



Oregon

Theodore R. Kubongski, 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

10/19/2009

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 011-09

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: Friday, October 30, 2009

This amendment was submitted to DLCD for review prior to adoption

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 THAT IT WAS MAILED TO DLCD. AS A RESULT, YOUR APPEAL DEADLINE MAY BE EARLIER THAN THE ABOVE DATE SPECIFIED.

Cc: Aisha Willits, Washington County
Gloria Gardiner, DLCD Urban Planning Specialist
DLCD: Gary Fish

<paa> YA

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

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 OCT 13 2009 LAND CONSERVATION AND DEVELOPMENT

Jurisdiction: Washington County

Local file number: Ordinance No. 719

Date First Evidentiary Hearing: 9/2/2009

Date of Final Hearing: 10/6/2009

Date Notice of Adoption form (Form #2) was sent to DLCD: 10/9/2009

Was a Notice of Proposed Amendment (Form 1) mailed to DLCD? Yes Date mailed to DLCD: 7/17/2009

- Comprehensive Plan Text Amendment [x] 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): Ordinance No. 719 amended Community Development Standards related to permitted uses within the Rural Commercial (R-COM) and Rural Industrial (R-IND) Districts.

Does the Adoption differ from proposal? No, no explanation is necessary

Plan map changed from: N/A to: N/A
Zone map changed from: N/A to: N/A
Location: Various
Specify density: Previous: N/A New density: N/A Acres involved: 0

Mark applicable statewide planning goals: 1-19 checkboxes

Was an Exception Adopted? [] YES [x] NO

Did DLCD receive a Notice of Proposed Amendment 45-days prior to first evidentiary hearing? [x] 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. 011-09 (17699) [15755]

FILED

JUL 17 2009

Washington County
County Clerk

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

ORDINANCE 719

An Ordinance Amending the Community
Development Code Element of the
Comprehensive Plan relating to Uses in
Rural Districts and to Parking Standards

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

SECTION I

A. The Board of County Commissioners of Washington County, Oregon, recognizes that the Community Development Code 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, 694-698, 703, 704, 708, 709, and 711.

B. Subsequent ongoing planning efforts of the County indicate a need for minor amendments to the Community Development Code relating to permitted uses in rural districts and to parking for rural temporary health hardship housing. 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.

C. Under the provisions of Washington County Charter Chapter X, the Department of Land Use and Transportation has carried out its responsibilities, including preparation of notices,

1 and the County Planning Commission has conducted one or more public hearings on the proposed
2 amendments and has submitted its recommendations to the Board. The Board finds that this
3 Ordinance is based on that recommendation and any modifications made by the Board, as a result of
4 the public hearings process.

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

11 SECTION 2

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

- 14 A. Exhibit 1 (4 pages) – amending the Community Development Code Section
15 352, RURAL COMMERCIAL (R-COM) DISTRICT, and Section 354,
RURAL INDUSTRIAL (R-IND) DISTRICT; and
- 16 B. Exhibit 2 (4 pages) – amending the Community Development Code Section
17 430-135.2 SPECIAL USE STANDARDS for Type II Temporary Uses.

18 SECTION 3

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

21 SECTION 4

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

1 SECTION 5

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

5 SECTION 6

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

11 SECTION 7

12 This Ordinance shall take effect on November 27, 2009.

13 ENACTED this 6 day of October, 2009, being the 1st reading and 1st public
14 hearing before the Board of County Commissioners of Washington County, Oregon.

15
16 **ADOPTED**

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

17 Roy R. Rogers
CHAIRMAN
18 Barbara Hejtmanek
RECORDING SECRETARY

19 READING
First October 6, 2009
20 Second _____
21 Third _____
22 Fourth _____

PUBLIC HEARING
First October 6, 2009
Second _____
Third _____
Fourth _____

VOTE: Aye: Rogers, Strader, Schouten Nay: _____
Recording Secretary: Barbara Hejtmanek Date: October 6, 2009

The Community Development Code is amended to reflect the following:

1. Community Development Code Section 352, RURAL COMMERCIAL (R-COM) DISTRICT, is amended as shown below:

352-3 Uses Which May Be Permitted Through a Type II Procedure

The uses listed in Section 352-3.1 are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of 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. Unless the use is specifically exempted, the Review Authority shall make specific findings with respect to the standards in Section 352-3.2. A waiver of the right to remonstrate against commonly accepted farm or forest practices shall be recorded for each permitted use.

352-3.1 Permitted Uses:

- A. Ambulance Service - Section 430-9.
- B. Auto Repair within an enclosed building.
- C. Bus and Train Terminals.
- D. Church – Section 430-29.
- E. Commercial Recreation Facilities such as indoor theaters, bowling alleys, indoor skating rinks or similar uses when:
 - (1) The use is conducted wholly within a fully enclosed building; and
 - (2) Yards are no less than fifty (50) feet from any abutting residential, agriculture and forest, or natural resource district boundaries.
- F. Contractor's establishment for such things as installation of drain tiles, logging contractor, farming contractor and similar uses – Section 430-34.
- G. Eating and Drinking Establishments.
- H. Fabrication, Processing and Repair Facilities, appropriate for the rural community and which serve the rural/natural resource population base. These uses are exempt from Section 352-3.2.
- I. Farm or forest related equipment, machinery or truck repair, including associated service parts facilities, within an enclosed building. These uses are exempt from Section 352-3.2.

- J. Farm or forest implement and equipment and related merchandise sales when the sales area is fenced or a landscaped buffer is provided. These uses are exempt from Section 352-3.2.

2. Community Development Code Section 354, RURAL INDUSTRIAL (R-IND) DISTRICT, is amended as shown below:

354-3 Uses Permitted Through a Type II Procedure

The uses listed in Section 354-3.1 are permitted subject to the specific standards for the use set forth below and in applicable Special Use Sections of 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. Unless the use is specifically exempted, the Review Authority shall make specific findings with respect to the standards in Section 354-3.2. A waiver of the right to remonstrate against commonly accepted farm or forest practices shall be recorded for each permitted use.

354-3.1 Permitted Uses:

- A. Ambulance Service - Section 430-9.1
- B. Contractor's Establishment – Section 430-34. These uses are exempt from Section 354-3.2.
- C. Farm or forest related equipment, machinery and truck repair, including associated service parts facilities. These uses are exempt from Section 354-3.2.
- D. Manufacturing of tile, pottery and ceramics, including storage and wholesale distribution.
- E. Public Building, limited to governmental structures, community buildings and museums, which serve the local area - Section 430-103.
- F. Public Utility - Facilities necessary for public service (except commercial facilities for the purpose of generating power for public use by sale) - Section 430-105.3 through 430-105.7.
- G. Primary processing, packaging, treatment, bulk storage and wholesale distribution of any of the products produced from the following:
 - (1) Manufacture and processing of mineral and aggregate materials (includes batch plant);
 - (2) Production, processing, assembling, packaging, treatment of farm crops or forest products; and

- (3) These uses are exempt from Section 354-3.2.
- H. Communication Towers greater than seventy-five (75) feet and up to two-hundred (200) feet in height - Section 430-109.
- I. Recycling Center - Section 430-115.
- J. Restaurant or cafeteria facilities for employees in a new building when in conjunction with a permitted use.
- K. Sawmills and lumber manufacturing, which are exempt from Section 354-3.2. For required standards see Section 430-119.
- L. A second caretaker's residence in conjunction with a permitted use provided:
 - (1) The residence has an approved sanitary sewage disposal system; and
 - (2) The applicant demonstrates a need for the second dwelling for such things as security or maintenance.
- M. Stockpiling of aggregate, sand and gravel for road maintenance purposes - Section 430-132.
- N. Temporary Use - Section 430-135.2 A. This use is exempt from Section 354-3.2.
- O. A Type I or Type II Home Occupation in a nonconforming residence as an interim temporary use subject to the standards of Section 430-63.1 - Type I Home Occupation or Section 430-63.2 - Type II Home Occupation. This use is exempt from Section 354-3.2.
- P. Veterinarian or Animal Hospital.
- Q. Winery, including an accessory tasting room and incidental sales - Section 430-145.2.
- R. Logscaling and Weigh Stations.
- S. Uses Accessory and Incidental to an Allowed Use:
 - (1) Garages for storage and maintenance of motor vehicles used by the principal use;
 - (2) Storage of motor fuels and lubricating oils for vehicles used by the principal use;
 - (3) Maintenance and utility shops for equipment used by the principal use;
 - (4) Central heating, air conditioning and refrigeration plants;

- (5) Water storage, drainage and treatment facilities;
 - (6) Fire protection facilities;
 - (7) Buildings for storage of documents, records, testing and research equipment, experimental models and other personal property related to the principal use;
 - (8) Clinics, lounges and recreational facilities for employees;
 - (9) Day care facilities primarily for employees;
 - (10) Electrical substations; and
 - (11) Administrative Offices.
- T. Co-located antennas, not otherwise allowed through a Type I Procedure -- Section 430-109.
- U. Bulk storage and wholesale distribution and sales (excludes retail sales) of farm crops or forest products. These uses are exempt from Section 354-3.2.

Community Development Code Section 430-135.2 SPECIAL USE STANDARDS for Type II Temporary Uses is amended to reflect the following:

430-135.2 Type II:

- A. The use of one temporary living accommodation, for a period not to exceed two years, where there is a finding of health hardship, which may include conditions resulting from advanced age, which is documented by a physician.
- (1) For the purposes of this provision, the temporary accommodation may be:
 - (a) A manufactured dwelling; or
 - (b) In the EFU, EFC, AF-20, AF-10 and AF-5 Districts, a recreational vehicle (RV), as described below under item (5); or
 - (c) In the EFU, EFC, AF-20, AF-10 and AF-5 Districts, the residential use of an existing building on a lot or parcel with a Dwelling Unit.
 - (2) The decision shall be based on demonstration that the temporary accommodation is necessary to provide adequate and immediate health care, as defined below under item (3), for the existing resident or a relative of the resident. Except in the INS, IND, EFU, EFC or AF-20 Districts, the decision may also be based on demonstration that the temporary accommodation is necessary to provide adequate and immediate health care for a person other than a relative of the resident who is dependent upon the resident for day to day care, as defined below under item (3).
 - (3) As used in this Subsection, "care" means assistance, required as a result of age and/or poor health, that is given to a specific person in the activities of daily living, which may include but are not necessarily limited to, bathing, grooming, eating, medication management, ambulation and transportation, and/or "care" means daily supervision of a specific person when such supervision is required due to cognitive impairment. As used in this Subsection, "care" does not include assistance with improvement or maintenance of property in the absence of a documented need for assistance with personal activities or a need for personal supervision due to cognitive impairment. "Care" does not include financial hardship alone.
 - (4) This need for care shall be documented by a signed statement from a physician, on a form to be provided by the Land Development Services Division. The statement shall be dated within ninety (90) days preceding the date the application is submitted and shall identify the care recipient, generally indicate that an age-related and/or medical condition results in a need for care, and substantiate that the type of assistance required by the patient is consistent with the type of assistance identified in the definition of "care," as described above under item (3).

(5) Standards for Temporary Accommodations

(a) Recreational Vehicles

The RV unit must contain an Oregon Insignia of Compliance, pursuant to ORS Chapter 446. For use as a temporary health hardship residence, acceptable models of RVs include motorized or towable RVs only, such as travel trailers, fifth-wheel trailers, converted buses, and motorhomes. Folding camper trailers ("pop-up" campers), slide-in truck campers, and van conversions are not permitted. Park model recreational units are to be processed as manufactured dwellings.

(b) Manufactured Dwellings or Converted Existing Structures

The applicant must demonstrate that there exists no reasonable alternative care provider. Alternative care providers that shall be considered include other adults who already live with the care recipient, and other relatives of the care recipient who live nearby.

In addition, the applicant must demonstrate that there exists no reasonable housing alternative in the form of adequate housing on the subject lot, parcel or tract. A determination regarding the reasonableness of the care recipient and the care provider occupying the permanent dwelling together shall be made based on the size and floor plan of the permanent dwelling with consideration for maintaining a degree of privacy and independence for both the care recipient and the care provider.

(6) There shall be findings that the granting of the permit will:

- (a) Not be incompatible with adjacent properties; and
- (b) Not cause adverse environmental conditions in the immediate vicinity and will relate only to property under control of the applicant.

(7) The permit issued shall clearly set forth the conditions under which the permit is granted and shall state that:

- (a) The permit period shall not exceed twenty-four (24) months, unless the hardship permit is renewed.
- (b) In the case of a manufactured dwelling or park model recreational unit, the proposed structure is to be vacated and removed within three (3) months of the end of the hardship, or upon expiration of the specified time limit in the development permit.

In the case of an existing building, the building shall be removed, demolished or returned to an allowed nonresidential use within three (3) months of the end of the hardship period.

In the case of a recreational vehicle, the RV shall be removed or placed in a stored condition on the subject lot, parcel or tract when the permit expires or the need for care ceases, whichever occurs first. For the purpose of this provision, an RV shall be deemed to be placed in a stored condition when it ceases to be used for residential purposes and is disconnected from any on-site sewage disposal system and all utilities other than temporary electrical connections for heating necessary to avoid physical deterioration. Storage of an RV shall comply with all other applicable requirements of this Code.

- (c) No permit shall be transferable to any other owner or occupant.
 - (d) The property owner shall execute a restrictive covenant which sets forth the requirements of Section 430-135.2 A.(7).
 - (e) All necessary services, such as water, natural gas and/or sanitary sewer, for the temporary accommodation shall be extended from the permanent dwelling services. The temporary accommodation shall be allowed to have a separate electrical meter. However, no other separate meters for the temporary accommodation shall be allowed. An exception may be granted if the utility provider substantiates that separate service is required or if more than one legally established service exists on the subject lot, parcel or tract.
 - (f) The temporary accommodation shall use the same driveway entrance as the permanent dwelling, although the driveway may be extended. An exception may be granted if more than one lawfully established driveway entrance to the subject lot, parcel or tract exists.
 - (g) The temporary accommodation shall be located within one-hundred (100) feet of the permanent dwelling. This distance shall be measured from the closest portions of each structure. This distance may be increased if the applicant provides evidence substantiating that steep slopes, significant natural features, significant existing landscape, existing structures, other physical improvements or physical constraints prevent compliance with the separation distance standard. The increase shall be the minimum necessary to avoid the constraint. An exception may also be granted if the temporary accommodation will be sited in the same or substantially similar location as a previous, lawfully established temporary health hardship accommodation.
- (8) A temporary residence approved under this Section is not eligible for replacement under Section 430-8 of this Code.

(9) Renewal

Applications for renewal of the temporary permit shall be submitted prior to expiration of the existing permit. The Review Authority shall renew health hardship permits for the same care recipient upon reapplication and the payment of the required fee, through a Type II procedure, if it is determined that:

- (a) The circumstances that provided the basis upon which the previous permit was granted remain substantially similar. A renewal application shall be accompanied by a signed statement from a licensed healthcare provider, per item (4), above; and
- (b) The use has not had an adverse effect on the neighborhood.

(10) Up to four (4) vehicles may be permitted in association with the temporary dwelling.

(110) An application for the renewal of an existing permit which is submitted after the existing permit has expired may be subject to review under the criteria for a new application. Applications for renewal permits issued under this provision will remain effective only for the duration remaining under the original 2-year approval cycle.

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

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

Agenda Title: ADOPT FINDINGS FOR ORDINANCE NO. 719

Presented by: Brent Curtis, Planning Manager

SUMMARY:

Ordinance No. 719 proposes to amend the Community Development Code Element of the Comprehensive Plan to amend the temporary health hardship dwelling standards to clarify that parking of additional vehicles to serve that temporary use are permitted. The ordinance also makes changes to the uses allowed within the Rural Industrial and Rural Commercial Districts.

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.

Attached is the Resolution and Order to adopt the findings for Ordinance No. 719. 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 Ordinance No. 719 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

R009-76

Agenda Item No.	<u>6.b.</u>
Date:	10/06/09

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 Ordinance No. 719) No. 09-76

5 This matter having come before the Washington County Board of Commissioners at its
6 meeting of October 6, 2009; 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, and Washington County's Comprehensive Plan relating to
10 Ordinance No. 719; 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 September 2, 2009, 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 Ordinance
21 No. 719 are hereby adopted.

22 DATED this 6th day of October, 2009.

	AYE	NAY	ABSENT
BRIAN	—	—	✓
SCHOUTEN	✓	—	—
STRADER	✓	—	—
ROGERS	✓	—	—
APPROVED AS TO FORM:	—	—	✓

23 BOARD OF COUNTY COMMISSIONERS
24 FOR WASHINGTON COUNTY, OREGON

25 *Roy R. Rogers*
Chairman

26 *[Signature]*
27 County Counsel
28 For Washington County, Oregon

26 *Barbara Hejmanek*
27 Recording Secretary

EXHIBIT A

FINDINGS FOR ORDINANCE NO. 719 AN ORDINANCE AMENDING THE COMMUNITY DEVELOPMENT CODE ELEMENT OF THE COMPREHENSIVE PLAN RELATING TO USES IN RURAL DISTRICTS AND TO PARKING STANDARDS

October 6, 2009

GENERAL FINDINGS

Ordinance No. 719 amends the Community Development Code (CDC) relating to uses within rural land use districts and also to parking standards for temporary health hardship dwellings. Within the Rural Commercial District, farm and forest-related merchandise sales were added as a Type II use. A new Type II use was also added in the Rural Industrial District that would allow bulk storage and wholesale distribution and sales of farm crops and forest products. Both amendments stated that the new uses would be exempt from the county's "impact test," an analysis of whether the proposed use will significantly impact surrounding land uses. Additionally, the number of vehicles that could be parked for more than 48 hours on a property in conjunction with a permitted temporary health hardship dwelling was clarified.

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 applicable 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.

In 1996, Metro adopted the Urban Growth Management Functional Plan (UGMFP). The UGMFP contains requirements that local cities and counties have agreed to adopt in order to implement the region's strategy for addressing growth. The Board finds that Ordinance No. 719 amends CDC standards that are not related to the UGMFP titles; therefore, specific findings are not included in this exhibit.

GOAL FINDINGS

The purpose of the findings in this document is to demonstrate that Ordinance No. 719 is consistent with Statewide Planning Goals, ORS and OAR requirements and the Washington County Comprehensive Plan.

Goal 1 - Citizen Involvement

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 Ordinance No. 719.

Goal 2 - Land Use Planning

Statewide 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 Comprehensive Plan, which includes documents such as the Rural/Natural Resource Plan, Urban Planning Area Agreements and the Community Development Code (CDC). Washington County utilized this process to adopt Ordinance No. 719. Notice was coordinated with all affected governmental entities and no comments were received regarding the ordinance.

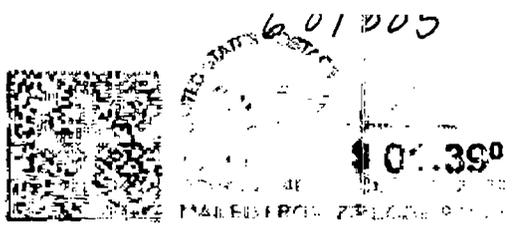
Goal 9 - Economy of the State

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 Ordinance No. 719. 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:

Ordinance No. 719 amends the Rural Commercial and Rural Industrial land use districts to add additional Type II uses. These new uses allow farm and forest-related merchandise sales in the Rural Commercial District and for the bulk storage and wholesale distribution and sales of farm crops or forest products in the Rural Industrial District. These additional uses are intended to support rural businesses and resource industries, thus strengthening the local economy in accordance with Goal 9. These changes are also consistent with the applicable policies of the Rural Plan.

Goal 10 - Housing

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. Ordinance No. 719 clarifies that additional parking may be provided for temporary health hardship dwellings, therefore Plan compliance with Goal 10 is maintained with the amendments made by Ordinance No. 719.



MAIL

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