



Oregon

Theodore R. Kulongoski, 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

November 7, 2008



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

FROM: Mara Ulloa, Plan Amendment Program Specialist

SUBJECT: Washington County Plan Amendment
DLCD File Number 010-08

The Department of Land Conservation and Development (DLCD) received the attached notice of adoption. 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: November 24, 2008

This amendment was submitted to DLCD for review 45 days prior to adoption. 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 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.**

Cc: Doug White, DLCD Community Services Specialist
Gary Fish, DLCD Regional Representative
Joy Chang, Washington County

<paa> n

FORM

2

DLCD

Notice of Adoption

THIS FORM **MUST BE MAILED** TO DLCD WITHIN
5 WORKING DAYS AFTER THE FIRST FINAL DECISION
 PER ORS 197.610, OAR CHAPTER 660, DIVISION 18

DATE STAMP	in person ☐ electronic ☐ mailed ☐
	DEPT OF
	NOV 03 2008
	LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: **Washington County**Local file number: **A-Engrossed Ordinance No. 703**Date First Evidentiary Hearing: **8/6/2008**Date of Final Hearing: **10/28/2008**Date Notice of Adoption form (Form #2) was sent to DLCD: **10/30/2008**Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? **Yes** Date mailed to DLCD: **6/20/2008**☐ Comprehensive Plan Text Amendment☐ Comprehensive Plan Map Amendment☒ Land Use Regulation Amendment☐ Zoning Map Amendment☐ New Land Use Regulation☐ Other:

Summarize the adopted amendment. Do not use technical terms. Do not write "See Attached" (limit of 500 characters):
A-Engrossed Ordinance No. 703 amends the Community Development Code relating to Freeway-Oriented and Hospital Directional Signs.

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

Changes to Exhibit 2 would allow additional signage for institutional uses in the Light Rail Transit Station Areas, the Washington Square Regional Center, and the Cedar Mill Town Center.

An institutional use comprised of multiple buildings on one or more adjacent parcels with one million or more square feet of gross floor area of buildings would be allowed to have one facade-mounted sign that is no greater than 400 square feet. The maximum sign area for all facade-mounted signs for all buildings is limited to a total of 1,200 square feet.

Various parts of Section 430 (Special Use Standards) for signing are amended to cross reference the new regulations for institutional uses in Section 330-9.

Section 106 (Definitions) is amended to clarify that a "flat wall" sign is identical to a "facade-mounted" sign and Section 414 (Signs) is amended to cross reference the new regulations for institutional uses in Section 330-9.

Plan map changed from: **N/A**to: **N/A**Zone map changed from: **N/A**to: **N/A**Location: **N/A**

Specify density:

Previous: **N/A**New density: **N/A**Acres involved: **0**

Mark applicable statewide planning goals:

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19
☒	☒	☐	☐	☐	☐	☐	☐	☒	☐	☐	☒	☐	☒	☐	☐	☐	☐	☐

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.

010-08 (16957)

Please list affected state or federal agencies, local governments or special districts: **Washington County and Oregon State Department of Transportation**

Local Contact: **Joy L. Chang**
E-mail: **joy_chang@co.washington.or.us**
Phone: **(503) 846-3873**

Address: **155 N. First Ave., Suite 350-14**
City: **Hillsboro** Zip: **97124**
Fax: **(503) 846-4412**

ADOPTION SUBMITTAL REQUIREMENTS

This form **must be mailed** to DLCD **within 5 working days after the final decision**
per ORS 197.610, OAR Chapter 660 - Division 18.

1. Send this Form and **TWO Complete Copies** (documents and maps) 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
2. Electronic Submittals: At least **one** hard copy must be sent by mail or in person, but you may also submit an electronic copy, by either email or FTP. You may connect to this address to FTP proposals and adoptions: **webserver.lcd.state.or.us**. To obtain our Username and password for FTP, call Mara Ulloa at 503-373-0050 extension 238, or by emailing **mara.ulloa@state.or.us**.
3. Please Note: Adopted materials must be sent to DLCD not later than **FIVE (5) working days** following the date of the final decision on the amendment.
4. Submittal of this Notice of Adoption must include the text of the amendment plus adopted findings and supplementary information.
5. The deadline to appeal will not be extended if you submit this notice of adoption within five working days of the final decision. Appeals to LUBA may be filed within **TWENTY-ONE (21) days** of the date, the Notice of Adoption is sent to DLCD.
6. In addition to sending the Notice of Adoption to DLCD, you must notify persons who participated in the local hearing and requested notice of the final decision.
7. **Need More Copies?** You can now access these forms online at **http://www.lcd.state.or.us/**. Please print on **8-1/2x11 green paper only**. You may also call the DLCD Office at (503) 373-0050; or Fax your request to: (503) 378-5518; or Email your request to **mara.ulloa@state.or.us** - ATTENTION: PLAN AMENDMENT SPECIALIST.

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – Fifth Reading and Fifth Public Hearing -- (All
Land Use & Transportation; County Counsel CPOs)

Agenda Title: **PROPOSED A-ENGROSSED ORDINANCE NO. 703 – AN
ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT
CODE ELEMENT OF THE COMPREHENSIVE PLAN
RELATING TO INTEGRAL AND HOSPITAL DIRECTIONAL
SIGNS**

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

SUMMARY:

A-Engrossed Ordinance No. 703 proposes to make integral and hospital directional sign amendments to the Community Development Code. The amendments would allow an integral sign to be freeway-oriented. The ordinance also adds a limit on the maximum square footage for integral signage. The limitation applies to each facade of a building. Integral signage illumination is also addressed.

A-Engrossed Ordinance 703 also includes new standards for certain institutional uses that would allow a large campus use to have one building sign up to 400 sq. ft. with a 1, 200 sq. ft. cap of total signage for all buildings on the campus. The new standards incorporate County Counsel's recommendation to apply the new standards to all institutional uses in transit areas in response to court rulings relating to signing.

This is the second required public hearing for A-Engrossed Ordinance No. 703. The first hearing for the engrossed ordinance was held on October 21, 2008.

A staff report will be provided to the Board prior to the October 28, 2008 hearing. Copies of the report will also be available at the Clerk's desk prior to the hearing.

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

DEPARTMENT'S REQUESTED ACTION:

Read by title only and conduct the public hearing for A-Engrossed Ordinance No. 703. At the conclusion of the hearing, adopt A-Engrossed Ordinance No. 703.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

100-601000

ADOPTED

Agenda Item No.	3.b.
Date:	10/28/08

FILED

OCT 09 2008

Washington County
County Clerk

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

A-ENGROSSED ORDINANCE NO. 703

An Ordinance Amending the
Community Development Code
Element of the Comprehensive Plan
Relating to Integral and Hospital
Directional Signs

The Board of County Commissioners of Washington County, Oregon, ordains:

SECTION 1

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

B. Subsequent ongoing planning efforts of the County indicate a need for a general update to the CDC relating to signs. The Board takes note that such changes are for the benefit of the health, safety, and general welfare of the residents of Washington County, Oregon.

////

////

1 C. Under the provisions of Washington County Charter Chapter X, the Land Use
2 Ordinance Advisory Commission has carried out its responsibilities, including preparation of notices,
3 and the County Planning Commission has conducted one or more public hearings on the proposed
4 amendments and has submitted its recommendations to the Board. The Board finds that this
5 Ordinance is based on those recommendations and any modifications made by the Board, as a result of
6 the public hearings process.

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

12 SECTION 2

13 The following exhibits, attached hereto and incorporated herein by reference, are hereby
14 adopted as amendments to the designated documents:

- 15 A) Exhibit 1 (1 page) amending Community Development Code Section
16 106-193 DEFINITIONS for Integral Sign;
17 B) Exhibit 2 (1 page) amending Community Development Code Section
18 330 INSTITUTIONAL DISTRICTS (INS);
19 C) Exhibit 3 (3 pages) amending Community Development Code Section 430
20 SPECIAL USE STANDARDS; and
21 D) Exhibit 4 (1 page) amending Community Development Code Section 106
22 DEFINITIONS.

1 SECTION 3

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

4 SECTION 4

5 All applications received prior to the effective date shall be processed in accordance with ORS
6 215.427 (2007 Edition).

7 SECTION 5

8 If any portion of this Ordinance, including the exhibits, shall for any reason be held invalid or
9 unconstitutional by a body of competent jurisdiction, the remainder shall not be affected thereby and
10 shall remain in full force and effect, and any provision of a prior land use ordinance amended or
11 repealed by the stricken portion of this Ordinance shall be revived and again be considered in full
12 force and effect.

13 SECTION 6

14 The Office of County Counsel and Department of Land Use and Transportation are authorized
15 to prepare planning documents to reflect the changes adopted under Section 2 of this Ordinance,
16 including deleting and adding textual material and maps, renumbering pages or sections, and making

17 /////

18 /////

19 /////

20 /////

21 /////

22 /////

any technical changes not affecting the substance of these amendments as necessary to conform to the Washington County Comprehensive Plan format.

SECTION 7

This Ordinance shall take effect on November 27, 2008.

ENACTED this 28 day of October, 2008, being the 5th reading and 5th public hearing before the Board of County Commissioners of Washington County, Oregon.

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

ADOPTED

Dick Schouten
Vice-CHAIRMAN

Marian Larkin
RECORDING SECRETARY

READING

PUBLIC HEARING

First September 2, 2008
Second September 16, 2008
Third October 7, 2008
Fourth October 21, 2008
Fifth October 28, 2008

First September 2, 2008
Second September 16, 2008
Third October 7, 2008
Fourth October 21, 2008
Fifth October 28, 2008

Sixth (Engrossment ordered October 7, 2008)

VOTE: Aye: Schouten, Rogers, Duyck Nay: _____

Recording Secretary: Marian Larkin Date: October 28, 2008

Community Development Code Section 106-193 DEFINITIONS for Integral Sign is amended to reflect the following:

106-193.6 Integral ~~A sign carved into stone, concrete or similar vehicular material or made of bronze, aluminum or other permanent type construction indicating names of buildings, date of erection, monumental citations, commemorative tablets and the like when made an integral part of the structures.~~
A sign that is embedded, extruded or carved into the material of a building façade.
A sign made of bronze, brushed stainless steel or aluminum, or similar material attached to the building façade. There are no restrictions on sign orientation including whether it is freeway-oriented. Integral signs shall not exceed seventy-two (72) square feet per façade. Integral signs may be illuminated externally but shall not be illuminated internally.

Community Development Code Section 330 INSTITUTIONAL DISTRICTS (INS) is amended to reflect the following:

330-7.4 Height:

- A. The maximum height for structures shall be one-hundred (100) feet except as modified by other Sections of this Code.
- B. 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.

330-8 Article IV - Development Standards

In addition to the requirements of this District, the standards of Article IV - Development Standards, including Section 422 (Significant Natural Resources), are applicable as required by Subsection 403-3.

330-9 Sign Standards in the Light Rail Transit Station Areas, the Washington Square Regional Center, and the Cedar Mill Town Center

- A. An institutional use in the Light Rail Transit Station Areas, the Washington Square Regional Center, and the Cedar Mill Town Center shall be subject to the Transit Oriented District sign standards in Section 431.11.3 and, when applicable, the standards in B below.
- B. An institutional use comprised of multiple buildings on one or more adjacent parcels with one million or more square feet of gross floor area of buildings (excluding parking garages and accessory structures) is subject to the following standards:
 - 1. One facade-mounted sign no greater than four-hundred (400) square feet is permitted on a single facade of one building. No other facade signage is permitted on this building;
 - 2. All other facade-mounted signs on other buildings shall comply with the dimensional standards of Section 431-11.3A; and
 - 3. The maximum sign area for all facade-mounted signs for all buildings shall be limited to a total of one-thousand two-hundred (1,200) square feet.

Community Development Code Section 430 SPECIAL USE STANDARDS for signing is amended to reflect the following:

1. 430-27 Cemetery

430-27.6 No cemetery lots shall be sold prior to development and approval of an irrigation system for grounds maintenance;

430-27.7 The maximum sign area shall be twenty (20) feet; except as provided otherwise in the Institutional District (Section 330-9).

430-27.8 All uses must comply to the applicable State standards.

2. 430-29 Church (Religious Institution)

430-29.5 The minimum side or rear yards for buildings shall be as follows:

Under 15 feet in height	20 feet
15-24 feet in height	25 feet
25-34 feet in height	30 feet
35-44 feet in height	35 feet
45-54 feet in height	40 feet
55+ feet in height	50 feet

430-29.6 Signage shall be subject to the standards outlined under Section 414-2 (Institutional Districts); except as provided otherwise in the Institutional District (Section 330-9).

3. 430-51 Golf Course Inside an Urban Growth Boundary

430-51.2 Require that all yards be a minimum of thirty-five (35) feet to a structure;

430-51.3 Have a maximum sign area of thirty-five (35) square feet; except as provided otherwise in the Institutional District (Section 330-9).

abcdef Proposed additions
~~abedef~~ Proposed deletions

4. Group Care

430-53.2 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. There shall be a maximum lot coverage of forty (40) percent;
- E. The maximum sign area shall be twenty (20) square feet; except as provided otherwise in the Institutional District (Section 330-9).
- F. The minimum lot area for day-care facilities in a residential district or adjacent to a residential district shall be twenty-thousand (20,000) square feet;

5. 430-65 Hospital

430-65.5 The maximum lot coverage shall be fifty (50) percent;

430-65.6 The maximum sign area shall be:

- A. For less than one (1) acre - thirty-five (35) square feet;
- B. For greater than (1) acre - seventy (70) square feet; ~~and~~
Except as provided otherwise in the Institutional District (Section 330-9).

6. 430-121 Schools, Including Nursery (Private and Public)

430-121.5 The maximum sign areas shall be:

- A. Less than one (1) acre - twelve (12) square feet.

abcdef Proposed additions
~~abcdef~~ Proposed deletions

B. On one (1) to ten (10) acres - seventy (70) square feet.

C. Greater than ten (10) acres - one-hundred-fifty (150) square feet.

Except as provided otherwise in the Institutional District (Section 330-9).

1. Community Development Code Section 106 DEFINITIONS is amended to reflect the following:

106-193.11 Temporary A banner, pennant, poster or advertising display constructed of cloth, canvas, plastic sheet, cardboard, wallboard, plywood or other like materials and intended to be displayed for a limited period of time.

106-193.12 ~~Wall-Flat Wall (Facade-Mounted)~~ A sign affixed directly to or painted on or otherwise inscribed on an exterior wall and confined within the limits thereof of any building and which projects from that surface less than twelve (12) inches at all points.

2. Community Development Code Section 414 SIGNS is amended to reflect the following:

414-2 Commercial and Institutional Districts

414-2.1 Scope:

This Section shall apply to all Commercial Districts and the Institutional District.

414-2.2 Size:

For each lot or parcel signing at the listed size may be allowed:

A. Neighborhood Commercial (NC), Office Commercial (OC) and Institutional District (INS) signs shall not exceed thirty-five (35) square feet. For additional standards for the Institutional District see Section 330-9.

B. Community Business District (CBD), General Commercial District (GC) and Rural Commercial District (R-COM) signs shall not exceed the following area requirements:

Traffic Speed Allowed (mph)	Number of Traffic Lanes	Maximum Area Per Face (sq.ft.)
30 or less	3 or less	32
35 and over	3 or less	50
30 or less	4 or more	40
35 and over	4 or more	72

abcdef Proposed additions

~~abcdef~~ Proposed deletions

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Action – Land Use & Transportation (All CPOs)

Agenda Title: ADOPT FINDINGS FOR A-ENGROSSED ORDINANCE NO. 703

Presented by: Brent Curtis, Long Range Planning Manager

SUMMARY:

A-Engrossed Ordinance No. 703 proposes to amend the Community Development Code Element of the Comprehensive Plan relating to integral and hospital directional signs.

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. 703. The proposed findings will be provided to the Board prior to the hearing and will also be available at the Clerk's desk.

DEPARTMENT'S REQUESTED ACTION:

Adopt the proposed findings for A-Engrossed Ordinance No. 703 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 08-122

Agenda Item No.	4.b.
Date:	10/28/08

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

IN THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

In the Matter of Adopting) RESOLUTION AND ORDER
Legislative Findings in Support)
of A-Engrossed Ordinance No. 703) No. 08-122

This matter having come before the Washington County Board of Commissioners at its meeting of October 28, 2008; and

It appearing to the Board that the findings contained in Exhibit "A" summarize relevant facts and rationales with regard to compliance with the Statewide Planning Goals, Oregon Revised Statutes and Administrative Rules, Washington County's Comprehensive Plan, and titles of Metro's Urban Growth Management Functional Plan relating to A-Engrossed Ordinance No. 703; and

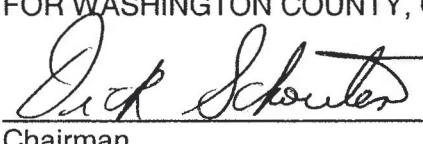
It appearing to the Board that the findings attached as Exhibit "A" constitute appropriate legislative findings with respect to the adopted ordinance; and

It appearing to the Board that the Planning Commission, at the conclusion of its public hearing on August 20, 2008, made a recommendation to the Board, which is in the record and has been reviewed by the Board; and

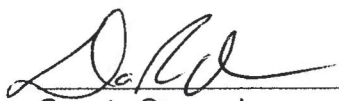
It appearing to the Board that, in the course of its deliberations, the Board has considered the record which consists of all notices, testimony, staff reports, and correspondence from interested parties, together with records of the Planning Commission's proceedings, and other items submitted to the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

RESOLVED AND ORDERED that the attached findings in Exhibit "A" in support of A-Engrossed Ordinance No. 703 are hereby adopted.

DATED this 28th day of October, 2008

	AYE	NAY	ABSENT	
BRIAN			✓	BOARD OF COUNTY COMMISSIONERS FOR WASHINGTON COUNTY, OREGON  Chairman
SCHOUTEN	✓			
STRADER			✓	
ROGERS	✓			
DUYCK	✓			

APPROVED AS TO FORM:


County Counsel
For Washington County, Oregon

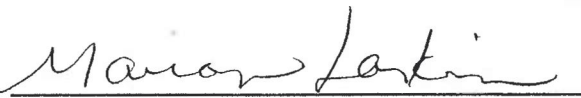

Recording Secretary

EXHIBIT A

FINDINGS FOR A-ENGROSSED ORDINANCE NO. 703 AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE ELEMENT OF THE COMPREHENSIVE PLAN RELATING TO INTEGRAL AND HOSPITAL DIRECTIONAL SIGNS

October 28, 2008

GENERAL FINDINGS

A-Engrossed Ordinance No. 703 amends the Community Development Code (CDC) relating to integral and hospital directional signs.

Because the ordinance would make changes that do not affect compliance with Oregon's Statewide Planning Goals (Goals), it is not necessary for these findings to address the Goals with respect to each amendment. The Board of County Commissioners (Board) finds that the Goals apply to amendments covered by these findings only to the extent noted in specific responses to individual Goals, and that each amendment complies with the Goals. Goals 15 (Willamette River Greenway), 16 (Estuarine Resources), 17 (Coastal Wetlands), 18 (Beaches and Dunes) and 19 (Ocean Resources) and related OARs are not addressed because these resources are not located within Washington County.

GOAL FINDINGS

The purpose of the findings in this document is to demonstrate that A-Engrossed Ordinance No. 703 is consistent with Statewide Planning Goals, ORS and OAR requirements, Metros' Urban Growth Management Functional Plan, and the Washington County Comprehensive Plan.

Goal 1 - Citizen Involvement

CONCLUSION

Washington County has an acknowledged citizen involvement program that provides 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 utilized these requirements for the adoption of this ordinance. Plan compliance with Goal 1 is maintained by implementing these citizen involvement options. This conclusion is supported by the following facts:

FACTS

1. Washington County's Citizen Participation Policy is outlined in Resolution and Order 86-58 and in Chapter X of the Washington County Charter.
2. Resolution and Order 86-58 endorses a variety of citizen involvement mechanisms. These include public hearings, town hall meetings, open houses, advisory committees, the Committee for Citizen Involvement (CCI) and Citizen Participation Organizations (CPOs).
3. A-Engrossed Ordinance 703 has been adopted in compliance with the acknowledged Citizen Participations Policies of the County outline in R & O 86-58 and in Chapter X of the Charter. Citizen participation efforts include conducting public hearings before the Planning Commission and the Board of County Commissioners, providing for CPO involvement as well as general public participation in the process via public notifications.
4. The Planning Commission held a public hearing on August 20, 2008 that resulted in a recommendation for engrossment of Ordinance 703 to the Board of Commissioners.
5. The Board of Commissioners held public hearings on Ordinance 703 on September 2, 2008, October 7, 2008 and on A-Engrossed Ordinance 703 on October 21, 2008 and October 28, 2008 consistent with Chapter X of the Washington County Charter.
6. Proposed Ordinance No. 703 and an accompanying summary were mailed on July 2, 2008 to the CPOs and CCI. Also on July 2, 2008, notice of the ordinance was mailed to special service districts and cities in Washington County and other interested parties. Additionally, notice of the proposed ordinance and copies of the ordinance were mailed to Department of Land Conservation and Development (DLCD) on June 20, 2008. Additional notices for A-Engrossed Ordinance 703 were mailed on October 10, 2008 in accordance with the engrossment requirements of Chapter X of the County Charter.
7. A copy of the proposed ordinance was made available for review at the Cedar Mill Library and the Tigard Public Library. Copies of the ordinance were also available for review in the office of the Department of Land Use and Transportation and on the county's website.
8. Chapter X of the County Charter requires that a display ad be published in local newspapers at least 14 days prior to the first hearing. Display ads for Ordinance No. 703 were published in the following newspapers: the Washington County Weekly section of *The Oregonian* on July 17, 2008 and *The Hillsboro Argus* on July 18, 2008.
9. Chapter X of the County Charter requires that individual notice for the initial public hearings on the ordinance be mailed at least 14 days prior to the first hearing to those

persons who have requested them in writing and paid a fee. Notice for Ordinance No. 703 was mailed to the 468 persons that requested such notice on July 23, 2008.

10. Chapter X, Section 104(d) of the County Charter requires that notice of amendments approved for engrossment be provided to all persons on the notification list (for the ordinance as originally introduced), at least 10 days prior to the first engrossment hearing. Notices of A-Engrossed Ordinance 703 were mailed to individuals and groups, cities, CPO's and special districts on October 10, 2008 in accordance with these County Charter requirements.

Goal 2, Land Use Planning

CONCLUSION

Statewide Planning Goal 2 addresses Land Use Planning. Goal 2 requires an adequate factual base to support a decision and 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 Comprehensive 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 this ordinance.

The amendments that were made to the CDC by this A-Engrossed Ordinance are consistent with the parameters set forth in the acknowledged Comprehensive Framework Plan for the Urban Area - Policy 1, Implementing Strategy (d); and the Rural/Natural Resource Plan - Policy 1, Implementing Strategy (d). Plan compliance with Goal 2 is maintained by implementing these two strategies. This conclusion is supported by the following facts:

FACTS

1. The acknowledged Comprehensive Framework Plan for the Urban Area and Rural/Natural Resource Plan both require that legislative Plan and Code amendments be adopted by ordinance in accordance with the procedures specified in the Washington County Charter and State Law.
2. Chapter X, Section 100(d) of the County Charter defines "land use ordinances" to include any ordinance that amends a comprehensive plan. A-Engrossed Ordinance No. 703 amends the county's the CDC which is an element of the county's Comprehensive Plan. It is therefore a legislative land use ordinance in accordance with the definitions in Chapter X of the County Charter.
3. Chapter X of the Washington County Charter requires that initial notice of public hearings be prepared by the Land Use Ordinance Advisory Commission. The Commission met July 10, 2008 to draft a notice for Ordinance No. 703. The Charter also requires that the notice be mailed at least 14 days prior to the initial Planning

Commission hearing to those persons who have requested notices in writing and paid a fee. This notice was mailed on July 23, 2008.

4. Chapter X requires that a display ad be published in a newspaper of general circulation 14 days prior to the initial Planning Commission hearing, which was held on August 6, 2008. ORS Chapter 215.060 requires the county to provide 14 days advance public notice prior to the first public hearing. Display ads were published in the following newspapers: the Washington County Weekly section of *The Oregonian* on July 17, 2008 and *The Hillsboro Argus* on July 18, 2008.
5. ORS 197.610, OAR 660-018-0020 and Senate Bill 543 (effective on June 30, 1999) require that notice of proposed amendments to the county's acknowledged comprehensive plan be forwarded to the Director of the Department of Land Conservation and Development (DLCD) at least 45 days before the first hearing. Notice of Proposed Ordinance No. 703 was mailed to DLCD on June 20, 2008.
6. At its hearing on May 6, 2008, the Board of County Commissioners authorized the 2008 Planning Division and Land Use Ordinance Work Program, which included the filing of an ordinance to amend the CDC concerning directional signage for hospitals and buildings. A-Engrossed Ordinance No. 703 made directional signage changes to the CDC.
7. Amendments were made to limited CDC standards to comply with state statutory and administrative rule requirements.

Goal 3 - Agricultural Land

CONCLUSION

Policy 15, Implementing Strategies (a) and (f) of the Rural/Natural Resource Plan include provisions for the preservation of agricultural lands. Plan compliance with Goal 3 is maintained with the amendments made by A-Engrossed Ordinance No. 703. The amendments are consistent with the county's acknowledged policies and standards for protecting agricultural lands identified under Goal 3. This conclusion is supported by the following facts:

FACTS

The EFU and AF-20 land use districts are Washington County's acknowledged exclusive farm use districts. A-Engrossed Ordinance No. 703 did not amend the applicable Plan policies or CDC standards related to agricultural land resources which impact the county's compliance with Goal 3. Therefore, it is not necessary to make specific findings for Goal 3.

Goal 4 - Forest Lands

CONCLUSION

Policy 16 of the Rural/Natural Resource Plan includes provisions for the preservation of forest lands. Amendments made by A-Engrossed Ordinance No. 703 are consistent with Goal 4; OAR Chapter 660, Division 06; and the county's acknowledged policies for preservation of forest lands. This conclusion is supported by the following facts:

FACTS

The EFC District is Washington County's acknowledged exclusive forest district. A-Engrossed Ordinance No. 703 did not amend the applicable Plan policies or CDC standards related to forest land resources which impact the county's compliance with Goal 4. Therefore, it is not necessary to make specific findings for Goal 4.

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

CONCLUSION

Policies 10, 11 and 12 of the Comprehensive Framework Plan for the Urban Area, 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) initiated on or after September 1, 1996 when the PAPA 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 if the PAPA allows new uses that could be conflicting uses with a particular significant Goal 5 site.

Plan compliance with Goal 5 is maintained with amendments made by A-Engrossed Ordinance No. 703. The amendments 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. This conclusion is supported by the following facts:

FACTS

1. A-Engrossed Ordinance 703 does not amend any Plan policies or strategies relating to Goal 5.
2. A-Engrossed Ordinance 703 does not amend any provisions of the CDC relating to Goal 5.
3. A-Engrossed Ordinance 703 does not amend any resource list, plan provision or land use regulation that protects significant Goal 5 resources.

4. A-Engrossed Ordinance 703 does not allow any new uses in any affected land use district and there will consequently be no new uses that conflict with acknowledged Goal 5 resources.

Goal 6 - Air, Water and Land Resource Quality

CONCLUSION

Policies 4, 5, 6 and 7 in the Comprehensive Framework Plan for the Urban Area 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.

Plan compliance with Goal 6 is maintained with the amendments made by A-Engrossed Ordinance No. 703. The amendments are consistent with the county's acknowledged policies and standards for the protection of Goal 6 resources. This conclusion is supported by the following facts:

FACTS

1. The CDC standards related to these resources are contained in Section 379 (Mineral and Aggregate Overlay District), Section 410 (Grading and Drainage), Section 423 (Environmental Performance Standards) and Section 426 (Erosion Control).
2. A-Engrossed Ordinance No. 703 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. Therefore, it is not necessary to make specific findings for Goal 6.

Goal 7 - Natural Disasters and Hazards

CONCLUSION

Policy 8 in the Comprehensive Framework Plan for the Urban Area 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. Plan compliance with Goal 7 is maintained with the amendments made by A-Engrossed Ordinance No. 703. 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. This conclusion is supported by the following facts:

FACTS

- i. The CDC standards relating to natural disasters and hazards are contained in Sections 410 (Grading and Drainage) and 421 (Flood Plain and Drainage Hazard Area Development).

2. A-Engrossed Ordinance No. 703 did not amend the applicable Plan policies and strategies or CDC sections related to flood plain areas, or to natural disasters and hazards. Therefore, it is not necessary to make specific findings for Goal 7.

Goal 8 - Recreation Needs

CONCLUSION

Policies 33 and 34 of the Comprehensive Framework Plan for the Urban Area, 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. Plan compliance with Goal 8 is maintained with the amendments made by A-Engrossed Ordinance No. 703. The amendments are consistent with the county's acknowledged policies and strategies for satisfying recreational needs as required by Goal 8. This conclusion is supported by the following facts:

FACTS

1. The CDC standards related to recreation uses are contained in Sections 405 (Open Space), 430-11 (Amusement Park), 430-25 (Campground), 430-50 and 430-51 (Golf Courses), 430-69 (Hunting and Fishing Preserves), 430-95 (Parks – Type I), 430-97 (Parks – Type II), 430-100 (Private Hunting and Fishing Operations in the EFC District), 430-125 (Shooting Club), 430-131 (Special Recreation Use) and 431-7 (Common Open Space).
2. A-Engrossed Ordinance No. 703 did not amend any Plan policies or strategies or CDC standards relating to Goal 8. Therefore, it is not necessary to make specific findings for Goal 8.

Goal 9 - Economy of the State

CONCLUSION

Policy 20 in the Comprehensive Framework Plan for the Urban Area 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. Plan compliance with Goal 9 is maintained with the amendments made by A-Engrossed Ordinance No. 703. The amendments are consistent with the county's acknowledged policies and strategies for strengthening the local economy as required by Goal 9. This conclusion is supported by the following facts:

FACTS

1. Implementing Strategy a. of Policy 20 (Urban Area Economy) of the county's Comprehensive Framework Plan for the Urban Area states in part that, "The County will clarify and streamline the development review process in the Community Development Code." While there are no specific CDC standards directly related to this goal, amendments to the CDC should follow this policy to achieve the economic development goal.
2. A-Engrossed Ordinance No. 703 made amendments to signing standards for institutional uses in transit areas and addresses integral signs. The amendments help promote economic development goals by allowing additional signage for institutional uses in transit areas and by allowing freeway-oriented signing through integral signs standards.

Goal 10 - Housing

CONCLUSION

Policies 21, 22, 23 and 24 of the Comprehensive Framework Plan for the Urban Area 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. Plan compliance with Goal 10 is maintained with the amendments made by A-Engrossed Ordinance No. 703. 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. This conclusion is supported by the following facts:

FACTS

1. A-Engrossed Ordinance No. 703 did not amend any Plan policies or strategies relating to Goal 10.
2. A-Engrossed Ordinance No. 703 did not amend the use or density requirements of residential land use districts.

Goal 11 - Public Facilities and Services

CONCLUSION

Policies 15, 25, 26, 27, 28, 29, 30 and 31 of the Comprehensive Framework Plan for the Urban Area 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. Plan

compliance with Goal 11 is maintained with the amendments made by A-Engrossed Ordinance No. 703. 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 Chapter 660, Division 11 of the Oregon Administrative Rules and Oregon Revised Statute 195.110. This conclusion is supported by the following facts:

FACTS

1. The standards for public facilities and services in the CDC are outlined in Article V (Public Facilities and Services).
2. In 1991, Washington County adopted a public facility plan, consistent with OAR 660, Division 11. A-Engrossed Ordinance No. 703 does not amend the Washington County Public Facilities Plan.
3. A-Engrossed Ordinance No. 703 did not directly amend any Plan policies or strategies or CDC standards relating to Goal 11.

Goal 12 - Transportation

CONCLUSION

Policy 32 of the Comprehensive Framework Plan for the Urban Area, 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 Transportation Plan and the CDC. Plan compliance with Goal 12 is maintained with the amendments made by A-Engrossed Ordinance No. 703. 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) and the Regional Transportation Plan (RTP). This conclusion is supported by the following facts:

FACTS

1. A-Engrossed Ordinance No. 703 did not amend the applicable Plan policies related to transportation. Therefore, it is not necessary to make specific findings for Goal 12.
2. A-Engrossed Ordinance No. 703 made amendments to signing standards for institutional uses in transit areas and addresses integral signs. The amendments help accommodate transportation needs by allowing additional signage for institutional uses in transit areas and by allowing freeway-oriented signs through the integral sign standards.

Goal 13 - Energy Conservation

CONCLUSION

Policies 36, 37, 38, 39 and 40 of the Comprehensive Framework Plan for the Urban Area 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. Plan compliance with Goal 13 is maintained with the amendments made by A-Engrossed Ordinance No. 703. The amendments are consistent with the county's acknowledged policies and strategies for promoting energy conservation as required by Goal 13. This conclusion is supported by the following facts:

FACTS

A-Engrossed Ordinance No. 703 did not amend the applicable Plan policies or CDC sections related to energy conservation. Therefore, it is not necessary to make specific findings for Goal 13.

Goal 14 - Urbanization

CONCLUSION

Policies 13, 14, 16, 17, 18 and 19 of the Comprehensive Framework Plan for the Urban Area 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. Plan compliance with Goal 14 is maintained with the amendments made by A-Engrossed Ordinance No. 703. The amendments are consistent with the county's acknowledged policies and strategies for urbanization as required by Goal 14. This conclusion is supported by the following facts:

FACTS

1. A-Engrossed Ordinance No. 703 did not amend any Plan policies or strategies relating to Goal 14.
2. A-Engrossed Ordinance No. 703 made amendments to signing standards for institutional uses in transit areas and addresses integral signs. The amendments help promote appropriate urban development by allowing additional signage for institutional uses in transit areas and by allowing freeway-oriented signs through integral sign standards.

**FINDINGS OF COMPLIANCE WITH METRO'S URBAN GROWTH MANAGEMENT
FUNCTIONAL PLAN FOR A-ENGROSSED ORDINANCE NO. 703
(RELATING TO SIGNING AMENDMENTS)**

Section 3.07.830.A. of Title 8 of the Urban Growth Management Functional Plan (UGMFP) requires that all comprehensive plan changes submitted after February 19, 1997 "...be consistent with this functional plan." The following findings have been prepared to address Titles 1, 2, 3, 4, 6, 8 and 11 of the Functional Plan.

Title 1 - Requirements for Housing and Employment Accommodations

Functional Plan policies in Title 1 seek ways to increase the capacity within the urban growth boundary, such as changing local zoning to accommodate development at higher densities in locations supportive of the transportation system.

RESPONSE

A-Engrossed Ordinance No. 703 made signing amendments to the Community Development Code (CDC). A-Engrossed Ordinance No. 703 did not amend any Plan policies or development standards related to Title 1 housing and employment targets. Therefore the changes adopted by A-Engrossed Ordinance No. 703 are consistent with Title 1 of the UGMFP.

Title 2 - Regional Parking Policy

To meet state TPR requirements to reduce new parking spaces and vehicle miles traveled in the region, Metro requires limits on the minimum and maximum number of parking spaces.

RESPONSE

A-Engrossed Ordinance No. 703 amends the CDC to make signing amendments. The ordinance did not modify any standards relating to minimum and maximum number of parking spaces.

Title 3 - Water Quality, Flood Management and Fish/Wildlife Habitat Conservation

Protect beneficial uses and functional values of water quality and flood management resources by limiting uses in these areas. Establish buffer zones around resource areas to protect from new development.

RESPONSE

Implementation of Title 3 requirements has been completed primarily through the adoption of regulations by Clean Water Services (CWS). CWS is responsible for water quality and flood management within the urban unincorporated areas of Washington County. A-Engrossed Ordinance No. 703 did not change any standards relating to water quality or flood plain management. The ordinance does not amend any significant natural resource designations.

Title 4 - Industrial and Other Employment Areas

To improve the region's economic climate, the Plan seeks to protect the supply of sites for employment by limiting incompatible uses within Industrial and Employment Areas.

RESPONSE

A-Engrossed Ordinance No. 703 amends the CDC to make signing amendments. The ordinance did not amend any plan designations that would affect the county's supply of industrial land.

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

Title 6 intends to enhance Centers by encouraging development in these Centers that will improve the critical roles they play in the region and by discouraging development outside Centers that will detract from those roles.

RESPONSE

A-Engrossed Ordinance No. 703 made amendments to the CDC standards that are not related to Title 6 Centers.

Title 8 - Compliance Procedures

Title 8 sets forth Metro's procedures for determining compliance with the Urban Growth Management Functional Plan. 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. 703 on July 2, 2008. The findings in this document demonstrate that the amendments made by this ordinance are in substantial 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 implement the Regional Framework Plan and the 2040 Growth Concept.

RESPONSE

A-Engrossed Ordinance No. 703 did modify any standards relating to the planning of new urban areas described in Title 11.

601005

TON COUNTY - DLUT
DIVISION, #350-14
First Avenue
OR 97124-3072

DEPT. OF LAND CONSERVATION AND
DEVELOPMENT
ATTN: PLAN AMENDMENT SPECIALIST
635 CAPITOL STREET NE, SUITE 150
SALEM, OR 97301-2540