths;
- Defined the program in terms of housing and commercial components; and
- Developed program alternatives for the housing and commercial component.

The guiding language and information from this report was directly used in seeking physical solutions in the concept planning phase of the planning process. The *North Bethany Strategic Programming Guide* combines a blend of market research and market strategy appropriate for North Bethany with the recognition that a short-term strategy can overwhelm the long-term objectives unless communication and partnering is involved and respected.

The concept planning consultant team was charged with preparing a plan that can expect successful implementation while addressing the goals of the community or an agreed upon vision for the area. The additional and equally rigorous layer of considerations that impacted the program design consisted of:

- Market willingness to live, work and shop in the environment to be developed;
- Market capacity to pay for homes and rent office or retail space; and
- Achieving levels of profitability commensurate with risk.

Developing a commercial component supports the public objectives of reducing vehicle miles traveled (VMTs) in the area while providing convenient access to day-to-day shopping needs and services, as well as providing a gathering place for community-building. Care was taken not to oversize the commercial component at the edge of the UGB next to the rural and forested area.

The market analysis conducted for this project recommended three variations on a feasible commercial program for North Bethany. The preferred program described in **Attachment 2**—a mix of retail, office, residential and community uses—was selected by SWG members with public input from an open house design workshop in May 2007. The resulting program for the Main Street area—the core commercial node of the North Bethany Subarea—is designed to be complemented by a series of smaller neighborhood commercial nodes. Salient aspects & components of each are as follows:

Neighborhood Nodes

- for convenience
- located at visible corners
- small scale (can have other uses above)
- adjacent to other destinations (e.g., schools, parks, etc.)
- on-street parking is key
- examples include: coffee shop, café, juice bar, convenience store, nursery school

Commercial Core

- located in highly visible spot, along Kaiser Road arterial
- an anchor establishment with smaller support establishments
- recommended office (or other non-retail) uses in upper stories
- if residential included, it poses new parking issues that must be addressed
- integrated with primary community destinations, including park block elements and civic space / building

Process

Prior to submitting an application for development in the Main Street area, an applicant is required to involve staff representatives from Current Planning and Long Range Planning in a pre-application conference to discuss applicable requirements and share development objectives. This review process is intended to assist the applicant with the development of an Urban Design Plan for the Main Street area, which is a submittal requirement for any development in the Main Street area. In response to the pre-application conference, the applicant is required to develop and submit a draft schematic Urban Design Plan for the Main Street area for preliminary review by LUT staff. Long Range Planning staff will lead coordination of an internal review that includes Current Planning, Long Range Planning, and others as appropriate such as Traffic Engineering. The applicant may be asked to participate in subsequent meetings with staff and others such as representatives from Clean Water Services, to the extent there are relevant design considerations for requirements such as low-impact development applications (LIDA). It is

anticipated this preliminary review process may take 4-8 weeks, depending on the complexity of the design and the number of necessary iterations.

After sufficient review, Long Range Planning Staff will determine whether or not the draft schematic of the Urban Design Plan adequately addresses the applicable planning and design criteria in order to achieve concept planning objectives for the Main Street area. Long Range Planning staff will provide necessary written direction to the applicant in order to fulfill Program Guide and Subarea Plan design criteria, and will relay any necessary technical requirements related to traffic, access management and LIDA. As appropriate, this direction may be incorporated by Current Planning into Conditions of Approval for a subsequent development application.

Design Criteria

This section of the Program Guide elaborates on the design criteria that must be addressed in the required Urban Design Plan.

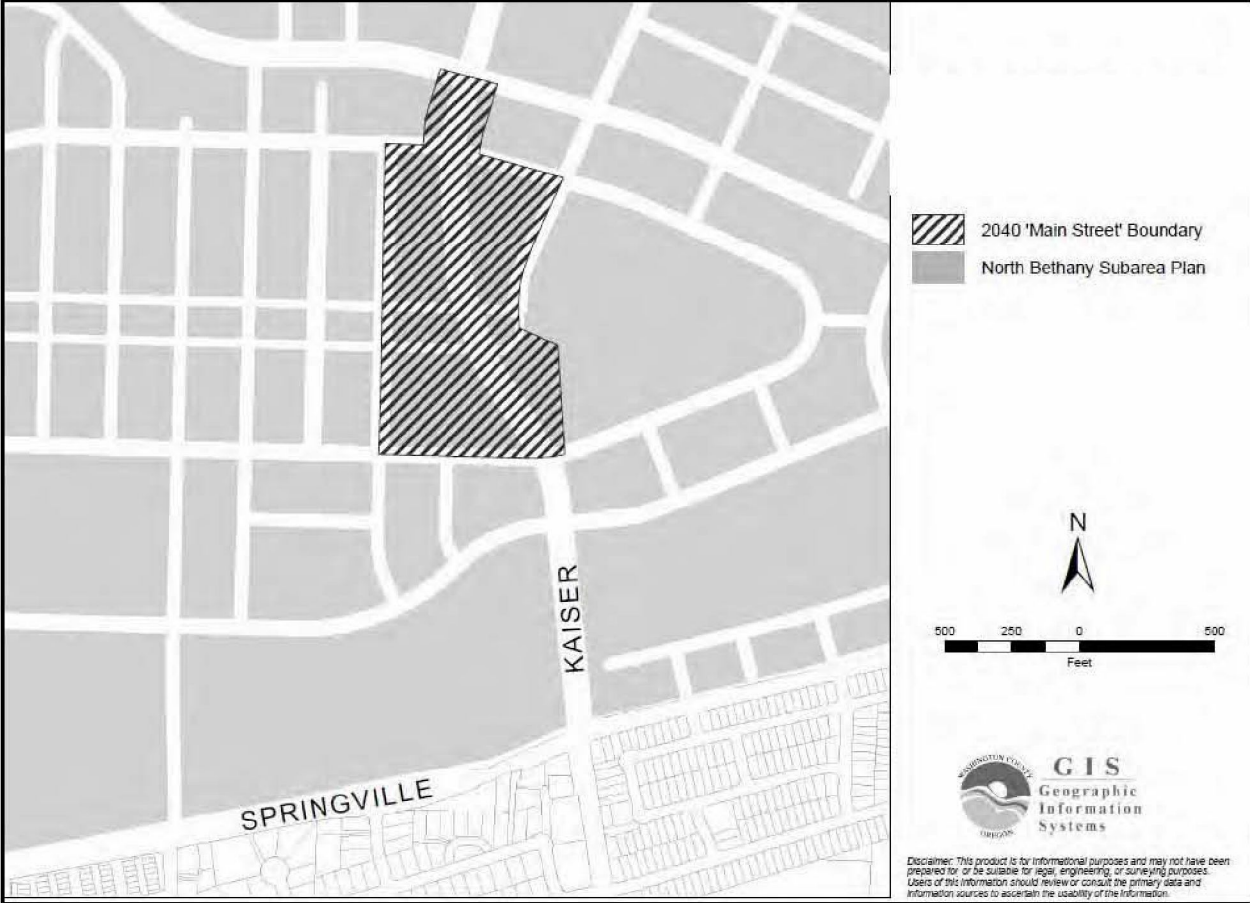
Consistent with Metro's 2040 concept, the design character of a Main Street area is distinct from a Town Center in terms of scale and format. The market capture area for a Main Street is generally an order of magnitude smaller than that of a Town Center. The square footage limits for the various types of commercial uses in North Bethany Subarea's Main Street that are stipulated in this Program Guide have been determined appropriate for the approximately 5,000 new dwelling units planned for the North Bethany and Arbor Oaks Subareas. Despite the implication of the term "main street," the programmed uses can be arranged either along a primary street or clustered around a prominent intersection, as is the case with the North Bethany Subarea Plan. While some parking is required for the programmed commercial and residential uses, it is intended that the format support the walkable character of the community. Buildings therefore are required to be close to sidewalks with parking generally located in the rear. The minimum setback requirements of the underlying land use district (Neighborhood Commercial Mixed-Use) may be reduced to achieve this objective.

The Urban Design Plan shall show how parking will be formatted to accommodate the proposed residential density and the commercial program, including on-street and off-street parking. Parking lots shall be generally located behind retail façades and not adjacent to street frontages. The Urban Design Plan shall also address applicable requirements related to vehicular movements and operation, including access, sight distance, corner vision, design speed and turn movements. The Main Street area shall be designed to prioritize pedestrian and bicycle environments over motorized vehicles. This shall be reflected in all aspects of the design criteria. Accordingly, the Urban Design Plan shall also address building orientation and entrances.

Attachments 3 and 4 illustrate conceptual design solutions for the Mains Street area and can serve as a starting place for discussion.

Attachment 1: Main Street Area

This map shows the boundaries of the Main Street area.



Attachment 2: Development Program

The following table summarizes the proportion and mix of commercial and residential uses anticipated for the Main Street area of the North Bethany Subarea. While the estimated sizes for the various commercial uses represent targets, the estimated sizes for the various residential uses are intended as guidelines only and may vary from what is indicated here. It is required that the estimated sizes for the commercial uses achieve at least 85% of the estimated size in each category (i.e., Retail, Employment / Service, and Civic), and do not exceed the target by more than 5%.

DEVELOPMENT PROGRAM FOR MAIN STREET AREA*

Source: *North Bethany Strategic Programming Guide*

Leland Consulting Group, December 2006

Land Use	Estimated Size (sf)
Retail Center	
Specialty Grocer	25,000
In-line Retail Shops	10,000
Restaurants	4,000
Retail Services	3,000
<i>Sub-Total</i>	42,000
Employment / Service	
General Office	6,000
Fitness Center or other large services use	24,000
<i>Sub-Total</i>	30,000
Civic Uses	
Branch Library	5,000
Community Center	3,500
<i>Sub-Total</i>	8,500
Total: Non-residential Uses	
	80,500
Housing	
Specialty Housing (150)	110,000
Apartments (125)	125,000
Condominiums (100)	185,000
Total: Residential Uses	
	420,000
total land area	approx. 7.5 acres

* Note this is complemented by neighborhood node development throughout the study area.

Combined total for node retail uses: 8,500 sf; for residential portion of mixed use node: 85,000 sf.

Attachment 3: Illustrative Concept Plan

This design sketch illustrates one way the preferred commercial program may be implemented.



The core of the North Bethany Subarea is organized around two community park areas connected by a linear “park blocks” feature. High density housing is placed adjacent to park areas, with commercial “mixed-use” buildings (shown as red) clustered around Kaiser Road and located to frame street and pedestrian areas. A civic building, illustrated in purple, is prominently located on Kaiser Road. An adjacent community park is an opportunity for shared parking.

Attachment 4: Parking-Density Study

A series of design studies were conducted as part of the concept planning process for North Bethany to determine how the commercial program for the core commercial area could be arranged given various residential densities and parking formats (i.e., structured or surface parking). The following schematic illustrates the scenario that most closely fits the outcome of the planning process, namely with modest level of residential density and surface parking.

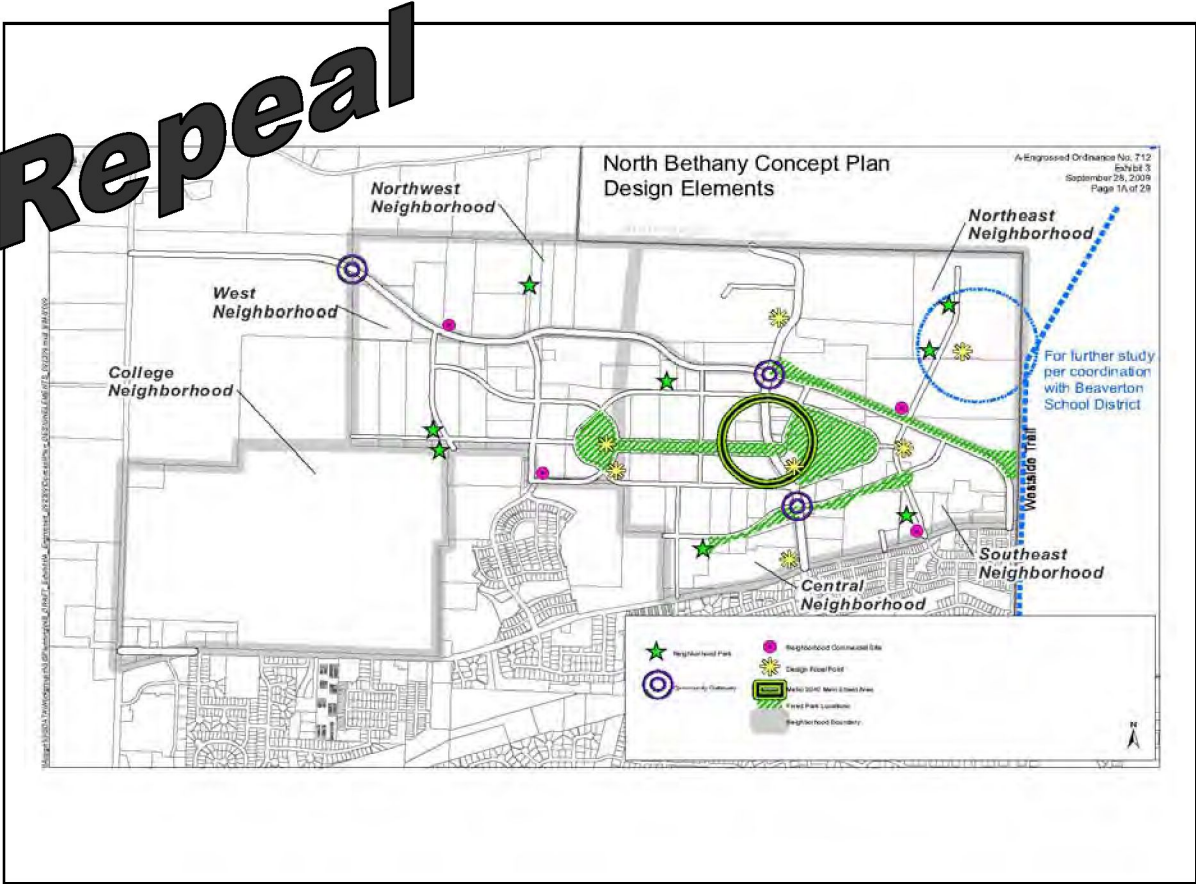
Senario 3: addition of residential/surface parking



WITH A SMALL REDUCTION IN RETAIL SQUARE FOOTAGE, PARKING FOR THE FOUR BLOCKS CAN STILL BE SATISFIED WITH SURFACE PARKING. THE MASSING HOWEVER, WITH THE INTRODUCTION OF A THREE STORY RESIDENTIAL COMPONENT, NOW HAS DENSER URBAN FEELING, AND MOVES CLOSER TO TRUE MIXED-USE.

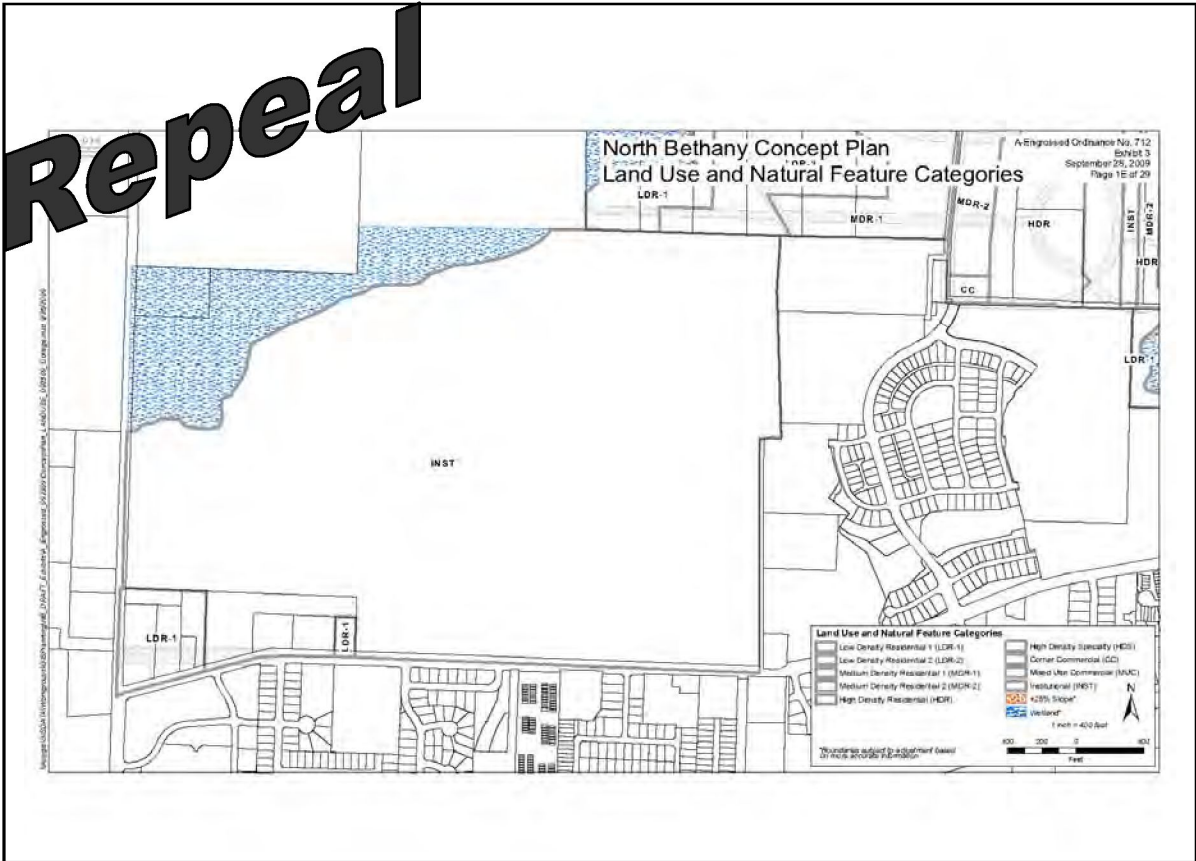
North Bethany Concept Plan Design Elements Map

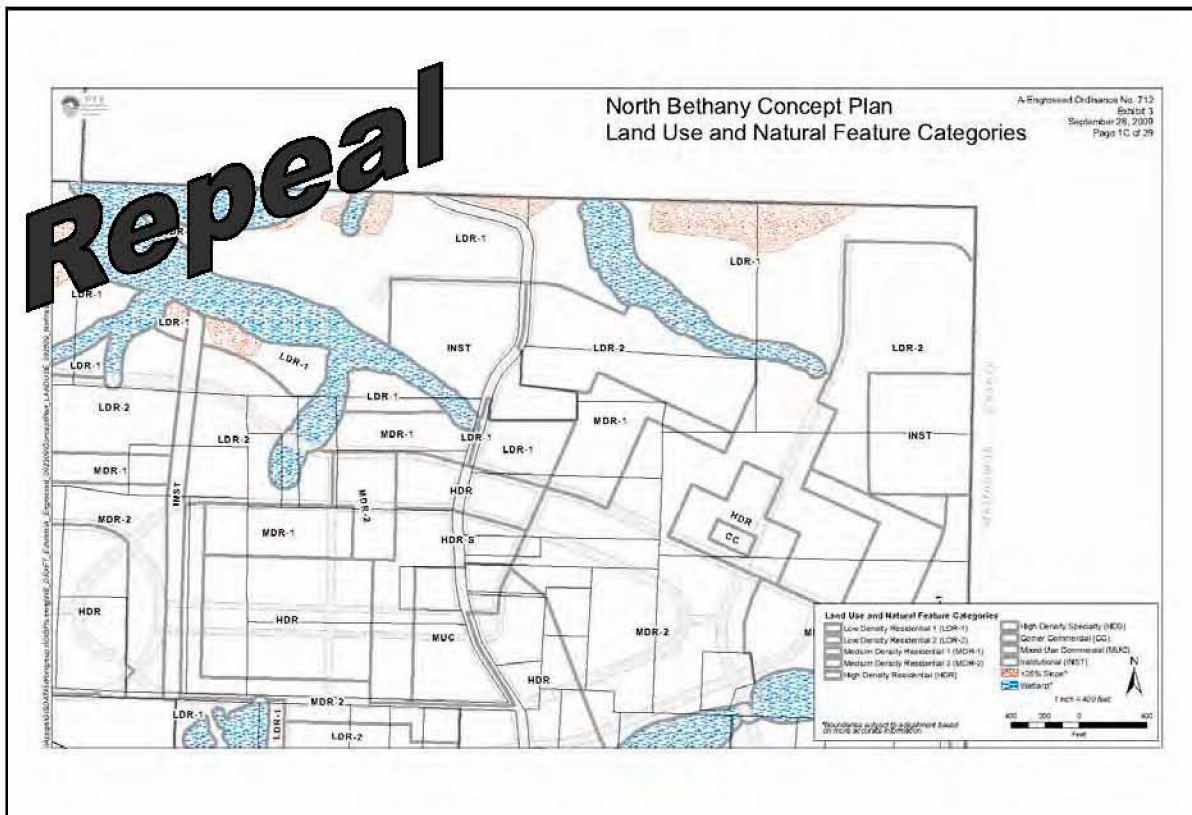
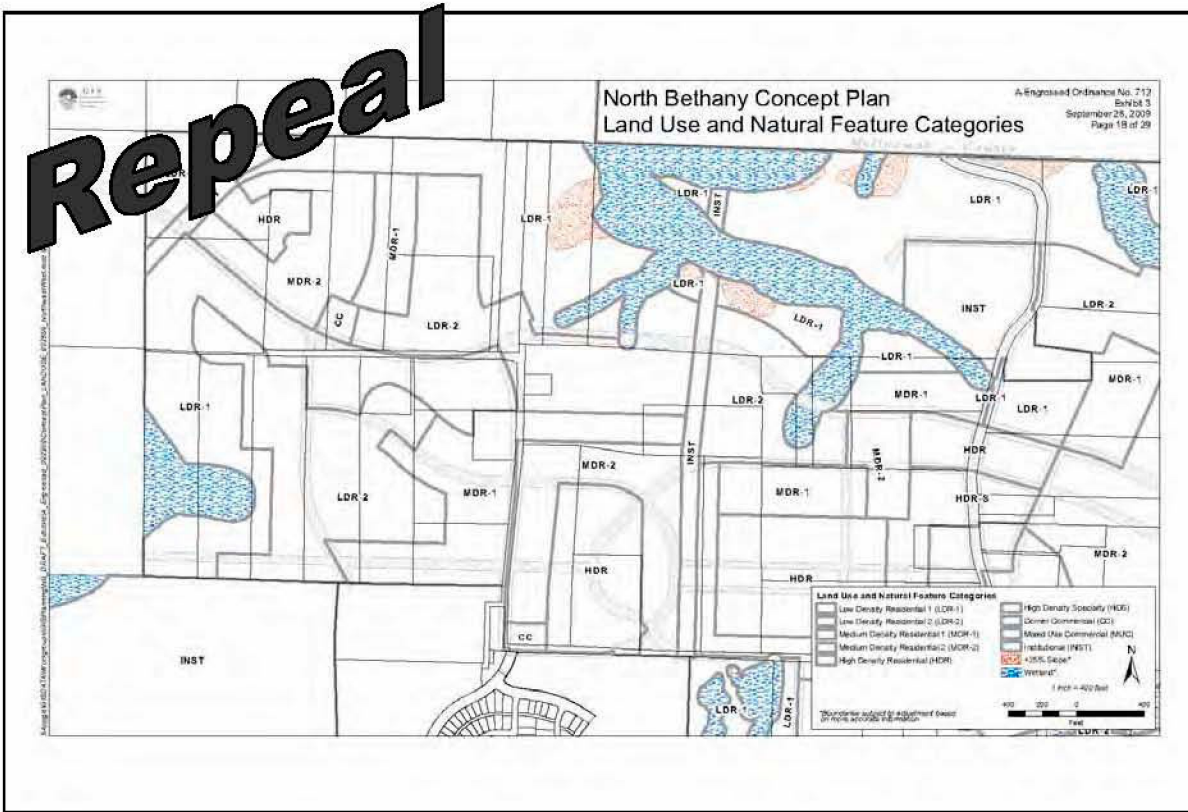
The 'North Bethany Concept Plan Design Elements' map in A-Engrossed Ordinance No. 712 (Exhibit 3, page 1A) that is shown below is repealed from the Bethany Community Plan.

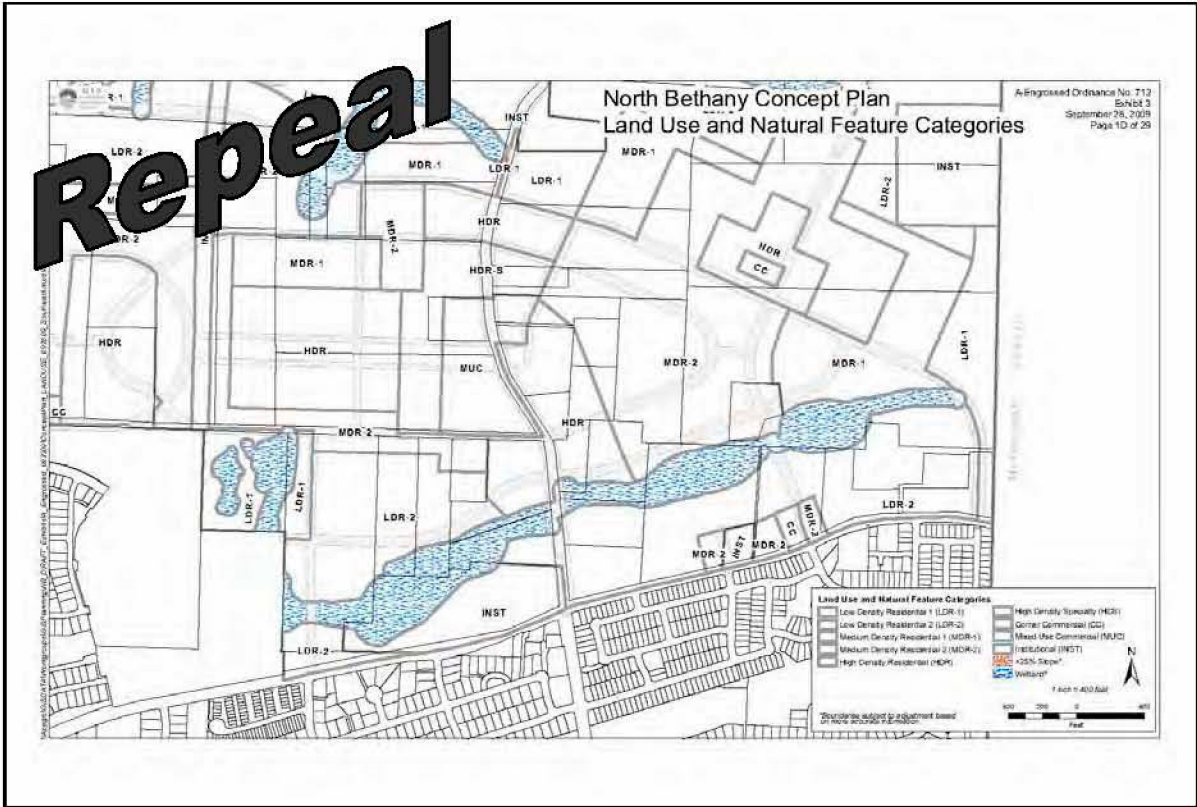


Future Land Use Designations Map

Repeal the 'North Bethany Concept Plan Land Use and Natural Feature Categories' map in A-Engrossed Ordinance No. 712 (Exhibit 3, pages 1B, 1C, 1D, and 1E) and replace with the following Future Land Use Designations map.

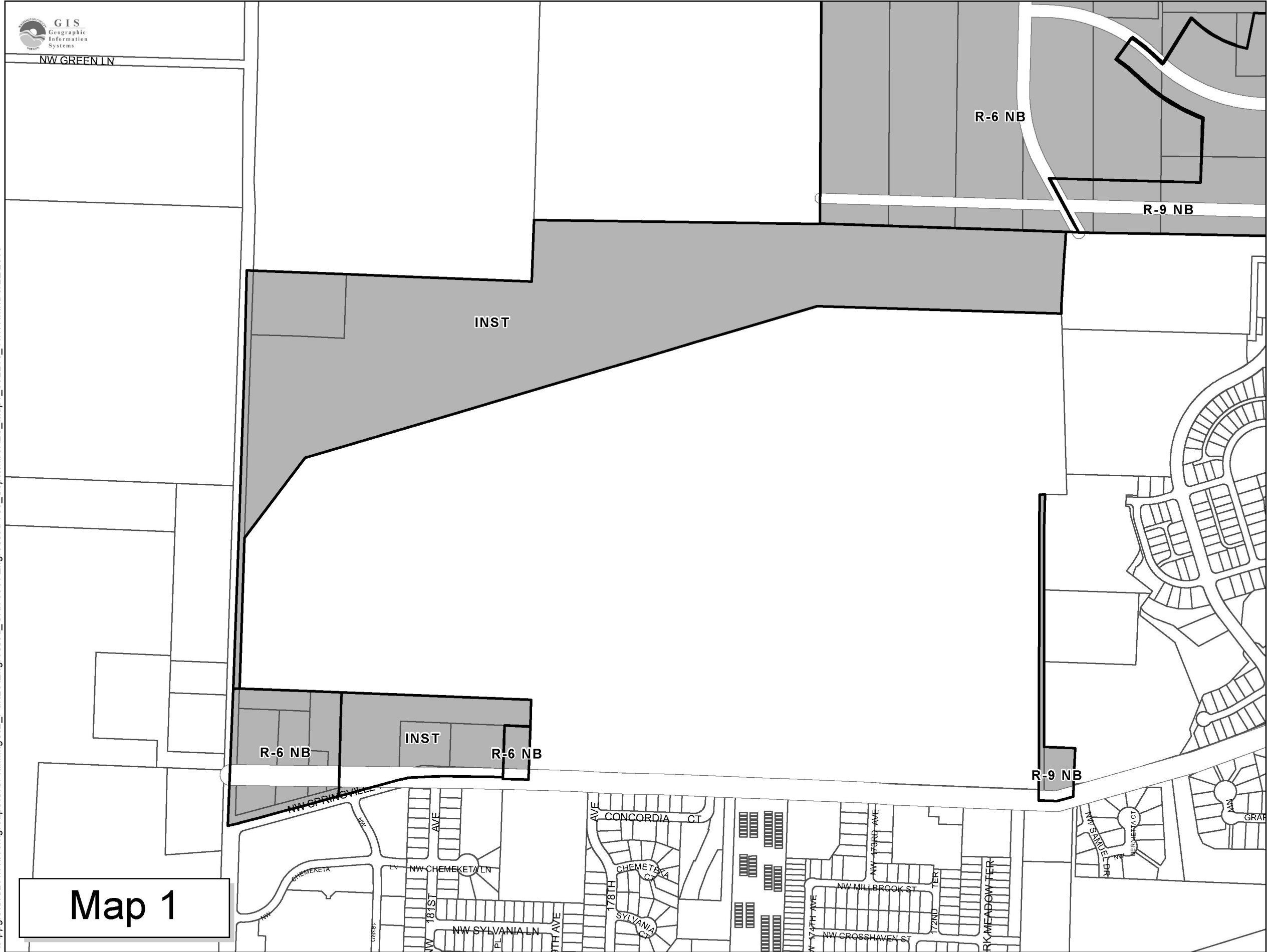










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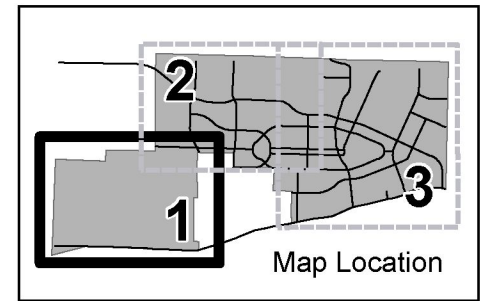
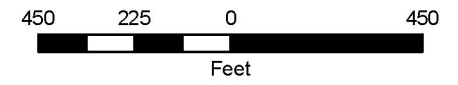


'Future Land Use Designations' map for the North Bethany Subarea Plan.

-  Land Use Designations
-  Primary Streets ROW



1 inch = 450 feet



Map 1

Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



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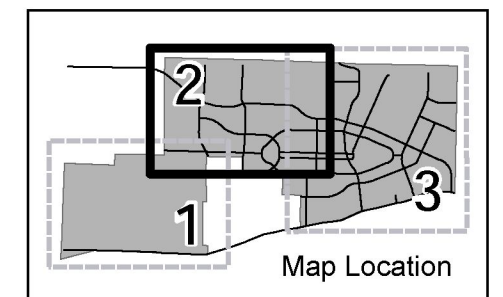
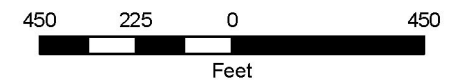


'Future Land Use Designations'
map for the North Bethany
Subarea Plan.

- Land Use Designations
- Primary Streets ROW




1 inch = 450 feet



Map 2

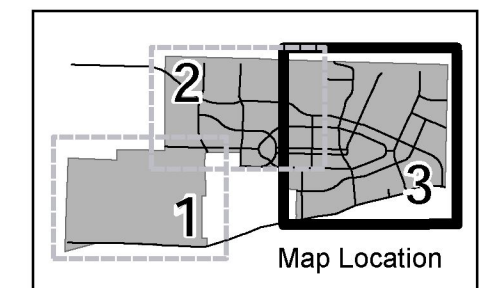
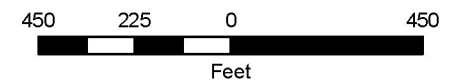
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'Future Land Use Designations'
 map for the North Bethany
 Subarea Plan.

-  Land Use Designations
-  Primary Streets ROW

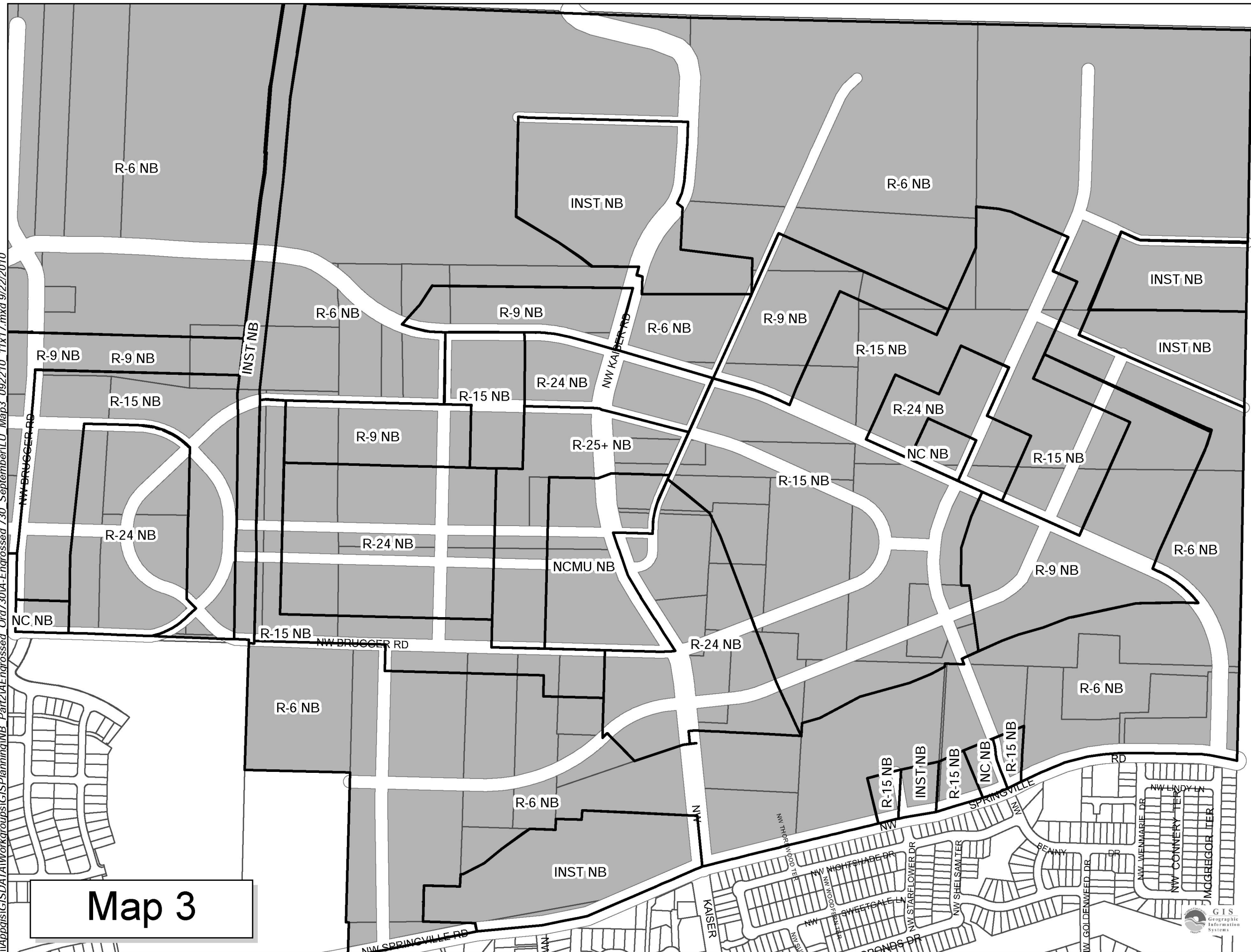


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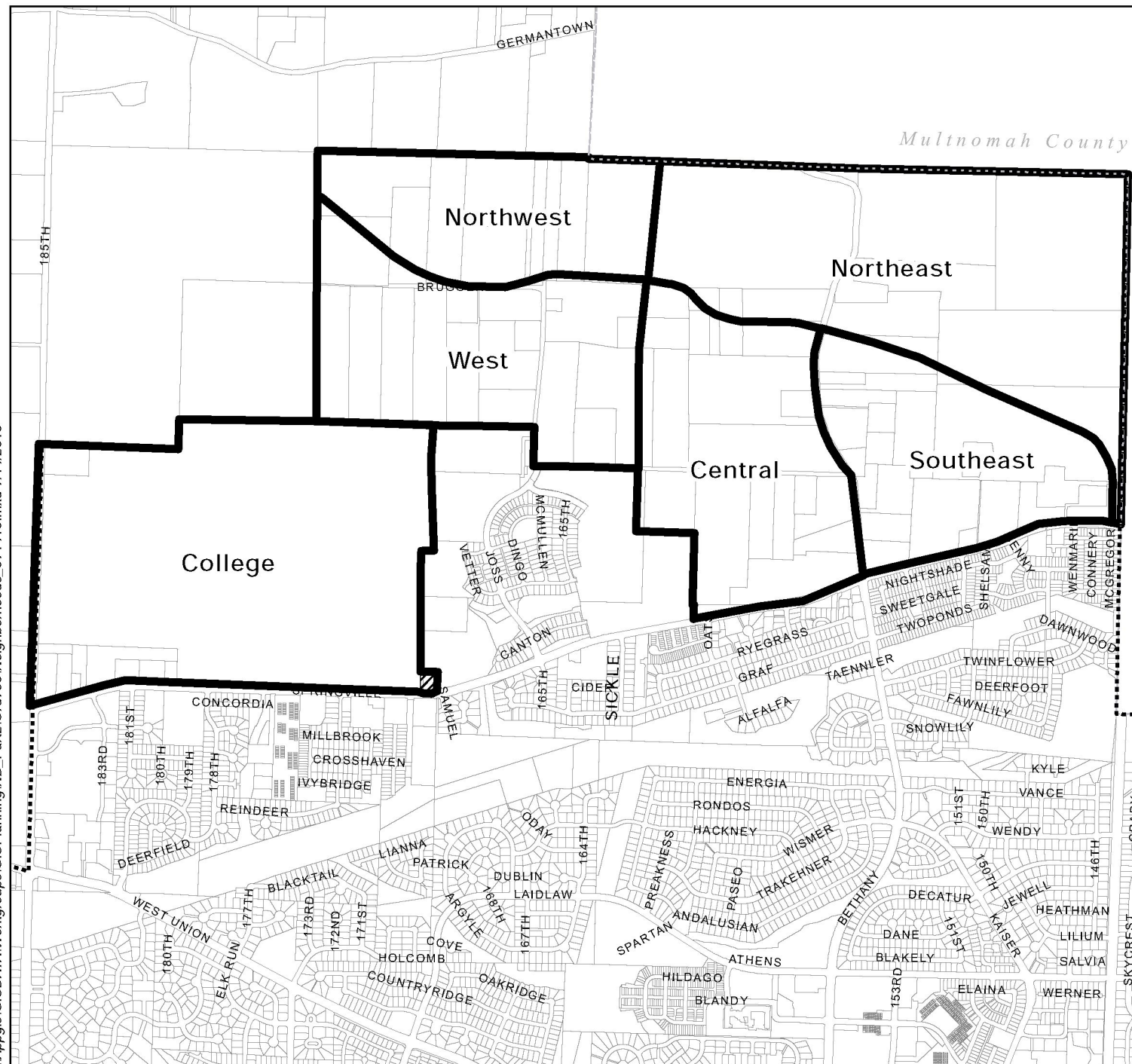
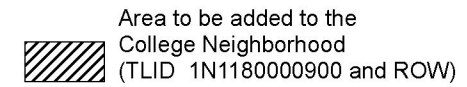
Map 3

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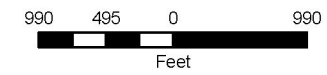


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Amend the 'Neighborhoods' map
of the North Bethany Subarea Plan
as indicated:



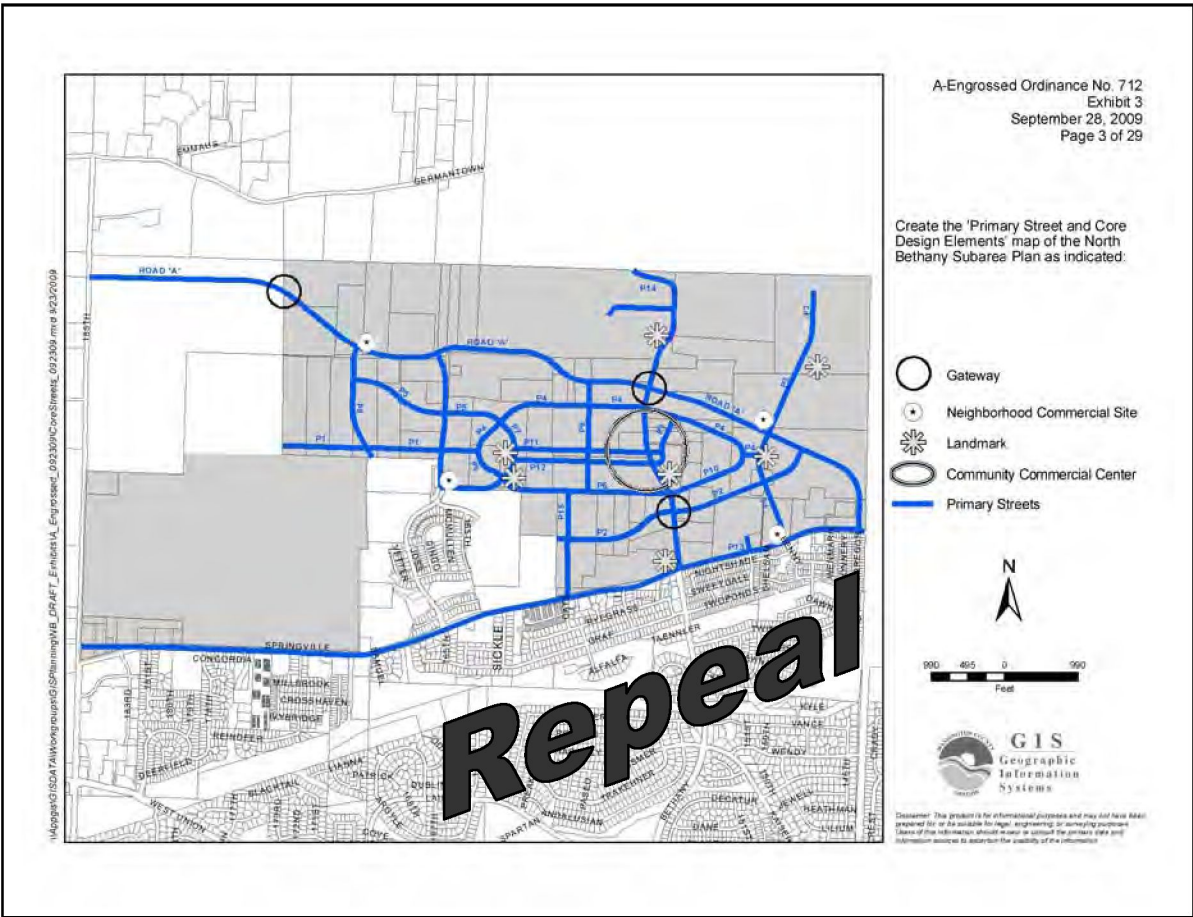
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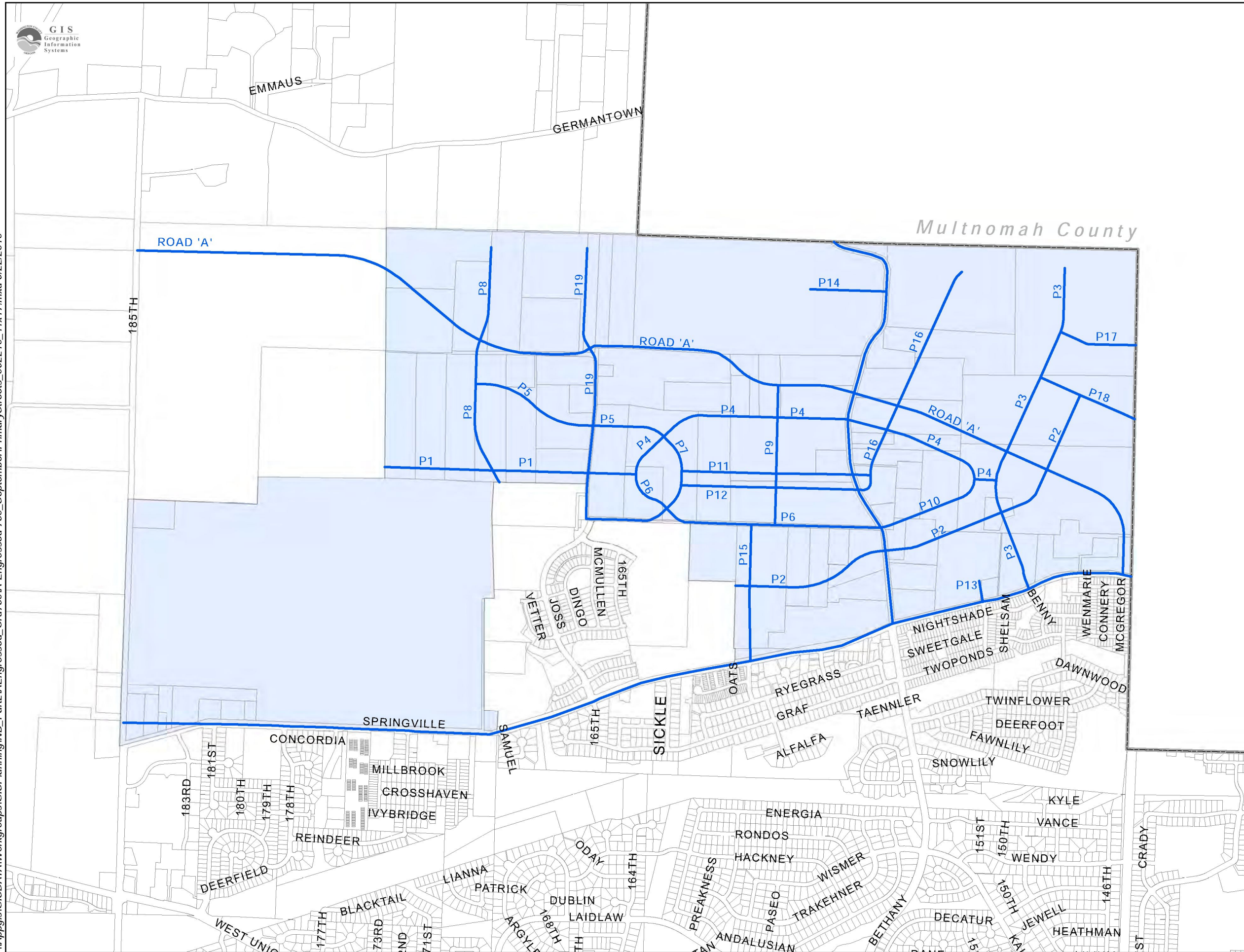
Primary Street and Core Design Elements Map

The 'Primary Street and Core Design Elements' map in A-Engrossed Ordinance 712 (Exhibit 3, page 3) that is shown below is repealed and replaced with the following "Primary Street" and "Core Design Elements" maps.


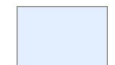




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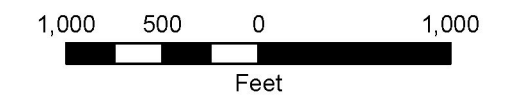


'Primary Street' map of the North Bethany Subarea Plan.

-  Primary Streets
-  North Bethany Planning Area

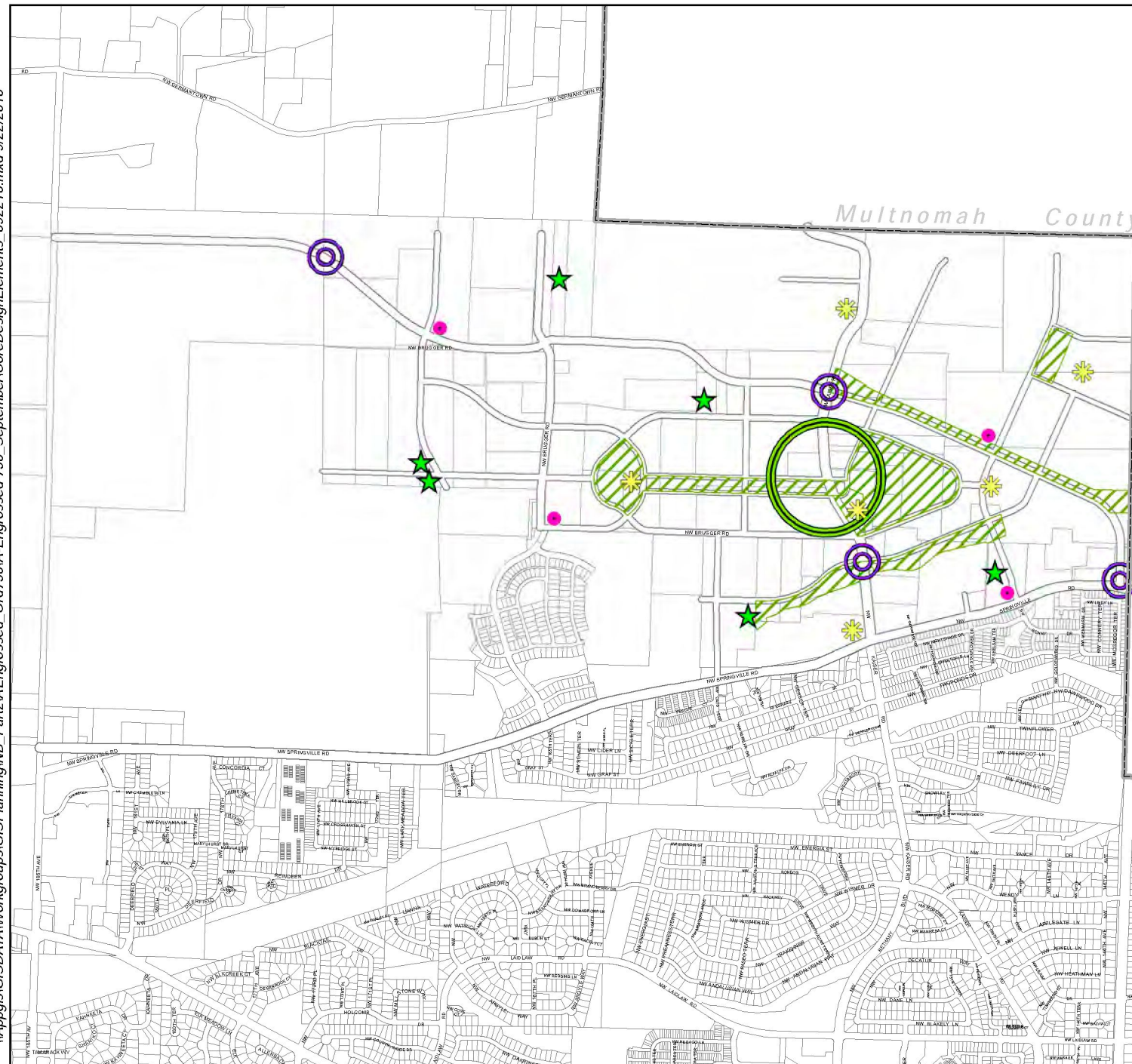


1 inch = 1,000 feet











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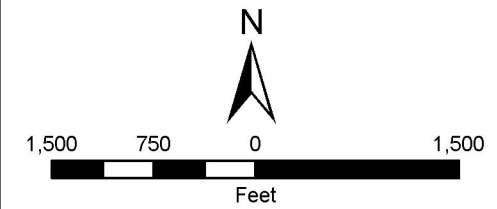


A-Engrossed Ordinance No. 730
Exhibit 3
October 4, 2010
Page 11 of 43

'Core Design Elements' map for
the North Bethany Subarea Plan.

-  Neighborhood Park Locations*
-  Community Gateway
-  Corner Neighborhood Commercial Site
-  Design Feature
-  Metro 2040 Main Street Area
-  Possible Neighborhood Park Areas
-  Fixed Park
-  Primary Streets ROW

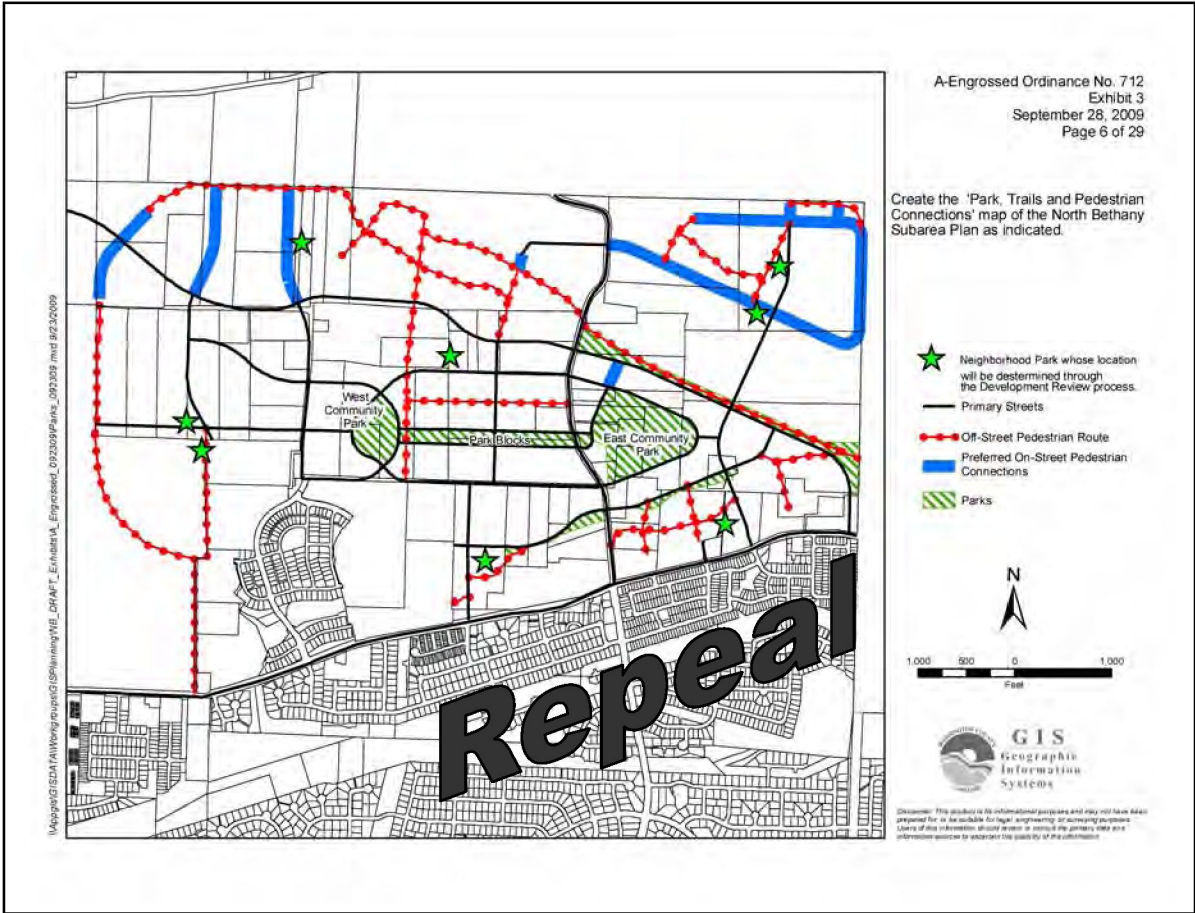
**NOTE: See 'Parks, Trails and Pedestrian Connections' map for the geographic area that each park is to be located within.*



Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

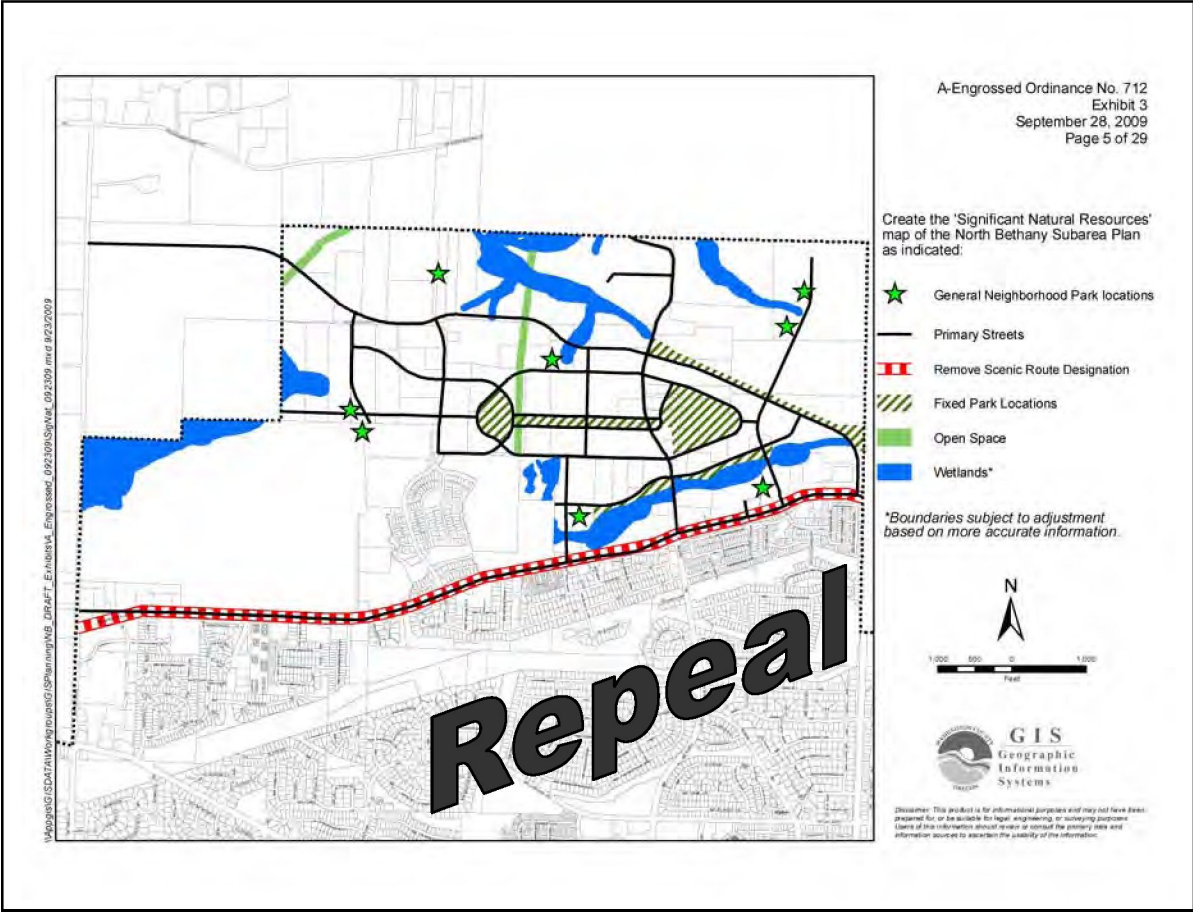
Park, Trails and Pedestrian Connections Map

Repeal the 'Park, Trails and Pedestrian Connections' map in A-Engrossed Ordinance 712 (Exhibit 3, page 6) and replace with the following updated 'Park, Trails and Pedestrian Connections' map.

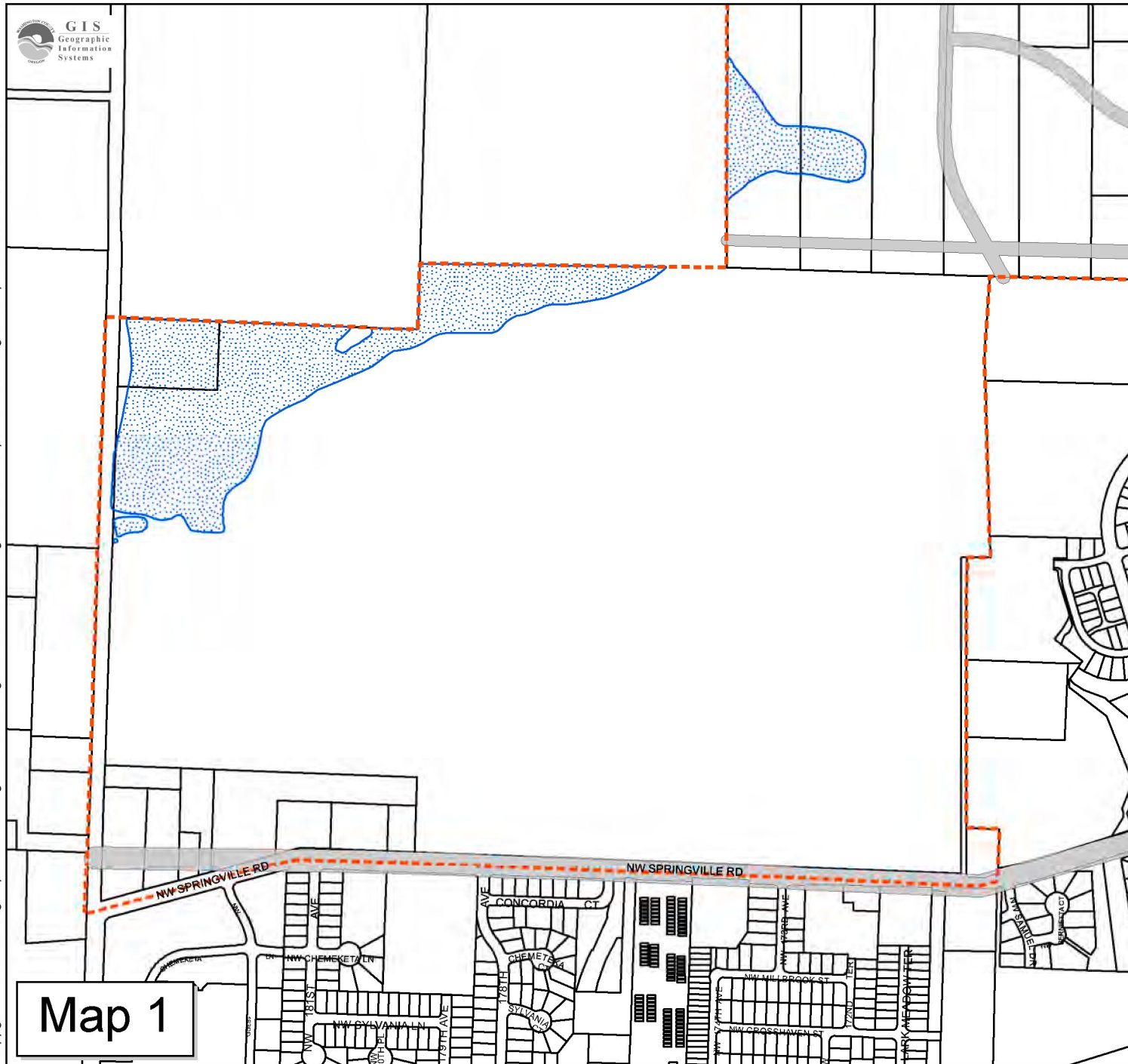


Significant Natural and Cultural Resources Map

Repeal the 'Significant Natural and Cultural Resources' map in A-Engrossed Ordinance 712 (Exhibit 3, page 5) and replace with the following updated 'Significant Natural and Cultural Resources' map.








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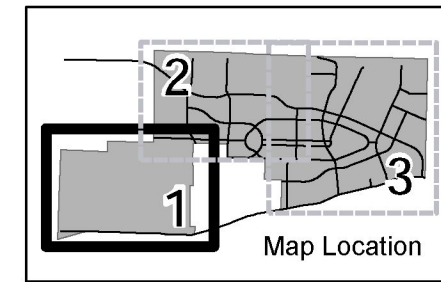
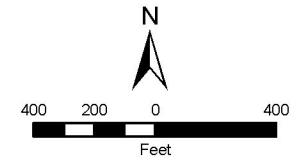
'Significant Natural & Cultural Resources' map for the North Bethany Subarea.

-  Open Space*
-  Water Area and Wetlands & Fish and Wildlife Habitat**
-  Water Area and Wetlands**
-  North Bethany Subarea
-  Primary Streets

*Final configuration subject to service districts' acquisitions determined as part of development review process.

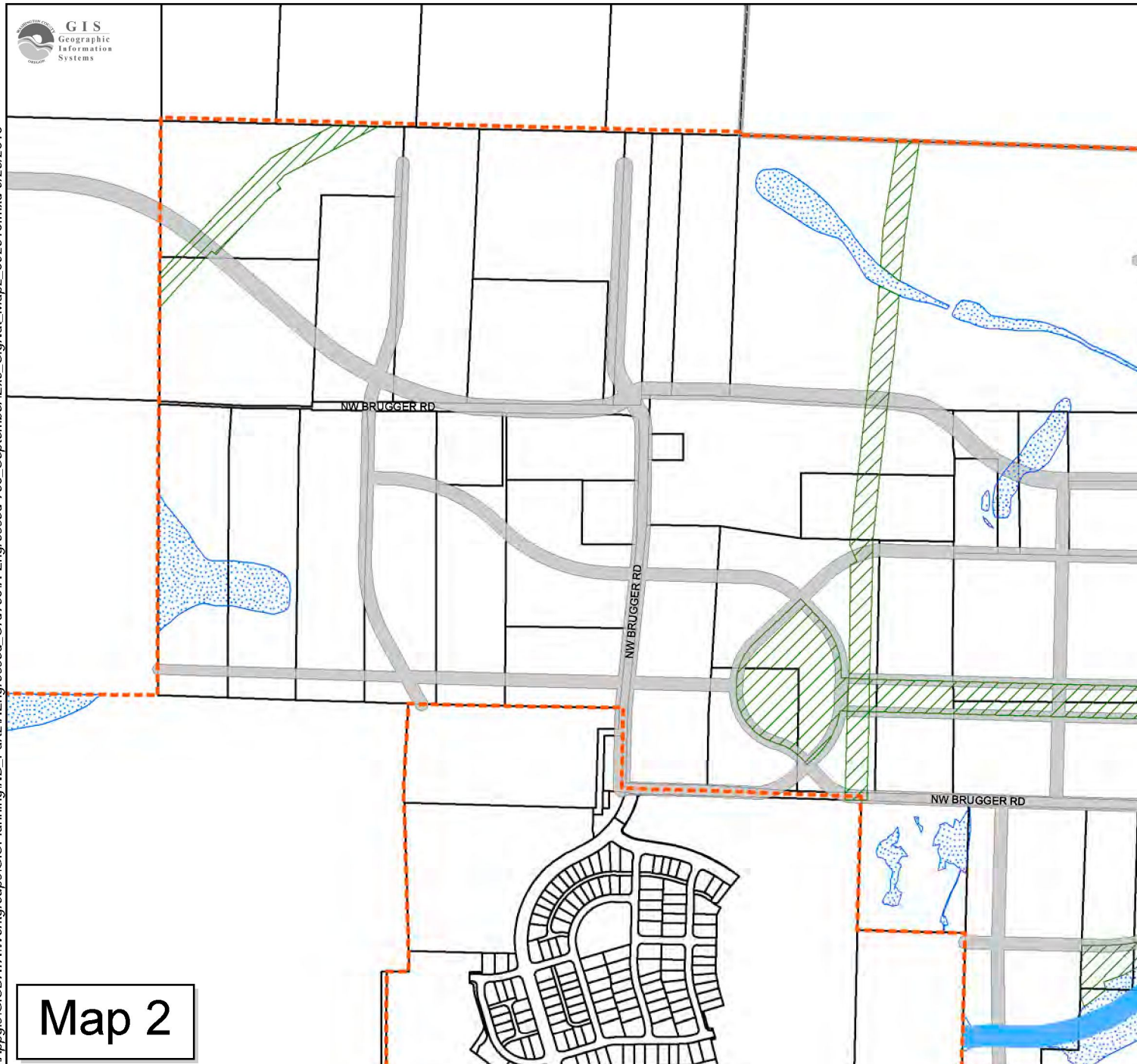
**Boundaries subject to adjustment based on more accurate information.

NOTE: There are no identified Cultural Resources in the North Bethany Subarea.








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Map 2

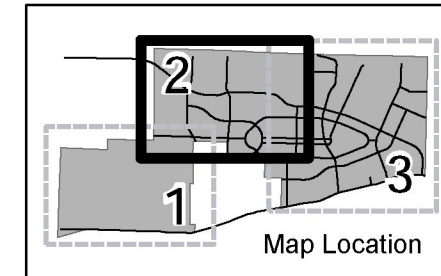
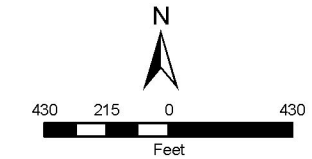
'Significant Natural & Cultural Resources' map for the North Bethany Subarea.

-  Open Space*
-  Water Area and Wetlands & Fish and Wildlife Habitat**
-  Water Area and Wetlands**
-  North Bethany Subarea
-  Primary Streets

*Final configuration subject to service districts' acquisitions determined as part of development review process.

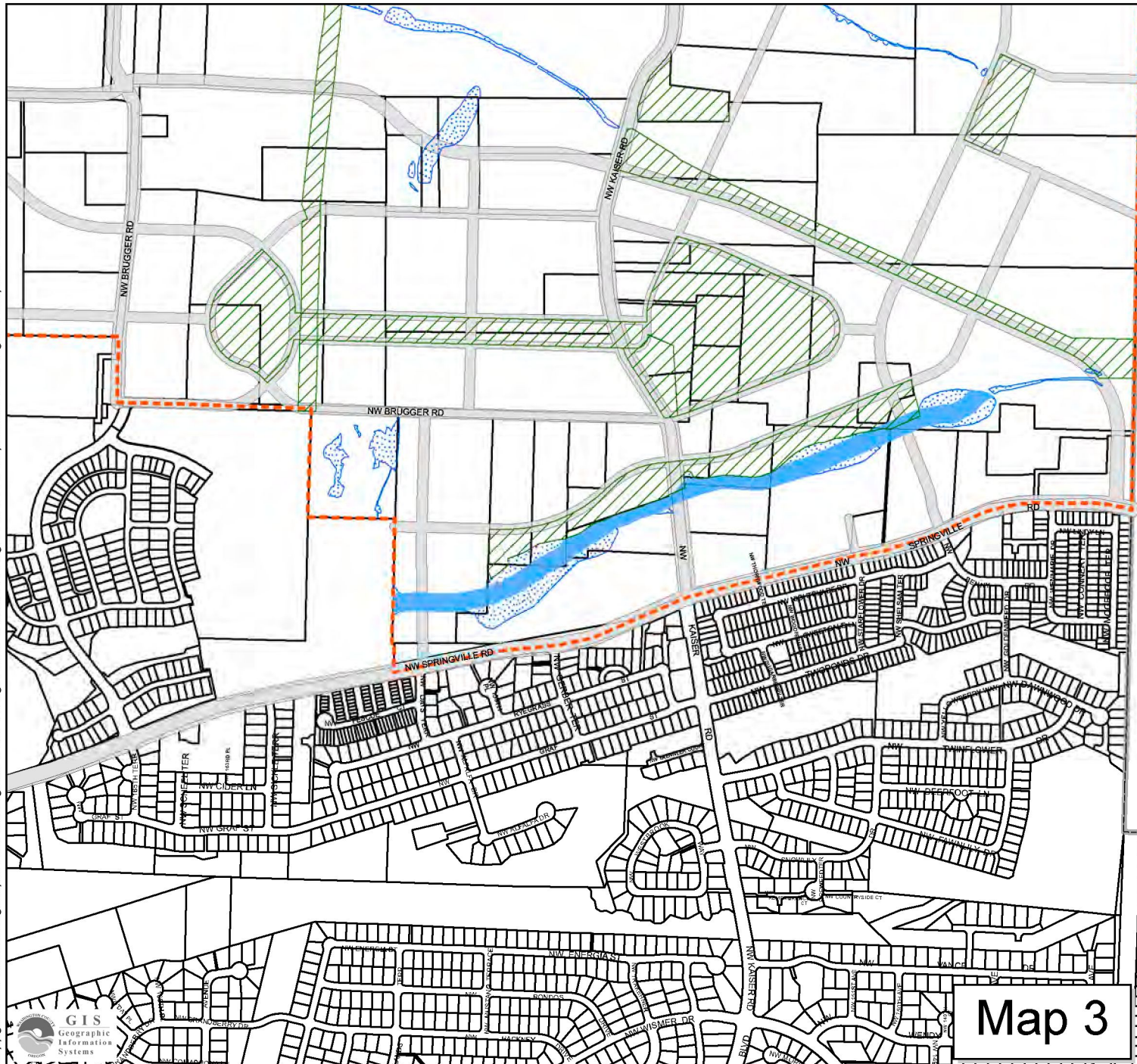
**Boundaries subject to adjustment based on more accurate information.

NOTE: There are no identified Cultural Resources in the North Bethany Subarea.








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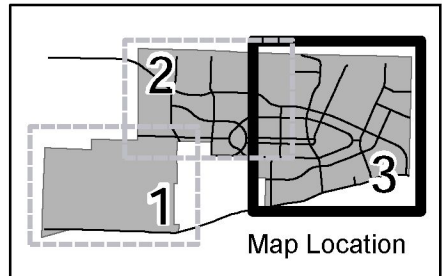
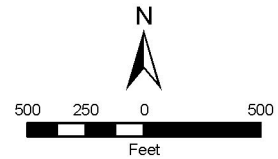
'Significant Natural & Cultural Resources' map for the North Bethany Subarea.

-  Open Space*
-  Water Area and Wetlands & Fish and Wildlife Habitat**
-  Water Area and Wetlands**
-  North Bethany Subarea
-  Primary Streets

*Final configuration subject to service districts' acquisitions determined as part of development review process.

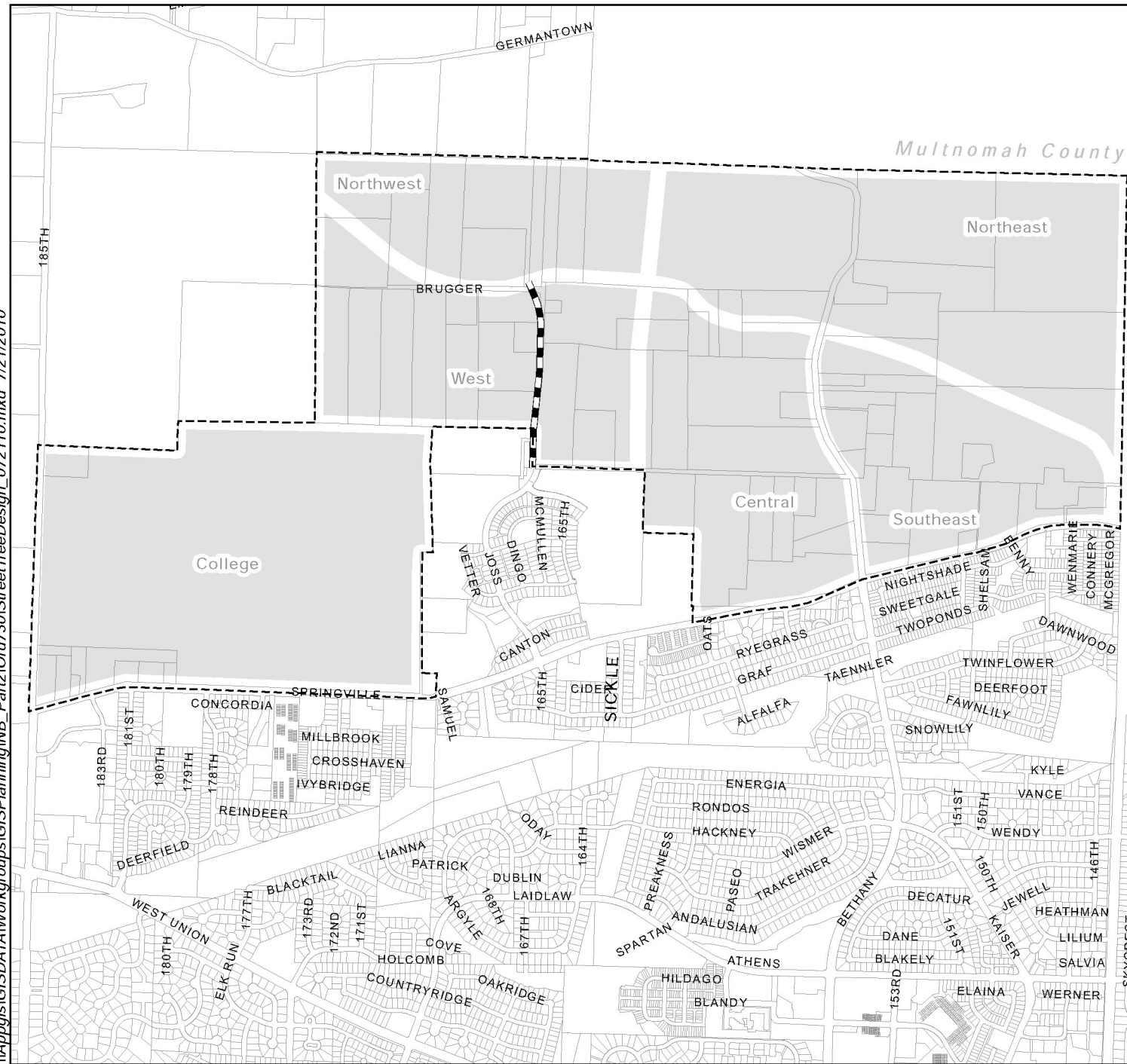
**Boundaries subject to adjustment based on more accurate information.

NOTE: There are no identified Cultural Resources in the North Bethany Subarea.






Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

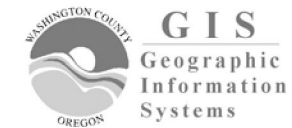
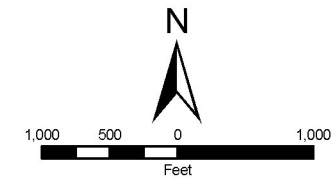
I:\app\gis\DATA\Workgroups\GIS\Planning\NB_Part2\Ord730\StreetTreeDesign_072110.mxd 7/21/2010



Amend the 'Street Design Plan' map to the North Bethany Subarea Plan as indicated:

-  Add the ASC 3/ Red Oak
-  Unchanged Neighborhoods
-  North Bethany Planning Area

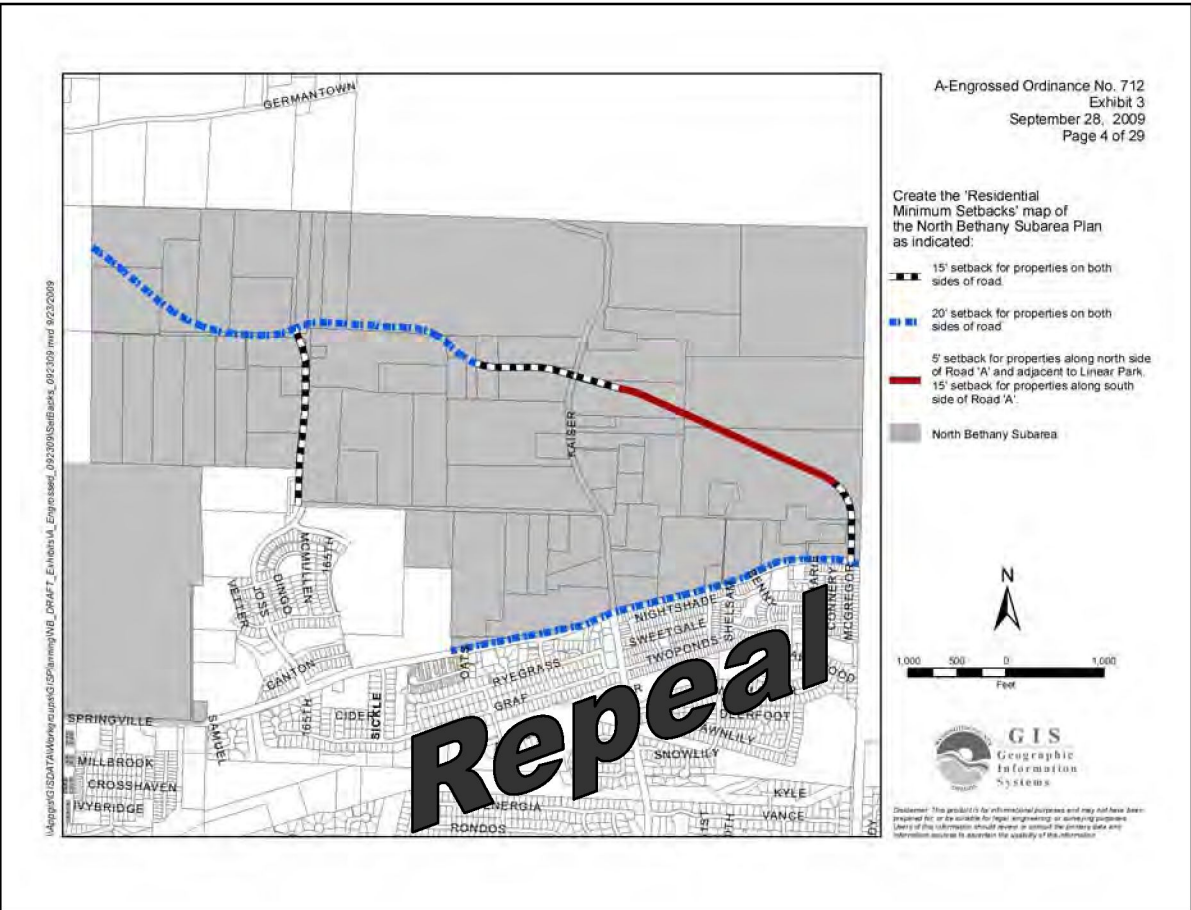
NOTE: Please see 'Street Tree Table' for the street tree species associated with the Local Streets within each individual Neighborhood.



Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Special Setbacks Map




Repeal the 'North Bethany Concept Plan Residential Minimum Setbacks' map in A-Engrossed Ordinance 712 (Exhibit 3, page 4) that is shown below and replace with the following 'Special Setbacks' map.

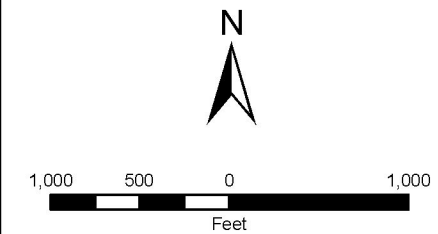


I:\Appgis\GISDATA\Workgroups\GIS\Planning\NB_Part2\Ord730\SetBacks_072310.mxd 7/23/2010



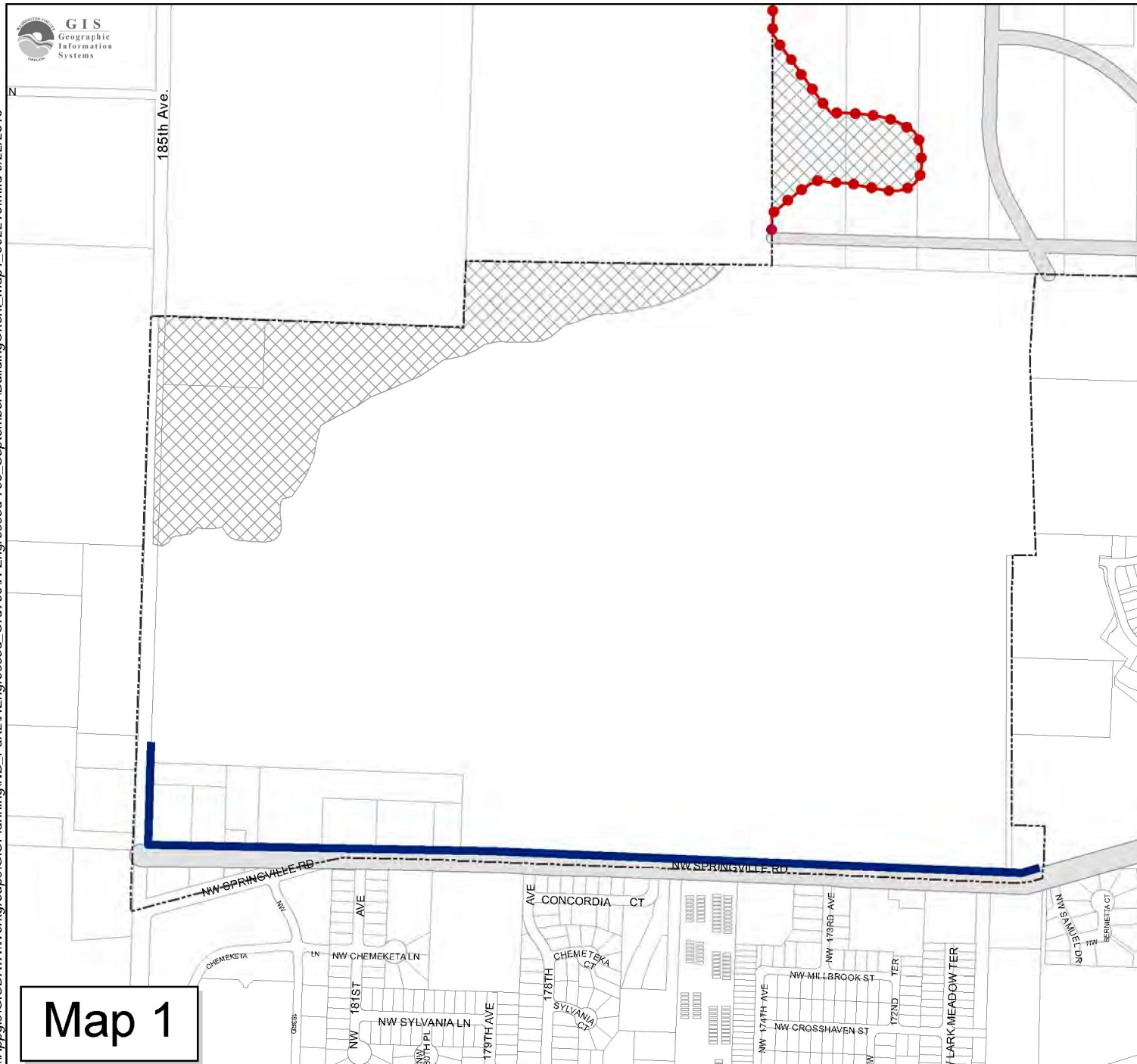
'Special Setbacks' map of the North Bethany Subarea Plan.

-  Park Blocks
-  Linear Park - north side of road
(Adjacent to R-15NB, R-24 NB and NC NB Land Use Designations)
-  Primary Streets



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Map 1

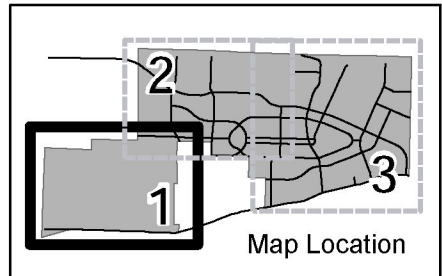
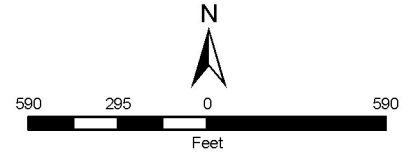
A-Engrossed Ordinance No. 730
Exhibit 3
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Create the 'Special Frontages' map of the North Bethany Subarea Plan as indicated:

- Category A**
- Category B
- Category C**
- Open Space*
- Wetland & Estimated CWS Vegetated Corridor*
- +25% Slope*
- North Bethany Subarea
- Primary Streets ROW

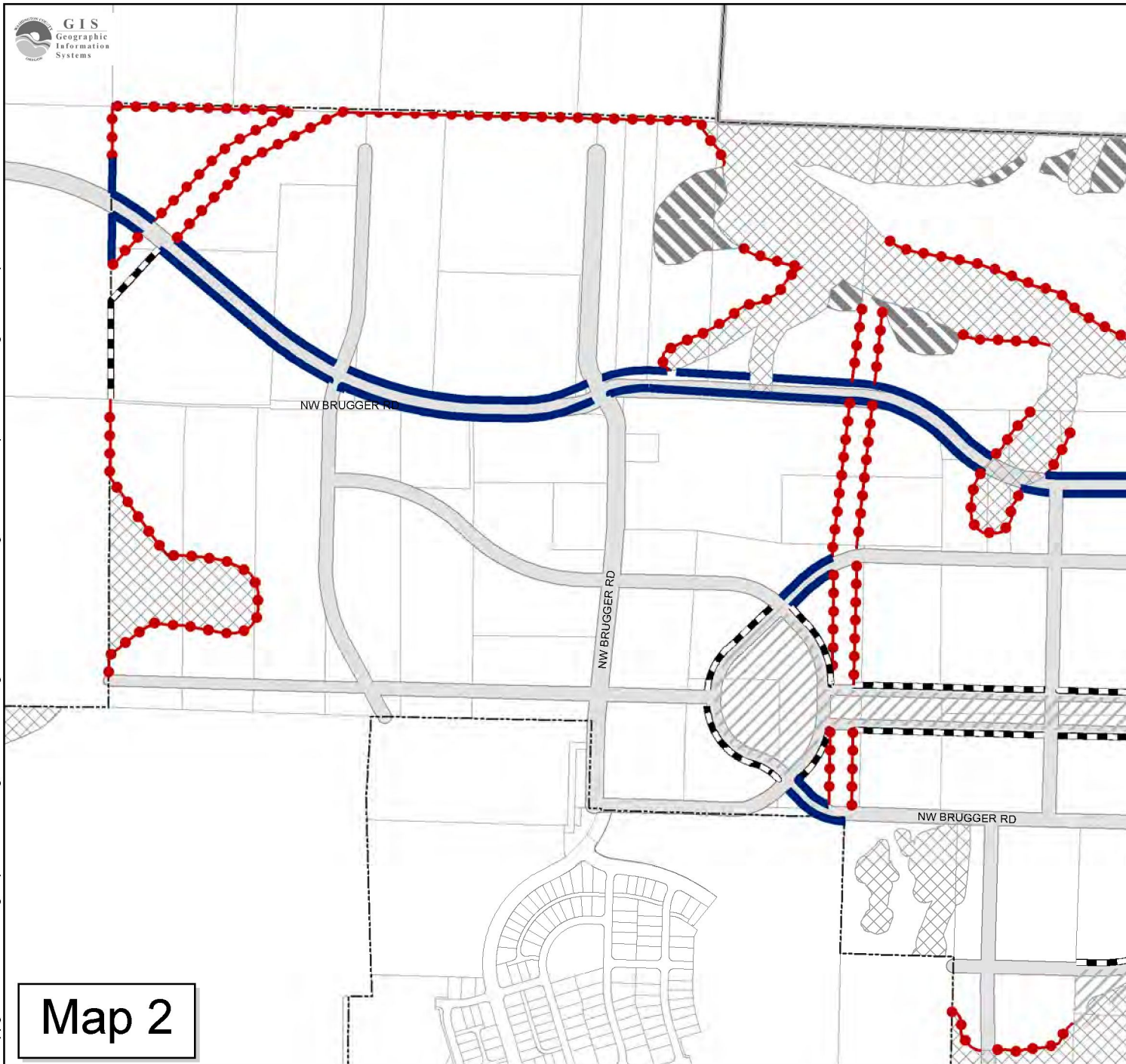
**Boundaries subject to alignment based on more accurate information.*

***This designation also applies to tax lots immediately adjacent to or across the street from a neighborhood park.*



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I:\Appgis\GISDATA\Workgroups\GISPlanning\NB_Part2\IAEngrossed_Ord730A-Engrossed 730_September\BuildingOrient_Map2_092210.mxd 9/22/2010



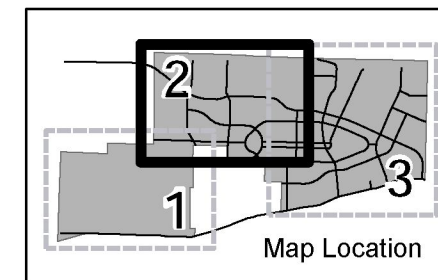
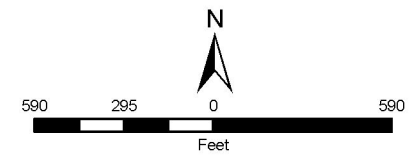
A-Engrossed Ordinance No. 730
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 October 4, 2010
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Create the 'Special Frontages' map of the North Bethany Subarea Plan as indicated:

- Category A**
- Category B
- Category C**
- Open Space*
- Wetland & Estimated CWS Vegetated Corridor*
- +25% Slope*
- North Bethany Subarea
- Primary Streets ROW

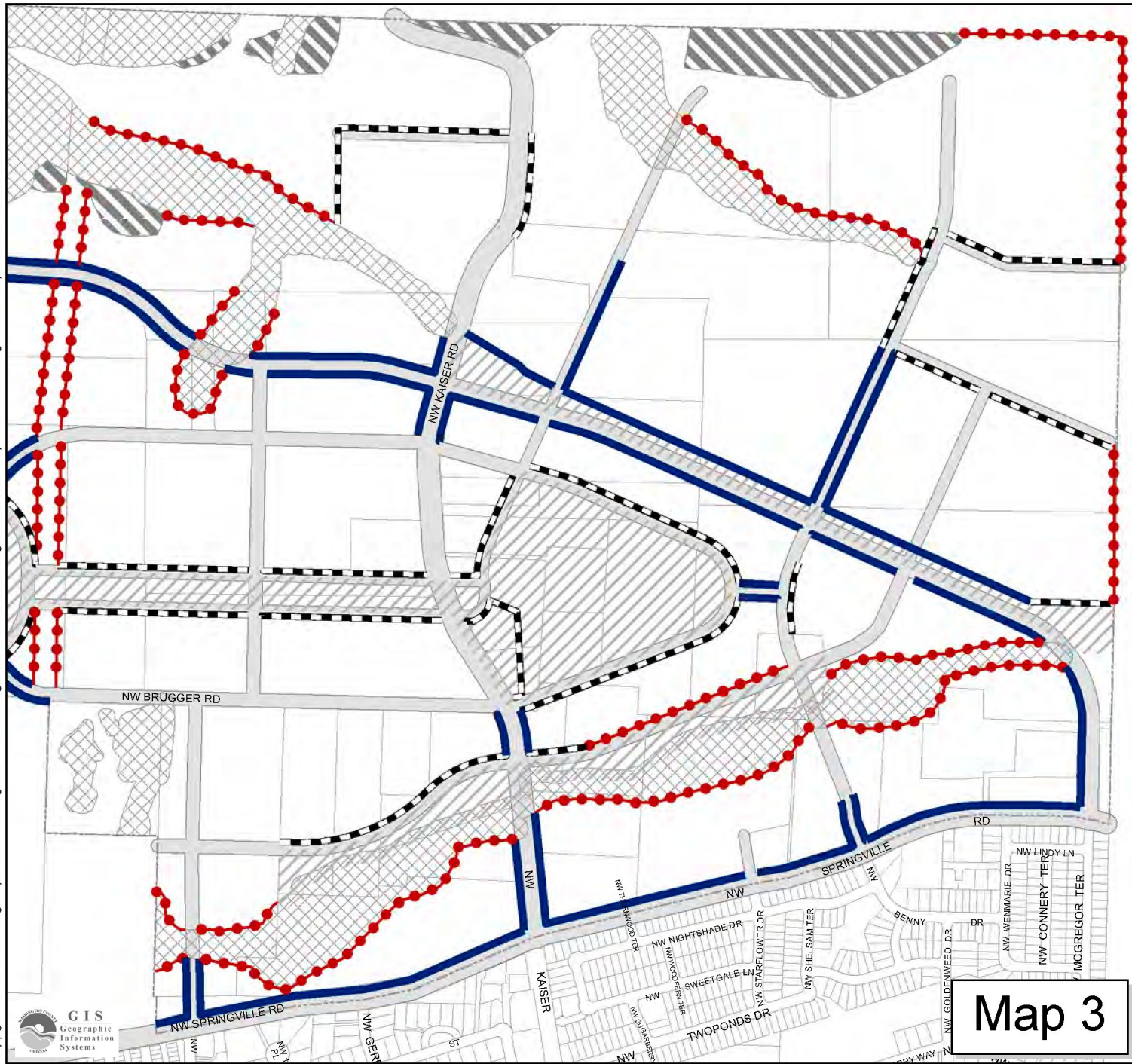
*Boundaries subject to alignment based on more accurate information.

**This designation also applies to tax lots immediately adjacent to or across the street from a neighborhood park.



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I:\App\GIS\DATA\Workgroups\GIS\Planning\NB_Part2\VA\Engrossed_Ord\730A-Engrossed_730_September\BuildingOrient_Map3_092210.mxd 9/22/2010

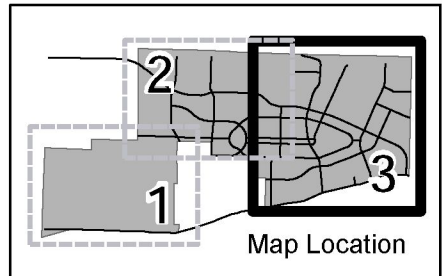
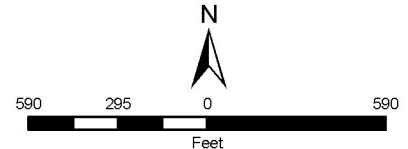


Create the 'Special Frontages' map of the North Bethany Subarea Plan as indicated:

- Category A**
- Category B
- Category C**
- Open Space*
- Wetland & Estimated CWS Vegetated Corridor*
- +25% Slope*
- North Bethany Subarea
- Primary Streets

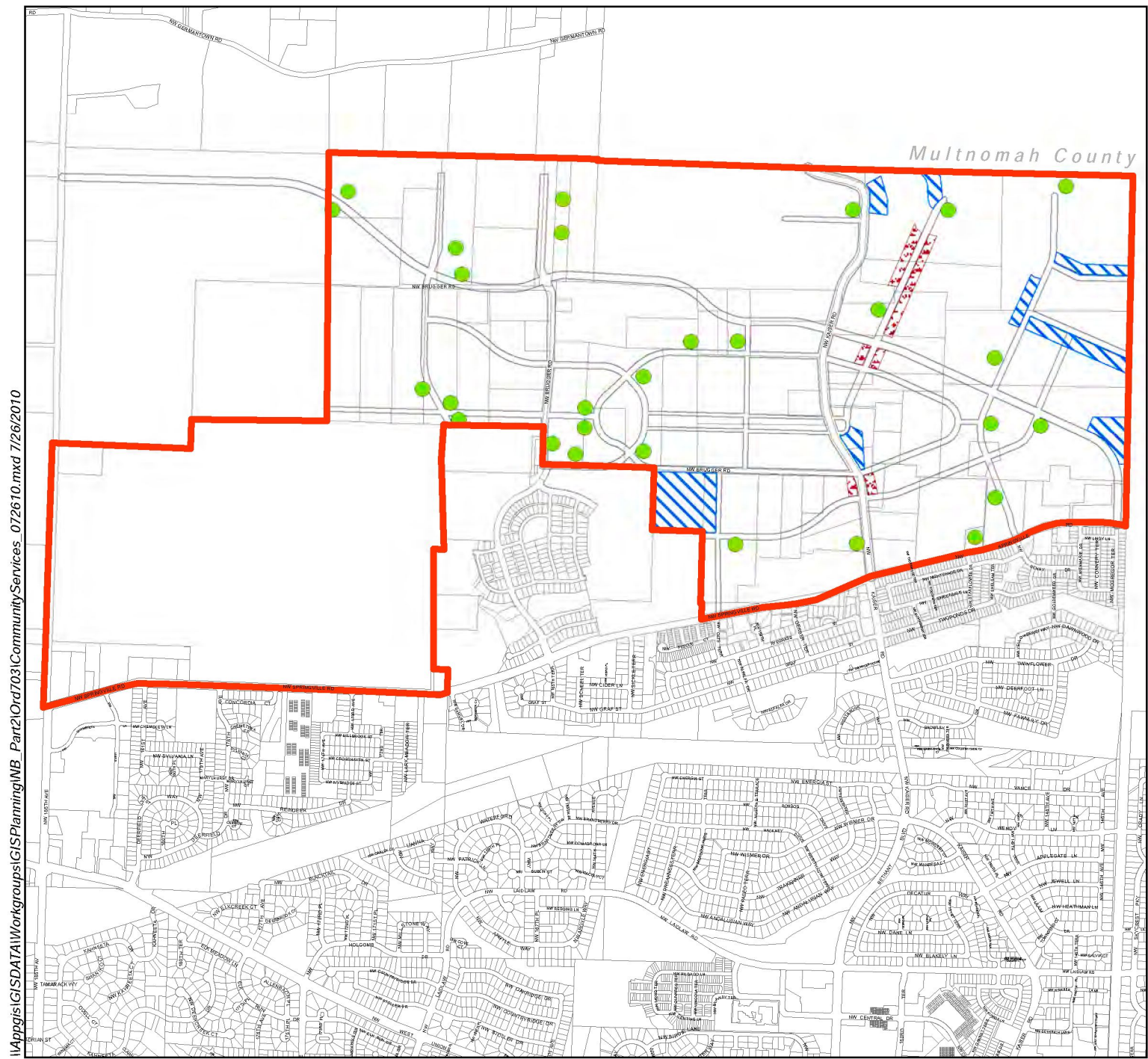
*Boundaries subject to alignment based on more accurate information.

**This designation also applies to tax lots immediately adjacent to or across the street from a neighborhood park.



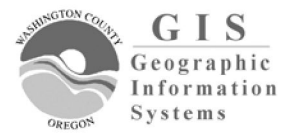
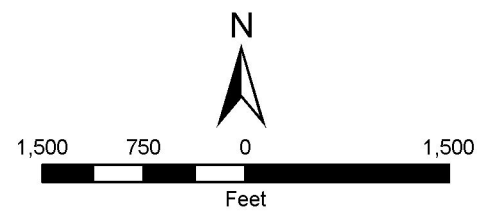
Map 3

Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Create the 'Community Service Use Location' map for the North Bethany Subarea Plan as indicated.

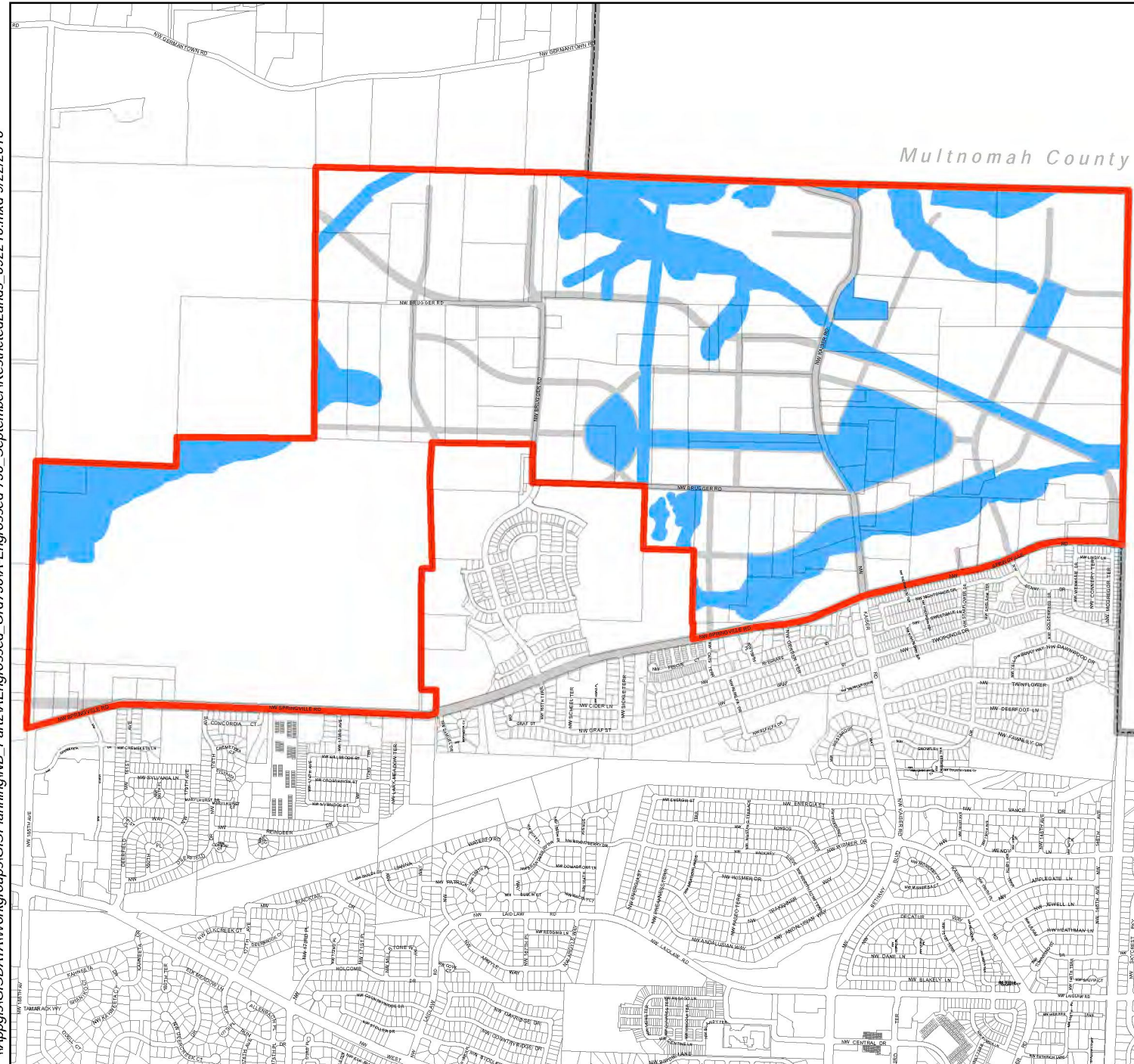
-  Community Service Use Location
-  Community Service Use Area
-  Possible Community Service Use Area
-  North Bethany Planning Area



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I:\ppgis\GISDATA\Workgroups\GIS\Planning\NB_Part2\Ord703\CommunityServices_072610.mxd 7/26/2010

I:\apps\GIS\DATA\Workgroups\GIS\Planning\NB_Part2\A\Engrossed_Ord730A-Engrossed 730_September\Restricted_Lands_092210.mxd 9/22/2010

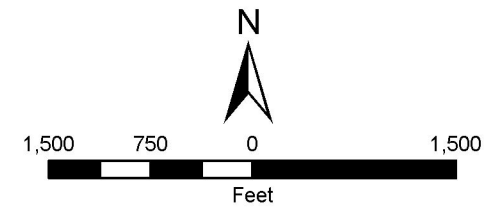


A-Engrossed Ordinance No. 730
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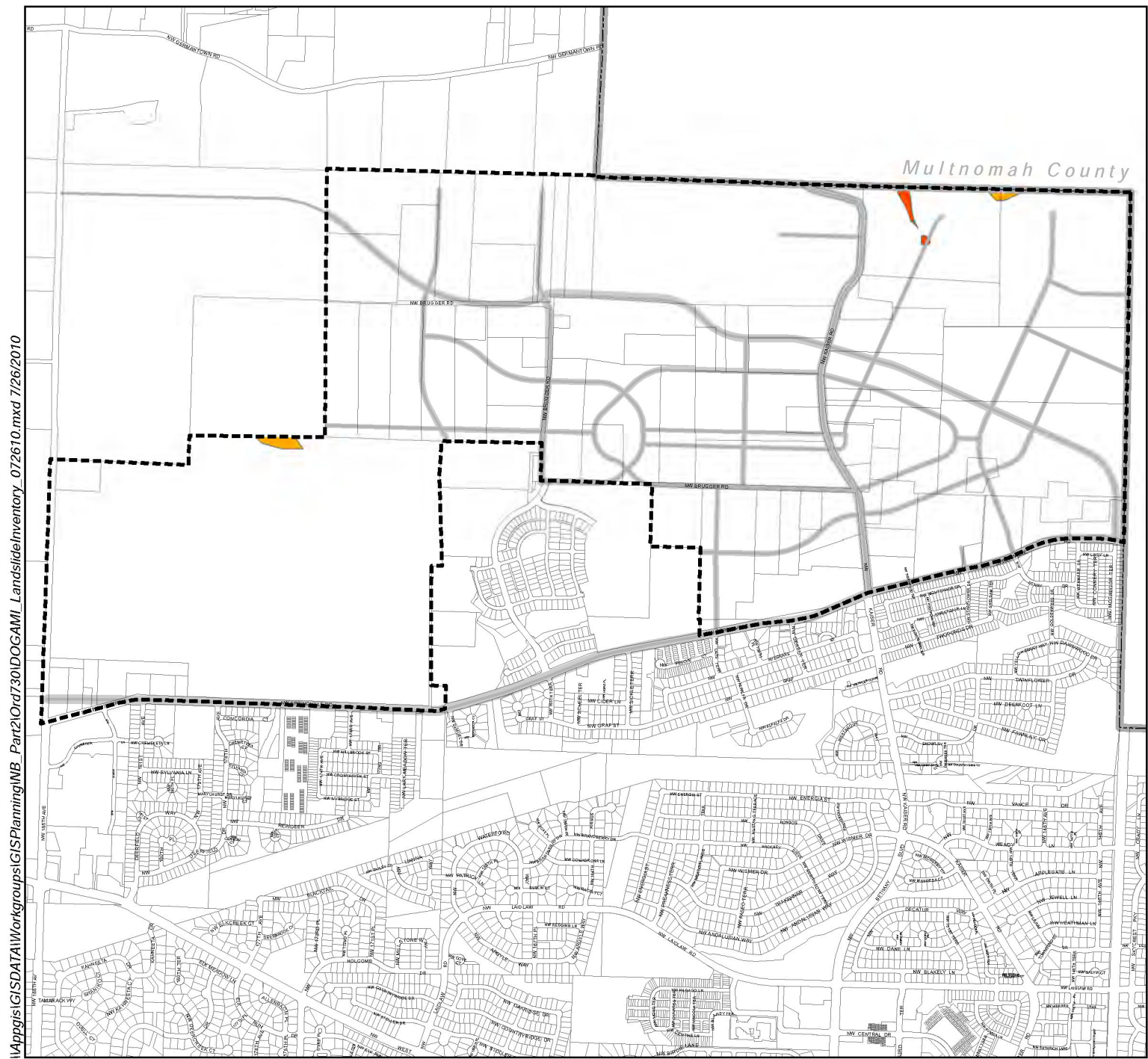
Create the 'Density Restricted Lands' map of the North Bethany Subarea Plan as indicated:

- Restricted Lands*
- North Bethany Planning Area
- Primary Streets ROW

**NOTE:
 All boundaries are subject to adjustment based on more accurate information. Restricted Lands include:
 Water Areas and Wetlands
 Water Areas and Wetlands and Fish & Wildlife Habitat
 Clean Water Services Estimated Vegetated Corridor
 Open Space
 +25% Steep Slopes
 FEMA 100 Year Flood Areas
 Drainage Hazard Areas*



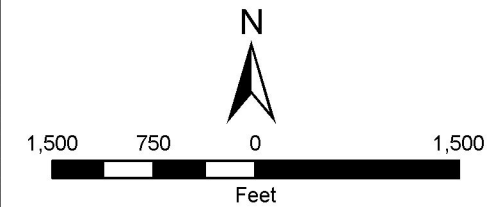
Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



Create the 'Landslide Inventory' map of the North Bethany Subarea Plan as indicated:

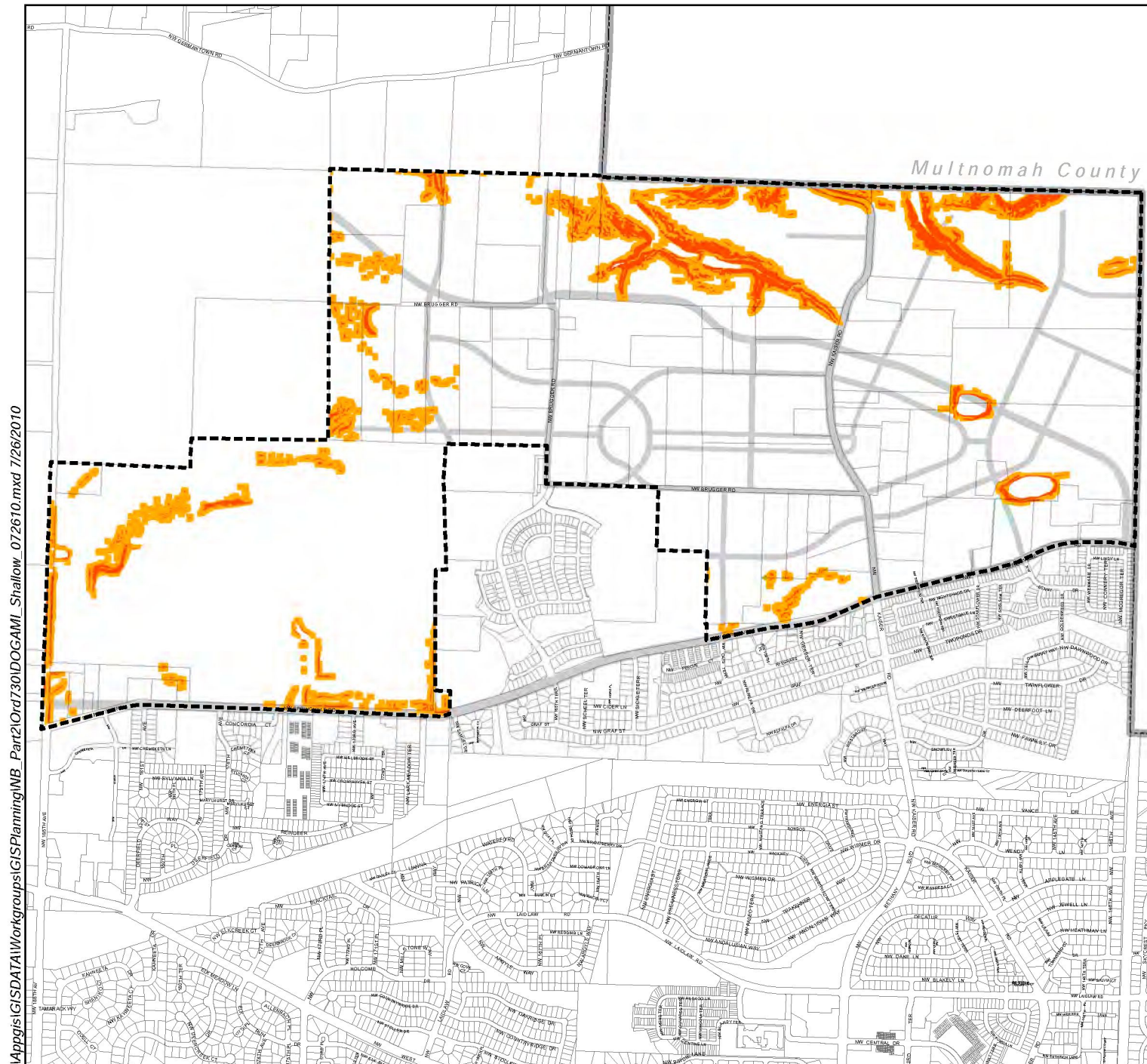
-  Historic Landslides (<150yrs)
-  Pre-Historic Landslides (>150yrs)
-  Primary Streets
-  North Bethany Planning Area

NOTE: These maps are a representation of the Department of Geology and Mineral Industries (DOGAMI) maps and data. Please contact DOGAMI for the original maps and data.



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I:\Appgis\GIS\DATA\Workgroups\GIS\Planning\NB_Part2\Ord730\DOGAMI_LandslideInventory_072610.mxd 7/26/2010

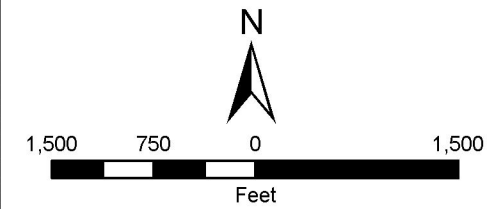


Create the 'Landslide Study Areas - Shallow-Seated' map of the North Bethany Subarea Plan as indicated:

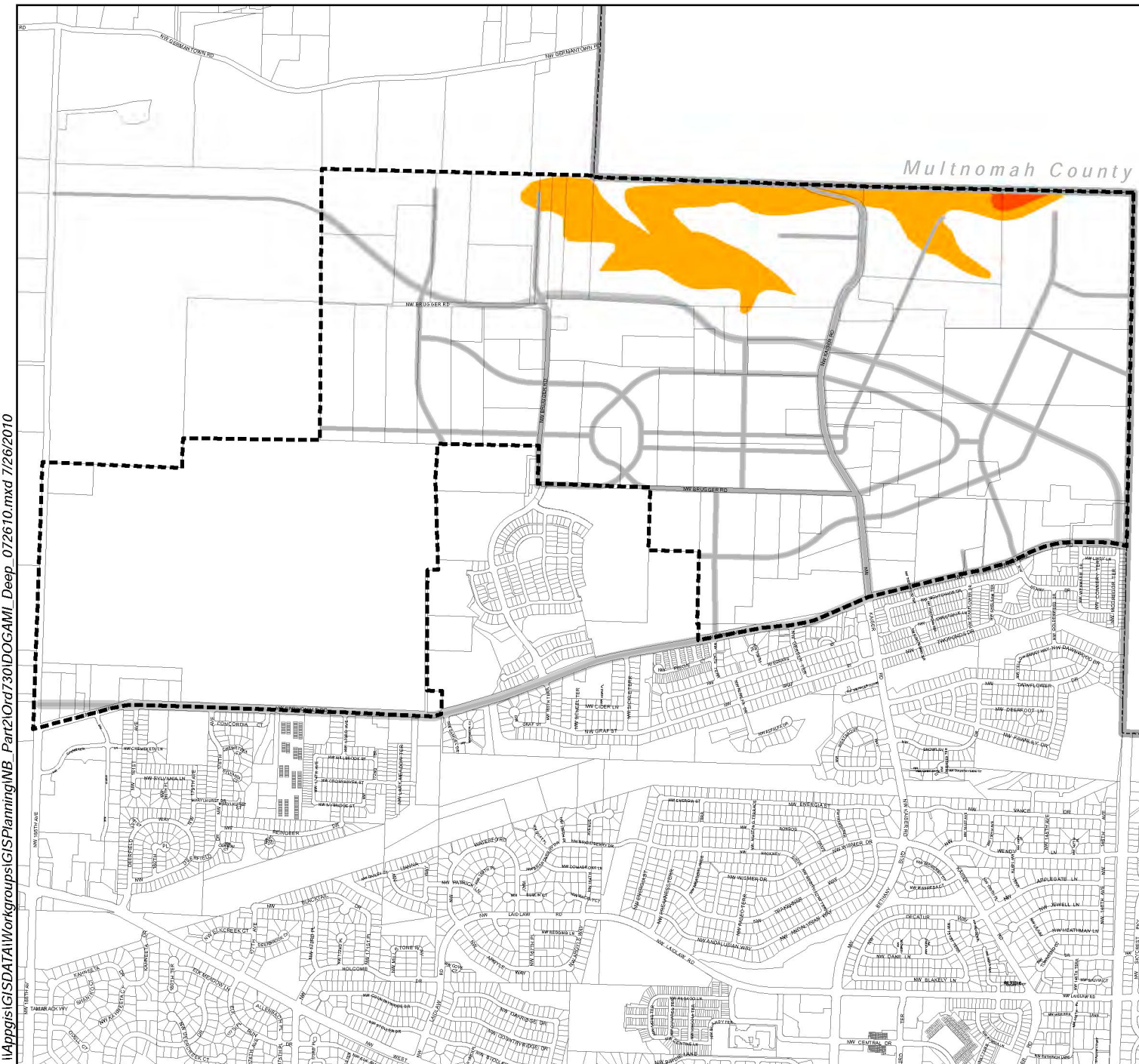
- High Susceptibility*
- Moderate Susceptibility*
- Primary Streets
- North Bethany Planning Area

**Boundaries are subject to site-specific refinement.*





NOTE: The County determined these study areas based on maps and data from the Department of Geology and Mineral Industries (DOGAMI).



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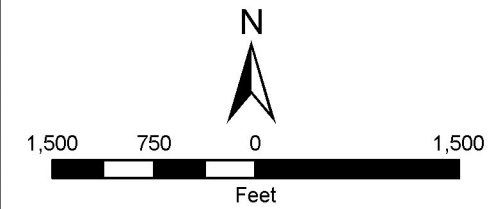


Create the 'Landslide Study Areas - Deep-Seated' map of the North Bethany Subarea Plan as indicated:

-  High Susceptibility*
-  Moderate Susceptibility*
-  Primary Streets
-  North Bethany Planning Area

**Boundaries are subject to site-specific refinement.*

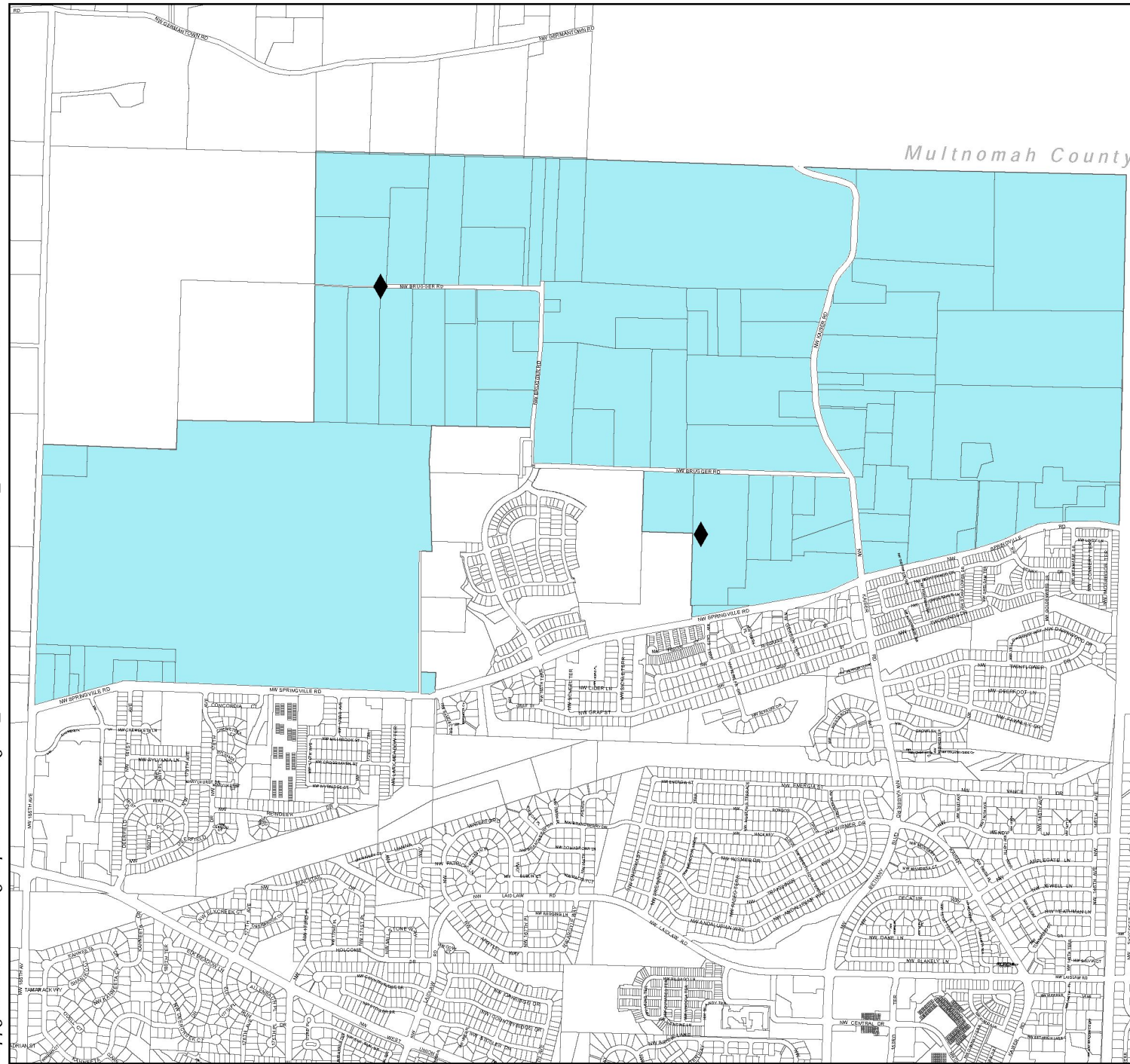
NOTE: The County determined these study areas based on maps and data from the Department of Geology and Mineral Industries (DOGAMI).



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\\Appgis\GISDATA\Workgroups\GIS\Planning\NB_Part2\Ord730\DOGAMI_Deep_072610.mxd 7/26/2010

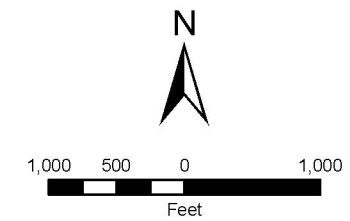
I:\apps\GISDATA\Workgroups\GIS\Planning\NB_Part2\Ord730\CONNECTIVITY_0711410.mxd 7/14/2010



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Amend the 'Local Street Connectivity
 Lands' map of the North Bethany
 Subarea Plan as indicated.

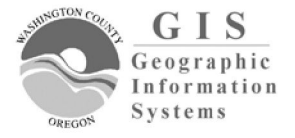
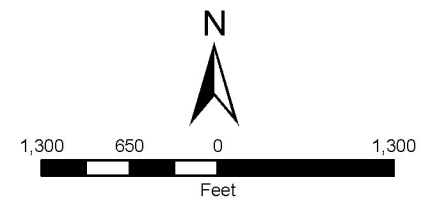
- ◆ Add Required Street Connection
- North Bethany Study Area



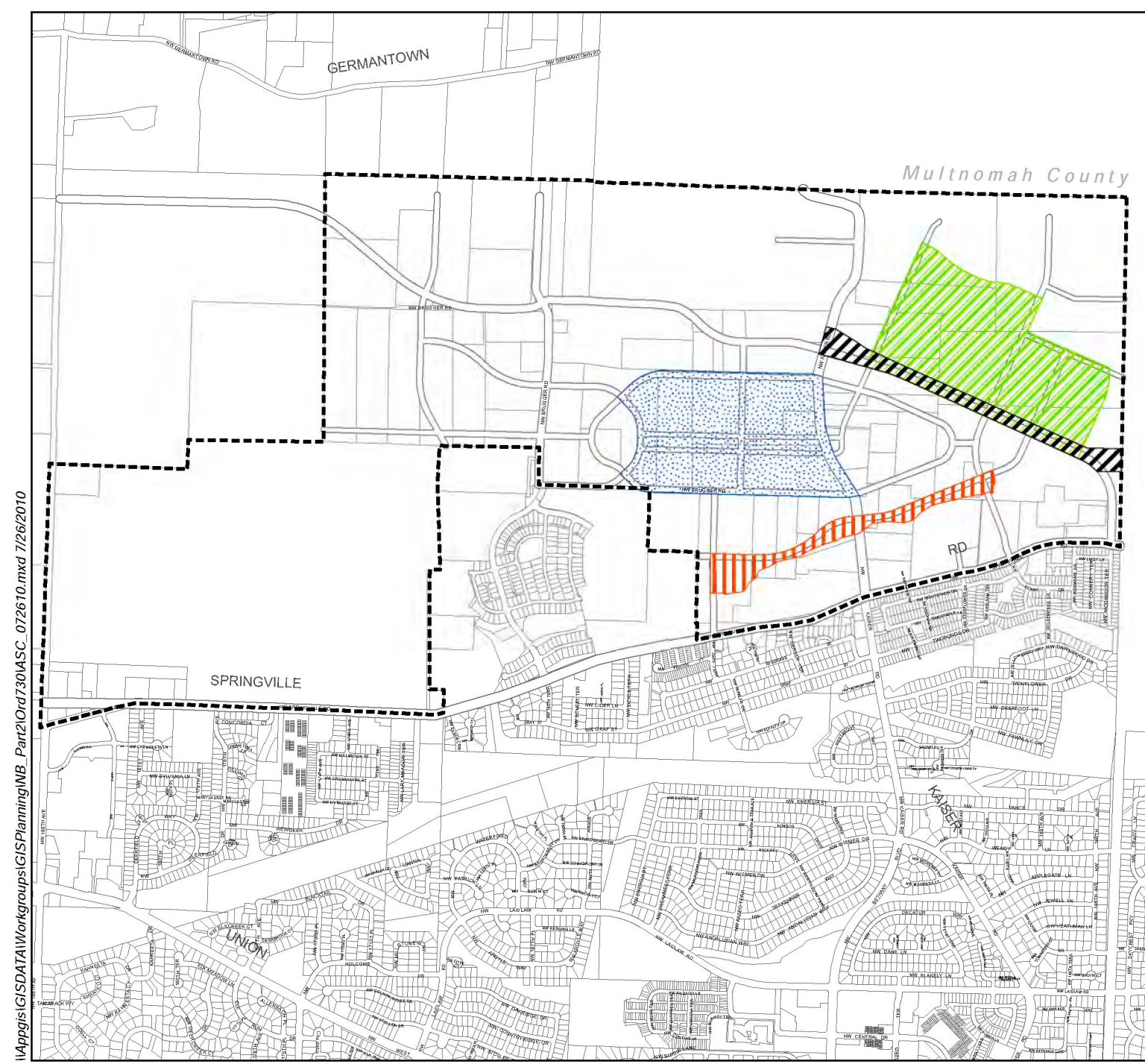
Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Create the 'Areas of Special Concern'
 map of the North Bethany Subarea Plan
 as indicated:

-  ASC #5
-  ASC #6
-  ASC #7
-  ASC #8
-  North Bethany Planning Area
-  Primary Streets

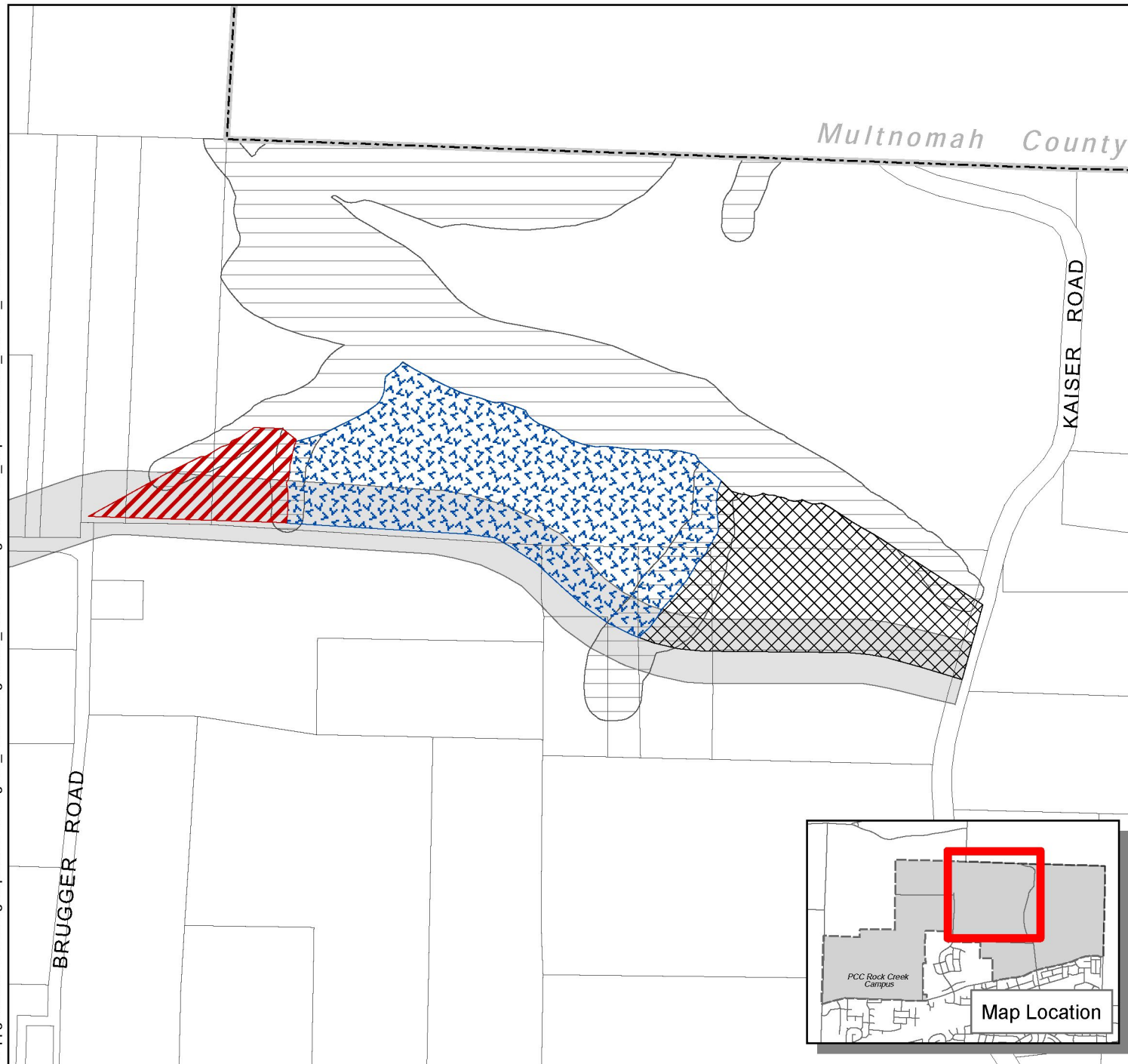


Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.








I:\Appgis\GISDATA\Workgroups\GISPlanning\NB_Part2\Ord730\ASC_072610.mxd 7/26/2010

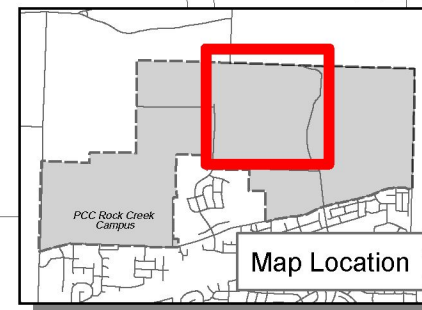
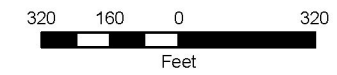
\\Appgis\GISDATA\Workgroups\GISPlanning\NB_Part2\AEngrossed_Ord730A-Engrossed_092210_RoadCorr.mxd 9/22/2010



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Amend the 'Areas of Special Concern' map of the North Bethany Subarea Plan as indicated:

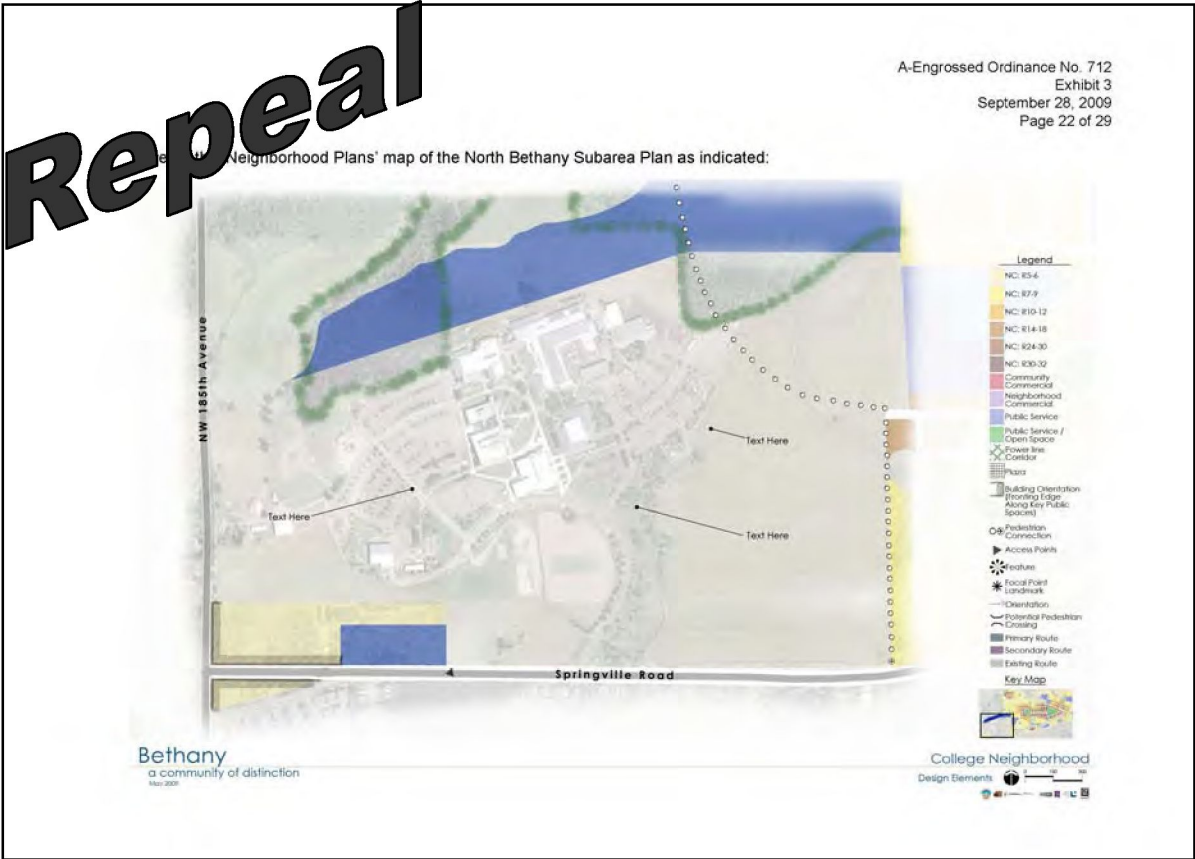
-  Add A.S.C 1B.1
-  Add A.S.C 1B.2
-  Add A.S.C 1B.3
-  Existing A.S.C. 1B
-  Wetland & Estimated CWS Vegetated Corridor



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Neighborhood Plans

Repeal the following Neighborhood Plans in A-Engrossed Ordinance 712 (Exhibit 3, pages 22, 23, 24, 25, and 26) and replace with updated Neighborhood Plans.



Repeal

Update the 'Neighborhood Plans' map of the North Bethany Subarea Plan as indicated:

A-Engrossed Ordinance No. 712
 Exhibit 3
 September 28, 2009
 Page 23 of 29

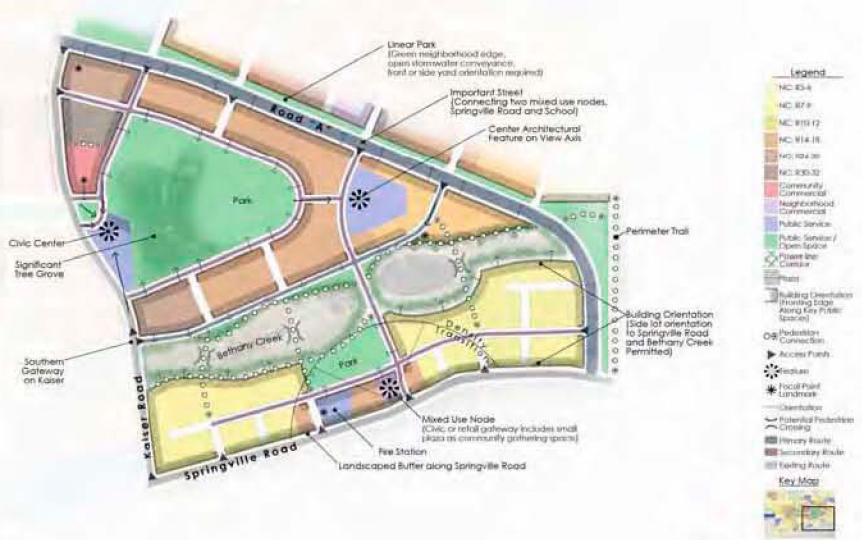


Bethany
 a community of distinction

Repeal

Update the 'Neighborhood Plans' map of the North Bethany Subarea Plan as indicated:

A-Engrossed Ordinance No. 712
 Exhibit 3
 September 28, 2009
 Page 24 of 29

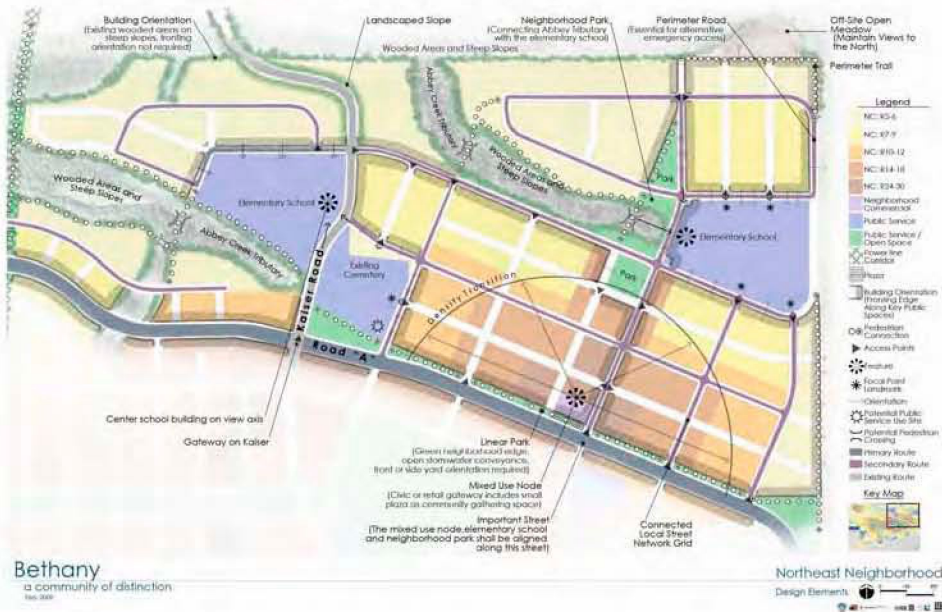


Bethany
 a community of distinction

Repeal

A-Engrossed Ordinance No. 712
Exhibit 3
September 28, 2009
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Create the 'Neighborhood Plans' map of the North Bethany Subarea Plan as indicated:



Bethany
a community of distinction
1999-2009

Northeast Neighborhood
Design Elements

Repeal

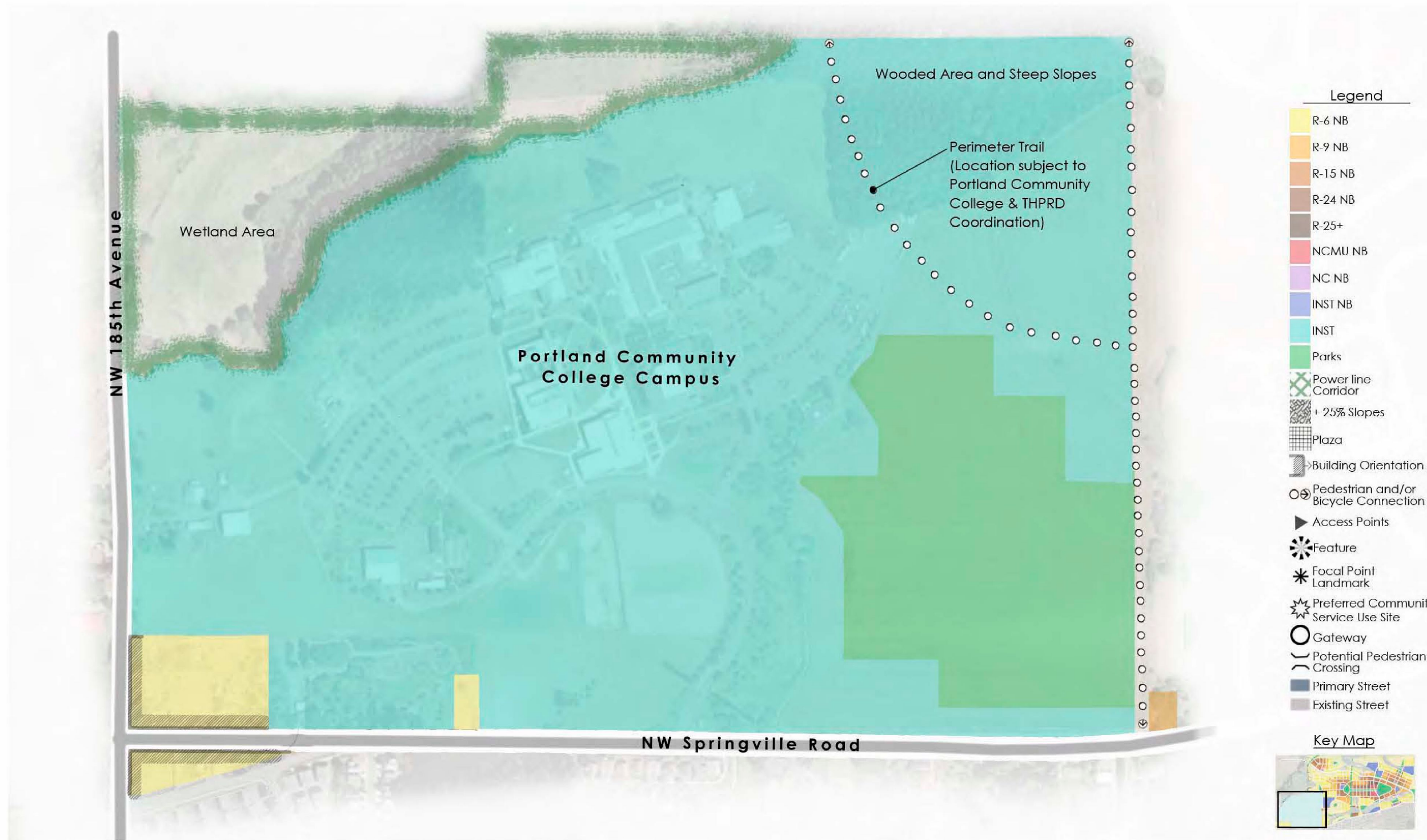
A-Engrossed Ordinance No. 712
Exhibit 3
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Create the 'Neighborhood Plans' map of the North Bethany Subarea Plan as indicated:



Bethany
a community of distinction
1999-2009

West & Northwest Neighborhoods
Design Elements



- Legend**
- R-6 NB
 - R-9 NB
 - R-15 NB
 - R-24 NB
 - R-25+
 - NCMU NB
 - NC NB
 - INST NB
 - INST
 - Parks
 - Power line Corridor
 - + 25% Slopes
 - Plaza
 - Building Orientation
 - Pedestrian and/or Bicycle Connection
 - Access Points
 - Feature
 - Focal Point Landmark
 - Preferred Community Service Use Site
 - Gateway
 - Potential Pedestrian Crossing
 - Primary Street
 - Existing Street

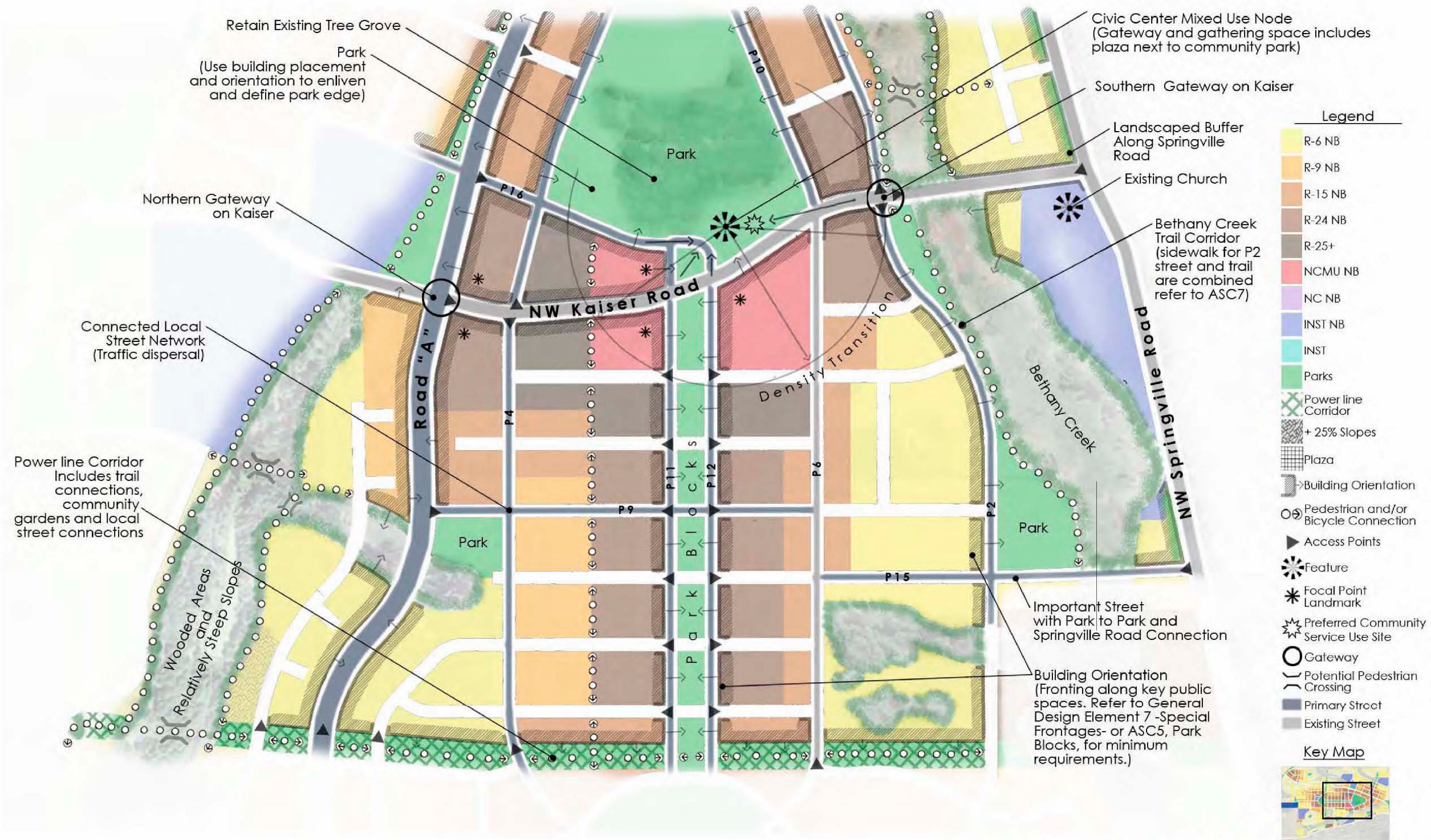


North Bethany Subarea College Neighborhood



August 2010

NEIGHBORHOOD PLAN - MAP 1

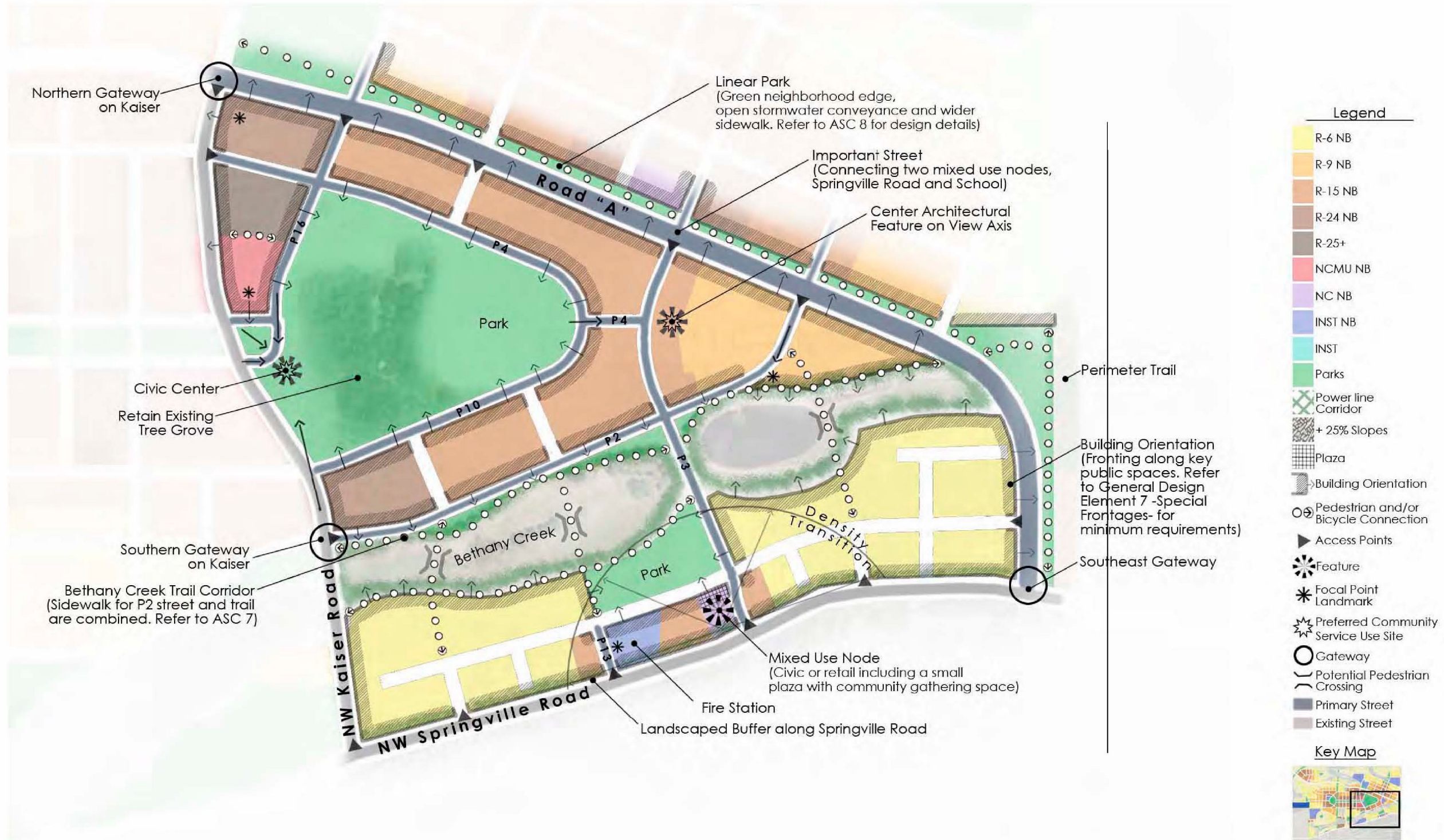


North Bethany Subarea Central Neighborhood



August 2010

NEIGHBORHOOD PLAN - MAP 2

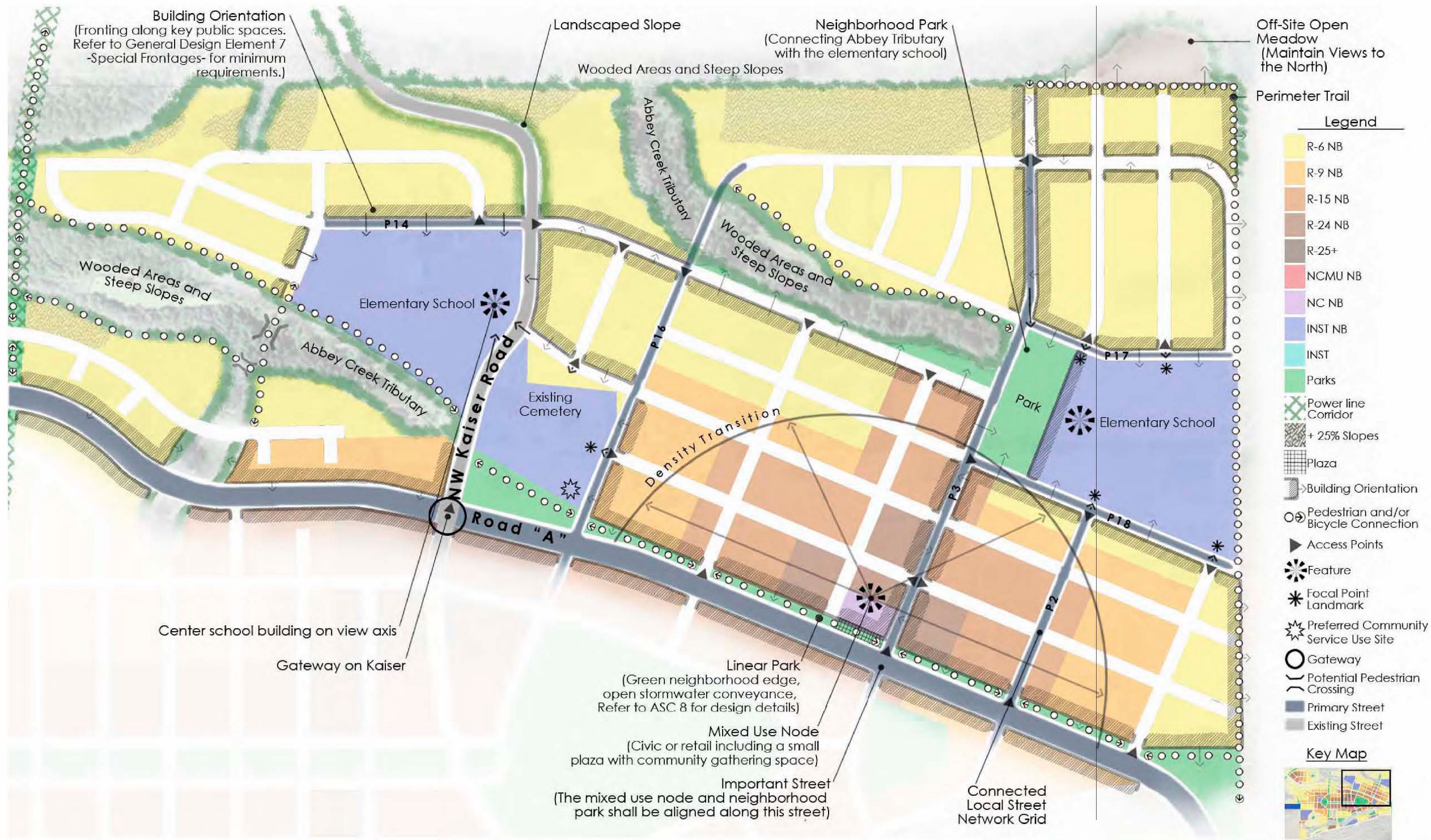


North Bethany Subarea Southeast Neighborhood



August 2010

NEIGHBORHOOD PLAN - MAP 3

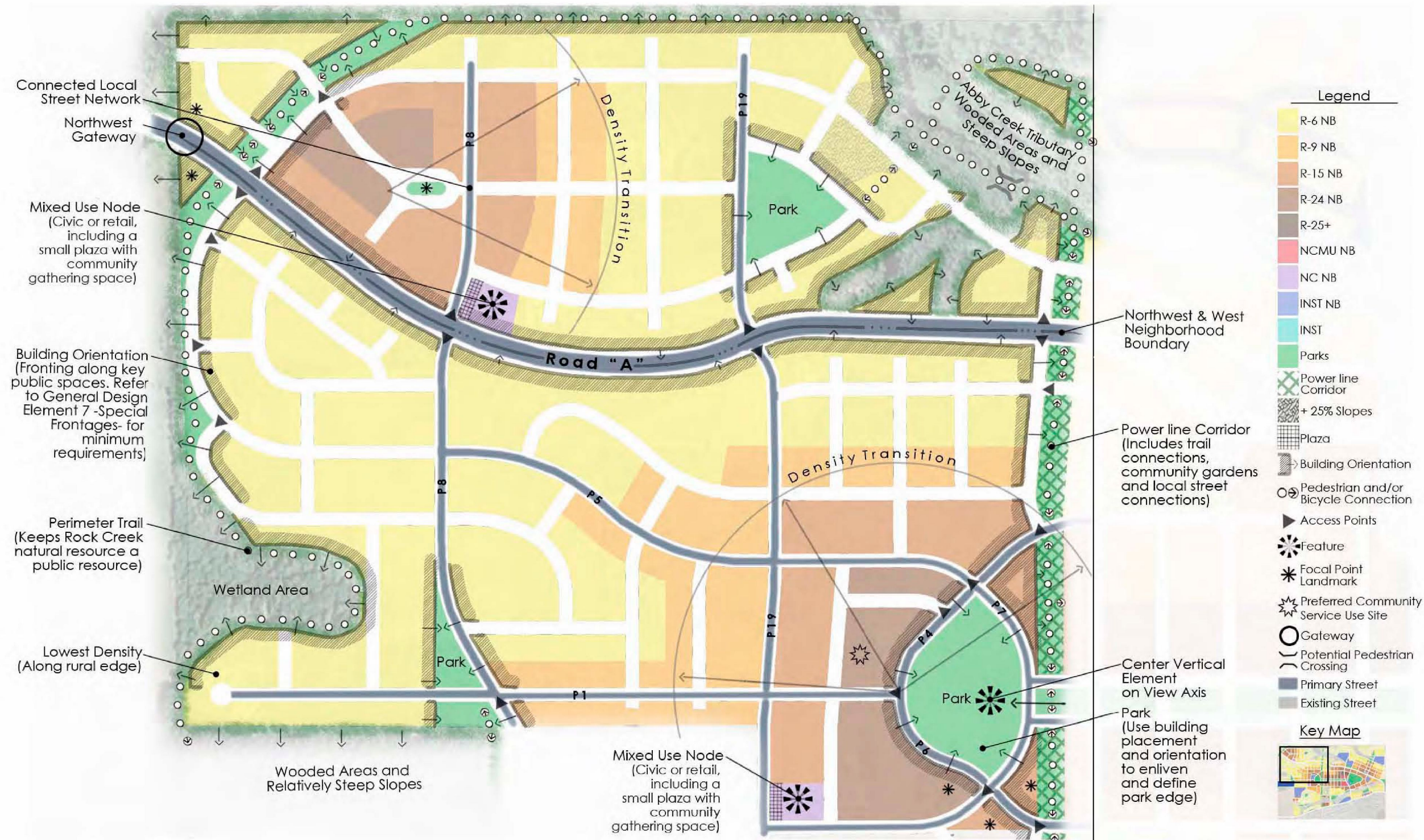


North Bethany Subarea Northeast Neighborhood

August 2010

Design Elements

NEIGHBORHOOD PLAN - MAP 4



North Bethany Subarea West & Northwest Neighborhoods

August 2010



NEIGHBORHOOD PLAN - MAP 5

Local Street Cross Section

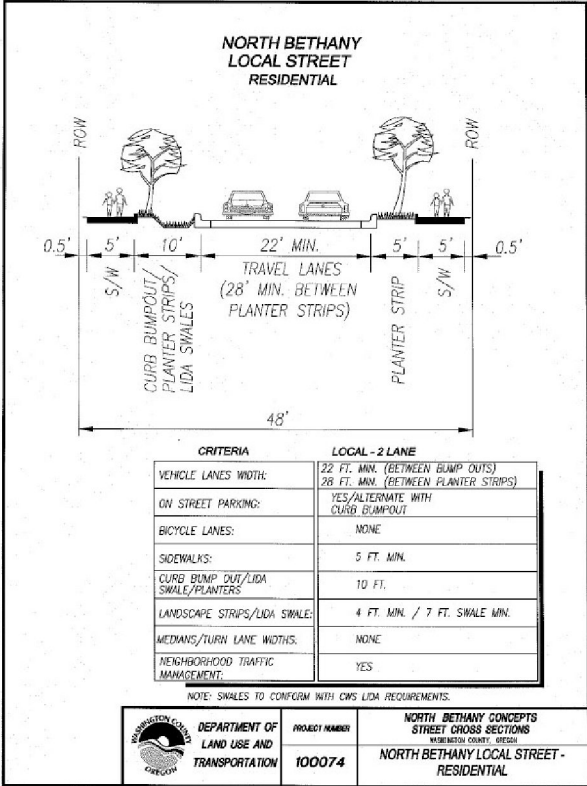
The following North Bethany Local Street conceptual cross section in A-Engrossed Ordinance 712 (Exhibit 3, page 15) is amended by adding the following text:

"Parking shall be prohibited within 50' of a public street intersection."

Amend

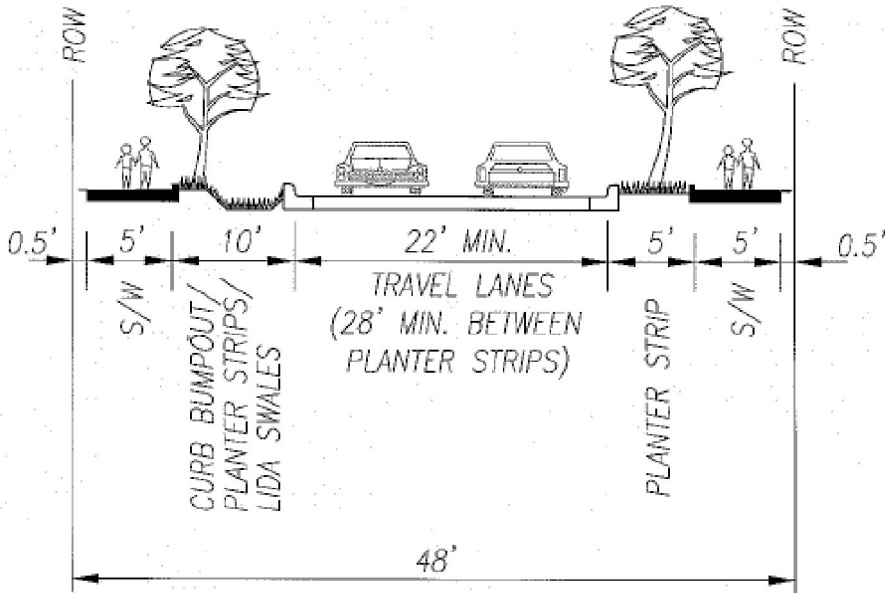
A-Engrossed Ordinance No. 712
 Exhibit 3
 September 28, 2009
 Page 15 of 29

Add the following conceptual cross section detail to the North Bethany Subarea Plan for street design types LO-1 through LO-5:



****Note: Parking shall be prohibited within 50' of a public intersection.**


**NORTH BETHANY LOCAL STREET
RESIDENTIAL**



CRITERIA	LOCAL - 2 LANE
VEHICLE LANES WIDTH:	22 FT. MIN. (BETWEEN BUMP OUTS) 28 FT. MIN. (BETWEEN PLANTER STRIPS)
ON STREET PARKING:	YES/ALTERNATE WITH CURB BUMPOUT**
BICYCLE LANES:	NONE
SIDEWALKS:	5 FT. MIN.
CURB BUMP OUT/LIDA SWALE/PLANTERS	10 FT.
LANDSCAPE STRIPS/LIDA SWALE:	4 FT. MIN. / 7 FT. SWALE MIN.
MEDIANS/TURN LANE WIDTHS:	NONE
NEIGHBORHOOD TRAFFIC MANAGEMENT:	YES

NOTE: SWALES TO CONFORM WITH CWS LIDA REQUIREMENTS.

PATH: G:\100074\PRESENT DWGS\CAD\NBETHANY.DWG, TAB: NBETHUB PLOT STAMP, 08/03/08 3:50P KELLIE

 DEPARTMENT OF LAND USE AND TRANSPORTATION	PROJECT NUMBER	NORTH BETHANY CONCEPTS STREET CROSS SECTIONS WASHINGTON COUNTY, OREGON NORTH BETHANY LOCAL STREET - RESIDENTIAL
	100074	

Amend Table 1, North Bethany Street Tree List as shown below:

Table 1: North Bethany Street Tree List

Neighborhood	Street Cross Section	Street Tree	Spacing	Mature Height and Width
N-1	Northwest and West Neighborhoods	Latin Name	Common Name	
	CL-1 Collector (Joss Road , south of Road A) Center Median	<i>Tilia americana</i> 'DTR 123' <i>Tilia americana</i> 'DTR 123'	Legend Linden Legend Linden	35' 40' x 30' 35' 40' x 30'
	CL-1 Collector (Road A) Center Median	<i>Tilia americana</i> 'DTR 123' <i>Tilia americana</i> 'DTR 123'	Legend Linden Legend Linden	35' 40' x 30' 35' 40' x 30'
	NR-1 Neighborhood Route	<i>Quercus rubra</i>	Red Oak	35' 50'x45'
	LO-1 Local Streets North/South Streets East/West Streets	<i>Styrax japonicus</i> 'JFS-E' <i>Acer griseum</i>	Snow Cone Japanese Snowbell Paperbark Maple	20' 20'x20' 20' 25'x20'
N-2	Northeast Neighborhood			
	AR-1c Arterial (Kaiser: north of main street designation)	<i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova	35' 40'x40'
	CL-1 Collector (Road A) Center Median	<i>Tilia americana</i> 'DTR 123' <i>Tilia americana</i> 'DTR 123'	Legend Linden Legend Linden	35' 40' x 30' 35' 40' x 30'
	NR-2 Neighborhood Route	<i>Platanus x acerfolia</i> 'Bloodgood'	Bloodgood London plane	35' 50'x40'
	LO-2 Local Streets North/South Streets East/West Streets	<i>Acer tartaricum</i> <i>Cornus nuttallii</i> 'Starlight'	Tartarian Maple Pacific Dogwood	20' 25'x20' 20' 30'x20'
N-3	Southeast Neighborhood			
	AR-1a Arterial (Kaiser: Springville to main street designation) Center Median	<i>Zelkova serrata</i> 'Village Green' <i>Zelkova serrata</i> 'Village Green'	Village Green Zelkova Village Green Zelkova	35' 40'x40' 35' 40'x40'
	AR-1b Arterial (Kaiser: main street designation) Center Median	<i>Prunus serrulata</i> 'Kwanzan' <i>Prunus serrulata</i> 'Kwanzan'	Kwanzan Cherry Kwanzan Cherry	25' 30'x20' 25' 30'x20'
	AR-2 Arterial (Springville Road)	<i>Acer saccharum</i> 'Wright Brothers'	Wright Brothers Sugar Maple	35' 50'x35'
	CL-1 Collector (Road A) Center Median	<i>Tilia americana</i> 'DTR 123' <i>Tilia americana</i> 'DTR 123'	Legend Linden Legend Linden	35' 40' x 30' 35' 40' x 30'
	NR-3 Neighborhood Route	<i>Quercus coccinea</i>	Scarlet Oak	35' 50'x40'
	LO-3 Local Streets North/South Streets East/West Streets	<i>Nyssa sylvatica</i> <i>Amelanchier laevis</i> 'Snowcloud'	Black Tupelo Snowcloud Serviceberry	25' 35'x20' 25' 25'x15'

abdef Proposed additions
~~abdef~~ Proposed deletions

Table 1: North Bethany Street Tree List, contd.

Neighborhood	Street Cross Section	Street Tree	Spacing	Mature Height and Width
N-4	Central Neighborhood			
AR-1a	Arterial (Kaiser: Springville to main street designation) Center Median	<i>Zelkova serrata</i> 'Village Green' <i>Zelkova serrata</i> 'Village Green'	35' 35'	40'x40' 40'x40'
AR-1b	Arterial (Kaiser: main street designation) Center Median	<i>Prunus serrulata</i> 'Kwanzan' <i>Prunus serrulata</i> 'Kwanzan'	25' 25'	30'x20' 30'x20'
CM	Commercial Streets	<i>Prunus serrulata</i> 'Kwanzan'	25'	30'x20'
NR-4	Neighborhood Route	<i>Tilia cordata</i> 'Greenspire'	35'	40'x30'
PB	Park Blocks	<i>Ulmus</i> 'Frontier'	30'	40'x30'
LO-4	Local Streets North/South Streets East/West Streets	<i>Gleditsia triacanthos</i> 'Shademaster' <i>Cornus kousa</i> 'Heart Throb'	25' 25'	45'x35' 20'x20'

abodef Proposed additions
~~abodef~~ Proposed deletions

Section 390, North Bethany Subarea Overlay District, is added to the Community Development Code as shown below.

390 NORTH BETHANY SUBAREA OVERLAY DISTRICT

390-1 Intent and Purpose

390-1.1 The purpose of the North Bethany Subarea Overlay District is to direct and encourage development that is primarily residential, with community needs (e.g., parks, neighborhood commercial, and public/community services) within one-quarter (1/4) mile of residents in the North Bethany Subarea.

390-1.2 The intent of the North Bethany Subarea Overlay District is to establish a development pattern that adheres to the North Bethany Concept Plan. This District reflects the detailed planning that went into the creation of the concept plan, including planning infrastructure and services across the Subarea, with attention to the neighborhood scale rather than for each development. Land use and density in North Bethany is established to support commercial development within walking distance of residential development and to accommodate future transit service to the area. Trails, street connectivity, and building setbacks and orientation enhance the pedestrian environment in North Bethany.

390-2 Applicability

390-2.1 The North Bethany Subarea Overlay District provisions of Section 390 are only applicable to the North Bethany Subarea of the Bethany Community Plan.

390-2.2 Unless otherwise specified in Section 390 or in the North Bethany Subarea Plan, all other provisions of this Code are applicable to the North Bethany Subarea Overlay District.

390-3 Applicability of other Comprehensive Plan Elements

All development in the North Bethany Subarea shall comply with the applicable standards and requirements of the North Bethany Subarea of Bethany Community Plan. In the event standards of this Section conflict with a requirement of the Community Plan, the Community Plan shall control.

A. In addition to the Community Plan requirements listed in Sections 300-1.1, 401-1, and 601-2.3 A., the following provisions of the North Bethany Subarea of the Bethany Community Plan shall apply to development in the North Bethany Subarea.

- (1) Future Land Use Designations;
- (2) The Neighborhoods map;
- (3) Core Design Elements designations;

- (4) Primary Street designations
- (5) Special Setbacks designations
- (6) Special Frontages designations
- (7) Community Service Use locations
- (8) Landslide Inventory map
- (9) Landslide Study Areas Deep-Seated map
- (10) Landslide Study Areas Shallow-Seated map
- (11) Density Restricted Lands designations
- (12) Parks, Trails and Pedestrian Connections designations;
- (13) Street Design Plan map;
- (14) Conceptual Street Design Cross Sections;
- (15) Street Tree Requirements – Table 1, Street Tree List; Table 2, Street Tree Guide;
- (16) Neighborhood Plan maps;
- (17) Drainage Master Plan Area designation;
- (18) Neighborhood provisions, including their design elements; and
- (19) North Bethany Main Street Program Guide.

390-4 Conflicts Between other Code Provisions

Notwithstanding Section 401, in the event of a conflict between the standards of this district and the standards of any other provision of this Code, the standards of this district shall control.

390-5 Permitted Uses

The uses allowed in the North Bethany Subarea are limited to those listed in the land use districts provided below and shall be processed in accordance with the procedure types and standards specified by the districts below.

390-6 Prohibited Uses

390-6.1 The following structures and uses are prohibited in all residential districts in the North Bethany Subarea.

- A. Structures or uses not specifically authorized by Section 390.
- B. The use of a recreational vehicle as a residence except where specifically authorized under Section 390.
- C. Any parking or storage of tractor trailers, semi-trucks, or heavy equipment, not including farm equipment or logging trucks used in conjunction with a farm or forest use.
- D. The outdoor parking or storage of any five (5) or more operable vehicles on a single lot or parcel for more than forty-eight (48) hours, except as approved in conjunction with a development.
- E. Keeping of fowl for sale, keeping of swine (except for up to three (3) purebred potbelly pigs as household pets and not for breeding purposes) or operating a feed lot.
- F. The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach zones. Location of these facilities shall be avoided within any existing (June, 1983) airport year 2000 LDN fifty-five (55) contour.
- G. Mounting a communication tower or antenna, that is not a permitted accessory use, on a detached dwelling.
- H. Mounting an antenna, that is not a permitted accessory use, on a communication tower that is accessory to a detached dwelling.
- I. Auto wrecking yards.

390-6.2 The following structures and uses are prohibited in all non-residential residential districts in the North Bethany Subarea.

- A. Structures or uses not specifically authorized by Section 390.
- B. The use of a manufactured dwelling, except as provided in Section 430-135.1 A. – Temporary Uses and 430-1.2 D. – Accessory Use.
- C. New residential uses except as provided in Sections 311-3.6 and 311-3.16.
- D. The location of service facilities such as high schools, hospitals, nursing homes, public assembly and high density residential development in airport approach zones. Location of these facilities shall be avoided within any existing (June, 1983) airport year 2000 LDN fifty-five (55) contour.

E. Auto wrecking yards.

390-7 Parking Requirements

Required off-street and on-street parking shall be provided in accordance with the provisions of Section 413.

390-8 R-6 North Bethany District (R-6 NB)

390-8.1 Intent and Purpose

The R-6 North Bethany District (R-6 NB) is intended to implement the policies of the Comprehensive Plan for areas in the North Bethany Subarea Plan designated for residential development at no more than six (6) units per acre and no less than five (5) units per acre.

The purpose of the R-6NB District is to provide areas for detached houses as well as areas for manufactured homes on individual lots. Duplex units are also allowed in this district.

390-8.2 Uses Permitted Through a Type I Procedure

The following uses are permitted subject to the specific standards set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

- A. Accessory Uses and Structures – Section 430-1.
- B. Bus Shelter – Section 430-23.
- C. Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2, located on existing legally established communication towers – Section 430-109.3.
- D. Detached Dwelling Unit on an existing lot or parcel with a buildable area less than thirteen-thousand one-hundred (13,100) square feet – Section 430-37.1.A.
- E. Expansion or replacement of an existing dwelling – Section 430-37.1 A.
- F. Expansion of any Type II or III use which meets the following:
 - (1) Is exempt from application of public facility standards of Section 501-2;
 - (2) Is not in an Area of Special Concern as designated on the applicable Community Plan map; and
 - (3) Is not a telecommunication facility.
- G. Facility 2 communication towers to a maximum height of one-hundred (100) feet, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.4.
- H. Home Occupation – Section 430-63.1.

- I. Manufactured Home on an existing lot or parcel with a buildable area less than thirteen-thousand one-hundred (13,100) square feet – Section 430-76.
- J. Park – Section 430-97.
- K. Temporary Use – Section 430-135.1, except for temporary storage of relocated dwelling structures (430-135.1 C.4) and temporary batch plants (430-135.1 G.).

390-8.3 Uses Permitted Through a Type II Procedure

The following uses may be permitted subject to the specific standards set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Attached Dwelling Unit (limited to duplexes) – Section 430-13.
- B. Flag Lot – Section 430-45.
- C. Home Occupation – Section 430-63.2.
- D. Manufactured Dwelling Park – Section 430-77.
- E. Manufactured Dwelling Subdivision – Section 430-79.
- F. Community Service Uses – Section 390-16.4.
- G. Construction of Public Transportation Facilities not otherwise authorized by Article VII.
- H. Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.
- I. Detached Dwelling Unit on an existing lot or parcel with a buildable area greater than thirteen-thousand one-hundred (13,100) square feet – Section 430-37.1 B.
- J. Manufactured Home on an existing lot or parcel with a buildable area greater than thirteen-thousand one-hundred (13,100) square feet – Section 430-76 and Section 430-37.1 B. (1–3).
- K. Single-Family Accessory Dwelling Unit – Section 430-117.1.
- L. Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.
- M. Uses Accessory and Incidental to a Residential Development provided for the service and convenience of the residents, including clubhouse, meeting hall, recreation center, gymnasium, and indoor swimming pool.

N. Zero Lot Line Development – Section 430-147.

390-8.4 Uses Which May Be Permitted Through a Type III Procedure

The following uses may be permitted subject to the specific standards set forth below, the standards of Section 390-21, and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

A. Boarding House, including a Bed & Breakfast in an existing dwelling – Section 430-9.

B. Community Service Uses – Section 390-16.4.

390-8.5 Dimensional Requirements

The Dimensional Requirements of Section 303-7 are the required standards for the R-6 NB District.

390-9 R-9 North Bethany District (R-9 NB)

390-9.1 Intent and Purpose

The R-9 North Bethany District (R-9 NB) is intended to implement the policies of the Comprehensive Plan for areas in the North Bethany Subarea Plan designated for residential development at no more than nine (9) units per acre and no less than seven (7) units per acre.

The purpose of the R-9 NB District is to provide areas for detached and attached houses on small lots as well as areas for manufactured homes on individual lots and manufactured dwelling subdivisions and parks.

390-9.2 Uses Permitted Through a Type I Procedure

The following uses are permitted subject to the specific standards set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

- A. Accessory Uses and Structures – Section 430-1.
- B. Bus Shelter – Section 430-23.
- C. Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2, located on existing legally established communication towers – Section 430-109.3.
- D. Detached Dwelling Unit on a lot or parcel approved for the construction of a detached dwelling unit through a subdivision or partition in the R-9 NB District - Section 430-37.1 A.
- E. Expansion or replacement of an existing dwelling – Section 430-37.1 A.
- F. Expansion of any Type II or III use which meets the following:
 - (1) Is exempt from application of public facility standards of Section 501-2;
 - (2) Is not in an Area of Special Concern as designated on the applicable Community Plan map; and
 - (3) Is not a telecommunication facility.
- G. Facility 2 Communication towers to a maximum height of one-hundred (100) feet, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.4.
- H. Home Occupation – Section 430-63.1.

- I. Manufactured Home on a lot or parcel approved for the construction of a detached dwelling unit through a subdivision or partition in the R-9 NB District – Section 430-76 and Section 430-37.1 B. (1-3).
 - J. Park – Section 430-97.
 - K. Single Family Accessory Dwelling Unit – Section 430-117.
 - L. Temporary Use – Section 430-135.1 except for temporary storage of relocated dwelling structures (430-135.1 C.4) and temporary batch plants (430-135.1 G.).
- 390-9.3 Uses Permitted Through a Type II Procedure
- The following uses may be permitted subject to the specific standards set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.
- A. Attached Dwelling Units – Single family attached dwelling units limited to no more than six (6) attached units per building.
 - B. Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.
 - C. Community Service Uses – Section 390-16.4.
 - D. Construction of Public Transportation Facilities not otherwise authorized by Article VII.
 - E. Detached Dwelling Unit, not otherwise permitted by Section 390-9.2 – Section 430-37.1 B.
 - F. Flag Lot – Section 430-45.
 - G. Group Care – Sections 430-53.3 and 430-53.5.
 - H. Home Occupation – Section 430-63.2.
 - I. Manufactured Dwelling Park – Section 430-77.
 - J. Manufactured Dwelling Subdivision – Section 430-79.
 - K. Manufactured Home, not otherwise permitted by Section 304-2.8 – Section 430-76 and Section 430-37.1 B. (1-3).
 - L. Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.

M. Uses Accessory and Incidental to a Residential Development provided for the service and convenience of the residents, including clubhouse, meeting hall, recreation center, gymnasium, and indoor swimming pool.

N. Zero Lot Line Development – Section 430-147.

390-9.4 Uses Which May be Permitted Through a Type III Procedure

The following uses may be permitted subject to the specific standards set forth below, the standards of Section 390-21, and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

A. Boarding House, including a Bed & Breakfast in an existing dwelling – Section 430-19.

C. Community Service Uses – Section 390-16.4.

390-9.5 Dimensional Requirements

The Dimensional Requirements of Section 304-7 are the required standards for the R-9 NB District.

390-10 R-15 North Bethany District (R-15 NB)

390-10.1 Intent and Purpose

The R-15 North Bethany District (R-15 NB) is intended to implement the policies of the Comprehensive Plan for areas in the North Bethany Subarea Plan designated for residential development at no more than fifteen (15) units per acre, and no less than twelve (12) units per acre.

The purpose of the R-15 NB District is to provide areas for higher density single family attached and multi-family housing.

390-10.2 Uses Permitted Through a Type I Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

- A. Accessory Uses and Structures – Section 430-1.
- B. Bus Shelter – Section 430-23.
- C. Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2, located on existing legally established communication towers – Section 430-109.3.
- C. Expansion or replacement of an existing dwelling – Section 430-37.1 A.
- D. Expansion of any Type II or III use which meets the following:
 - (1) Is exempt from application of public facility standards of Section 501-2;
 - (2) Is not in an Area of Special Concern as designated on the applicable Community Plan map; and
 - (3) Is not a telecommunication facility.
- E. Facility 2 Communication towers to a maximum height of one-hundred (100) feet, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.4.
- F. Home Occupation – Section 430-63.1.
- G. Park – Section 430-97.
- H. Temporary Use – Section 430-135.1, except for temporary storage of relocated dwelling structures (430-135.1 C.4) and temporary batch plants (430-135.1 G).

PLACEHOLDER: As part of the placeholder work to develop standards for cluster housing (see Section 390-16.2), staff will also work with stakeholders to develop standards to allow detached single family dwellings in the R-15 North Bethany District (R-15 NB) as permitted uses independent of the cluster housing standards. As adopted, the Concept Plan does not permit detached dwellings in the Medium Density category, designated as the R-15 NB District in Ordinance No. 730. A key factor for not permitting detached dwellings in the Medium Density category was the Concept Plan's design to frame public spaces (e.g., parks) with buildings with prominent massing (larger structures with two or more stories, such as town houses and apartments) rather than a number of small detached structures. Work under this placeholder and the building design and variety placeholder (see Section 390-19) will examine how to maintain the Concept Plan's design aspects when determining where and how to allow detached dwellings in the R-15 District.

390-10.3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Attached Dwelling Units.
- B. Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.
- C. Community Service Uses – Section 390-16.4.
- D. Construction of Public Transportation Facilities not otherwise authorized by Article VII.
- E. Group Care – Section 430-53.3 and 430-53.5.
- F. Home Occupation – Section 430-63.2.
- G. Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.
- H. Uses Accessory and Incidental to a Residential Development provided for the service and convenience of the residents, including clubhouse, meeting hall, recreation center, gymnasium, and indoor swimming pool.

390-10.-4 Uses Which May Be Permitted Through a Type III Procedure

The following uses may be permitted subject to the specific standards set forth below, the standards of Section 390-21, and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Boarding House, including a Bed and Breakfast in an existing dwelling – Section 430-19.
- B. Community Service Uses – Section 390-16.4.
- C. Group Care – Section 430-53.1 and 430-53.4.

390-10.5 Dimensional Requirements

The Dimensional Requirements of Section 305-7 are the required standards for the R-15 NB District.

390-11 R-24 North Bethany District (R-24 NB)

390-11.1 Intent and Purpose

The R-24 North Bethany District (R-24 NB) is intended to implement the policies of the Comprehensive Plan for areas in new urban communities designated for residential development at no more than thirty (30) units per acre and no less than twenty-four (24) units per acre.

The purpose of the R-24 NB District is to provide areas for high density single family attached and multi-family attached residential with design flexibility to allow for a variety of configurations.

390-11.2 Uses Permitted Through Type I Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

- A. Accessory Uses and Structures - Section 430-1.
- B. Bus Shelter – Section 430-23.
- C. Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2, located on existing legally established communication towers – Section 430-109.3.
- D. Expansion or replacement of an existing dwelling – Section 430-37.1 A.
- E. Expansion of any Type II or III use which meets the following:
 - (1) Is exempt from application of public facility standards of Article VIII;
 - (2) Is not in an Area of Special Concern as designated on the applicable Community Plan map; and
 - (3) Is not a telecommunication facility.
- F. Facility 2 Communication towers to a maximum height of one-hundred (100) feet, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.4.
- G. Home Occupation – Section 430-63.1.
- H. Park – Section 430-97.
- I. Temporary Use – Section 430-135.1. except for temporary storage of relocated dwelling structures (430-135.1 C.(4)) and temporary batch plants (430-135.1 G.).

390-11.3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390 and Section 430, as well as the general standards for the District, the Development Standards of Article VI and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Attached Dwelling Units – Single Family (e.g., townhouse/rowhouse).
- B. Attached Dwelling Units – Multi-Family (e.g., apartments, condominiums).
- C. Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.3.
- D. Community Service Uses – Section 390-16.4.
- E. Construction of Public Transportation Facilities not otherwise authorized by Article VII.
- F. Group Care – Sections 430-53.3 and 430-53.5.
- G. Home Occupation – Section 430-63.2.
- H. Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.
- I. Uses Accessory and Incidental to a Residential Development provided for the service and convenience of the residents, including clubhouse, meeting hall, recreation center, gymnasium, and indoor swimming pool.

390-11.4 Uses Which May Be Permitted Through a Type III Procedure

The following uses may be permitted subject to the specific standards set forth below, the standards of Section 390-21, and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Group Care – Section 430-53.1 and 430-53.4.
- B. Community Service Uses – Section 390-16.4.

390-11.5 Dimensional Requirements

The Dimensional Requirements of Section 306-7 are the required standards for the R-24 NB District.

390-12 R-25+ North Bethany District (R-25+ NB)

390-12.1 Intent and Purpose

The R-25+ North Bethany District (R-25+ NB) is intended to implement the policies of the Comprehensive Plan for areas in the North Bethany Subarea Plan designated for residential development at no more than fifty (50) units per acre and no less than twenty (20) units per acre, except as otherwise specified by Section 397-7.

The purpose of the R-25+ NB District is to provide areas for high density, multi-family attached residential housing as well as senior housing and assisted living in proximity to services (e.g., retail and civic uses) and with reduced off-street parking needs. Student housing is also considered an appropriate residential use in this District.

390-12.2 Uses Permitted Through Type I Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

- A. Accessory Uses and Structures – Section 430-1.
- B. Bus Shelter – Section 430-23.
- C. Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2, located on existing legally established communication towers – Section 430-109.3.
- D. Expansion of any Type II or III use which meets the following:
 - (1) Is exempt from application of public facility standards of Section 501-2;
 - (2) Is not in an Area of Special Concern as designated on the applicable Community Plan map; and
 - (3) Is not a telecommunication facility.
- E. Facility 2 Communication towers to a maximum height of one-hundred (100) feet, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 – Section 430-109.4.
- F. Home Occupation – 430-63.1.
- G. Park – Section 430-97.
- H. Temporary Use – Section 430-135.1 except for temporary storage of relocated dwelling structures (430-135.1 C.(4)) and temporary batch plants (430-135.1 G.).

390-12.3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Attached Dwelling Units – Multi-Family (limited to attached multi-family residential, e.g., apartments, condominiums, senior housing).
- B. Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.
- C. Community Service Uses – Section 390-16.4.
- D. Construction of Public Transportation Facilities not otherwise authorized by Article VII.
- E. Group Care – Section 430-53.3 and 430-53.5.
- F. Home Occupation – Section 430-63.2.
- G. Live / Work Housing – Section 390-16.7.
- H. Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.
- I. Uses Accessory and Incidental to a Residential Development provided for the service and convenience of the residents, including clubhouse, meeting hall, recreation center, gymnasium, and indoor swimming pool.

390-12.-4 Uses Which May Be Permitted Through a Type III Procedure

The following uses may be permitted subject to the specific standards set forth below, the standards of Section 390-21, and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Community Service Uses – Section 390-16-4.
- B. Group Care – Section 430-53.1 and 430.53.4.

390-12.5 Dimensional Requirements

The Dimensional Requirements of Section 307-7 are the required standards for the R-25+ NB District.

390-13 Neighborhood Corner Commercial District (NCC NB)

390-13.1 Intent and Purpose

The Neighborhood Corner Commercial North Bethany District (NCC NB) is intended to provide for the convenient shopping and service needs of residents in the North Bethany Subarea Plan at a smaller neighborhood scale than the more prominent Neighborhood Commercial Mixed Use District. Neighborhood Corner Commercial locations are easily accessible to surrounding neighborhoods by foot, bike and car. Neighborhood Corner Commercial uses are designed to be integrated in the community without negatively impacting surrounding residential properties.

The purpose of the Neighborhood Corner Commercial North Bethany District is to allow small shopping and service uses at various locations in the community. Residential uses may be located above ground floor retail or office uses.

390-13.2 Uses Permitted Through a Type I Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

- A. Accessory Uses and Structures – Section 430-1
- B. Any Type II or III use, expansion of an existing use or change of use which meets all of the following:
 - (1) Is exempt from application of the Public Facility Standards under Section 501-2;
 - (2) Is not in an “Area of Special Concern” as designated on the applicable Community Plan map; and
 - (3) Is not a telecommunication facility allowed through a Type II procedure.
- C. Bus Shelter – Section 430-23.
- D. Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2, located on existing legally established communication towers – Section 430-190.3.
- E. Facility 2 Communication Towers, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 that do not exceed a maximum height of one-hundred (100) feet – Section 430-109.4.
- F. Park – Section 430-97.

- G. Temporary Use – Section 430-135.1 except for temporary storage of relocated dwelling structures (430-135.1 C.(4)) and temporary batch plants (430-135.1 G.).

390-13.3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.
- B. Commercial School – Section 390-16.3.
- C. Communication Towers greater than one-hundred (100) feet – Section 430-109.
- D. Community Service Use, limited to a Farmers' Market with no new permanent structures – Section 390-16.6.
- E. Construction of Public Transportation Facilities not otherwise authorized by Article VII.
- F. Convenience Grocery - with a maximum gross floor area of three-thousand five-hundred (3,500) square feet - Section 430-35.
- G. Day Care Facility – Section 390-16.5.
- H. Dwelling units, provided:
 - (1) They are located on the upper floor(s) of the building (i.e., not developed as a stand alone use);
 - (2) The ground floor is used for non-residential uses; and
 - (3) Maximum density of fifteen (15) units per gross acre.
- I. Eating and Drinking Establishments with a maximum gross floor area of three-thousand five-hundred (3,500) square feet.
- J. Financial institutions, such as banks, insurance agents, and real estate offices - with a maximum gross floor area of three-thousand five-hundred (3,500) square feet per use.
- K. Live / Work Housing – Section 390-16.5.
- L. Nursery School – Section 390-16.9.

- M. Personal service uses such as laundry, dry cleaners, barber and beauty shop, shoe repair, photographic studios - with a maximum gross floor area of three-thousand five-hundred (3,500) square feet per use.
- N. Professional office uses, including medical offices, and veterinary clinics which do not include boarding facilities other than indoor boarding for immediate, critical care – with a maximum gross floor area of three-thousand five-hundred (3,500) square feet per use.
- O. Retail businesses, such as variety, hardware, drug, dry goods, clothing, photography, hobby and similar retail uses as well as eating and drinking establishments – with a maximum gross floor area of three-thousand five-hundred (3,500) square feet per use.
- P. Service station, including a car wash – Section 390-16.10.
- Q. Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.

390-13.4 Dimensional Requirements

A. Lot Area:

The minimum lot area shall be eight-thousand five-hundred (8,500) square feet.

B. Yard Requirements:

The minimum yard requirements shall be as follows:

1. Ten (10) foot front yard;
2. Side yards:
 - (a) When abutting a Residential or Office Commercial District, the side yard shall be no less than required by the abutting district;
 - (b) Except on corner lots, and as in (a) above there is no required side yard;
 - (c) On a corner lot, the side or rear yard abutting the street shall be ten (10) feet;
3. Twenty (20) foot rear yard; and
4. Additional setbacks may be required as specified in Sections 411 and 418.

C. Height:

1. The maximum height for structures shall be thirty-five (35) feet except as modified by other Sections of this Code.

2. Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed the thirty-five (35) foot building height limit to a maximum height of sixty-five (65) feet.
3. The height of telecommunication facilities are regulated by the Permitted Use sections of this Land Use District, Sections 201, 430-1, 430-109 and other applicable provisions of this Code.

D. Lot Dimensions:

1. The minimum average lot width shall be eighty-five (85) feet;
2. The minimum average lot depth shall be eighty-five (85) feet; and
3. The minimum lot width at the access point shall be forty (40) feet.

390-14 Neighborhood Commercial Mixed Use District (NCMU NB)

390-14.1 Intent and Purpose

The Neighborhood Commercial Mixed Use North Bethany District (NCMU NB) is intended to provide for the daily shopping and service needs of new urban communities. The Neighborhood Commercial Mixed Use District area is easily accessible from the surrounding neighborhoods by foot, bike and car.

The NCMU NB District is intended to serve as a community focal point for daily needs such as services and retail goods and as a gathering place for the community. The NCMU NB is intended to be a prominent feature in the community. High density attached multi family residential uses may be allowed on upper floors of buildings within this District.

390-14.2 Uses Permitted Through a Type I Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code.

- A. Accessory Uses and Structures – Section 430-1
- B. Any Type II or III use, expansion of an existing use or change of use which meets all of the following:
 - (1) Is exempt from application of the Public Facility Standards under Article V;
 - (2) Is not in an “Area of Special Concern” as designated on the North Bethany Subarea Community Plan map; and
 - (3) Is not a telecommunication facility allowed through a Type II procedure.
- C. Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2, located on existing legally established communication towers – Section 430-109.3.
- D. Facility 2 Communication Towers, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2, that do not exceed a maximum height of one-hundred (100) feet.
- E. Park – Section 430-97.
- F. Temporary Use – Section 430-135 except for temporary storage of relocated dwelling structures (430-135.1 C.(4)) and temporary batch plants (430-135.1 G.).

390-14.3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Community Service Use, limited to a Farmers' Market with no new permanent structures – Section 390-16.6.
- B. Co-located antennas, not otherwise allowed through a Type I Procedure – Section 430-109.
- C. Commercial School, such as vocational, music, dance, martial arts, when developed as part of a mixed-use development – Section 390-16.9.
- D. Communication Towers greater than one hundred (100) feet in height – Section 430-109.
- E. Construction of Public Transportation Facilities not otherwise authorized by Article VII.
- F. Day Care Facility, when developed as part of a mixed-use development – Section 390-16.5.
- G. Dwelling units, including accessory and incidental uses, such as indoor recreational amenities, provided:
 - (1) They are located on the upper floor(s) of the building;
 - (2) The ground floor is used for non-residential uses; and
 - (3) Maximum density of twenty-five (25) units per gross acre.
- H. Eating and Drinking Establishments
- I. Financial institutions, such as banks, insurance agents, and real estate offices.
- J. Food Market – not to exceed twenty-five-thousand (25,000) square feet.
- K. Live / Work Housing – Section 390-16.5.
- L. Nursery School, when developed as part of a mixed-use development – Section 390-16.9.
- M. Personal Service Establishments such as laundry, dry cleaners, barber and beauty shop, shoe repair, photographic studios.

- N. Professional office uses, including medical offices, and veterinary offices which do not include boarding facilities other than indoor boarding for immediate, critical care.
 - O. Public Building – Section 430-103
 - P. Retail businesses, such as variety, hardware, dry goods, clothing, photography, hobby, automotive parts stores, and similar retail uses.
 - Q. Service Businesses for services such as photocopying, duplicating, addressing, drafting, blue printing, photocopying, stenographic and notary public like services, shoe repair, and photographic studios.
 - R. Special Recreation Use, when developed as part of a mixed-use development and not to exceed 24,000 square feet in size.
 - S. Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.
- 390-14.4 Dimensional Requirements

The dimensional standards for this district will be developed as part of the implementation of the Main Street Program Guide for the North Bethany Subarea.

390-15 Institutional North Bethany District (INST NB)

390-15.1 Intent and Purpose

The INST NB District is intended to implement the policies of the Comprehensive Plan and the North Bethany Subarea Plan by providing standards and procedures for existing quasi-public institutional facilities and future public facilities and services in the North Bethany Subarea.

The purpose of the District is to provide for identification of existing quasi-public institutional facilities (church, cemetery) and future public institutional uses and services (e.g., schools, fire station, parks) identified through the planning of the North Bethany Subarea. The District is intended to allow public and quasi-public service providers the assurance that future sites identified through the North Bethany planning process will be available for the uses specifically identified when they are needed.

390-15.2 Uses Permitted Through a Type I Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the district, the Development Standards of Article IV and all other applicable standards of the Code.

- A. Accessory Uses and Structures – Section 430-1.
- B. Any Type II or III use, expansion of an existing use or change of occupancy which meets all of the following:
 - (1) Is exempt from application of the Public Facility Standards under Article V;
 - (2) Is not in an “Area of Special Concern” as designated on the applicable Community Plan map;
 - (3) Is on an existing lot;
 - (4) Does not amend any previous approval or previous condition of approval;
 - (5) Is in compliance with all applicable standards of this Code; and
 - (6) Is not a telecommunication facility allowed through a Type II procedure.
- C. Co-located antennas, excluding those antennas exempt pursuant to Sections 430-109.1 and 201-2, located on existing legally established communication towers – Section 430-109.
- D. Communication Towers, excluding those towers exempt pursuant to Sections 430-109.1 and 201-2 that do not exceed a maximum height of one-hundred (100) feet.

- E. Park – Section 430-97.1.
- F. Park and Ride Facility in an existing parking lot - Section 430-89.4.
- G. Temporary Use – Section 430-135 except for temporary storage of relocated dwelling structures (430-135.1 C.(4)) and temporary batch plants (430-135.1 G.).

390-15.3 Uses Permitted Through a Type II Procedure

The following uses are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV, and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Communication Tower greater than one-hundred (100) feet in height – Section 430-109.
- B. Construction of Public Transportation Facility not otherwise authorized by Article VII.
- C. Expansion of an existing Institutional use which does not meet the criteria of Section 390-15.2 B., above.
- D. Park - Section 430-97.2.
- E. Tree removal in areas identified in the applicable Community Plan as Significant Natural Resources, subject to Section 407-3.

390-15.4 Uses Which May be Permitted Through a Type III Procedure

The following uses may be permitted subject to the specific standards set forth below, the standards of Section 390-21, and in applicable Special Use Sections of Section 390-16 and Section 430, as well as the general standards for the District, the Development Standards of Article IV and all other applicable standards of the Code. Approval may be further conditioned by the Review Authority pursuant to Section 207-5.

- A. Cemetery – Section 430-27.
- B. Church – Section 390-16.1.
- C. Community Service Uses – Section 390-16.4.
- D. Public Building, limited to fire station, library – Section 430-103.
- E. School – Section 390-16.9.

F. Park and Ride Facility – new facilities, see Section 430-89.

390-15.5 Dimensional Requirements

A. Lot Area:

- (1) The minimum lot area shall be as required for the specific use as listed in Section 390-16 or Article IV.
- (2) Where no specific site size is required, site size and yard shall be based upon a site plan submitted by the applicant. The site plan shall consider especially, the compatibility of the facility with the existing surrounding uses and the uses allowed by the plan designation.

B. Yard Requirements:

The minimum yard requirements shall be as follows:

- (1) Fifteen (15) foot front, side or rear yards that abut a street;
- (2) Fifteen (15) foot side yard;
- (3) Twenty (20) foot rear yard; and
- (4) Additional setbacks may be required as specified in Section 418.

C. Height:

- (1) The maximum height for structures shall be thirty-five (35) feet except as modified by other Sections of this Code.
- (2) The maximum height for accessory structures shall be fifteen (15) feet except as modified by other Sections of this Code.
- (3) Normal building appurtenances and projections such as spires, belfries, cupolas, chimneys, ventilators, elevator housings or other structures placed on or extending above roof level may exceed the thirty-five (35) foot building height limit to a maximum height of sixty (60) feet.
- (4) The height of telecommunication facilities are regulated by the Permitted Use sections of this District, Sections 201, 430-1, 430-109, 845-7 and other applicable provisions of this Code.

390-16 Special Use Standards

In addition to the requirements of Section 390 and Sections 400 through 429, the following standards are provided for specific uses.

PLACEHOLDER: The dimensional standards for the following special uses will be revisited to permit development of a more urban character and provide uniform standards where appropriate.

390-16.1 Church (Religious Institution)

A building constructed or utilized primarily for public worship, together with its accessory uses and buildings, including rectory, parsonage, and living quarters for custodians and caretakers, where persons regularly assemble for religious worship and which is controlled by a religious body organized to sustain public worship.

- A. There shall be a minimum lot area of twenty-thousand (20,000) square feet. Additional area may be required based on the extent of the proposal.
- B. Minimum side and rear yard setbacks: Twenty (20) feet. This distance shall increase by five (5) feet for each story in excess of two (2) stories.
- C. A minimum ten (10) foot landscape area shall be provided in all required yards that abut land with a residential designation and shall be:
 - (1) Free from all parking and loading areas, refuse and recyclable storage areas and utility facilities, except that ground-mounted utility boxes no greater than thirty-six (36) inches in height may be located provided that they adequately screened with low-growing shrubs or other similar landscape screen; and
 - (2) Planted with the following landscaping placed every one-hundred (100) lineal feet of landscape area:
 - Four (4) canopy trees
 - Four (4) understory trees
 - Ten (10) shrubs
- D. Existing mature landscaping may be incorporated into the required landscape area.
- E. Gaps in fences, walls or landscaping are allowed if required by Section 408.

390-16.2 Cluster Housing

PLACEHOLDER: The proposal to develop standards for cluster housing would provide for a new residential development format in the county. The new format would allow generally smaller, more densely arranged residential product using any of a variety of attached or detached product types in a manner that incorporates shared designed open space. Examples include cottage and courtyard developments.

Staff prepared draft standards as part of the 2009 proposed Article VIII. This draft has not yet been perfected but represents a starting place for the collaborative development of standards that can be part of a future ordinance for North Bethany; these standards may also be applicable for West Bull Mountain. Staff will work with interested developer and CPO representatives to determine permitted districts, critique and test draft material, and consult other jurisdictions' standards for similar dwelling unit types.

The Cluster Housing standards are intended to be incorporated through a Planned Development process. In North Bethany, this may or may not be used in conjunction with a "density bonus" request. Because of the variety of unit types and sizes that can follow the cluster format, it could be applied to a relatively broad range of densities.

390-16.3 Commercial School

Commercial schools are schools that are customarily commercial rather than academic in nature, such as business, dancing, karate, and other instruction schools.

A. Commercial schools shall be located within an enclosed building or structure.

390-16.4 Community Service Use

PLACEHOLDER: Staff will continue to work with stakeholders to develop community plan and development provisions that will ensure how community service uses will be provided in the North Bethany Subarea. This placeholder will complete the work started by Work Group 2 during the 2010 work group process. Work Group 2 did not have sufficient time to develop these provisions for inclusion in Ordinance No. 730.

Community service uses are neighborhood-scale public and quasi-public uses and/or gathering spaces that are necessary components of a complete community. These uses may only be located on sites designated in the North Bethany Subarea Plan and shall be processed according to the procedure types indicated below. These uses shall comply with requirements for Community Service Uses in the North Bethany Subarea Plan.

A. Community Service Use – Type II

(1) Farmers' Market – the standards of Section 390-16.6 apply.

(2) Day Care Facility – the standards of Section 390-16.5 apply.

B. Community Service Use – Type III

(1) Church – the standards of Section 390-16.1 apply.

(2) Membership Organization (e.g., Elks, Rotary, Grange)

(3) Nursery School, (Preschool) – the standards of Section 390-16.9 apply.

(4) Private School (K-12) – the standards of Section 390-16.9 apply.

(5) Public Building, at a scale oriented to serve the surrounding area (e.g., post office, library, museum, community building, police office); fire station, motor vehicle drive test center, motor vehicle field office are excluded – the standards of Section 430-103 apply.

(6) Transit Plaza (does not include vehicular parking) – the standards of Section 390-16.12 apply.

390-16.5 Day Care Facility

Day Care Facilities, as defined by Section 106-48, are permitted subject to the following:

A. The minimum front and rear yards shall be twenty (20) feet;

B. The minimum side yard shall be ten (10) feet;

C. All State and County licensing and Health Department requirements must be met;

D. The maximum sign area shall be twenty (20) square feet; except as provided otherwise in Section 390-22.

E. Outdoor play areas shall be screened from adjacent properties by a site-obscuring fence or masonry wall at a minimum height of six (6) feet.

F. Day care facilities located within a church, school or public building are allowed through a Type II procedure when permitted by the primary district; and

G. Child care provided at a public or private school for before and/or after school care, exclusively for students affiliated with the school, is not subject to the requirements of this Section. This use is permitted pursuant to Section 201-2.19.

390-16.6 Farmers' Market

Farmers' Markets and all Vendors shall:

- A. For the purposes of Section 390-16.6, apply the following definitions:
 - (1) "Farm Products" means fruits, vegetables, mushrooms, herbs, nuts, shell eggs, honey or other bee products, flowers, nursery stock, livestock and dairy food products (including meat, milk, cheese and other dairy products), poultry, seafood, fish, or similar products approved by the Director or the Director's designee.
 - (2) "Producer" means a person or business that raises or produces Farm Products on land that the person or business farms and owns, rents, or leases. "Producer" also means a person or business that propagates and/or harvests fish, seafood or other aquatic species.
 - (3) "Value-added Farm Product," means any product processed by a Producer from a Farm Product, such as baked goods, jams, and jerky.
 - (4) "Farmers' Market" means an outdoor market open to the public, operated by a public agency, a nonprofit corporation, or one or more Producers, at which:
 - (a) At least seventy-five percent (75%) of the products sold are Farm Products or Value added Farm Products; and
 - (b) At least seventy-five percent (75%) of the vendors regularly participating during the market's hours of operation are Producers, or family members or employees of Producers.
- B. Comply with all federal, state, and county laws and regulations relating to the operation, use, and enjoyment of the market premises.
- C. Receive all required operating and health permits, and these permits (or copies) shall be in the possession of the Farmers' Market Manager or the vendor, as applicable, on the site of the Farmers' Market during all hours of operation.
- D. Have an established set of operating rules addressing the governance structure of the farmers' market, hours of operation, maintenance and security requirements and responsibilities; and appointment of a Market Manager.
- E. Have a Market Manager or designee authorized to direct the operations of all vendors participating in the market on the site of the market during all hours of operation.
- F. Provide for recycling and waste removal in accordance with all applicable county requirements.

- G. Provide a litter control program. Trash and recycling receptacles shall be provided on-site. Written verification must be provided that the Market Manager or designee will conduct at a minimum a daily on-site litter pickup and an off-site litter pick-up along sidewalks adjacent to the site.
- H. Provide motorized and non-motorized (e.g., bicycles) parking for their patrons.
- I. Comply with the following permitted days and hours of operation:
 - (1) May through October;
 - (2) No more than twice weekly; and
 - (3) Hours of operation: 7:00 AM – 8:00 PM.
- J. Provide a minimum twenty (20) foot setback when adjacent to a residential land use district.

390-16.7 Live / Work Housing

Live / Work Housing units combine residential uses with pedestrian oriented commercial retail, office, or personal service businesses into a single unit. Live / Work Housing emphasizes residential occupancy with commercial activity as a secondary use. Live / Work Housing units include a ground floor level dedicated to office or retail space and an upper floor level(s) that contains the living quarters.

Live / Work Housing may be provided when the following standards are met.

A. Development Standards

- (1) The business must be conducted in a specifically delineated area on the first floor of the unit and occupy no more than seven hundred (700) square feet.
- (2) The Live / Work Housing Development site is located in a land use district that requires minimum residential densities of at least twenty-four (24) units per acre [e.g., R-24 North Bethany District (R-24 NB) and R-25+ North Bethany District (R-25+ NB)].
- (3) The minimum residential density requirements are met.
- (4) The Live / Work Housing Development site maintains frontage along a public street.
- (5) Signage shall be in accordance with Section 390-22, except that business identification signage for the ground floor work area shall be limited to no more than one (1) wall-mounted business identification sign not to exceed twenty (20) square feet in size.

- (6) Off-street parking shall be in accordance with Section 413, except that no off-street parking is required for the ground floor work area provided that this area fronts on a public street with on-street parking. Off-street parking that is provided shall be located behind the structure, within an attached or detached garage, or in an underground parking garage. No off-street parking shall be provided between the front of the unit and the abutting street.
 - (7) Live / Work Housing unit façades fronting the public street shall incorporate the following in order to create a visual relationship between activities within the building and the streetscape:
 - (a) Transparent windows which allow views into and from the portion of a building that is used as a business; and
 - (b) Other architectural feature to provide a strong visual distinction between the pedestrian oriented ground floor and upper residential stories, such as a cornice above the first floor, a change of building materials, a row of clerestory windows, and/or an overhang.
 - (8) Business entrances shall be sheltered by an overhang, awning, canopy, recessed entries, or other architectural feature of at least four (4) feet in width.
- B. Accessory Dwelling Units are not permitted in a Live / Work Housing unit.
 - C. Home Occupations are not permitted in a Live / Work Housing unit.
 - D. Employ no more than two (2) persons in addition to those who are permanent residents of the dwelling.
 - E. Operators of the business portion of the Live / Work Housing unit shall live in the residential portion of the Live / Work Housing unit.
 - F. Include no retail sales other than sales of products typically used in the business (e.g., a hair salon may sell hair products).
 - G. Produce no noise or obnoxious odors, vibrations, glare, fumes, or electrical interference detectable to normal sensory perception outside the business.

390-16.8 Public Utility for the Production of Heat, Light or Electricity

PLACEHOLDER: Existing CDC standards for a Public Utility (Section 430-105) allow a broad range of uses, such as a service yard, that are not appropriate for North Bethany. However, given the current interest to provide alternate methods of energy, it is important to provide the opportunity for community / development based energy production in North Bethany. Currently, the CDC does not have standards for this particular type of utility. County staff will work with stakeholders to development appropriate CDC standards for this use in North Bethany and identify the specific land use districts this use should be located in.

390-16.9 Schools, Including Nursery (Private and Public)

A place for systematic instruction in any branch or branches of knowledge including any of the following: nursery, kindergarten, primary, intermediate and high school or combination thereof, which may be a public school or a private school offering instruction substantially similar to public schools. School does not include trade and commercial schools or day care facilities.

- A. Play areas, such as playgrounds, adjacent to a residential district shall be screened by a site-obscuring fence or masonry wall.
- B. A minimum ten (10) foot landscape area shall be provided in all required yards that abut land with a residential designation land shall be:
 - (1) Free from all parking and loading areas, refuse and recyclable storage areas and utility facilities, except that ground-mounted utility boxes no greater than thirty-six (36) inches in height may be located provided that they adequately screened with low-growing shrubs or other similar landscaping; and
 - (2) Planted with the following landscaping placed every one hundred (100) lineal feet of landscape area:
 - Five (5) canopy trees
 - Ten (10) understory trees
 - Fifteen (15) shrubs
- C. Existing mature landscaping may be incorporated into the required landscape area.
- D. Gaps in fences, walls or landscaping are allowed if required by Section 408.
- E. Before and/or after school child care provided at a school exclusively for students affiliated with the school is permitted pursuant to Section 201-2.19.

390-16.10 Service Station and/or Car Wash

A commercial establishment primarily involved with sales and services of motor fuels. In addition, the following may occur: supplying goods and services generally required in the operation and maintenance of automotive vehicles, including sales of petroleum products, sale and servicing of tires, batteries, automotive accessories and replacement items; car washing and lubricating services; the performance of minor automotive maintenance and repair; the supplying of other incidental customer services and products; and the sale of frequently purchased foods and sundries to residents of the immediate area and the traveling public. No merchandise or incidental items, including prizes or premiums, shall be displayed outside an enclosed building. Major automotive repairs, painting and fender work are prohibited. Service stations and car washes are subject to the following:

A. Access shall be determined based upon a site inspection which considers:

- (1) Site size;
- (2) Road Classification;
- (3) Sight distance and allowed MPH; and
- (4) Adjacent development.
- (5) Vehicle access shall be located as far from adjacent residential land uses as practical.
- (6) A maximum of two (2) access points to a public roadway are allowed.
- (7) Consolidation of access with adjoining non-residential uses shall be encouraged and may be required.

~~B. On-site parking shall be provided for employees. The peak employment period shall be used to determine the number of employee parking spaces.~~

CB. The use shall be screened from adjacent residential properties by a site-obscuring fence or masonry wall with a minimum height of six (6) feet.

DC. A minimum ten (10) foot landscape buffer shall be provided in all required yards that abut land with a residential designation and shall be:

- (1) Free from all parking and loading areas, refuse and recyclable storage areas and utility facilities, except that ground-mounted utility boxes no greater than thirty-six (36) inches in height may be located provided that they adequately screened with low-growing shrubs or other similar landscape screen; and

(2) Planted with the following landscaping placed every one hundred (100) lineal feet of landscape area:

- Five (5) canopy trees
- Ten (10) understory trees
- Fifteen (15) shrubs

ED. Existing mature landscaping may be incorporated into the required landscape area. |

EE. Gaps in fences, walls or landscaping are allowed if required by Section 408. |

EF. Lighting, sign illumination, height and hours of operation may be restricted through the development review process in consideration of possible negative impact on nearby residential uses. |

EG. No display of merchandise outside the building except small items such as oil, windshield wiper blades and tires. |

EH. No outside storage of vehicles is permitted for more than twenty-four (24) hours per vehicle. |

390-16.11 Transit Plaza

A transit plaza is a small area adjacent to a transit stop which provides a place for transit riders to sit, stand or rest while waiting for the bus. See CDC Sections 380-4.2, Pedestrian Plaza, and 380-5, Additional Transit Improvements, for applicable standards.

390-17 North Bethany Planned Development Process

PLACEHOLDER: Two types of Planned Development are proposed for North Bethany, one that allows a density bonus and one that does not.

Existing CDC standards for Planned Development essentially allows dimensional standards to be flexed in exchange for open space provisions. In North Bethany, where a comprehensive system of parks and trails are planned, alternative types of trade-offs are being considered. Because many of the considerations are related to neighborhood/community design, aesthetics and issues of spatial relationships and scale, the Workgroup 2 recommendation is to find a way to incorporate the objective input of a design professional into the review process. Because the review procedures would remain consistent with what is outlined in the existing CDC, one viable option is to have an urban design professional or architect serve as Hearings Officer to preside over the Type III review process.

The Density Bonus type of Planned Development is envisioned as similar, with two important distinctions. First is that the maximum density of a given land use district would be increased per the table below. (Note the Density Bonus in the R6 NB comes with some limitations, also described below.) The second is that the trade-offs for granting a density bonus would be more substantial than for the regular PD. It is recommended that a menu of options be provided which includes affordable housing, per the Affordable Housing Report of the North Bethany Plan (July 2007).

In addition to the provision of enhanced design flexibility, the Density Bonus type of Planned Development will provide a tool to bridge gaps in the density ranges found within the North Bethany land use districts. Addressing these density gaps will encourage a broader range of housing types, sizes and price points in North Bethany.

Workgroup Recommendation Showing Density Bonus PD Provisions

Subarea Plan Designation	Minimum Density	Maximum Density	Primary Housing Type	Average Lot Size for Detached Products	Average Lot Size for Attached Products
R6-NB	5	6	SFD, duplex	5,000 sf	3,500 sf
R6-NB density bonus (for max 35 acres)	7	9	Cluster Housing		
R9-NB	7	9	SFD, SFA	2,800 sf	2,400 sf
R9-NB density bonus	10	12	Cluster Housing		
R15-NB	12	15	SFA, multi-family	n/a	1,600 sf
R15-NB density bonus	16	20	Cluster Housing		
R24-NB	19	24	SFA, multi-family	n/a	n/a
R24-NB density bonus	25	30	Cluster Housing		
R25+-NB	20	25+	SFA, multi-family	n/a	n/a

390-18 Density Restricted Lands

390-18.1 Intent and Purpose

Density Restricted Lands are intended to implement the policies of the Comprehensive Plan and North Bethany Subarea Plan by identifying areas in North Bethany where more detailed level of analysis has been conducted through the planning process to identify areas not planned for residential development.

Section 390-18 refers to the corresponding Density Restricted Lands Map in the North Bethany Subarea Plan. The purpose of identifying Density Restricted Lands is to identify lands in North Bethany where density for future residential development has not been provided pursuant to standards under Title 11 of Metro's Urban Growth Management Functional Plan.

Density Restricted Lands are comprised of various areas where development is otherwise limited under applicable regulations, such as significant wetlands (Water Areas and Wetlands, per Section 422), water quality buffer areas (CWS vegetated corridors, per the latest Design & Construction Standards), floodplains (FEMA 100-year floodplain, per Section 421), drainage hazard areas (per Section 421), parks and open spaces (per the Significant Natural and Cultural Resources map), and slopes greater than twenty-five (25) percent. In many cases these different categories of restricted areas overlap with one another.

390-18.2 Density Restricted Lands Designation

The boundaries of the Density Restricted Lands designation are defined as concurrent with the edge of the combined restricted area, represented by a composite of the various areas of applicability as defined in this Section. The Community Plan map depiction of Density Restricted Lands is based on best available information at the time of adoption, including a Local Wetland Inventory completed in February 2010. For some features, such as Drainage Hazard Areas, specific boundaries have not yet been determined.

Precise boundaries for Density Restricted Lands may be refined by specific site analysis, such as survey and wetland delineation, provided all applicable land categories are addressed. It is anticipated that more accurate, site-specific boundary data will be provided as part of a development application and that this more accurate information will be used to identify the delineated extent of the Density Restricted Lands designation on a given site. Community Plan maps may be periodically updated by the County to reflect any more accurate data that has been approved through development review.

390-18.3 Applicability

The Density Restricted Lands designation applies to land categories with known regulatory limitations on development. These include:

- A. Significant Natural and Cultural Resource Areas (Open Space, Water Areas and Wetlands, Water Areas and Wetlands & Fish and Wildlife Habitat);
- B. Vegetated Corridors associated with Water Quality Sensitive Areas (pursuant to Clean Water Services "Design and Construction Standards for Sanitary Sewer and Surface Water Management" or its successor);
- C. Floodplain and Drainage Hazard Areas (per Section 421), and
- D. Slopes greater than twenty-five (25) percent.

390-18.4 Permitted Development

Permitted uses are subject to applicable land use designation(s) and applicable regulations in the Community Plan, Community Development Code, and/or Clean Water Services "Design and Construction Standards for Sanitary Sewer and Surface Water Management" or its successor. In cases of over-lapping regulation, the most restrictive shall dictate.

390-18.5 Prohibited Uses

Notwithstanding Section 390-18.4, the following uses are prohibited on Density Restricted Lands:

- A. Density transfers – Section 300-3.
- B. Residential development, with the exception of areas with greater than 25% slopes.

Development on Density Restricted Lands with pre-existing slopes greater than 25% may be permitted if properly engineered, as determined by the Building Official.

390-18.6 Standards for Adjusting the Density Restricted Lands Map

The Density Restricted Lands Map in the Community Plan is based on best available information at the time of adoption. The mapped boundary of Density Restricted Lands may be refined as more accurate data is approved through development review, and as future Open Space areas are determined (e.g. Neighborhood Parks).

390-19 Building Design and Variety

PLACEHOLDER: These standards shall be addressed in conjunction with the discussions regarding Planned Development standards.

390-21 Review Criteria for Type III Uses

390-21.1 Intent and Purpose

The planning process to develop the North Bethany Subarea Plan identified the location of future public and private Type III uses (e.g., public schools, a fire station, churches and nursing homes). Since the Subarea Plan, with its implementing land use districts, specifies the types and locations of needed Type III uses, these uses are presumed to be appropriate uses, subject to the uses being developed in a manner so they are compatible with existing and future adjacent residential uses and mitigation of adverse impacts, if any, to existing or future adjacent uses.

The intent of this Section is to provide standards for review of Type III uses in the North Bethany Subarea in lieu of Section 403-3.1's Type III denial criteria that is applicable outside of the North Bethany Subarea. Application of Section 390-21 is intended to ensure that, to the extent practicable, 1) adverse impacts from a Type III use on existing or future adjacent residential uses are mitigated; and 2) the Type III use will be compatible with existing or future adjacent residential uses.

Application of the requirements of this Section implements the intent and purpose of this Section through a Type III review process that emphasizes building orientation and height, building materials, privacy, buffering, and access; and provides an opportunity for nearby property owners and residents to testify about the proposed development at a public hearing.

Application of the requirements of this Section shall not preclude approval of the Type III use.

390-21.2 Applicability

The requirements of this Section shall apply to all Type III uses in the North Bethany Subarea. This Section does not apply to Type I or Type II uses reviewed through the Type III procedure.

390-21.3 Type III uses shall meet the following:

- A. Consider the location of access and parking for the proposed use in relationship to existing or future adjacent residential uses;
- B. Buildings and building openings (e.g., windows, doors) shall be located and oriented to provide maximum privacy to surrounding existing and future residential structures;
- C. Maintain the setback requirements of the primary district unless the Review Authority determines that it is necessary to modify the setbacks to provide more privacy to existing and proposed structures; and

- D. Landscaping and fencing may be required, (in addition to requirements of Section 390-16 or Section 430) to maintain the privacy of existing and proposed dwellings on adjacent properties.

390-21.4 The Review Authority may impose specific conditions of approval to ensure that the development is compatible with adjacent existing or future residential uses and/or to mitigate adverse impacts. Conditions of approval may include but are not limited to:

- A. Require increased setbacks;
- B. Require landscape buffers;
- C. Change the location or orientation of buildings, the location of building openings, and the location of the access and parking;
- D. Change the type or color of proposed exterior building materials;
- E. Reduce the maximum allowed building height;
- F. Reduce the maximum square footage and height of signs; and
- G. Limit the use of outside public address systems.

390-21.5 Submittal Requirements

In addition to all other submittal requirements, applications shall include:

- A. A plan of complete development of the subject property and existing or potential development of adjacent vacant parcels, including the distance between the proposed structures on the subject property and existing or future dwelling units on adjacent parcels;
- B. A site plan showing locations and setbacks of each structure and other on-site improvements, such as parking, ball fields and playgrounds; and
- C. A screening and buffering plan showing all existing landscaping and buffering and any additional landscaping and buffering, including fencing, needed to maintain the privacy of existing dwellings on adjacent parcels.

390-22 Additional North Bethany Subarea Development Standards

In addition to the standards of Article IV, Development Standards, the following requirements apply to development in the North Bethany Subarea.

390-22.1 Building, Siting and Architectural Design

In addition to the requirements of Section 406, the following standards apply:

- A. Darkly tinted windows and mirrored windows that block two-way visibility are prohibited as ground floor windows, including windows in doors and garage doors; and
- B. Roof mounted mechanical, electrical and electronic equipment (HVAC, antennae, etc.) shall be fully screened from view through the incorporation of parapets, screening walls, roof-top landscaping, or sight-obscuring fences which provide a full visual barrier from adjacent uses.

390-22.2 Landscape Design

In addition to the requirements of Section 407, the following standards apply:

- A. Development shall meet the street tree standards identified in the North Bethany Subarea Plan. The species of street trees to be planted shall be from the approved North Bethany Street Tree List in the North Bethany Subarea Plan. Trees shall meet the required spacing standard to maximize canopy coverage and provide canopy overlap for shade.
- B. Shared outdoor recreation areas:
 - (1) Usable outdoor recreation area(s) shall be provided for single family attached and multi-family developments for the shared or common use of all the residents in the following amounts:
 - (a) Studio, up to and including two-bedroom units, 200 square feet per unit; and
 - (b) Three or more bedroom units, 300 square feet per unit.
 - (2) The required recreation space may be provided as follows:
 - (a) It may be all outdoor space; or
 - (b) It may be part outdoor space and part indoor space; for example, an outdoor tennis court, and an indoor recreation room.
 - (3) Shared outdoor recreation space shall be readily observable by residents to promote crime prevention and safety.

- (4) Outdoor recreation areas required by Subsection B. (1) above may be used to satisfy by the minimum landscape requirements of Section 407-1.3. The outdoor recreation areas are not intended to require more landscaping than required by Section 407-1.3.

390-22.3 Neighborhood Circulation

In addition to the requirements of Section 408, the following standards apply:

A. Streets

- (1) Streets shall be public and designed according to the specific street cross-section type in the North Bethany Subarea Plan (or the County's 2020 Transportation Plan functional classification, or in both).
- (2) Street cross-sections, including alleys, shall be consistent with those set forth in the North Bethany Subarea Plan.
- (3) Streets shall be designed to be consistent with other applicable requirements of the North Bethany Subarea Plan, such as the requirements for Primary Streets, the street tree program, Area of Special Concern provisions for streets, and street related design elements.
- (4) Traffic management elements incorporated into the street cross sections shall be consistent with the North Bethany Street Design Cross-Sections and the Washington County Uniform Road Improvement Design Standards. Curb extensions, colored and/or textured pavement treatments, or medians may be allowed on any public street based on prior approval from the County Engineer and findings that the treatment will be safe, will not result in an unreasonable amount of public maintenance, and will maintain the functional classification of the facility.

In addition to the requirements of Section 390-24.3 A.(3) above, the Review Authority may approve other traffic management measures on any North Bethany street based on prior approval from the County Engineer through the engineering modification process. Any prior engineering approval for such measures is to be considered preliminary and subject to subsequent land use approval.

B. Alleys

Alleys may be allowed in the North Bethany Subarea subject to compliance with all of the following requirements:

- (1) Alleys shall be private and designed in accordance with the Special Area Local Street – Alleys (SAL-5) standards set forth in the Washington County Uniform Road Improvement Design Standards.

- (2) Lots or parcels utilizing an alley must have frontage on a separate public street which provides on-street parking and sidewalks or alternatively may have frontage on a park or natural open space, provided that adequate on-street parking is provided to the lots or parcels in accordance with Section 413;
- (3) Alleys can not be used to meet the block length or perimeter standards of Section 408-6;
- (4) Alleys shall connect two public streets except when a through connection is not possible due to topographical and environmental constraints, access spacing limitations, and/or sight distance restrictions. When an alley only connects to one public street, it shall be designed in accordance with Section 409-3.7.

Notwithstanding (4) above, alleys shall not directly access a collector or arterial road;

- (5) Minimum four (4) foot setback to a garage or parking area; and
- (6) The Review Authority shall determine tract width for the alley during development review based on the specific needs and use of the alley. Alley tracts shall be at least sixteen (16) feet wide.

C. Parking Lot Driveways

Parking lot driveways that access public streets with parking stalls shall be designed with curbs and sidewalks on one side, unless one of the following is met:

- (1) The parking lot driveway is less than one hundred (100) feet long; or
- (2) The parking lot driveway serves four (4) or less residential units.

D. Modifications to Streets

Modifications to streets shall be processed consistent with *Table A: Modifications to Street Classes allowed through Development Review* located in Section IV. North Bethany Subarea Plan and Maps of the Bethany Community Plan.

390-22.4 Signs

Signage in the North Bethany Subarea shall comply with the following requirements.

A. Standards

- (1) Signage attached to a building shall complement the building's character (e.g., wall signs shall not cover building columns).

- (2) In all of the residential districts in the North Bethany Subarea, the standards of Section 414-1 shall apply.
- (3) In all of the non-residential districts in the North Bethany Subarea, the standards of Section 414-2 shall apply, except as noted in this Section.

B. Exceptions to Section 390-24.4 A.

- (1) Façade-mounted, non-residential signs shall not exceed five (5) percent of the area of the façade upon which it is mounted, up to a maximum of two hundred (200) square feet per façade or four hundred (400) square feet per building.
- (2) Ground-mounted monuments or site entry markers up to fifteen (15) feet in height may be approved subject to the following:
- (3) Total area and volume of the portion of the monument or marker incorporating sign letters shall not exceed forty-five (45) square feet or ninety (90) cubic feet; and
- (4) Position of the monument or marker shall not obscure roadway visibility or result in potential traffic hazard(s) as may be determined by the County Engineer.

C. Prohibited signs:

- (1) Free-standing signs (e.g., pole-mounted signs) as defined in Section 106-193.4;
- (2) Signs with moving or flashing lights;
- (3) Signs with exposed electrical conduits, ballast boxes, or other equipment;
- (4) Signs incorporating audible or odor-producing elements;
- (5) Roof-mounted signs; and
- (6) Other signs prohibited under Section 414.

390-23 Pre-Application Conference

A pre-application conference shall be required for all Type II and III applications, except for home occupations. The purpose of the pre-application conference is to assist the applicant or representative by acquainting them with the requirements of the Community Development Code, the North Bethany Community Plan and other relevant criteria.

Pre-application conferences are not intended to be an exhaustive review of all potential issues. The conference shall not bind or prohibit the County in any way from enforcing all applicable regulations.

390-24 Application Review Committee

- 390-24.1 An Application Review Committee (Committee) shall be established to act in an advisory capacity for the review of Type II and III development applications in the North Bethany Subarea, with the exception of home occupations. The Committee shall meet when a meeting is called by the Director.
- 390-24.2 The Committee shall consist of representatives of appropriate county departments, service providers and other appropriate or affected agencies. Divisions in the Department of Land Use and Transportation that shall be represented are: Current Planning, Long Range Planning, Engineering, Traffic Engineering, and the Building Divisions.
- 390-24.3 It shall be the duty of the Committee to review all Type II and III development applications for completeness prior to an application being accepted as complete. The Committee shall then provide its comments to the Current Planning Division.
- 390-24.4 It shall be the duty of the Committee to review all complete Type II and III development applications for compliance of the application to the provisions of this Code, the Community Plan and the Transportation Plan. The Committee shall then make recommendations to the Review Authority as to the compliance of the application to the applicable review requirements, including recommended conditions of approval necessary to insure compliance with the standards.
- 390-24.5 The Committee may request information from any affected municipality, service district, county department or other agency which will aide in the performance of its duties.
- 390-24.6 The Director may schedule a Committee meeting with an applicant at an applicant's request. Representatives of other affected agencies or county departments may, and shall be encouraged to attend the meeting.

390-25 Main Street Area

North Bethany's Main Street Area is subject to Community Plan provisions, including Area of Special Concern requirements and the guidelines of the Main Street Program Guide, as provided for in the North Bethany Subarea Plan.

Community Development Code Section 300, INTRODUCTION, of Article III, Land Use Districts, is amended to reflect the following:

300 INTRODUCTION

Article III of the Washington County Community Development Code consists of the primary and overlay districts which apply to the unincorporated areas of Washington County. These districts are provided to implement the goals and policies of the Comprehensive Plan. In addition to the standards listed in each District, all development is subject to all other applicable provisions of this Code, including Article IV, Development Standards; Article V, Public Facilities; and Article VI, Land Divisions. Additionally, all development is subject to the applicable requirements and standards of the Community Plans, the Rural/Natural Resource Plan, and the Transportation Plan listed below:

300-1 Intent and Purpose

The intent and purpose of the land use districts is to implement the policies of the Comprehensive Plan and land use designations on the community plan maps and the Rural/Natural Resource Plan. The purpose is to provide for a full range of uses to implement the land use needs set forth in the community plans and the Rural/Natural Resource Plan.

In addition to the standards of the land use districts, all development, including land divisions, shall comply with the following applicable standards and requirements of the community plans, the Rural/Natural Resource Plan, and the Transportation Plan:

300-1.1 Community Plan provisions:

- A. General Design Elements;
- B. Subarea Provisions, including the Design Elements and Area of Special Concern and Potential Park/Open Space/Recreation Requirements;
- C. Significant Natural Resource Designations;
- D. Historic and Cultural Resource Designations;
- E. Mineral and Aggregate Resource Designations (District A and B designations);
- F. Major Bus Stop Designations;
- G. Interim Light Rail Station Overlay Designations;
- H. Transportation Circulation Designations;
- I. Street Corridor, Arterial Access and Pedestrian System Designations;

- J. Parking Maximum Designations;
- K. Local Street Connectivity Lands Designations;
- L. Pedestrian Connectivity Areas; and
- M. Transportation Functional Classification Map.

300-1.2 Additional provisions specific to the North Bethany Subarea Overlay District are identified under Section 390-3.

300-2 Residential Density Calculation

To determine the maximum or minimum number of units which may be constructed on a site for residential uses, the site size (in acres) shall be multiplied by the maximum or minimum number of units per acre allowed on the site, as designated on the applicable Community Plan, except as specified otherwise below or by Table C of Section 375.

EXAMPLE

$$\begin{aligned} \text{Acres} \times \text{units per acre} &= \text{number of units allowed} \\ 1.6 \times 5 &= 8.0 \text{ or } 8 \text{ units} \end{aligned}$$

- 300-2.1 Site size shall include the area of the subject lot(s) or parcel(s), in acres or portions thereof, excluding all areas currently dedicated for public right-of-way.
- 300-2.2 Allowable density shall be as designated on the Community Plan Map or Rural Plan.
- 300-2.3 No portion of the allowable density shall be permitted to be transferred from one land use designation to another land use designation, except as permitted in accordance with the Planned Development provisions of Section 404-4.5.
- 300-2.4 The number of units which may be constructed on the subject site shall be subject to the limitations of the applicable provisions of this Code, including the requirements of Section 300-3 and such other things as landscaping, parking, flood plain, buffering, slopes and other site limitations.
- 300-2.5 When the maximum or minimum number of units allowed on a site results in a fraction of .5 or more, the number of units allowed shall be the next highest whole number, provided all minimum district requirements other than density can be met.
- 300-2.6 Except in the North Bethany Subarea, land that is dedicated to a park and recreation provider as public park land may be used to calculate the minimum or maximum density, provided the land is developed for recreational uses, and is not

comprised of flood plain, drainage hazard, wetland, slopes over ten (10) percent, or a Significant Natural Resource area.

300-2.7 When allowed by a legislative or quasi-judicial plan amendment:

- A. Assisted living units, that are part of a mixed use residential development, may be used to satisfy the minimum density requirement; and
- B. Land used for a private park, that is available to the general public outside of the residential development the park is located in, may be excluded from the acreage used to calculate the minimum density provided the park is developed for recreational uses, and is not comprised of flood plain, drainage hazard, wetland, slopes over ten (10) percent, or a Significant Natural Resource area.
- C. The provisions of Section 300-2.7 are not applicable in the North Bethany Subarea in the Bethany Community Plan.

300-2.8 Only categories of land listed in Section 300-3.1 may be excluded from the acreage used to calculate minimum required densities. Categories of land listed in Section 300-3.1 may be included when calculating maximum allowed densities provided the densities transferred comply with Section 300-3.3. The provisions of Section 300-2.8 and Section 300-3 are not applicable in the North Bethany Subarea in the Bethany Community Plan.

300-3 Density Transfers for Unbuildable Lands

300-3.1 Applicability:

Transfer of density from one area of land to another shall be permitted for any unbuildable portion of a lot or parcel when a portion of the subject lot or parcel is within any of the following areas: The provisions of Section 300-3 are not applicable in the North Bethany Subarea in the Bethany Community Plan.

- A. Flood Plain;
- B. Drainage Hazard;
- C. Jurisdictional Wetland;
- D. Slopes over twenty (20) percent;
- E. Significant Natural Resource area;
- F. Power line easement or right-of-way;
- G. Future right-of-way for transitway, designated arterials and collectors;
- H. Water Quality Sensitive Areas;

- I. Vegetated Corridors;
- J. Regionally Significant Fish & Wildlife Habitat areas as designated on the current edition of Metro's Regionally Significant Fish & Wildlife Habitat Inventory Map.
- K. In transit oriented districts, land within an area identified above, or land needed for public or private streets, including sidewalks, accessways, greenways, public parks and plazas, and common open space as defined in Section 431-3.4.

300-3.2 Density may be transferred only as follows:

- A. Within a single lot or parcel within the same land use designation; or
- B. To an adjoining lot or parcel that is a subject of the development application provided it is also within the same land use designation as the other lot or parcel.

300-3.3 Density Transfer Calculations:

The number of units which may be transferred shall be calculated as follows:

- A. Determine the total density for the subject lot(s) or parcel(s).
- B. Determine the total number of units in the buildable portion and the unbuildable portion of the total site.
- C. Transfer the density of the unbuildable portion of the site to the buildable portion of the site, provided that the transferred density does not more than double the density allowed on the buildable portion of the site.

300-3.4 For the purpose of this Section, buildable shall mean all portions of the subject lot(s) or parcel(s) not included within a category listed in Section 300-3.1, and unbuildable shall mean all portions of the lot(s) or parcel(s) included in one of the categories in Section 300-3.1.

Sections 401, INTRODUCTION, and 403, APPLICABILITY, of Community Development Code Article IV, DEVELOPMENT STANDARDS, are amended to reflect the following:

1. Amendments to Section 401:

401 INTRODUCTION

In addition to all the other applicable standards of this Code the standards of this Article are applied to all proposed development authorized by Article III, unless otherwise noted. In the event standards of this Article conflict with the provisions of the primary district or an overlay district the standards of this Article shall prevail.

Sections 405, 408, 409, 410, 411, 418, 420, 421, 422, 424, 426, 427, 428 and 431 are applicable to proposed development authorized by Article VI, unless otherwise noted. Uses authorized by Article VII are not subject to the standards of this Article unless specifically required by Article VII.

Additionally, all development, including land divisions, shall also comply with the applicable standards and requirements of the Community Plans, the Rural/Natural Resource Plan, and the Transportation Plan listed below: Section 390-3 in the North Bethany Subarea Overlay District references additional standards and requirements from the Bethany Community Plan that are also applicable to development in the North Bethany Subarea (Chapter 2 of the Bethany Community Plan).

401-1 Community Plan Provisions:

- 401-1.1 General Design Elements;
- 401-1.2 Subarea Provisions, including the Design Elements and Area of Special Concern and Potential Park/Open Space/Recreation requirements;
- 401-1.3 Significant Natural Resource Designations;
- 401-1.4 Historic and Cultural Resource Designations;
- 401-1.5 Mineral and Aggregate Resource Designations (District A and B designations);
- 401-1.6 Major Transit Stop Designations;
- 401-1.7 Interim Light Rail Station Area Overlay Designations;
- 401-1.8 Transportation Circulation Designations;
- 401-1.9 Street Corridor, Arterial Access and Pedestrian System Designations;
- 401-1.10 Parking Maximum Designations; and

401-1.11 Local Street Connectivity Lands Designations.

2. Amendments to Section 403:

403 APPLICABILITY

403-3 Additional Standards Inside the UGB

In addition to the requirements of Table I, all Master Plan and Site Analysis applications shall address the requirements of Sections 404-419, 421-423, 427 and 429.

403-3.1 Type III development may be denied based on the following:

- A. The proposed development will have significant adverse impacts on property values in the area;
- B. The proposed development will unduly conflict with the character of an area not otherwise in transition; or
- C. The public interest is not served by permitting the proposed development to occur on the proposed site at the proposed time. Development proposed to serve significant portions of the County may be evaluated for its impacts on the entire area to be served.

403-3.2 Section 403-3.1 does not apply to residential Planned Developments or subdivisions in areas designated for R-6 or greater densities. Type III residential planned developments or subdivisions other than in the R-5 District are presumed to be appropriate, provided that the specific standards of this Code are met.

- A. Such development may be denied or conditioned as provided in Article V;
- B. Conditions of approval may be imposed to mitigate adverse impacts;
- C. The flexibility in standards and open space provisions provided under the Type III process shall be used to permit development of a variety of housing types at the designated density while protecting identified significant natural features and accomplishing the objectives of the community design elements.

403-3.3 Section 403-3.1 does not apply to Plan Amendments except as may be set forth in the Comprehensive Plan.

403-3.4 Section 403-3.1 does not apply to:

- A. Type I or II applications reviewed at a Type III proceeding; ~~and~~ |
- B. Type I and II uses in transit oriented districts that are Type III uses because they do not follow the design standards in Section 431-; and |
- C. Applications in the North Bethany Subarea in the Bethany Community Plan. |

The following Community Development Code Sections are amended as follows:
Section 404 - MASTER PLANNING for Article IV, DEVELOPMENT STANDARDS
Section 405 - OPEN SPACE for Article IV, DEVELOPMENT STANDARDS
Section 430 - SPECIAL USE STANDARDS for Article IV, DEVELOPMENT STANDARDS
Section 601 - INTRODUCTION for Article VI, LAND DIVISIONS AND PROPERTY
ADJUSTMENTS

1. Amendments to Section 404:

404 MASTER PLANNING

Master Planning through the Site Analysis (Master Planning - Site Analysis) or Planned Development (Master Planning - Planned Development) is provided to encourage development which best utilizes the existing on- and off-site characteristics, to encourage flexibility and a creative approach in land development with a more efficient, aesthetic and desirable use of open space, and to establish desirable physical links within a community. It is not the intent of this Section to require full engineering or landscape drawings prior to receiving approval of a requested use. Preliminary (conceptual) plans shall be submitted with the Master Plan application. Prior to issuance of permits final drawings will be required.

Master planning may be processed through a two step process consisting of a preliminary review and a final review. Final review shall be through a Type I procedure, unless otherwise specified by the Review Authority in the preliminary approval.

404-1 Type I, Site Analysis of a New Use or Expansion of an Existing Use

Site Analysis is the review of an entire site, including contiguous property under the same ownership.

404-1.1 On-site analysis is required for all development except:

- A. Development exempt from the public facilities standards of Section 501-2;
- B. A detached dwelling on a Lot of Record in the R-5 and R-6 Districts;
- C. One duplex on an approved duplex lot (Section 430-13.3) if the proposed dwelling is exempt from public facilities standards;
- D. A single dwelling outside the UGB.

404-1.2 Except as provided in 404-1.1 Off-Site Analysis is required of all new development and expansions which exceed fifty (50) percent of the existing development.

404-1.3 Where required, an On-Site Analysis including the area within fifty (50) feet of the proposed development and future site, if any, shall contain the requirements as listed in Table I, below.

404-1.4 Off-Site Analysis

Where required, an off-site analysis inside the UGB shall include at a minimum:

- A. The land in an area created by an equal extension of the dimensions and configuration of the Master Plan in each direction (N, NE, E, SE, S, SW, W and NW) from the site.
- B. Where this extension crosses a limited access arterial or freeway, the road shall serve as one boundary.
- C. An analysis in this extended area shall show in conceptual form all items required by the On-Site Analysis, Future Site, (Table I) at the same scale as the On-Site Analysis and Master Plan. An aerial photograph identifying these areas is an acceptable data base.

404-2 Modification of Standards through the Site Analysis

Front, side and rear yard setbacks and lot dimensions (does not include lot area) may be reduced up to ten (10) percent, when the Review Authority finds, based on evidence in the record, that the modification is necessary to retain natural or topographic features, such as mature trees, drainage swales, slopes, ridge lines, or rock outcropping.

404-3 Type II, Site Analysis Inside the UGB

The public facilities requirements of a Type I Site Analysis may be reviewed through a Type II process only to determine whether the public facilities requirements can be met.

404-4 Planned Development

The Planned Development review process provides flexibility in standards and the location of permitted uses, compensated through innovative design and the dedication of public or private open space. The Planned Development review process shall not be utilized in transit oriented districts and in the North Bethany Subarea in the Bethany Community Plan.

PLACEHOLDER: Two new types of Planned Development are proposed for the North Bethany Subarea Plan as described in Section 390-17. Planned developments in North Bethany will be permitted under the proposed new standards and not under existing Section 404-4.

2. Amendments to Section 405:

405 OPEN SPACE

405-1 The following categories identified in the Site Analysis, Section 404-1, shall be preserved as open space, except as may be otherwise provided:

- 405-1.1 Confirmed land movement hazard areas, as identified through the application of the standards of Section 410, or mapped as a Significant Natural Area on the Community Plan;
- 405-1.2 Areas confirmed to have severe erosion potential due to soil type, geologic structure and vegetation, as identified through the application of the standards of Section 410, or mapped as a Significant Natural Area on the Community Plan;
- 405-1.3 Bodies of water such as rivers or lakes;
- 405-1.4 Land within the Flood Plain, Drainage Hazard Area or riparian zone, except as provided in Sections 421 and 422; or
- 405-1.5 Other specific areas identified for open space within the Community Plan, including areas identified as Density Restricted Lands in the North Bethany Subarea of the Bethany Community Plan.

405-2 Protection

Site Planning and development shall avoid disturbance of identified open space resources. Full use should be made of density transfers, siting of structures and roads, and other appropriate means in designing the development around the open space.

405-3 Classification

- 405-3.1 Private Open Space - Areas intended for the private use of an individual owner or group of owners (owners' association).
- 405-3.2 Public Open Space - Areas intended for common and public use either privately or publicly owned and maintained.

405-4 Maintenance

At a minimum, maintenance shall include the following:

- 405-4.1 In natural areas, areas of undisturbed vegetation or areas replanted with vegetation after construction and woodlands, woodland swamps or wetlands, maintenance is limited to removal of litter and hazardous plant materials. Except as provided by Section 421, natural water courses are to be maintained as free-flowing.

Stream channels shall be maintained so as not to alter flood plain or drainage hazard area levels, except as provided by Section 421;

- 405-4.2 For garden plots which are the division of open space into plots for cultivation as gardens by residents, maintenance may be limited to weeding and fallowing;
- 405-4.3 For recreational areas which are areas designed for specific active recreational uses such as totlots, tennis courts, swimming pools, ballfields, and similar uses, maintenance shall insure that no hazards, nuisances, or unhealthy conditions exist;
- 405-4.4 For greenways which are linear green belts linking residential areas with other open-space areas, maintenance shall insure that there exist no hazards, nuisances, or unhealthy conditions. These greenways may contain bicycle paths, footpaths, and bridle paths. Connecting greenways between residences and recreational areas are encouraged;
- 405-4.5 For lawn areas which are grass with or without trees, maintenance may be limited to mowing to insure neatness and usability.

405-5 Ownership Maintenance

Open space areas shall be maintained so that their use and enjoyment as open space are not diminished or destroyed. Open space areas may be owned, preserved and maintained as required by this Section by any of the following mechanisms or combinations thereof:

- 405-5.1 Dedication of open space to an appropriate public agency, when a public agency is willing to accept the dedication.
- 405-5.2 Ownership of the open space by a homeowners' association or property owner(s) assuming full responsibility for its maintenance.
- 405-5.3 Dedication of development rights of open space to an appropriate public agency with ownership remaining with the applicant or owner or homeowners' association. Maintenance responsibility shall remain with the property owner.
- 405-5.4 Deed-restricted private ownership which prevents development of the open space land and provides for maintenance.

3. Amendments to Section 430:

430 SPECIAL USE STANDARDS

In addition to the requirements of Sections 400 through 425, the following special use standards are provided for specific uses. Additional or amended special use standards that are applicable in the North Bethany Subarea of the Bethany Community Plan are located in Section 390, North Bethany Subarea Overlay District.

4. Amendments to Section 601:

601 LAND DIVISIONS AND PROPERTY LINE ADJUSTMENTS

601-1 Intent and Purpose

This article is to provide regulations for land divisions and property line adjustments for land in the urban and rural areas of unincorporated Washington County for the following purposes:

- 601-1.1 To protect and provide for the public health, safety and general welfare;
- 601-1.2 To guide future growth and development in accordance with the Comprehensive Plan;
- 601-1.3 To provide for adequate light, air and privacy; prevent overcrowding of the land and prevent undue congestion of the population;
- 601-1.4 To secure safety from fire, flood, and other danger;
- 601-1.5 To establish reasonable standards of design and procedures for land divisions in order to further the orderly layout and use of land, and to ensure proper legal descriptions and monumenting of land divisions;
- 601-1.6 To ensure that public facilities are available with adequate quality and capacity;
- 601-1.7 To encourage the conservation of energy resources and provide the opportunity for utilization of solar energy through protection of solar access; and
- 601-1.8 To encourage safe and convenient pedestrian and bicycle access.

601-2 Applicability

- 601-2.1 Subdivisions, partitions and property line adjustments are subject to approval by the County under this Article. The standards governing property line adjustments and

land divisions inside an urban growth boundary are set forth in Section 605. The standards governing property line adjustments and land divisions outside an urban growth boundary are set forth in Section 610;

601-2.2 The provisions of Sections 601, 602, and 603 shall apply to all land divisions and property line adjustments except as noted in these Sections. The applicability of other standards of this Code to property line adjustments and land divisions are set forth in each specific section of this Article; and

601-2.3 In addition to the standards listed above, all property line adjustments and land divisions shall also comply with the applicable standards and requirements of the Community Plans, the Rural/Natural Resource Plan, and the Transportation Plan listed below: Section 390-3 in the North Bethany Subarea Overlay District identifies additional standards and requirements from the Bethany Community Plan that are also applicable to development in the North Bethany Subarea of the Bethany Community Plan.

A. Community Plan Provisions:

- (1) General Design Elements;
- (2) Subarea Provisions, including the Design Elements and Area of Special Concern and Potential Park/Open Space/Recreation Requirements;
- (3) Significant Natural Resource Designations;
- (4) Historic and Cultural Resource Designations;
- (5) Mineral and Aggregate Resource Designations (District A and B designations);
- (6) Major Bus Stop Designations;
- (7) Interim Light Rail Station Overlay Designations;
- (8) Parking Maximum Designations;
- (9) Local Street Connectivity Lands Designations;
- (10) Pedestrian Connectivity Areas;
- (11) Transportation Functional Classification Map;
- (12) Transportation Circulation Designations; and
- (13) Street Corridor, Arterial Access and Pedestrian System Designations.

Community Development Code Section 410 GRADING AND DRAINAGE is amended to add the following subsections:

410 GRADING AND DRAINAGE

410-4 Landslide Study Area Requirements

Lands shown on adopted Landslide Study Area Maps or lands described in Sections 410-4.1.B and 410-4.2.B are subject to requirements of this Section. The Landslide Study Area Maps indicate the general location of areas of moderate and high susceptibility to landslides, and areas of known slide hazards.

The intent of the Landslide Study Area maps is to identify areas in need of on-site analysis. Where a parcel-specific analysis has been provided pertaining to landslide susceptibility, the county will maintain map notations and a record of site-specific reports.

Approval of a grading plan and issuance of a grading permit by the Building Official for new development on lands shown on adopted Landslide Study Area maps shall be required for all grading and/or filling activities associated with development, except for the following activities:

- A. Exempt grading activities identified in Section 410-1.3;
- B. The removal or control of noxious vegetation; and
- C. Emergency actions which must be undertaken immediately to prevent an imminent threat or danger to public health or safety or private property. The person undertaking emergency action shall notify the Building Official on all regulated activities associated with any grading permit within one working day following the commencement of the emergency activity. If the Building Official determines that the action or part of the action taken is beyond the scope of emergency action, enforcement action may be taken. Within fourteen (14) days of completion of the emergency action, the person undertaking said action shall apply for a grading permit.

The requirements of this Section are in addition to other provisions of Article IV. Where the provisions of this Section conflict with other provisions of the Code, the provisions that are the more restrictive of regulated development activity shall govern.

410-4.1 Pre-Submittal Requirements

Prior to submitting a development application or a grading plan, that is not in conjunction with a development application, on lands shown on the county's adopted Landslide Study Area Maps, the following shall occur:

A. A pre-application conference shall be held with the applicant and/or applicant's representative. The purpose of the pre-application conference is to review the proposed development application, which shall include at minimum, a preliminary site development plan showing the proposed street and lotting pattern and detailed conceptual grading and drainage plans and other topographic information necessary to describe the proposed development of the property. A waiver shall not be granted for this pre-application conference.

B. An engineering geology report prepared and stamped by an Oregon certified engineering geologist shall be submitted for review and approval by the Building Official prior to submittal of a development application or prior to submittal of a grading permit application for lands within areas determined to be susceptible to shallow-seated or deep-seated landslides. The engineering geology report shall be required for the developing property when located as described below.

(1) Shallow-Seated Landslide Susceptibility:

(a) For lands within a High or Moderate Susceptibility zone; or

(b) When the land is within two hundred fifty (250) feet of a lot or parcel that is within a High or Moderate Susceptibility zone.

(2) Deep-Seated Landslide Susceptibility:

(a) For lands within a High or Moderate Susceptibility zone; or

(b) When the land is within two hundred fifty (250) feet of a lot or parcel that is within a High or Moderate Susceptibility zone.

C. The engineering geology report prepared in accordance to Section 410-4.1 B. shall include the following land within the study area:

(1) Zero (0) to five (5) acres: Development site, plus an area measuring at least two-hundred fifty (250) feet from the perimeter of the property.

(2) Five (5) acres and greater: Development site, plus an area measuring at least five hundred (500) feet from the perimeter of the property.

D. The engineering geology report prepared in accordance to Section 410-4.1 B. shall:

- (1) Address any potential geological hazard associated with grading on steep slopes and the proposed development and recommend measures intended to mitigate potential hazards;
- (2) Address any potential landslide hazards associated with grading on land and developing land determined to be susceptible to either shallow- or deep-seated landslides and recommend measures intended to mitigate potential landslide hazards;
- (3) Contain a detailed description of the study area's (as defined in Section 410-4.1) geology and include findings regarding the effect of the geologic conditions on the proposed development;
- (4) When applicable, provide findings regarding the effect of the geologic conditions on the susceptibility of both shallow- and deep-seated landslides; and
- (5) Address proposed stormwater management approach.

E. An engineering geology report is not required for the following:

- (1) A replacement dwelling provided that the new dwelling does not exceed the prior dwelling's lot coverage;
- (2) Other exempt activities listed in this Section.

410-4.2 Submittal Requirements

In addition to the requirements of this Section, the following shall be submitted with development applications involving lands subject to Section 410-4:

- A. A copy of the pre-application notes prepared by the county (Section 410-4.1 A.).
- B. A copy of an engineering geology report required by Section 410-4.1 B. approved by the Building Official.
- C. A geotechnical engineering report prepared for all development and non-exempt grading activities involving lands within areas determined to be susceptible to shallow-seated or deep-seated landslides as described below.
 - (1) Shallow-Seated Landslide Susceptibility:
 - (a) For lands within a High or Moderate Susceptibility zone.
 - (b) When the land is within two hundred fifty (250) feet of: 1) a lot or parcel within a High or Moderate Susceptibility zone; or 2) a lot or parcel with existing slopes of twenty-five (25) percent or greater.
 - (2) Deep-Seated Landslide Susceptibility:

- (a) For lands within a High or Moderate Susceptibility zone.
- (b) When the land is within two hundred fifty (250) feet of: 1) a lot or parcel within a Moderate Susceptibility zone; or 2) a lot or parcel with existing slopes of twenty-five (25) percent or greater.

A geotechnical engineering report required under Section 410-4 shall include a comprehensive description of the site topography and geology; an opinion as to the adequacy of the proposed development from an engineering standpoint; and opinion as to the extent that instability on adjacent properties may adversely affect the project; a description of the field investigation and findings; conclusions regarding the effect of geologic conditions on the proposed development; and specific requirements for plan modification, corrective grading and special techniques and systems to facilitate a safe and stable development. The report shall provide other recommendations as necessary, commensurate with the proposed grading and development.

410-5 North Bethany Drainage Master Plan

410-5.1 Introduction

Clean Water Services (CWS) adopted the North Bethany Drainage Master Plan (the Plan) that is applicable to most of the North Bethany Subarea. A portion of the Portland Community College Rock Creek Campus is not subject to the Plan. The Plan addresses regional stormwater management (water quality and quantity) and 100-year flood plain and drainage hazard areas. It also addresses stormwater management for streets and at the individual building site level.

410-5.2 Applicability

Properties subject to the Plan are identified in the North Bethany Subarea. Development within the boundaries of the Plan is subject to review by CWS for consistency with the Plan. For street low impact development approaches (LIDA), coordination with the County Engineer is required.

410-5.3 Development Standards

In addition to Section 421, the following standards shall apply:

A. Proposed Type II or III development in the North Bethany Drainage Master Plan area shall be designed to be consistent with the Plan, or as approved otherwise by CWS. An applicant shall coordinate with and provide written documentation from CWS that the site specific design for drainage and stormwater management and design of LIDA features are consistent with the Plan.

- (1) LIDA (e.g., swales, flow-through planters, rain gardens, porous pavement, and green roofs) shall be provided when required by the Plan, unless approved otherwise by CWS.

(2) All proposed LIDA shall be designed and constructed in accordance with Clean Water Services Design and Construction Standards.

B. Where the standards of Section 410, Grading and Drainage, and Section 421-7 (development standards for flood plain and drainage hazard areas) are addressed by the Plan, compliance with those Code standards is made when an applicant demonstrates its development is consistent with the Plan.

C. Prior to granting final approval of a Type II or III development, the applicant shall provide written documentation from CWS that final plans are consistent with the Plan.

Community Development Code Article V is amended to reflect the following:

1. New Section 501-12 for the North Bethany Subarea Plan:

501-12 Standards for Development Within the North Bethany Subarea Plan Area

501-12.1 Development within the North Bethany Subarea Plan shall be subject to the following provisions of Article V. In the event of a conflict with any provision of Article V, this Article 501-12 shall control.

A. Section 501-2, Application of the Public Facility and Service Standards inside a UGB;

B. Section 501-5, Exemptions from Public Facility and Service Standards;

C. Section 501-7, Levels of Public Facilities and Services;

D. Section 501-8, Standards for Development, except for the following subsections;

(1) 501-8.1 B. (2) (b); and

(2) 501-8.3;

E. Section 501-12, Standards for Development Within the North Bethany Subarea Plan Area; and

F. Section 502, Sidewalk Standards.

501-12.2 In addition to the provisions identified in Section 501-12.1, except for exempt development, an application for development approval within the North Bethany Subarea Plan shall be denied unless the applicant demonstrates that:

A. The property(ies) has been annexed to the following jurisdictions: Clean Water Services, Metro, Tualatin Hills Park and Recreation, Tualatin Valley Fire and Rescue, Tualatin Valley Water, Enhanced Sheriff's Patrol District, Urban Road Maintenance District and Street Lighting District. Annexation to the Urban Road Maintenance District shall not be required if a county service district for roads has been formed for North Bethany with the authority and resources to provide the same or greater road maintenance.

B. Master plans for the following service districts, including a financing plan that substantially implements the master plan, have been adopted by the applicable service district.

(1) Tualatin Hills Park & Recreation District (THPRD): parks and trails;

(2) Tualatin Valley Water District (TVWD): water master plan; and

- (3) Clean Water Services (CWS): sewer master plan and North Bethany Drainage Master Plan.

C. The appropriate non-County service provider has assured that the following services shall be provided to the subject property(ies) in the time frames specified below. The assurance shall be no more than ninety (90) days old:

- (1) Water, sewer, fire protection, and drainage (stormwater quality / quantity management) meeting the service provider's standards, including but not limited to the CWS North Bethany Drainage Master Plan, will be provided. This shall include acquisition of any portion of the parcel that is needed for regional stormwater facilities.

- (2) Acquisition by THPRD of any portion of the subject property(ies) shown on the "Park, Trails and Pedestrian Connections" map of the North Bethany Subarea Plan as the site of a "fixed" park.

- (3) For property(ies) shown on the "Park, Trails and Pedestrian Connections" map of the North Bethany Subarea Plan as the approximate location of a neighborhood park, trail or off-street pedestrian route, the service provider has:

(a) delineated the specific location of the neighborhood park, trail or off-street pedestrian route; and

(b) acquired or otherwise secured that portion of the subject property(ies) so delineated.

D. To provide an interim bicycle network, paved surfaces of roadways that are subject to Section 501-8.1 B, including the paved width of interim improvements, shall be a minimum of 28 feet. Through a Type III process, the Review Authority may approve a modification to, or waiver of, this bicycle improvement requirement based on a determination that this requirement is impracticable for one of the following reasons:

- (a) The applicant could not obtain necessary easements or additional right-of-way at a reasonable cost where sufficient right-of-way to accommodate the interim bicycle improvements is unavailable; or

- (b) Topographical, natural resource or other physical circumstances make it impracticable to construct the interim bicycle improvements.

E. To provide an interim pedestrian network, in addition to the sidewalk requirements of Section 502 and accessway requirements of Section 408, a direct, safe and continuous pedestrian connection shall be required to be provided to all existing or approved (preliminary or final land use approval) schools, parks, transit stops, recreation center and commercial use within one quarter (1/4) mile of the development site. In some cases, this may require the

subject development to construct off-site pedestrian improvements and acquire easements as appropriate to construct such improvements. Through a Type III process, the Review Authority may approve a modification to, or waiver of, these pedestrian improvement requirements based on a determination that this requirement is impracticable for one of the following reasons:

- (a) The applicant could not obtain necessary easements or additional right-of-way at a reasonable cost where sufficient right-of-way to accommodate the interim pedestrian improvements is unavailable; or
- (b) Topographical, natural resource or other physical circumstances make it impracticable to construct the interim pedestrian improvements.

F. For purposes of Section 501-12.2 C.(1), (2) and (3)(b) and Section 501-12.2 D., acquisition of land shall be deemed assured if the applicant provides a deed or an executed and recorded purchase and sale agreement, land sale contract or similar arrangement and written documentation that all contingencies identified therein have been resolved to the satisfaction of the service provider. The Review Authority may impose a condition requiring that the transaction transferring the delineated land to the service provider be completed prior to issuance of building permits if the Review Authority concludes that such a condition is reasonably necessary to ensure that the transaction will, in fact, be completed.

G. An adequate Level of Arterial and Collector Roads exists or is assured.

(1) The facilities listed in (2) below, shall be deemed assured only if, in addition to the requirements of Section 501-8.1 B, the County has adopted and implemented a North Bethany Transportation Improvement Financing Resolution and Order that provides adequate funding over 30 years. Components may include, but are not limited to, a supplemental transportation system development charge (SDC) for North Bethany, commitment of County transportation funds, dedication of Transportation Development Tax (TDT) resources in the form of revenues and credits, county service district taxes or local improvement districts.

(2) Capital road improvements:

(a) Road A – western boundary to Joss Road – 3 lanes

(b) Road A – Joss Road to Kaiser Road – 3 lanes

(c) Springville Road – 185th to Joss Road – 5 lanes

(d) Springville Road – Joss Road to Kaiser Road – 3 lanes

(e) Kaiser Road – Road A to Springville Road – 3 lanes

(f) 185th Ave. - Springville Road to West Union Road – 5 lanes

- (g) Road A bridge over Rock Creek – half-funded
- (h) 185th Ave. – Intersection improvements north of Springville Road
- (i) Kaiser Road – Springville Road to Bethany Blvd. – 3 lanes
- (j) Preliminary engineering of the Road A alignment east of Kaiser Road to Springville Road
- (k) Brugger Road – Joss Road to Kaiser Road – build consistent with neighborhood route standard
- (l) Joss Road – Arbor Oaks to Road A – build consistent with collector standard or neighborhood route
- (m) P15 – Springville Road to Brugger Road - build consistent with neighborhood route standard
- (3) Nothing in Section 501-12.2 shall preclude the county and applicant from entering into an agreement authorizing the applicant to construct a portion of an assured facility or an interim facility.

H. All roadways shall conform to the requirements of the North Bethany Subarea Plan and County Road Standards. In the case of conflict, the Subarea Plan shall control.

2. Amendments to Section 501:

501 PUBLIC FACILITY AND SERVICE REQUIREMENTS

501-1 Intent and Purpose

The intent of this Section is to identify those public facilities and services that are necessary at a minimum level to accommodate development authorized by Article III and Article VI. The standards of this Section are not applicable to uses authorized by Article VII unless specifically required by Article VII.

501-2 Application of the Public Facility and Service Standards Inside a UGB

Application of the Public Facility and Service Standards (Section 501-1 through 501-~~8~~12) shall apply to the Urban Unincorporated Area as follows:

501-2.1 To all land divisions and property line adjustments except:

- A. Property line adjustments except as required by Subsection 605-1.3; or
- B. Land divisions which result in all lots or parcels containing a land area of ten (10) acres or greater except as required by Subsection 501-8.5.

501-2.2 To all new construction of structures or expansion of an existing structure, except for construction of a single (one only) detached dwelling unit or duplex on an approved duplex lot (Section 430-13.3), or other structures which meet all of the following:

- A. Contains two thousand (2,000) square feet or less;
- B. Does not, in itself, generate more than fourteen (14) vehicle trips per day, as defined by the Institute of Traffic Engineers, Trip Generation Information Report;
- C. Contains no plumbing fixtures, or has less than twelve (12) additional fixtures attached to an existing, approved septic system or public sewer; and
- D. Does not pose any unique public health or safety issues.

501.2-3 To all changes in use, except those which meet all of the following:

- A. Does not require a building permit;
- B. Does not, in itself, generate more than fourteen (14) additional vehicle trips per day as defined by the Institute of Traffic Engineers, Trip Generation Information Report;
- C. Has less than twelve (12) additional fixtures attached to an existing, approved septic system or public sewer; and
- D. Does not pose any unique public health or safety issues.

- 501-2.4 To the following off-street parking areas:
- A. New commercial parking facilities (Section 313-3.21);
 - B. New surface parking lots or parking garages that have not been approved in conjunction with an allowed use; and
 - C. Expansions to existing commercial parking facilities (Section 313-3.21), surface parking lots, or parking garages that:
 - (1) add or relocate existing access points;
 - (2) provide connections to developed adjoining properties that were not approved through the initial development approval; or
 - (3) have additional road frontage that was not part of the initial development approval.

- 501-2.5 Notwithstanding Section 501-2, all new construction and expansion of existing structures shall pay the:
- A. Transportation Development Tax, except as provided in the Transportation Development Tax Ordinance; ~~and~~
 - B. North Bethany transportation system development charge (SDC), except as provided in the Resolution and Order adopting the North Bethany transportation SDC.

Policy 1 (The Planning Process) of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

POLICY 1, THE PLANNING PROCESS:

It is the policy of Washington County to establish an ongoing Planning Program which is a responsive legal framework for comprehensive planning and community development and accommodates changes and growth in the physical, economic and social environment, in response to the needs of the County's citizens.

It is the policy of Washington County to provide the opportunity for a landowner or his/her agent to initiate quasi-judicial amendments to the Comprehensive Plan on a semi-annual basis. In addition, the Board of Commissioners, the Planning Director or the Planning Commission may initiate the consideration of quasi-judicial map amendments at any time deemed necessary and a landowner or his/her agent may initiate a quasi-judicial map amendment in a New Urban Area at any time during the year.

Implementing Strategies

The County will:

- ~~w. Provide for quasi-judicial and legislative plan amendments in New Urban Areas to remove the Future Development 20 Acre District (FD-20) designation and apply the applicable land use designation(s) on the Future Land Use Designations Map in the applicable community plan as described below. In New Urban Areas, a property owner or his/her agent may initiate a quasi-judicial plan amendment. Applications will be reviewed for completeness within thirty (30) days of the submission of a complete application. Complete applications will be scheduled for consideration at the first available public hearing where all required notice can be provided.~~
- w. In the North Bethany Subarea (in the Bethany Community Plan), remove the FD-20 District and apply the land use designations on the Future Land Use Designations Map through a legislative plan amendment when a county service district or local improvement district(s) has been formed and funded to complete the needed funding for required transportation improvements described in Section 501-12 of the Community Development Code.
- ~~x. The Review Authority may remove the FD-20 District from one or more of the areas identified on Map A when the following requirements have been met:~~
 - ~~1. The governing body of each of the following service districts has adopted their respective service master plan for the provision of service to the North Bethany Subarea Plan:~~
 - ~~a) The Board of Directors of the Tualatin Hills Park and Recreation District (THPRD) has adopted the park and trails master plan;~~

- b) ~~The Board of Directors of the Tualatin Valley Water District (TVWD) has adopted the water master plan;~~
 - c) ~~The Board of Directors of Clean Water Services (CWS) has adopted the North Bethany Drainage Master Plan; and~~
 - d) ~~The Board of Directors of CWS has adopted the sewer master plan.~~
2. ~~THPRD, TVWD, and CWS have provided written assurance that they have an adequate funding mechanism to carry out the improvements called for in their respective service master plan identified in 1 above.~~
 3. ~~Areas that would receive sewer service from the future trunk line that will be located outside of the UGB, provide evidence that CWS has received final land use approval to construct the sewer trunk line and all appeals, if any, have been resolved.~~
 4. ~~Areas that will receive sewer service from the extension of existing sewer lines in Arbor Oaks, provide evidence that CWS has the necessary easements or right of way to extend the sewer lines to the subject subarea(s).~~
 5. ~~The land has been annexed into the following jurisdictional boundaries: Clean Water Services, Metro, Tualatin Hills Park and Recreation District, Tualatin Valley Fire and Rescue, Tualatin Valley Water District, and Washington County's Enhanced Sheriff's Patrol District, Urban Road Maintenance District and Street Lighting District.~~
 6. ~~The Board of County Commissioners find that necessary funding mechanism(s) to provide ongoing, long term operation and maintenance of transportation improvements in the North Bethany Subarea Plan has been created (e.g., new county service district for the North Bethany Subarea Plan, an SDL sub-district is created for the North Bethany Subarea Plan, a mechanism for maintenance of enhanced landscaping is created).~~
 7. ~~The Board of County Commissioners find that necessary funding mechanisms to provide capital road improvements prior to 2040 have been created (e.g., road SDC, new county service district for the North Bethany Subarea Plan). The capital road improvements that need to be assured are:~~
 - ~~Road A — western boundary to Joss — 3 lanes~~
 - ~~Road A — Joss to Kaiser — 3 lanes~~
 - ~~Springville — 185th to Joss — 5 lanes~~
 - ~~Springville — Joss to Kaiser — 3 lanes~~
 - ~~Springville — Kaiser to County Line — 3 lanes~~
 - ~~Kaiser — Road A to Springville — 3 lanes~~
 - ~~185th — Springville to West Union — 5 lanes~~
 - ~~Road A — Kaiser to Springville — 3 lanes~~
 - ~~Road A bridge over Rock Creek — half-funded~~
 - ~~185th Ave — Springville to Germantown — half-funded~~
 - ~~Kaiser — Springville to Bethany — 3 lanes~~
 - ~~Joss Road — Springville to Road A — to collector standard where feasible~~
- yx. ~~Establish procedures and review criteria for the quasi-judicial and legislative amendments to the North Bethany Subarea Plan (in the Bethany eCommunity pPlan) for a New Urban Area within two years of the adoption of the communityNorth Bethany Subarea pPlan. Until the adoption of those~~

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procedures and review criteria, no amendments shall be made to the ~~community Subarea p~~Plan except for the following:

1. A mistake to the Plan designation due to a mapping error that placed the incorrect designation on the property and, that if the error had been brought to the attention of the Board during the adoption process, it would not have been placed on the property. Evidence shall be provided that shows the requested Plan designation had been proposed to be placed on the property during the planning process; and
2. Removal of the FD-20 designation pursuant to Implementing Strategy w. above; and
3. ~~A modification to the planned alignment of a Primary Street on the Core Street and Design Elements Map pursuant to the requirements of the community plan and Community Development Code. Where the proposed change to the Primary Street alignment affects the boundary(ies) of the underlying land use district(s), the affected land use district(s) may be changed to be consistent with the modified alignment subject to the following requirements:~~
 - a) ~~The size of a Neighborhood Corner Commercial site may be increased up to twenty (20) percent in area;~~
 - b) ~~When residential land is affected, the change in the area of any one residential district may be increased up to one (1) acre;~~
 - c) ~~The proposed size and configuration(s) of the proposed land use districts is consistent with the provisions of the Community Plan (e.g., Community Design Goals, General Design Elements, applicable Neighborhood provisions, and Parks, Trails and Pedestrian Connections map);~~
 - d) ~~The proposed land use configuration(s) is consistent with the provisions of Policy 1, Implementing Strategy w and Policy 18 of this Plan; and~~
 - e) ~~The request does not change the existing land use designations on other properties.~~

Summary Findings and Conclusions

The process for the development, adoption and implementation of the Urban Element of the Comprehensive Plan involves several steps, both to prepare the Plan and to provide for the ongoing update and review of the Plan over time to keep it current. The Comprehensive Plan is composed of the Comprehensive Framework Plan and site-specific Community Plans that are implemented by the Community Development Code and functional plans including Transportation and Capital Improvements.

The Comprehensive Framework Plan contains the broad policy directions that are the basis for the other Comprehensive Plan elements. The steps in the development of the Comprehensive Framework Plan (CFP) included: the collection of inventory data for the County Resource Document; the formulation, with citizen input, of a development concept for the urban portion of the County; the allocation of population and employment to Community Planning Areas based on this concept and on growth projected for the County; and the development of policies and strategies designed to guide the future growth of the County.

The CFP provides the policy framework for the preparation, review adoption and update of Community Plans for specific areas of the urban unincorporated portion of the County. These Community Plans reflect the Comprehensive Framework Plan policies and strategies as applied to specific situations for each Community Planning Area.

The Community Plans indicate the specific land uses, significant natural and cultural resources, and circulation systems, which have been determined as necessary to meet community needs. These plans are the product of direct citizen involvement in the program for their preparation. The Community Plans are composed of a Community Plan Map and Community Plan Text. The Community Plan Text includes General Design Elements, requirements which are applicable to the entire planning area; and Subarea Provisions, including Design Elements, and Area of Special Concern and Potential Park/Open Space/Recreation requirements, that are applied to specific lands in the planning area. The requirements and standards of the Community Plans are to be applied to development applications, including but not limited to land divisions and new development, as set forth in the Community Development Code.

Pending the adoption of the North Bethany Subarea Plan, the FD-20 District shall remain in place to preclude development that could interfere with the efficient provision of urban services and urban development. The FD-20 District shall not be removed until the final North Bethany community plan provisions are adopted and a county service district or local improvement districts(s) for transportation improvements for the Subarea Plan is formed and funded consistent with Implementing Strategy w.

Implementation of the CFP and Community Plans occurs when their provisions are incorporated into the preparation and review of land development proposals, including but not limited to land divisions and new development, through the application of the Community Development Code. The Unified Capital Improvements Plan, program and budget outlines capital improvement expenditures planned by the County and others related to the support structure necessary for future development. These implementation measures form the County's growth management effort.

The final step in the County's continuing planning program is to provide for periodic and systematic review and update of the Comprehensive Framework Plan, Community Plans, Community Development Code, and functional plans. Based on such reviews, these Plan elements may need to be revised and amended in response to changes in the economic and social environment of Washington County. As the County continues to grow, public needs and values may change and the Plan should reflect these changes. Throughout this planning process, citizen involvement is a necessary and essential component.

Policies 14 and 15 of the Comprehensive Framework Plan for the Urban Area are amended to reflect the following:

1. Amendment to Policy 14:

The policy statement is amended as shown below.

POLICY 14, MANAGING GROWTH:

It is the policy of Washington County to manage growth on unincorporated lands within the UGB such that public facilities and service are available to support orderly urban development. This policy applies to urban unincorporated lands, except in New Urban Areas which are subject to Policy 44.

2. Amendments to Policy 15:

POLICY 15, ROLES AND RESPONSIBILITIES FOR SERVING GROWTH:

It is the policy of Washington County to work with service providers, including cities and special service districts, and Metro, to ensure that facilities and services required for growth will be provided when needed by the agency or agencies best able to do so in a cost effective and efficient manner.

Implementing Strategies

The County will:

- a. Prepare a public facilities plan in accordance with OAR Chapter 660, Division 11, Public Facilities Planning.

- q. Identify the Tualatin Hills Park ~~and~~ Recreation District as the park and recreation provider to urban unincorporated properties lying between the Hillsboro, Tigard and Portland Urban Service Boundaries, excluding properties outside of THPRD that were added to the Regional Urban Growth Boundary after 2001.

- 1. Lying between the Hillsboro, Tigard and Portland Urban Service Boundaries, excluding properties outside of THPRD that were added to the Regional Urban Growth Boundary after 2001; or-

- 2. North of NW Springville Road.

- r. Identify the following service providers for the North Bethany Subarea Plan:

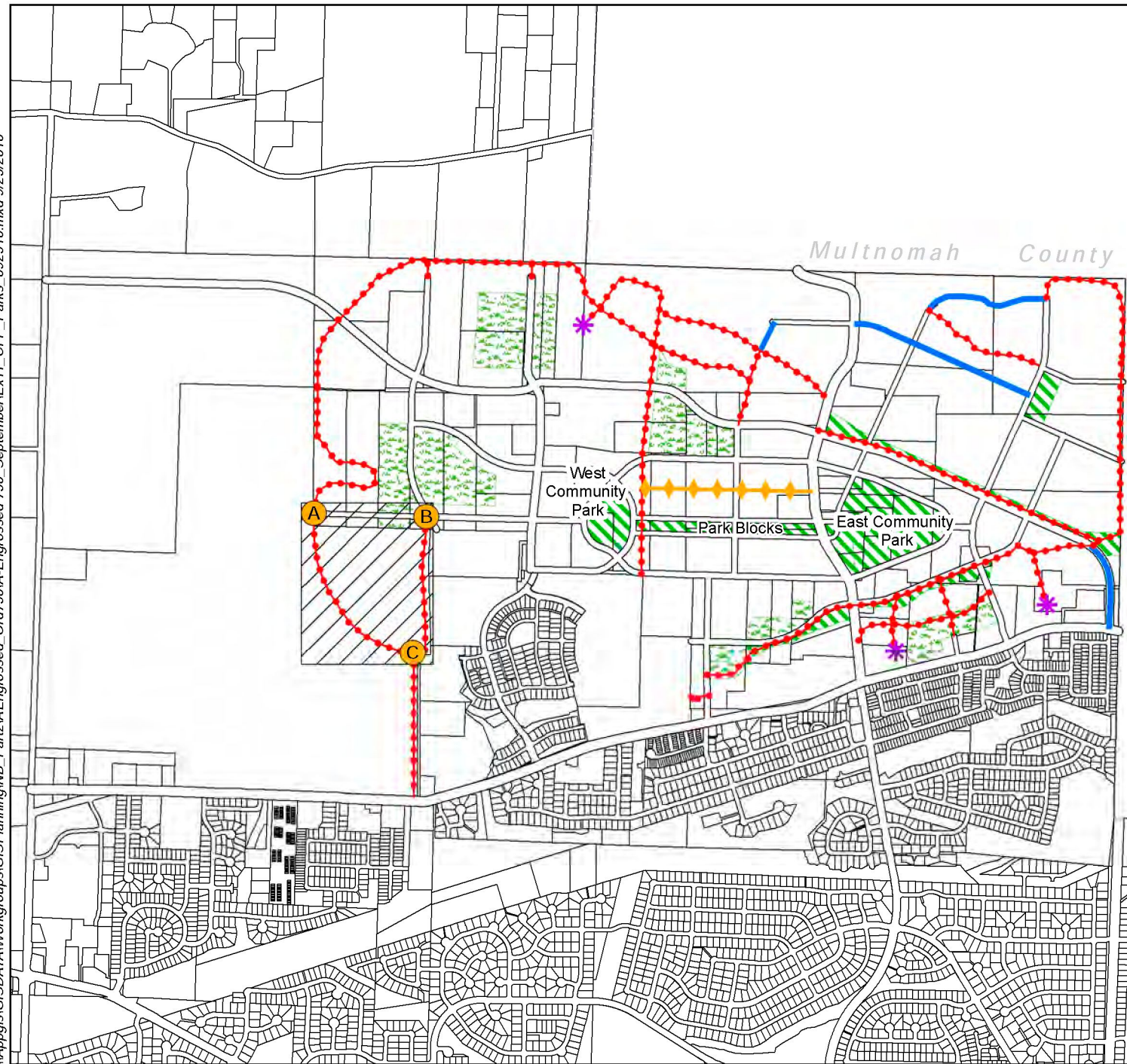
- 1. Sewer: Clean Water Services

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The North Bethany Service Provider Map A shows the location of future major sewer trunk lines and capacity improvements necessary to serve the planning area.

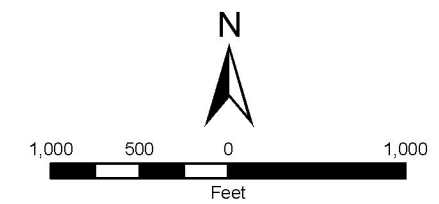
2. Storm water: Clean Water Services
The North Bethany Service Provider Map B shows the location of future improvements necessary to serve the planning area.
3. Public Water: Tualatin Valley Water District
The North Bethany Service Provider Map C shows the location of future improvements necessary to serve the planning area.
4. Parks, trails, and open space: Tualatin Hills Park and Recreation District
The North Bethany Service Provider Map D shows the location of future improvements necessary to serve the planning area.
5. Schools: Beaverton School District
The North Bethany Service Provider Map E shows the location of future improvements necessary to serve the planning area.
6. Law enforcement: Washington County including Enhanced Sheriff's Patrol District
7. Fire protection and emergency services: Tualatin Valley Fire and Rescue
The North Bethany Service Provider Map F shows the location of future improvements necessary to serve the planning area.

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Amend the 'Map D - Parks, Trails and Pedestrian Connections' for Policy 15 of the Comprehensive Framework Plan for the Urban Area.

- Off-Street Trail
- ◆◆◆ Accessway
- Necessary Pedestrian Connection
(May be provided through an off-street trail or a street)
- ✱ Connect to Local Street
- Possible Off-Street Trail Connection*
- Off-Street Trail Study Area*
- Neighborhood Park Areas
- Fixed Park
- Primary Streets ROW



Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.

Policy 18 (Plan Designations and Locational Criteria for Development) of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

POLICY 18, PLAN DESIGNATIONS AND LOCATIONAL CRITERIA FOR DEVELOPMENT

It is the policy of Washington County to prepare community plans and development regulations in accordance with land use categories and locational criteria contained in the Comprehensive Framework Plan.

Implementing Strategies

The County will:

- a. Utilize the land use classifications for the community planning program characterized in this section as plan designations. In determining the appropriate land use designations for community land, the location criteria should be utilized. Through the preparation of Community Plans the application of the plan designations may deviate from the general characterizations of those designations. Such deviations shall be characterized in the Community Plans.
- b. Incorporate the plan designations characterized in this section into the Development Code as land use districts. A precise definition of the use types permitted within each district and their development standards shall be contained within the regulations. These regulations will be developed, with citizen input, concurrently with the development of the Community Plans.
- c. Require that open space areas required as a condition of approval through a development action preceding the effective date of this ordinance shall remain as such and cannot be developed except as may be provided by the Community Development Code.

Summary Findings and Conclusions

The basic building block for comprehensive planning is the land use scheme or pattern which provides for future population and employment growth. From this pattern public facilities and services are gauged and planned. In addition to the basic land uses of residential, commercial, and industrial, refinements within each major category are used to respond to community characteristics. Issues of compatibility, such as buffering, landscaping and access control will be addressed in the revised development regulation standards and through provision for appropriate administrative and public review procedures. In addition, these regulations will address the conditions under which certain uses or actions can be taken. All such regulations will be clear and objective.

For New Urban Areas described in Policy 43, a concept planning process (pursuant to Title 11 of the Metro Urban Growth Management Functional Plan) resulted in a more detailed plan for future capacity and infrastructure needs. In the New Urban Area represented by the North Bethany Subarea of the Bethany Community Plan, the predominant land use is residential, with non-residential areas designed to support the residential uses. Because of the more detailed plan, most of the non-residential uses allowed in pre-existing residential districts in the county (e.g., R-6, R-9, etc.) are not warranted. Consequently, an overlay district for the North Bethany Subarea Plan was created to distinguish the North Bethany Subarea as a predominantly residential community where the Subarea Plan represents a more refined level of

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community planning. North Bethany land use districts are based on pre-existing residential districts which have been modified to allow uses appropriate to the Subarea Plan.

The North Bethany Subarea Plan addresses issues of compatibility by following a template for a density transect. The transect calls for a gradual change of density that ranges from the highest densities at the core of the community to the lowest densities at the rural edge. The land use designations applied in the North Bethany Subarea are refined to reflect intended concept plan and community design objectives. In general, the applied districts represent a sub-set of the range of permitted uses in the broader, original districts (e.g., R-6, R-9, NC). This condition is indicated in the district nomenclature (for example, the R6 designation specific to the North Bethany Subarea is indicated as "R6-North Bethany," or "R6-NB").

Pursuant to Metro's Urban Growth Management Functional Plan, minimum and maximum densities have been established in all residential districts, including the Transit Oriented Residential Districts. With respect to residential plan designations the following density ranges shall apply:

R5	4 to 5 units per acre
R6	5 to 6 units per acre
R9	7 to 9 units per acre
R15	12 to 15 units per acre
R24	19 to 24 units per acre
R25+	20 to 100 units per acre
TO:R9-12	9 to 12 units per acre
TO:R12-18	12 to 18 units per acre
TO:R18-24	18 to 24 units per acre
TO:R24-40	24 to 40 units per acre
TO:R40-80	40 to 80 units per acre
TO:R80-120	80 to 120 units per acre
<u>R6-NB</u>	<u>5 to 6 units per acre</u>
<u>R9-NB</u>	<u>7 to 9 units per acre</u>
<u>R15-NB</u>	<u>12 to 15 units per acre</u>
<u>R24-NB</u>	<u>19 to 24 units per acre</u>
<u>R25+-NB</u>	<u>20 to 50 units per acre</u>

R5

Characterization: This district primarily includes detached residences at a density of four to five units per acre. Attached units are permitted in this district only through a Planned Development process.

Manufactured dwelling parks and subdivisions are not permitted in the R5 district. A single manufactured home on a lawfully created parcel is permitted in the district. The Infill Policy (19) of the Comprehensive Framework Plan applies in this district.

Location Criteria: The R5 District shall be applied to areas in Community Plans selected for low residential densities which are designated Urban in the 1973 Washington County Comprehensive Framework Plan, as amended and zoned RU-2, RU-4, or developed under the P-R district.

Generally, R5 areas should not be located on major traffic routes. If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include attached and detached residences (including manufactured dwellings), office and retail commercial, industrial, and institutional uses.

R6

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Characterization: This class of uses primarily includes detached residences and, with notice to surrounding property owners, attached dwellings and manufactured dwellings in manufactured dwelling parks and manufactured dwelling subdivisions. The R6 district is intended to provide the opportunity for innovative design at relatively low densities in developing residential areas in which no predominant urban character has been established. Residences in this district shall occur at a density of five to six units per acre. The Infill policy (19) of the Comprehensive Framework Plan shall apply in this district.

Location Criteria: The R6 district shall be applied to areas in community plans selected for the lowest residential densities which are not zoned RU-2, RU-3, RU-4, or developed under the PR zone, and which are designated Urban Intermediate by the 1973 Washington County Comprehensive Framework Plan, as amended.

Generally, R6 areas should not be located on major traffic routes. If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include detached and attached residences (including manufactured dwellings), retail and office, commercial, industrial and institutional uses.

R9

Characterization: This class of uses includes detached and attached residences, mobile home parks, mobile home subdivisions, and appropriate accessory uses. These uses occur at a density of no more than 9 units per acre and no less than 7 units per acre. When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

Location Criteria: Residences in this class should generally be located close to, but not necessarily on, Collector and/or Arterial streets. They should be located away from intersections of Arterials and Collectors. This kind of location allows moderately good access to transit, reduces through traffic on local streets, and mitigates noise and air pollution impacts. If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include detached and attached residences, retail commercial, office commercial, and industrial uses.

R15

Characterization: This class of uses includes attached residences, mobile home parks and subdivisions and detached residences, and appropriate accessory uses. These uses will occur at a density of no more than 15 units per acre and no less than 12 units per acre. ~~In the North Bethany Subarea Plan, the density may be increased to 16 to 18 units per acre on properties so designated on the Bethany Community Plan.~~ When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

Location Criteria: Residences in this class should be located on or near Neighborhood Routes and Arterials both to allow ready access to transit and discourage the use of local streets for through traffic. If residences are located at or near Collector-Arterial intersections, construction and design features to buffer the impact of noise and air pollution must be provided. This class of uses should not be located at the intersection of two Arterials unless particular care is taken to minimize potential environmental impacts.

If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include detached and attached residences, retail commercial, office commercial, and industrial uses, and mobile home parks and mobile home subdivisions.

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R24

Characterization: This class of uses includes attached residences, mobile home parks and subdivisions and detached residences in conjunction with Planned Developments, and appropriate accessory activities. These uses occur at a density of no more than 24 units per acre and no less than 19 units per acre. When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

Location Criteria: Residences in this class should be located on or near Collectors and Arterials. Through traffic access to residences in this district should not be provided from local streets. Locations on or near Transit Streets are desirable for these uses. Location of residences at or near Collector-Arterial and Arterial-Arterial intersections will require use of construction design techniques to reduce potential visual, noise, and air pollution impacts on occupants. If appropriate design features can protect the area from adverse impacts, adjacent land uses may include detached and attached units, mobile home parks and mobile home subdivisions, retail commercial, office commercial, and industrial uses.

R25+

Characterization: This class of uses includes detached and attached residences, as well as mobile home parks and subdivisions in conjunction with Planned Developments and appropriate accessory uses. These uses may occur at densities of 25 units or more per acre and no less than 20 units per acre. The density may be increased to more than 25 units per acre when the standards specified in the R-25+ District are met (e.g., ~~32 to 40 units per acre in the Main Street area of the North Bethany Subarea Plan;~~ areas with high frequency transit service). When allowed by a legislative or quasi-judicial plan amendment, assisted living units, that are part of a mixed-use residential development, may be used to satisfy the minimum density requirement.

Location Criteria: Residences in this class should be located close to or within major employment or shopping areas. Measures should be incorporated in the project design to reduce potential adverse impacts of such locations on occupants. These uses should be located on or near Collectors or Arterial streets and Transit Streets. Through traffic access shall not be provided from local streets. If appropriate design features can protect the area from potential adverse impacts, adjacent land uses may include detached and attached residences, mobile home parks and mobile home subdivisions, retail commercial, office commercial, and industrial uses.

Neighborhood Commercial (NC)

Characterization: This district provides for small to medium-sized shopping facilities, including food markets, up to 35,000 square feet in gross floor area, and limited office use. Food markets with between 35,000 and 50,000 square feet in gross floor area may be allowed in the district consistent with quasi-judicial public review procedures and criteria established in the Community Development Code.

The intent is to provide for the shopping and service needs of the immediate urban neighborhood and as such should be readily accessible by car and foot from the surrounding neighborhoods. The scale, operation and types of uses permitted in this district are in keeping with the neighborhood character and the capacity of public facilities and services. The principal tenant is likely to be a food market.

Location Criteria: The precise location of these uses should be jointly determined by market factors and the community planning process. Generally, they should be located at Collector and or Arterial intersections and at intervals a mile apart. These uses may be grouped on sites of up to 10 acres.

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Future Development 20 Acre District (FD-20)

Characterization: The FD-20 District shall be applied to land added to the Regional UGB by Metro during or after June 1999 through a Major or Legislative Amendment. The FD-20 District is intended to protect and retain for future urban density development lands which are predominantly in limited agricultural, forest or residential use. Pursuant to Section 3.07.1110.C. of Metro's Urban Growth Management Functional Plan (UGMFP), the minimum lot area for the creation of new parcels shall be 20 acres. These properties shall remain FD-20 until any appeals regarding the Metro UGB amendment have been finalized; the planning requirements of Title 11 of Metro's UGMFP have been completed and adopted by ordinance; and the requirements of Policy 1 Implementing Strategy w. are met.

Future Development 10 Acre District (FD-10)

Characterization: The FD-10 District is applied to the unincorporated portions of some city active planning areas for cities that are the only available source of urban services. After June 1999, this District may not be applied to properties added to the Regional Urban Growth Boundary through a Major or Legislative Amendment due to Metro's minimum parcel size requirement of 20 acres. The FD-10 District is intended to protect and retain for future urban density development those lands within adopted city urban growth boundaries which are predominantly in limited agricultural, forest, or residential use, and recognizes the desirability of encouraging and retaining such limited interim uses until such lands are annexed to the City for urban level development. The FD-10 designation applies only to lands added to the urban growth boundaries surrounding Banks, Gaston and North Plains and to lands added to the Regional UGB through a Locational or Minor Adjustment.

Location Criteria: The FD-10 District shall be applied to unincorporated portions of the active planning areas of those cities that are the only available source of urban services within the unincorporated active planning areas. After June 1999, the FD-10 District shall only be applied to the unincorporated portions inside the urban growth boundaries of the cities of Banks, Gaston and North Plains. The FD-10 District may be applied to properties added to the Regional Urban Growth Boundary through a Locational or Minor Adjustment. The Future Development Areas Map in Policy 41 identifies the FD-10 properties within unincorporated Washington County.

Institutional (INST)

Characterization: This class of uses includes publicly owned facilities and lands (e.g., parks, schools, public open space, government offices), lands owned by utilities (power line easements), and uses serving the general public (e.g., hospitals and religious institutions).

Location criteria: Due to the diverse nature of these uses, an optimal location cannot be defined for the class. Instead, as these uses are needed, their location should be reviewed and determined through special studies or plans and the community planning process.

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Plan Designations in the North Bethany Subarea

The following plan designations shall only be used in the North Bethany Subarea. Plan designations shall be located consistent with the North Bethany Subarea Plan of the Bethany Community Plan.

R6-North Bethany (R6-NB)

Characterization: The R6-NB District is the lowest density district applied to lands in the North Bethany Subarea. It is intended to provide for larger lots at densities between five (5) and six (6) units per acre. Typical housing types include detached single family, duplexes, manufactured dwellings on individual lots, and accessory dwelling units.

Location criteria: The R6-NB District is typically located along neighborhood routes or local streets. This designation is appropriate along an arterial or collector when that location is determined to be appropriate through the development of the North Bethany Subarea Plan. Adjacent land uses may include rural areas, medium density residential districts, institutional and community service uses. This designation is also appropriate along existing lower density residential development areas and in areas where densities are restricted (e.g., steep slopes).

R9-North Bethany (R9-NB)

Characterization: The R9-NB District is a medium density residential district applied to lands in the North Bethany Subarea. The R9-NB District is similar to the R6-NB District, however, the R9-NB District allows smaller single family residential lots. Densities range between seven (7) and nine (9) units per acre. Housing types include detached and attached single family dwellings, duplexes, and accessory dwelling units. Manufactured dwelling subdivisions and parks may also be located in the R9-NB District.

Location criteria: The R9-NB District is typically located along neighborhood routes or local streets. This designation may appropriate along an arterial or collector when that location is determined to be appropriate according to the North Bethany Subarea Plan. Adjacent land uses may include other medium or low density residential districts, institutional and community service uses.

R15-North Bethany (R15-NB)

Characterization: The R15-NB District is a medium density district applied to lands in the North Bethany Subarea. This district is intended to provide a transition between lower and higher density land use districts. Uses in the R15-NB District include attached single family dwellings, duplexes, triplexes, and other multi-family options, such as lower density apartments. In addition, manufactured dwelling subdivisions and parks and multi-family developments, such as apartments, may be provided. Densities range from twelve (12) units per acre to fifteen (15) units per acre.

Location criteria: The R15-NB District should generally be located close to, but not necessarily on, a neighborhood route, collector or arterial. Adjacent land uses may include R6-NB, R9-NB and R24-NB Districts, institutional and community service uses.

R24-North Bethany (R24-NB)

Characterization: The R24-NB District is a high density residential district applied to lands in the North Bethany Subarea. Uses in the R24-NB District are primarily multi-family developments, such as apartments, and may include live-work units. Group care facilities may also be provided. Densities range from nineteen (19) to twenty-four (24) units per acre.

Location criteria: The R24-NB District should be located near destinations such as commercial areas, parks, medium density districts and other high density districts. The R24-NB District is typically located on

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or near a neighborhood route or collector. The R24-NB District may also be located on a neighborhood route or local street on sites near a collector or arterial. Adjacent uses may include R9-NB, R15-NB and R25+-NB, commercial, institutional and community service uses.

R25+-North Bethany (R25+-NB)

Characterization: The R25+-NB District is the highest density residential district applied to lands in the North Bethany Subarea. The R25+-NB District is intended to provide dense, multi-family residential dwellings in densities ranging from twenty (20) to fifty (50) units per acre. Typical housing types within this district include apartments, senior housing, assisted living, student housing, and similar uses with reduced off-street parking needs.

Location criteria: The R25+-NB District should be located adjacent to the commercial center to help shape a new community's center and provide shopping services within walking distance of residences. This district should be located on or near collectors or arterial streets. Through traffic access from local streets must be designed as a commercial street. Adjacent uses may include R24-NB, commercial and community service uses

Neighborhood Corner Commercial District (NCC)

Characterization: One NCC District site is planned for each neighborhood in the North Bethany Subarea; this is intended to function as a focal point for the neighborhood. The uses commonly found in the NCC District include small retail and service uses, such as a convenience store, day care facility, café, dry cleaner and professional office. Convenience stores, personal service uses and retail businesses are limited to 3,500 square feet of gross floor area in order to not detract from the more prominent NCMU District. Upper story residential dwelling units may also be provided.

Location criteria: Application of the NCC District is primarily limited to areas specifically designated in the community planning process. NCC sites are typically placed at visible locations, such as at the intersections of a neighborhood route, collector and/or arterial. The distance between a NCC use and any other commercial center should be between a one-quarter (1/4) mile and one (1) mile. Adjacent uses may include higher density residential districts and community service uses.

Neighborhood Commercial Mixed Use District (NCMU)

Characterization: There is one centrally-located NCMU District in the North Bethany Subarea Plan; it is intended to provide opportunities for community residents to meet daily needs within walking distance. The NCMU District allows for various commercial uses, personal service establishments and retail businesses, along with community gathering places. Typical development within the NCMU District includes retail businesses, office uses, banks, food markets, dry cleaners, day care facilities, and civic uses. The planned commercial program for the NCMU District stipulates size limitations and is intended to be subordinate to the nearby Town Center at Bethany Village. Upper story residential dwelling units may also be provided in the NCMU District.

Location criteria: The size and location of the NCMU District was determined through the community planning process, specifically on and near arterial streets, the Park Blocks and the west community park. Uses in the NCMU District shall be easily accessible from surrounding neighborhoods by foot, bike and car. Adjacent uses include high density districts, parks and community service uses. Under the Metro 2040 Concept, the NCMU area of North Bethany is designed to function as a Main Street.

Policy 21 (Housing Affordability) of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

POLICY 21, HOUSING AFFORDABILITY:

It is the policy of Washington County to encourage the housing industry to provide an adequate supply of affordable housing for all households in the unincorporated urban County area.

Implementing Strategies

The County will:

- a. Provide for an average overall density for new housing constructed in the urban unincorporated area of at least 8 units per net buildable acre, and at least 10 units per net buildable acre in New Urban Areas.
- b. Streamline the development review process to reduce the regulatory costs associated with land development, while improving the quality of review.
- c. Through a regulatory process in the Community Development Code, permit the creation of a second dwelling unit within detached dwellings where the structural characteristics are deemed by the Planning Director to allow such an adaptation and where such a change will not adversely affect the neighborhood.
- d. Review design and development standards for residential projects as part of an effort to reduce unnecessary housing costs while maintaining housing and neighborhood quality.
- e. Review the utilization of residential planned densities on a periodic basis to determine if any Plan changes are required. Large housing projects for the elderly may include accessory convenience commercial uses. Appropriate standards shall be included in the Community Development Code.
- f. Encourage compatible development in partially developed residential areas to make optimal use of existing urban service facility capacities and maximize use of the supply of residential land.
- g. Assist State and local public housing agencies in the development of affordable housing opportunities throughout Washington County by continuing to fund the Department of Housing Services (DHS) and the Office of Community Development (OCD).
 1. DHS administers federal housing programs to fund affordable housing projects, provides rental assistance to low income households and affordable housing opportunities for low and moderate income households, and partners with local jurisdictions, non-profit corporations and private developers to develop other affordable housing opportunities. Further, DHS owns and manages affordable housing throughout Washington County.
 2. OCD manages, on behalf of the County and participating city consortium members the Community Development Block Grant (CDBG) and the Washington County HOME Consortium Grant programs. CDBG funds can finance housing projects that benefit low and moderate income persons; while HOME Consortium Grant funds can finance housing projects that serve low-income households and/or support Community Housing Development Organizations through operating grants.

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- h. Encourage the housing industry and both public and private housing agencies to build a sufficient number of new affordable housing units within unincorporated Washington County to meet Metro's voluntary affordable housing production goal.
- i. Periodically assess the feasibility of establishing a voluntary inclusionary housing program and a transfer of development rights program to improve the opportunities for affordable housing within Washington County.
- j. Adopt the affordable housing program for the North Bethany Subarea Plan before January 1, 2011.

Summary Findings and Conclusions

Housing prices have escalated dramatically over the last several years. Though the median household income in Washington County is the highest of any county in the State (income for some population sub-groups in the County is significantly lower), there is abundant evidence that dwellings are being priced out of the financial reach of many county households. A very substantial household income level is now necessary to afford the purchase of a standard detached home.

The amount of income needed to purchase an attached dwelling will vary, depending on the quality of the dwelling, but it too can be substantial and beyond the reach of county households.

Many families require two wage earners to pay housing and other costs. These same costs often require families to have fewer children, thereby lowering the average household size.

Households unable to buy a home have to stay in the rental market. Rental housing can now be afforded by the majority of County households, but the affordability of rental housing may also decrease in the future, unless investors are given incentives to construct new rental housing to satisfy the demand created by a growing population. Without additional rental housing, renters will face stiffer competition for existing units; those who cannot afford to become homeowners will be forced to pay an even higher proportion of their incomes for rent. This situation could be exacerbated by the present phenomenon of conversion of apartments to condominiums, which decreases the existing stock of rental units.

Federally funded housing programs administered through the Housing Authority of Washington County to assist low and moderate income households and other target groups, reduce the gap between the kinds of housing they can afford and what they need. Unfortunately, the demands for assistance exceed the supply of assistance money available.

Factors that contribute to the cost of a home include land costs, building costs (labor, materials, financing) and regulation costs. Land, regulation and financial costs in particular have been increasing faster than the rate of inflation. Land costs can be decreased by increasing the amount of serviced buildable land available for residential development, and developing the land that is available at higher densities. Regulation costs can be reduced by simplifying application procedures; clarifying regulations, reducing unnecessary paper work; allowing multiple permit applications; expediting the approval process through greater reliance on administration decisions, and revising some development standards. Financing costs are generally beyond the control of County government but, by financing certain public improvements through public bond sales rather than fees imposed on development, the cost of purchasing dwellings, which must be financed through the private mortgage market in most cases, could be reduced.

Construction costs can be reduced by building smaller units, using innovative construction techniques including off-site assembly, and utilizing less expensive alternative materials when appropriate.

For the North Bethany Subarea, a committee of professionals with experience in developing and funding affordable housing was convened to recommend potential options, resources and feasibility for achieving affordable (workforce) housing in North Bethany. In establishing the recommendations, the group considered Metro's regional housing choice requirements, local affordable housing requirements, and

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additional objectives developed by the group in order to ensure a long term supply of affordable housing. These objectives and recommendations are explained in the Affordable Housing Report of the North Bethany Plan, dated July 2007. The recommendations of this committee report are to be addressed in a staff summary that responds to Title 11 requirements under the Metro Urban Growth Management Functional Plan and other conditions associated with urbanization of the North Bethany UGB expansion area. Staff will work with affected parties and partners in preparing the North Bethany Affordable Housing Program.

Policy 43, Community Design for New Urban Areas, of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

POLICY 43, COMMUNITY DESIGN FOR NEW URBAN AREAS:

New urban areas are urban unincorporated lands that came into the UGB after 2002 (with the exception of the Arbor Oaks Subarea). It is the policy of Washington County to provide community level planning for new urban areas consistent with regional planning requirements and the Board vision for establishing communities of distinction in new urban areas. In general, ~~“distinct” these communities are considered to be those that are~~ conceived of in a holistic manner with integration of the component elements and a well-designed and planned public realm.

Implementing Strategies

The County will:

- a. Support the regional Urban Growth Boundary and procedures for its amendment as acknowledged by the Oregon Land Conservation and Development Commission.
- b. Comply with regional requirements for planning new urban areas, as provided under Title 11 of the Metro Urban Growth Management Functional Plan, as well as other applicable requirements.
- c. Adopt plan and code standards to ensure that development is consistent with the applicable concept plan and the following planning principles: ~~For UGB expansion areas of 2002 or later (excluding Arbor Oaks), provide a level of community planning that is consistent with the Board vision for communities of distinction. Such communities shall be planned as a cohesive series of neighborhoods that afford a greater degree of detail and certainty than community plan areas of urban unincorporated county that came into the UGB prior to 2002.~~
 1. The natural setting shall be a fundamental consideration for Ccommunity organization and design shall be based upon the natural setting, including but not limited to features such as; ~~consideration of~~ topography, views, and natural resources.
 2. New urban areas are planned at a neighborhood scale. As shown in the Community Plan, neighborhoods are geographic areas that have one or more discernable “center” or destination node. Most of the neighborhood’s dwelling units are within a five-minute walk of the neighborhood center (or an average of roughly one-quarter (1/4) mile). Edges mark the transition from one neighborhood to another. Examples of edges are a natural area, trail, or arterial or collector street. Each neighborhood shall include public and/or quasi-public uses that serve as destinations for members of the community, including but not limited to: a neighborhood park, a commercial area, a civic use and/or community gathering space (e.g., library, church). Wherever appropriate, these destination uses will be centrally located in the neighborhood, adjacent to higher density residential housing, and adjacent to one another in order to maximize efficient use of land such as through shared off-street parking.
 3. New urban areas shall include a variety of residential densities, housing types, and building forms, as described in A through B, below. This variety results in a range of unit sizes and price points, thereby providing more options for various levels of economic interest and ability.

- A. Each neighborhood shall be comprised of a variety of residential densities, where residential density shall transition gradually, from high to medium densities, and from medium to low densities. The highest densities shall be adjacent to commercial centers and parks; the lowest densities shall be adjacent to the urban growth boundary and areas with natural constraints such as steep slopes. High density does not need to be located adjacent to arterials.
- B. Residential land use districts shall permit a variety of dwelling unit types (e.g., detached, attached, multi-family, accessory), as determined appropriate for each residential land use district.
4. Residential densities shall be planned and arranged to support the identified community elements, such as transit and commercial uses.
- ~~3. Residential density shall transition from higher to lower densities along a density transect. The highest densities shall be adjacent to commercial centers and parks; the lowest densities shall be in areas with steep slopes and adjacent to the urban growth boundary. High density does not need to be located adjacent to arterials.~~
- ~~4. Neighborhoods shall be comprised of a variety of housing types and densities.~~
5. Plan designations for supporting land uses (such as commercial, civic, institutional and public community services) shall be incorporated in a format and level that is appropriate for the scale and geographic context of the expansion area.
6. Neighborhoods shall be designed around a mixed-use focal point that includes a neighborhood park and a commercial node. Mixed-use focal points shall be adjacent to higher density residential development and, where appropriate, near public services in order to maximize efficient use of land such as through shared off-site parking. The community shall be designed to allow for a broad range of transportation options, including public transit, bicycling, walking, and driving. The design of streets and the adjacent developed areas shall reinforce public accessibility and the safety and security of citizens. Street rights-of-way shall allocate land for pedestrian amenities (e.g., benches, street lighting), street landscaping and/or LIDA, sidewalks, bicycle lanes, and space for future transit stops.
7. Public spaces consist of parks, trails, and civic and community-oriented uses. Also included within the public space are street landscape strips, sidewalks and, in commercial areas, the space between the sidewalk and the building facade. To the extent it achieves design objectives for the relationship between public and private areas, the Community Plan may provide special setbacks for building location and orientation and/or facade treatments in designated areas. Neighborhoods shall be designed to increase transportation options. Neighborhoods shall be designed for future transit service with pedestrian scale streets and areas for transit stops. Neighborhoods shall be designed for pedestrians where neighborhoods will generally be no more than a one-half mile radius from center to edge (5- to 10-minute walk). Neighborhoods shall be designed to facilitate bicycle travel.
- ~~8. Neighborhoods shall have defined edges. The edge of the neighborhood marks the transition from one neighborhood to another. An edge might be a natural area, trail, or a tree-lined arterial or collector street.~~
98. Neighborhoods in new urban areas shall be integrated with existing (pre-2002) communities. Integration shall be provided through local street and trail connections, natural resource connections, and appropriate density transitions. Trail networks shall provide connections to any

regional trails. Integrated connections shall be achieved through coordination with affected governmental entities.

~~409.~~ Parks, trails, and open spaces shall be guided by a minimum level of service standard that is established as part of the planning process or is consistent with the applicable park provider's standard. Parking shall be provided as necessary.

~~410.~~ Parks shall have adequate frontage on public streets and generally not be hidden behind private backyards or buildings in order to make them a part of the public realm, increase public safety and provide on-street parking. ~~Parks shall have defined edges such as streets, public uses, or natural areas.~~

~~4211.~~ While ~~particularly sensitive~~ natural resource areas shall be protected (per Goal 5, Title 3 and Title 13 of the Metro Urban Growth Management Functional Plan), direct and convenient access to natural resource areas shall be provided for recreational purposes where appropriate. Inter-connectivity of natural areas shall be preserved and enhanced where practicable in order to maintain or restore natural ecological functions.

~~4312.~~ Parks shall be located next to or near multi-family land use districts ~~higher density areas.~~ ~~Parks shall serve to provide a sense of place for the neighborhood and be accessible via sidewalks and pedestrian and bicycle trails to the whole neighborhood.~~ ~~Parking shall be provided as necessary.~~ ~~This enhances the quality of life for nearby residents and to provides access to open space for higher density housing.~~

~~4413.~~ Parks, trails, natural resource protection, and stormwater management shall be planned in a coordinated process and integrated where practical.

~~15. The public realm shall be planned and designed to enhance public access and experience of place. The public realm consists of streets, parks, trails, natural areas, civic and community-oriented uses. Also included within the public realm is the area between the curb and the front building facades (street landscaping, sidewalks, front yards and front building facades).~~

d. The adopted Concept Plan for each New Urban Area shall be used in the review of quasi-judicial plan amendments. The Concept Plan serves as the foundation for more specific community planning work such as assigning plan designations, residential density ranges, and allowed uses.

1. Quasi-judicial plan amendments in the North Bethany Subarea shall demonstrate consistency with the North Bethany Concept Plan through adherence to fundamental design elements. Fundamental concept plan design elements include:

- i. Five neighborhoods, each approximately a quarter-mile from center to edge, organized around centrally-located public destinations (e.g., parks, commercial uses, schools), and with a variety of housing types.
- ii. A centrally located Main Street Area complemented by four smaller (approximately half-acre) commercial nodes.
- iii. A park, trail, and open space plan with parks and trails open to public view and not enclosed by buildings and rear yards.
- iv. Prominently located community parks are connected by a series of park blocks along the east-west ridgeline formed by existing topography.
- v. A one and one-half (1 1/2) to two (2) acre neighborhood park in each neighborhood.

- vi. Residential densities arranged in a density transect with higher density residential uses located adjacent to commercial land uses and parks and lower density residential uses along natural resources and rural edges.
- vii. Existing and future community uses are incorporated into the Plan, including a cemetery, church, the Portland Community College Rock Creek Campus and the three Beaverton School District properties.
- viii. A comprehensive Subarea-based stormwater management plan (North Bethany Drainage Master Plan).
- ix. Four Gateways marking prominent entry points into the North Bethany Subarea and the Main Street Area.
- x. A Primary Street network comprised of arterials, collectors, neighborhood routes, and two local streets provides a base circulation framework.
- xi. Provision for community service uses

Summary of Findings and Conclusions

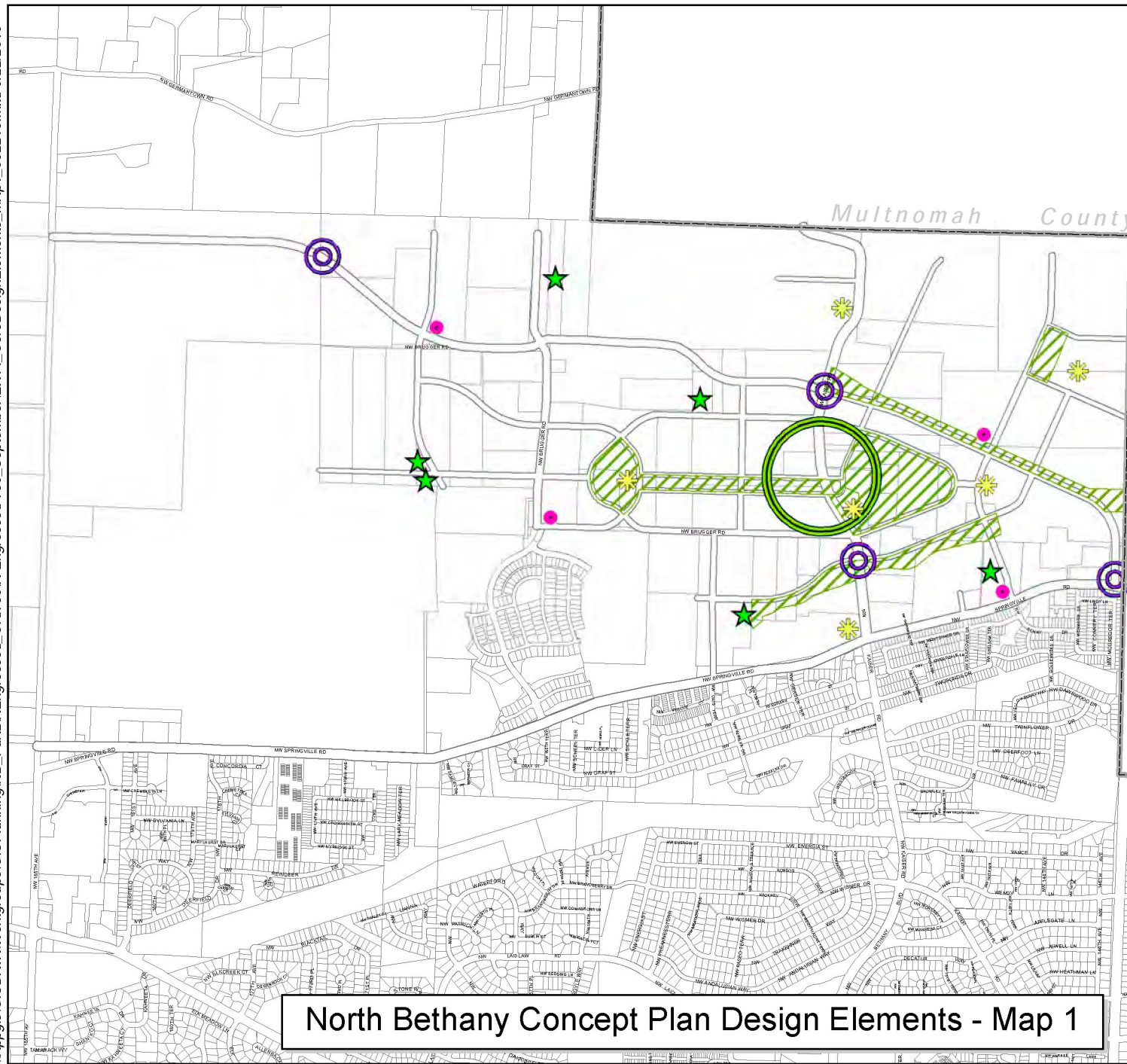
At the outset of planning for the 2002 UGB expansion areas, the Board of County Commissioners adopted a vision for the future of these new urban areas lands. The Board envisioned that these new urban areas will be distinctive communities of distinction, with well-integrated parks and open spaces, and a comprehensive design approach that integrates neighborhoods with open space, provides a variety of housing choices for a range of affordability levels, highlights community focal points (i.e., civic space, mixed use node, schools, etc), and connects them to one another, to adjacent points of interest, and to neighborhoods via multi-modal access routes. The Board envisioned that transportation improvements would be planned to anticipate possible future expansions of the Urban Growth Boundary in the vicinity of the new urban areas.

Policy 43 sets forth the implementing strategies for neighborhood design and parks and open space that are absent from other urban framework plan policies. In establishing Policy 43, the county is committing to the vision set forth by the County Board of Commissioners for new urban areas.

Policy 43 Maps of the North Bethany Concept Plan









The maps on exhibit pages 6, 7, 8, 9 and 10 comprise the North Bethany Concept Plan. The maps on pages 6, 7, 8 and 9 take the place of the 'North Bethany Concept Plan Design Elements' map and the 'North Bethany Concept Plan Land Use and Natural Feature Categories' map in A-Engrossed Ordinance No. 712 (Exhibit 3, pages 1A, 1B, 1C, 1D, 1E), which are repealed by Exhibit 3 of this ordinance. Upon the adoption of this ordinance, the maps on pages 6, 7, 8 and 9 will be consolidated into one colored map.

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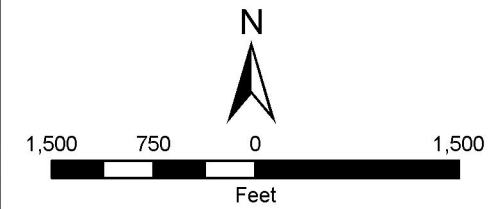


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'Core Design Elements' map for
the North Bethany Subarea Plan.

-  Neighborhood Park Locations*
-  Community Gateway
-  Corner Neighborhood Commercial Site
-  Design Feature
-  Metro 2040 Main Street Area
-  Possible Neighborhood Park Areas
-  Fixed Park
-  Primary Streets ROW

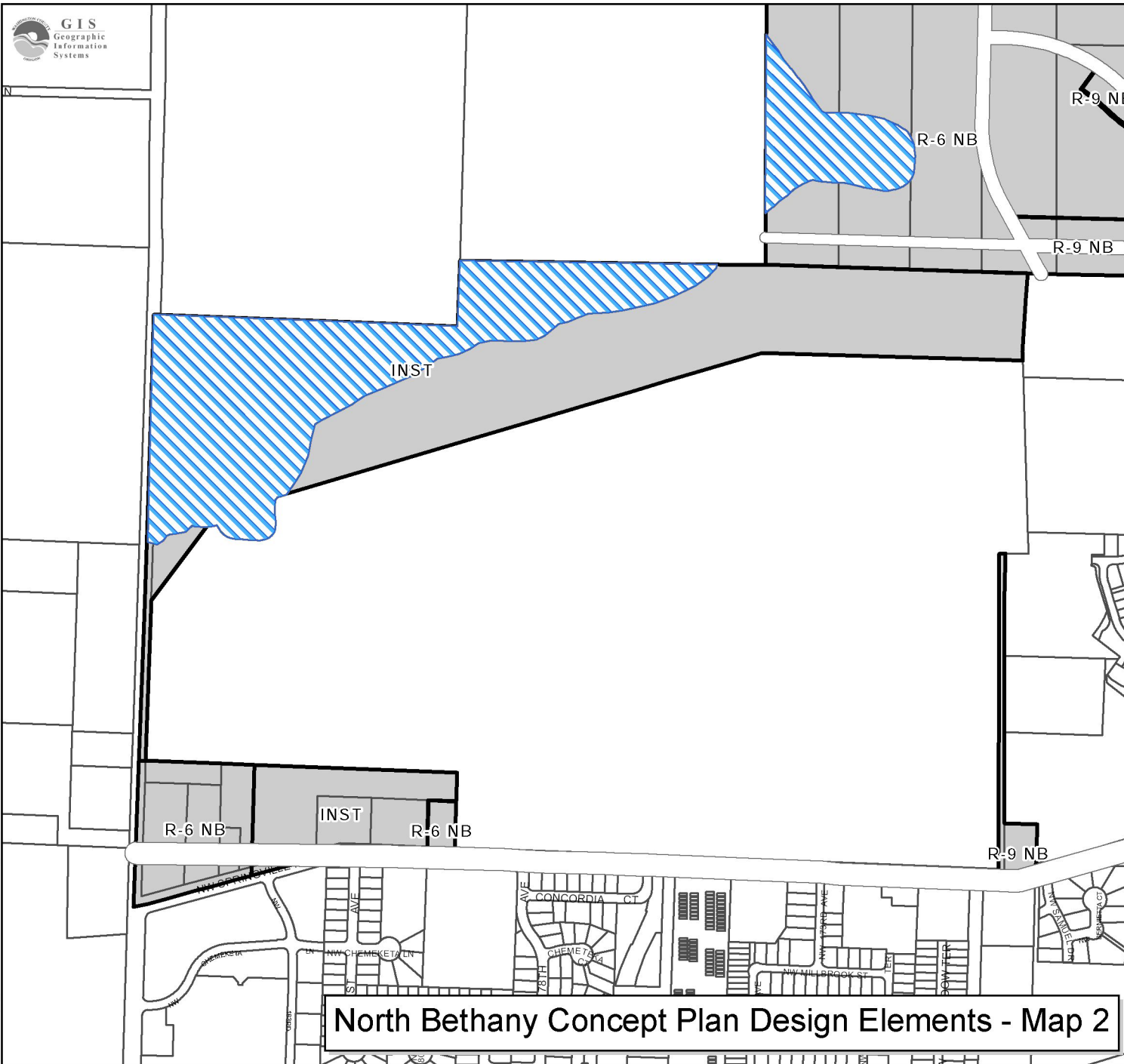
**NOTE: See 'Parks, Trails and Pedestrian Connections' map for the geographic area that each park is to be located within.*



North Bethany Concept Plan Design Elements - Map 1

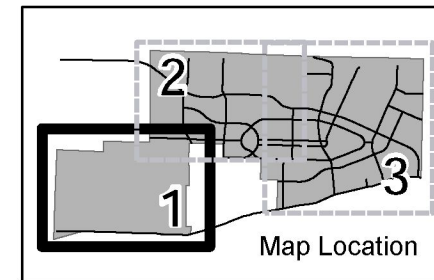
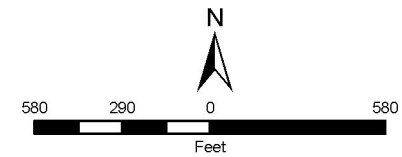
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-  Land Use Designations
-  Fixed Parks
-  Wetland & Estimated CWS Vegetated Corridor*
-  +25% Slope
-  Primary Streets ROW

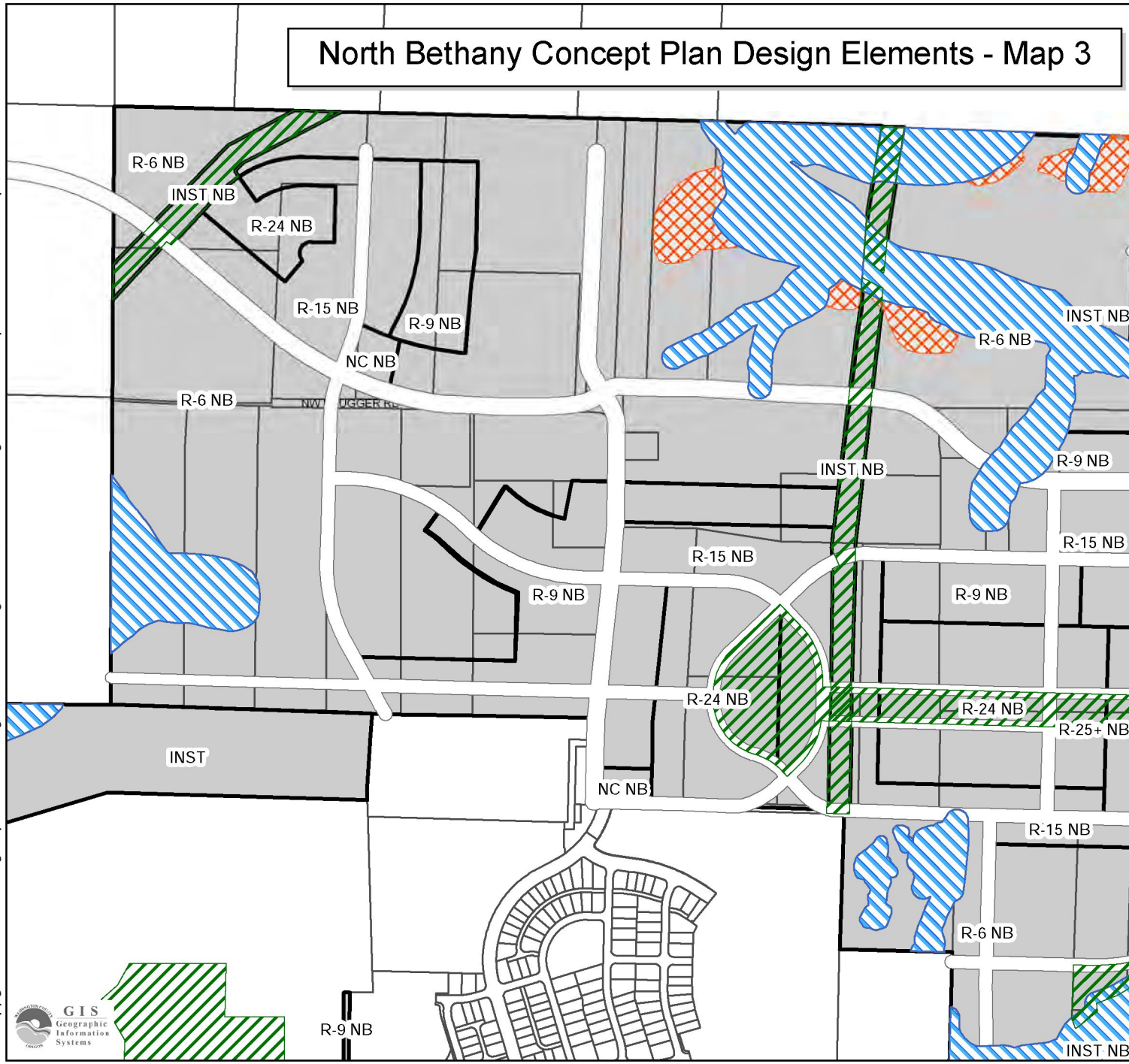


North Bethany Concept Plan Design Elements - Map 2

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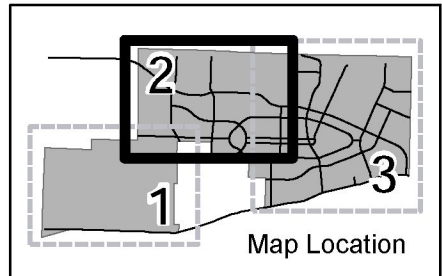
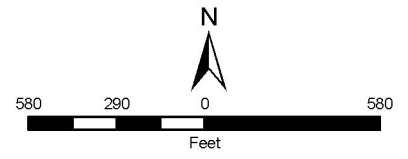
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North Bethany Concept Plan Design Elements - Map 3



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 Exhibit 14
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- Land Use Designations
- Fixed Parks
- Wetland & Estimated CWS Vegetated Corridor*
- +25% Slope
- Primary Streets ROW



Disclaimer: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.



A new Policy 44, entitled Managing Growth in New Urban Areas, is added to the Comprehensive Framework Plan for the Urban Area as follows:

POLICY 44, MANAGING GROWTH IN NEW URBAN AREAS

It is the policy of Washington County to manage growth on new unincorporated lands within the UGB such that public facilities and services are financially assured and available to support orderly urban development consistent with a vision for great urban communities in new urban areas.

Implementing Strategies

The County will:

- a. Support the regional Urban Growth Boundary and procedures for amendment as acknowledged by the Oregon Land Conservation and Development Commission.
- b. Comply with regional requirements for planning new urban areas, as provided under Title 11 of the Metro Urban Growth Management Functional Plan.
- c. Provide a level of community planning that affords a comprehensive approach to service delivery and a greater degree of detail and certainty than community plan areas in the urban unincorporated portions of the county that came into the UGB prior to 2002.
 1. Prepare public facility and services plans for each new urban area.
 2. Establish and implement a funding plan that identifies financing mechanisms to support the public facilities and services identified in 1. above and that responds to the Board's direction to ensure financially viable community plans that are prepared for Metro Title 11 compliance.
 3. Establish a development application process that ensures construction of public facilities in a comprehensive manner as opposed to on a site-specific (per development) basis.
- d. Modify Article V of the Community Development Code for the North Bethany Subarea to require as an approval criteria that an applicant for a land development application demonstrate that:
 1. The property has been annexed into the following jurisdictions: Clean Water Services (CWS), Metro, Tualatin Hills Park and Recreation (THPRD), Tualatin Valley Water (TVWD), Enhanced Sheriff's Patrol District, Street Lighting District and the Urban Road Maintenance District. Annexation to the URMD is not necessary if a county service district for roads with authority comparable to the URMD has been formed and funded.
 2. That CWS, THPRD and TVWD have adopted master plans together with funding mechanisms to substantially implement each respective master plan.
 3. Non-county service providers have assured that water, sewer, fire protections and drainage (including stormwater quality and quantity management).
 4. For parcels shown on the "Park, Trails and Pedestrian Connections" map, the specific location of the neighborhood park, trail or off-street pedestrian route has been identified and the property obtained by THPRD.

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5. Direct, safe and continuous pedestrian connections to schools, parks, transit stops, public recreation centers and commercial uses within one-quarter mile is assured except as provided otherwise in the CDC.
6. Provide a minimum of 28 foot paved surfaces for local and neighborhood routes, including interim improvements.
7. An adequate level of arterial and collector roads exists or is assured. The roads listed below shall be deemed assured if the County has adopted and implemented a North Bethany Transportation Improvement Financing Resolution and Order that provides adequate funding over 30 years. Components may include, but are not limited to, a supplemental transportation system development charge (SDC) for North Bethany, commitment of County transportation funds, dedication of Transportation Development Tax (TDT) resources in the form of revenues and credits, county service district taxes or local improvement districts.
 - (a) Road A – western boundary to Joss Road – 3 lanes;
 - (b) Road A – Joss Road to Kaiser Road – 3 lanes;
 - (c) Springville Road – 185th to Joss Road – 5 lanes;
 - (d) Springville Road – Joss Road to Kaiser Road – 3 lanes;
 - (e) Kaiser Road – Road A to Springville Road – 3 lanes;
 - (f) 185th Ave. - Springville Road to West Union Road – 5 lanes;
 - (g) Road A bridge over Rock Creek – half-funded;
 - (h) 185th Ave. – Intersection improvements north of Springville Road;
 - (i) Kaiser Road – Springville Road to Bethany Blvd. – 3 lanes;
 - (j) Preliminary engineering of the Road A alignment east of Kaiser Road to Springville Road;
 - (k) Brugger Road – Joss Road to Kaiser Road – build consistent with neighborhood route standard;
 - (l) Joss Road – Arbor Oaks to Road A – build consistent with collector standard or neighborhood route; and
 - (m) P15 – Springville Road to Brugger Road - build consistent with neighborhood route standard.

~~Categorize urban facilities and services into two categories: Critical and Essential.~~

- ~~1. Critical facilities and services are defined in a) through c) below. An inability to provide an adequate level of Critical services, as provided for in Article 8V of the Community Development Code (Public Facilities and Services), in conjunction with the proposed development will result in denial of a development application. Policy 15, implementing strategy, r. specifies the long term providers of these services and facilities in the North Bethany subareaSubarea.~~

- ~~a) Land acquisition (or equivalent commitment to secure land) for parks, trails, regional stormwater facilities, and schools;~~
 - ~~b) Fire protection, public water supply, stormwater management, and public sanitary sewers; and~~
 - ~~c) Vehicular and pedestrian access via Local Roads and Neighborhood Routes.~~
- ~~2. Essential facilities and services are defined in a) through e) below. Policy 15, implementing strategy, r. specifies the long-term providers of these services and facilities in the North Bethany subarea.~~

- ~~a) Schools~~
- ~~b) Law enforcement~~
- ~~c) Transit improvements (such as bus shelter and turnouts, etc.)~~
- ~~d) Arterial (including State highways) and Collector roads, including street lighting and pedestrian improvements.~~
- ~~e) Parks and trails~~

~~Failure to ensure the availability of that an adequate level of all Essential services will be available within five (5) years from occupancy, as provided for in Article 8 V of the Community Development Code (Public Facilities and Services), within five (5) years from occupancy will result in denial of a development application. The Review Authority may condition the approval to limit the period of time to a period shorter than five (5) years depending upon the degree of impact that the proposal has on the inadequate facilities or services and the risks to public safety in the interim period.~~

~~The development application will be denied when the Essential facilities and/or services cannot be ensured within the required time period unless the following findings of fact can be made. All exceptions to the public facility and service standards shall require a public hearing:~~

- ~~a) The particular inadequate facility(ies) or service(s) is not necessary for the particular proposal within the aforesaid five (5) year period;~~
 - ~~b) The approval of the development application will not substantially interfere with the ability to later provide the particular inadequate facility(ies) or service(s) to anticipated uses in the vicinity of the subject property;~~
 - ~~c) The approval of the development application without the insurance assurance of the particular inadequate facility(ies) and service(s) will not cause a danger to the public or residents in the vicinity of the subject property; and~~
 - ~~d) It is shown that the applicant has exhausted all practical methods within the ability of the applicant to ensure the provision of the unacceptable facility(ies) and service(s).~~
- e. Generally, r Rely upon standards established by the appropriate special service district and adopted County Standards as the measurement of acceptability for the service provided by the service provider unless the County has expressly provided otherwise. ~~The information obtained from the service provider shall be treated as a rebuttable presumption as to the ability to provide an adequate level of the facility or service. However, the evidence that can rebut it must be compelling evidence~~

~~based upon objective data in order to controvert the determination of the service provider. Specific standards for implementation will be identified in the Community Development Code as well as acceptable methods for assuring availability of required public services and facilities.~~

- f. Require that the cost of providing the required County urban services for a particular land use proposal shall be consistent with the Board-approved funding plan for the applicable urban area unless otherwise authorized by the Board of County Commissioners.
- g. Apply the growth management standards to all new development actions as provided in Article ~~8-V~~ of the Community Development Code, as revised for North Bethany.
- h. Use, and encourage other public service providers to use, the following priority list to guide the investment of public monies in public facilities and services:
 1. Solve existing health, safety and welfare problems.
 2. Facilitate infill development or new development which is contiguous to existing.
 3. Promote commercial and industrial economic development opportunities.
 4. Extend services to outlying, undeveloped areas designated for residential development in the Comprehensive Plan.

Summary Findings and Conclusions

New urban areas in the unincorporated county (those areas added to the UGB in 2002 - namely North Bethany, West Bull Mountain, and portions of Cooper Mountain) shall be planned consistent with Title 11 of the Metro Urban Growth Management Functional Plan. These plans shall also reflect the Board's vision for a community of distinction with a higher level of planning for community services and amenities, and which are accompanied by a funding plan. Policy 44 acknowledges this level of planning in addressing growth management for areas of urban unincorporated Washington County added to the UGB in 2002. Policy 44 also represents a transition between Policy 14 and a potential future growth management policy, where the county anticipates that development in future UGB expansions will be expected to pay for an even greater proportion of the cost to extend public services.

As the urban unincorporated area has continued to develop, the county has maintained an overarching policy of not providing municipal levels of urban services. As planning efforts for 2002 urban growth boundary expansion areas ~~has~~ have been undertaken in the midst of Urban-Rural Reserve Area Planning and discussions of the Urbanization Forum, a new policy has begun to emerge regarding the growth management of UGB expansion areas beginning in 2002.

There are three reasons for this shift in policy:

1. To ensure that financing mechanisms are in place ~~that to~~ fund a larger proportion of the cost to develop than is required by Policy 14;
2. To elevate certain services to critical services in order to ensure that the community elements identified through Title 11 concept planning and the Board vision for new urban areas are assured and provided in a timely manner; and
3. To coordinate service delivery among service providers such that efficiencies in land acquisition and funding are maximized in new urban areas.

The county's growth management policy under Policy 14 is not sustainable for a number of reasons, for instance road improvements to the arterial and collector system recover less than 30% of the cost of needed transportation capacity. There are also benefits to thinking and planning in terms of cohesive systems for all necessary services. Under Policy 14, the availability of most services is dealt with on a case-by-case basis, one subdivision at a time. This poses constraints for ensuring adequate services along an entire facility (such as a stormwater management ~~facility~~facilities, sanitary storm sewer, trails, or roads) and reduces opportunities to co-locate services. Addressing systems as a whole and in combination with other services provides options to achieve fairness, equity, and efficiencies. The higher level of planning conducted for these new urban areas fosters these efficiencies and a new growth management policy is required to achieve them in a timely, cohesive and equitable manner.

Policy 10 (Functional Classification Policy) of the 2020 Transportation Plan is amended to reflect the following:

10.0 FUNCTIONAL CLASSIFICATION POLICY

IT IS THE POLICY OF WASHINGTON COUNTY TO ENSURE THE ROADWAY SYSTEM IS DESIGNED AND OPERATES EFFICIENTLY THROUGH USE OF A ROADWAY FUNCTIONAL CLASSIFICATION SYSTEM.

Strategies:

10.1 Apply the Washington County roadway system functional classification system described below and illustrated in the Functional Classification System Map (See Figures 4a-f).

STUDY AREAS

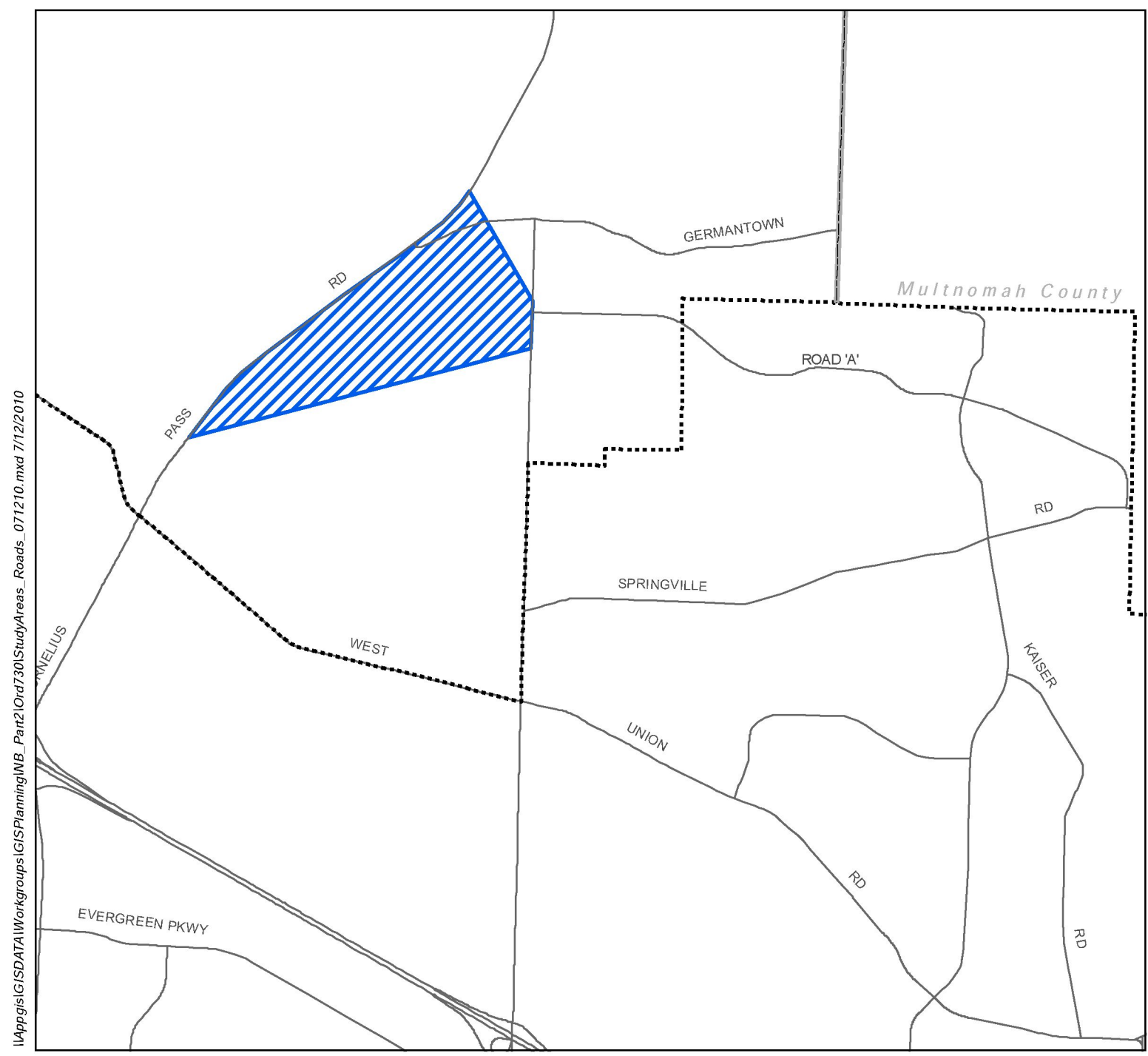
Saltzman Road Extension Study Area:

There is an identified need for a generally north-south Collector roadway in the vicinity of the Saltzman Road Extension Study Area shown on the Washington County Study Areas Map (Figure 9). The Study Area is more specifically described on the Saltzman Road Extension Study Area Overlay Map (Figure 9a), which identifies specific properties included in the study area. Land Development proposals affecting portions of properties within the Saltzman Road Extension Study Area shall be required to incorporate a Collector roadway in their development proposal and to indicate how that Collector might feasibly be extended to both serve other properties in the area and to connect with Saltzman Road to the South. It is anticipated that this study area and its provisions are interim measures. The County anticipates undertaking a broader planning process to address the needs of properties included in future Urban Reserves. That study and its recommendations are expected to address this study area as well.



~~Greater Bethany East West Arterial Study Area:~~

~~On-going Urban/Rural Reserves planning work suggests the probability that a significant amount of land west of the North Bethany Subarea Plan will be designated as an Urban Reserve Area. This Area could encompass land between NW 185th Avenue and the North Bethany Subarea Plan, as well as an area west of NW 185th Avenue. This land is referred to as the 'Greater Bethany' Urban Reserve Study Area (GBURSA).~~

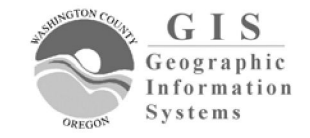
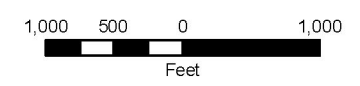
~~Recognizing the potential for urbanization within the GBURSA, existing regional and county transportation planning policies indicate the need to study a future east-west arterial road connection between the existing North Bethany Subarea Plan and population and employment centers in Hillsboro. The extension and upgrading of the functional classification of Road A to provide this connection is a logical choice considering adopted regional and county arterial policies for spacing and connectivity. Travel demand modeling also indicates that further study of a future east-west arterial connection is warranted. Because of the importance of studying future transportation needs and acknowledging Urban/Rural Reserves planning efforts, Road A has been planned and designed to accommodate the needs of the North Bethany Subarea and the probability of its future extension and function as an east-west arterial connection. The Greater Bethany East West Arterial Study Area will inform future planning for transportation needs in the GBURSA and beyond.~~



Amend the 'Study Areas' map in Policy 10 of the Washington County 2020 Transportation Plan as illustrated.

-  Remove the Greater Bethany East-West Arterial Study Area
-  Urban Growth Boundary

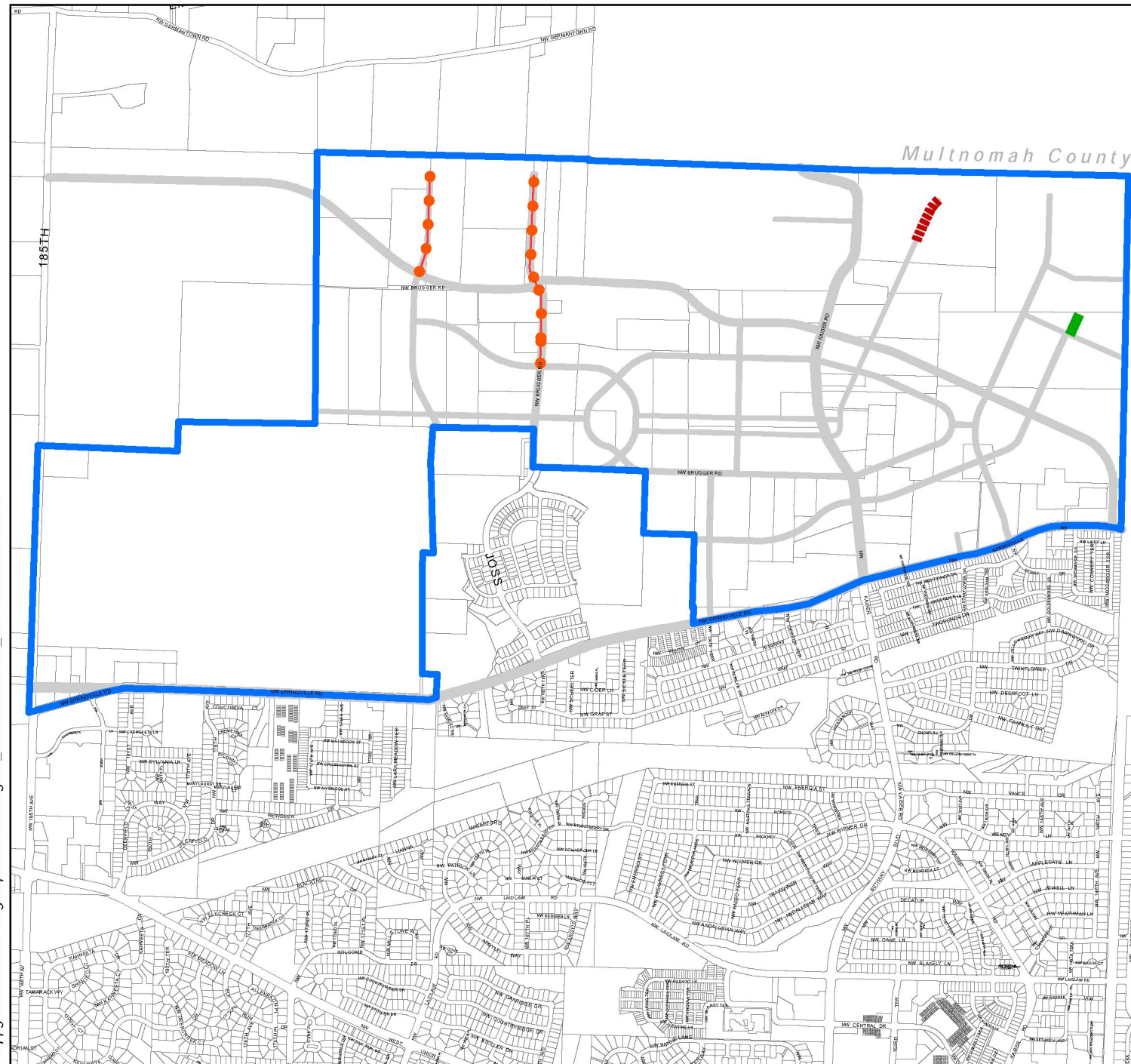
Note:
The design of transportation facilities in this study area will depend upon the future needs in this area.









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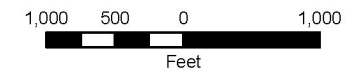
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Amend the 'Functional Classification System' map in Policy 10 of the Washington County 2020 Transportation Plan as indicated.

-  Add Segment of Proposed Neighborhood Route
-  Remove Segment Proposed Neighborhood Route
-  New Road Alignment
-  Functional Classification Unchanged
-  Primary Streets
-  North Bethany Planning Area



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Community Development Code Section 308-6 Dimensional Requirements for the FUTURE DEVELOPMENT 20 ACRE DISTRICT (FD-20) is amended to reflect the following:

308-6 Dimensional Requirements

In applying the minimum lot size provisions of this District, the boundary lines used in the deed or sales contract shall be used. If a lot is bounded by a dedicated road, fifty (50) percent of the area of the road contiguous to the lot shall be considered as a portion of the lot. If the lot is severed by the road, one hundred (100) percent of the road area within the lot shall be considered a portion of the lot. This provision shall be liberally construed in favor of the landowner.

308-6.1 Lot Area:

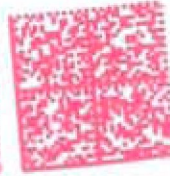
- A. The minimum lot area shall be twenty (20) acres unless specified otherwise by the applicable Community Plan or Policy 41 of the Comprehensive Framework Plan for the Urban Area, or as provided below.
- B. Partitions or property line adjustments to create or reconfigure parcels less than twenty (20) acres may be allowed for public facilities and services associated with the provision of sewer, water, school, fire, and park and recreation services. If the partition is required to accommodate the sale of land for the noted public facilities and services, application submittal materials shall include the following in order to demonstrate proof of a qualified service provider's intent to purchase the parcel(s) created through such a partition:
 - (1) A letter of intent to purchase or signed purchase agreement from the applicable service provider for the proposed parcel(s), and
 - (2) Application by all the owners of the subject property and the service provider(s) intending to purchase the proposed parcel(s), or any person authorized in writing to act as agent of the owners or service providers.
- C. In the North Bethany Subarea Plan, the minimum lot area for a property line adjustment may be less than twenty (20) acres when the following requirements are met:
 - (1) The proposed configuration of each parcel is consistent with the applicable land use district(s) shown on the Subarea Plan's "Future Land Use Designations" map;
 - (2) The proposed configuration of each parcel is consistent with the dimensional standards of the applicable land use district shown on the "Future Land Use Designations" map or the lot dimensions of Section 308-6.4, whichever is greater;

(3) The proposed configuration of each parcel complies with any applicable requirements of the North Bethany Subarea Plan; and

(4) The proposed configuration of each parcel complies with the provisions of Section 605-1.3.

Washington County
Long Range Planning
155 N. First Ave, 350-14
Hillsboro, OR 97124

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OCT 28 2010

Attn: Plan Amendment Specialist
Dept. of Land Conservation & Development
635 Capitol Street NE, Suite 150
Salem, OR 97301-2540