



Oregon

Theodore R. Kulongoski, Governor

Department of Land Conservation and Development

635 Capitol Street, Suite 150

Salem, OR 97301-2540

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www.lcd.state.or.us



NOTICE OF ADOPTED AMENDMENT

03/31/2014

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 001-14

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: Wednesday, April 16, 2014

This amendment was submitted to DLCD for review 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 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: Theresa Cherniak, Washington County
Jon Jinings, DLCD Community Services Specialist
Anne Debbaut, DLCD Regional Representative

<paa> YA



NOTICE OF ADOPTED CHANGE TO A COMPREHENSIVE PLAN OR LAND USE REGULATION

FOR DLCD USE

File No.: 001-14 (20190)
[17820]
Received: 3/26/2014

Local governments are required to send notice of an adopted change to a comprehensive plan or land use regulation **no more than 20 days after the adoption**. (See [OAR 660-018-0040](#)). The rules require that the notice include a completed copy of this form. **This notice form is not for submittal of a completed periodic review task or a plan amendment reviewed in the manner of periodic review.** Use [Form 4](#) for an adopted urban growth boundary including over 50 acres by a city with a population greater than 2,500 within the UGB or an urban growth boundary amendment over 100 acres adopted by a metropolitan service district. Use [Form 5](#) for an adopted urban reserve designation, or amendment to add over 50 acres, by a city with a population greater than 2,500 within the UGB. Use [Form 6](#) with submittal of an adopted periodic review task.

Jurisdiction: Washington County

Local file no.: **Ordinance No. 780**

Date of adoption: March 18, 2014

Date sent: March 26, 2014

Was Notice of a Proposed Change (Form 1) submitted to DLCD?

Yes: Date (use the date of last revision if a revised Form 1 was submitted): January 16, 2014

No

Is the adopted change different from what was described in the Notice of Proposed Change? **No**

If yes, describe how the adoption differs from the proposal:

Local contact (name and title): Theresa Cherniak, Principal Planner

Phone: 503-846-3961

E-mail: theresa_cherniak@co.washington.or.us

Street address: 155 N. First Street, Suite 350-14

City: Hillsboro

Zip: 97124-3072

PLEASE COMPLETE ALL OF THE FOLLOWING SECTIONS THAT APPLY

For a change to comprehensive plan text:

Identify the sections of the plan that were added or amended and which statewide planning goals those sections implement, if any:

Ordinance No. 780 amends Area of Special Concern (ASC) #11 of the Sunset West Community Plan by dividing ASC #11 into two new subareas, 11a and 11b. Subarea 11a allows development of up to four buildings of up to 160 feet in height to assist in efficient development of the corporate campus site.

Applicable statewide planning goals: Goal 1, Goal 2, Goal 9, Goal 11 and Goal 12

For a change to a comprehensive plan map:

Identify the former and new map designations and the area affected:

Change from **N/A** to **N/A** **N/A** acres. A goal exception was required for this change.Location of affected property (T, R, Sec., TL and address): Northeast corner of SW 158th Avenue and SW Jenkins Road intersection in unincorporated urban Washington CountyThe subject property is entirely within an urban growth boundary - **Yes**

The subject property is partially within an urban growth boundary

If the comprehensive plan map change is a UGB amendment including less than 50 acres and/or by a city with a population less than 2,500 in the urban area, indicate the number of acres of the former rural plan designation, by type, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

If the comprehensive plan map change is an urban reserve amendment including less than 50 acres, or establishment or amendment of an urban reserve by a city with a population less than 2,500 in the urban area, indicate the number of acres, by plan designation, included in the boundary.

Exclusive Farm Use – Acres:	Non-resource – Acres:
Forest – Acres:	Marginal Lands – Acres:
Rural Residential – Acres:	Natural Resource/Coastal/Open Space – Acres:
Rural Commercial or Industrial – Acres:	Other: – Acres:

For a change to the text of an ordinance or code:

Identify the sections of the ordinance or code that were added or amended by title and number:

For a change to a zoning map:

Identify the former and new base zone designations and the area affected:

Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:
Change from	to	Acres:

Identify additions to or removal from an overlay zone designation and the area affected:

Overlay zone designation:	Acres added:	Acres removed:
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Location of affected property (T, R, Sec., TL and address):

List affected state or federal agencies, local governments and special districts:
City of Beaverton, Washington County

Identify supplemental information that is included because it may be useful to inform DLCD or members of the public of the effect of the actual change that has been submitted with this Notice of Adopted Change, if any. If the submittal, including supplementary materials, exceeds 100 pages, include a summary of the amendment briefly describing its purpose and requirements.

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – First Reading and First Public Hearing
Land Use & Transportation; County Counsel (CPO 1)

Agenda Title: **PROPOSED ORDINANCE NO. 780 – AN ORDINANCE
AMENDING THE SUNSET WEST COMMUNITY PLAN
RELATING TO AREA OF SPECIAL CONCERN #11**

Presented by: Andrew Singelakis, Director of Land Use & Transportation
Alan Rappleyea, County Counsel

SUMMARY:

Ordinance No. 780 proposes to amend the Sunset West Community Plan by dividing Area of Special Concern (ASC) #11 into two new subareas, 11a and 11b. These subareas specify where different building height requirements apply within the ASC. Ordinance No. 780 is posted on the county's land use ordinance web page at the following link:

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2014-land-use-ordinances.cfm>

On March 5, 2014, the Planning Commission (PC) conducted a public hearing for this ordinance. The PC's recommendation will be included in the staff report, which will be provided to the Board prior to the March 18, 2014 hearing and posted on the above land use ordinance web page. Copies of the report will be available electronically and at the Clerk's desk prior to the hearing.

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

Clerk's Desk Item: Staff Report

DEPARTMENT'S REQUESTED ACTION:

Read Ordinance No. 780 by title only and conduct the first public hearing. At the conclusion of the hearing, adopt Ordinance No. 780.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

Agenda Item No.	<u>5.a.</u>
Date:	03/18/14

ADOPTED

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

ORDINANCE 780

An Ordinance Amending the Sunset West
Community Plan Relating to Area of Special
Concern #11

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

SECTION 1

A. The Board recognizes that the Sunset West Community Plan was adopted by
Ordinance No. 242 and subsequently amended by Ordinance Nos. 278, 280, 292, 294, 348,
366, 418, 420, 485, 503, 526, 531, 532, 551, 552, 553, 588, 610, 620, 717, and 760.

B. Subsequent ongoing planning efforts of the County indicate a need for changes
to the Sunset West Community Plan to reflect changes and enable anticipated and coordinated
future development, in addition to any other housekeeping changes. The Board takes note that
the changes are necessary for the benefit, 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, and the County Planning Commission has conducted one or more public hearings on the
proposed amendments and has submitted its recommendations to the Board. The Board finds
that this Ordinance is based on those recommendations and any modifications made by the Board
are a result of the public hearings process.

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

7 SECTION 2

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

- 10 1. Exhibit 1 (1 page): Amending the text relating to Area of Special Concern #11 in
11 the Sunset West Community Plan; and
- 12 2. Exhibit 2 (1 page): Amending the Areas of Special Concern Map in the Sunset
13 West Community Plan to create subareas 11a and 11b.

14 SECTION 3

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

17 SECTION 4

18 All applications received prior to the effective date shall be processed in accordance with
19 ORS 215.427.

20 SECTION 5

21 If any portion of this Ordinance, including the exhibits, shall for any reason be held
22 invalid or unconstitutional by a body of competent jurisdiction, the remainder shall not be

1 affected thereby and shall remain in full force and effect.

2 SECTION 6

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

8 SECTION 7

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

10 ENACTED this 18 day of March, 2014, being the 1st reading and
11 1st public hearing before the Board of County Commissioners of Washington County,
12 Oregon.

13 BOARD OF COUNTY COMMISSIONERS
14 FOR WASHINGTON COUNTY, OREGON

15 **ADOPTED**

16 Andy Oyd
CHAIRMAN
Barbara Hejtmanek
RECORDING SECRETARY

17 READING

17 PUBLIC HEARING

18 First March 18, 2014
19 Second _____
20 Third _____
21 Fourth _____
22 Fifth _____
Sixth _____

18 First March 18, 2014
19 Second _____
20 Third _____
21 Fourth _____
22 Fifth _____
Sixth _____

21 VOTE: Aye: Schouten, Malinowski,
Duyck, Rogers, Terry,
22 Recording Secretary: Barbara Hejtmanek

21 Nay: _____
22 Date: March 18, 2014

The text relating to Area of Special Concern #11 in the Sunset West Community Plan is amended as shown below:

~~Area of Special Concern #11~~

~~This area includes the existing world headquarters campus of Nike, Inc. and additional adjacent land, all of which is located in the TO:EMP (Transit Oriented Employment) district. This Area of Special Concern is intended to ensure the capability of the subject properties to accommodate future corporate campus development.~~

~~On portions of the subject properties that are 500 feet or more from the nearest residentially designated property, buildings may be constructed up to 110 feet in height and up to five signature campus wayfinding elements having a maximum height of 160 feet may be constructed. The wayfinding elements shall not be occupiable structures, and each may incorporate identity features up to a maximum of 100 square feet per face.~~

~~In order to ensure a consistent campus perimeter landscape design, required street trees along Walker Road, Murray Boulevard, Jenkins Road, 158th Avenue, Jay Street and Burlington Drive shall be located a minimum of two feet from the back of the adjacent street curb, and a maximum of 100 feet from the back of the adjacent street curb. While the minimum quantity of trees adjacent to these streets shall not be, on average, less than one (1) tree per 30 linear feet of street frontage, spacing may be varied, and trees may be grouped in clusters.~~

Area of Special Concern #11

This area includes the existing world headquarters campus of Nike, Inc. and additional adjacent land, all of which is located in the TO:EMP (Transit Oriented Employment) district. This Area of Special Concern is intended to ensure the capability of the subject properties to accommodate future corporate campus development. Development within this Area of Special Concern is subject to applicable Community Development Code Transit Oriented design requirements, except as noted herein.

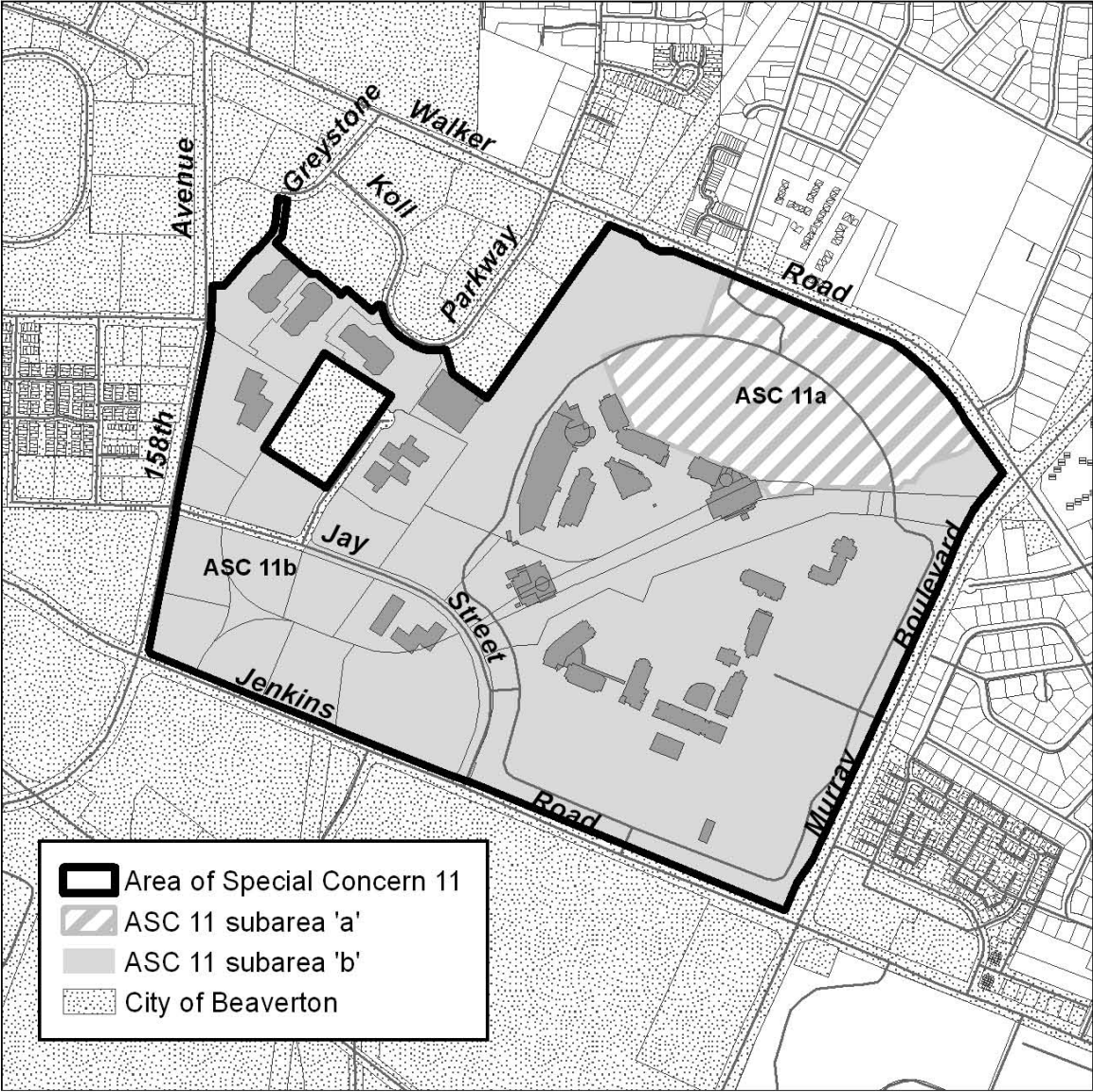
In order to ensure a consistent campus perimeter landscape design throughout Area of Special Concern #11, required street trees along Walker Road, Murray Boulevard, Jenkins Road, 158th Avenue, Jay Street and Burlington Drive shall be located a minimum of two feet from the back of the adjacent street curb, and a maximum of 100 feet from the back of the adjacent street curb. While the minimum quantity of trees adjacent to these streets shall not be, on average, less than one (1) tree per 30 linear feet of street frontage, spacing may be varied, and trees may be grouped in clusters.

Throughout Area of Special Concern #11, up to five signature campus wayfinding elements having a maximum height of 160 feet may be constructed. The wayfinding elements shall not be occupiable structures, and each may incorporate identity features up to a maximum of 100 square feet per face.

Within subarea 11a, up to four buildings may be constructed up to 160 feet in height.

Within subarea 11b, buildings may be constructed up to 110 feet in height on portions of the subject properties that are 500 feet or more from the nearest residentially-designated property.

Amend the Areas of Special Concern Map in the Sunset West Community Plan to create subareas 11a and 11b:



~~abc~~ Proposed additions
~~def~~ Proposed deletions

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Action – Land Use & Transportation (CPO 1)

Agenda Title: ADOPT FINDINGS FOR ORDINANCE NO. 780

Presented by: Andrew Singelakis, Director of Land Use & Transportation

SUMMARY:

Ordinance No. 780 amends the Sunset West Community Plan by dividing Area of Special Concern (ASC) #11 into two new subareas, 11a and 11b. These subareas specify where different building height requirements apply within the ASC. Ordinance No. 780 is posted on the county's land use ordinance web page at the following link:

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2014-land-use-ordinances.cfm>

Post acknowledgment comprehensive plan amendments are 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. ORS 197.615 requires that such amendments 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 (UGMFP), any amendment to a comprehensive plan or implementing ordinance shall be consistent with the requirements of the UGMFP.

Attached is the Resolution and Order to adopt the findings for Ordinance No. 780. Prior to the March 18, 2014 meeting, the proposed findings will be provided to the Board, posted on the above land use ordinance web page, and available at the Clerk's desk.

Attachment: Resolution and Order

Clerk's Desk Item: Proposed Findings (*click to access electronic copy*)

DEPARTMENT'S REQUESTED ACTION:

Adopt the findings for Ordinance No. 780 and authorize the Chair to sign the Resolution and Order memorializing the action.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

RO 14-28

Agenda Item No.	<u>6.a.</u>
Date:	03/18/14

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. 780) No. 14-28

5 This matter having come before the Washington County Board of Commissioners at its
6 meeting of March 18, 2014; 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 Ordinance No. 780; 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 March 5, 2014, made a recommendation to the Board, which is in the record and has been
15 reviewed by the Board; and

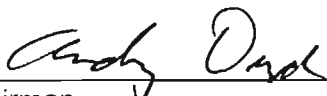
16 It appearing to the Board that, in the course of its deliberations, the Board has considered the
17 record which consists of all notices, testimony, staff reports, and correspondence from interested
18 parties, together with a record of the Planning Commission's proceedings, and other items submitted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

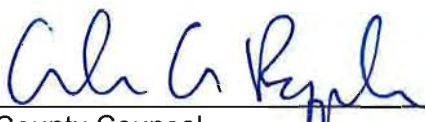
20 RESOLVED AND ORDERED that the attached findings in Exhibit "A" in support of Ordinance
21 No. 780 are hereby adopted.

22 DATED this 18th day of March, 2014.

	YAYE	NAY	ABSENT
23 DUYCK	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
24 SCHOUTEN	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
25 MALINOWSKI	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
26 ROGERS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
27 PERRY	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

28 
Chairman

26 
27 County Counsel
28 For Washington County, Oregon

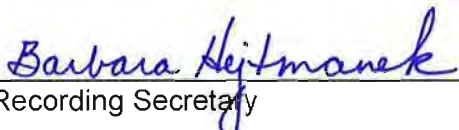

Recording Secretary

EXHIBIT A

FINDINGS FOR ORDINANCE NO. 780 AN ORDINANCE AMENDING THE SUNSET WEST COMMUNITY PLAN RELATING TO AREA OF SPECIAL CONCERN #11

March 18, 2014

GENERAL FINDINGS

Ordinance No. 780 amends Area of Special Concern (ASC) #11 in the Sunset West Community Plan. Changes in the ordinance include amending the ASC #11 text and map to divide ASC #11 into two subareas, ASC #11a and ASC #11b within the ASC and to specify permissible building heights in each subarea.

Key Ordinance Provisions

Ordinance No. 780 includes the following changes:

- Amends Area of Special Concern #11 as shown in the Areas of Special Concern Map in the Sunset West Community Plan by creating new Subareas 11a and 11b.
- Amends the text describing Area of Special Concern #11 in the Sunset West Community Plan to reflect the division of the ASC into two subareas - #11a and #11b. Within Subarea 11b, development standards remain the same. Within Subarea 11a, up to four buildings having a maximum building height of up to 160 feet will be permitted.

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 Oregon Administrative Rules (OAR) 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 Ordinance No. 780 is consistent with Statewide Planning Goals (Goals), Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR) requirements, Metro's Urban Growth Management Functional Plan (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 findings are provided to demonstrate ongoing compliance.

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. 780.

In further support of Goal 1 compliance, the County mailed notice of the public hearings to 106 owners of property within 500 feet of the property designated with ASC #11 a.

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, Comprehensive Framework Plan for the Urban Area (CFP), Community Development Code (CDC), Transportation Plan, Community Plans, and Urban Planning Area Agreements. Washington County utilized this process to adopt Ordinance No. 780. Notice was coordinated with all affected governmental entities and no comments were received from these parties regarding the ordinance.

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 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.

Ordinance No. 780 contributes to a healthy economy in Washington County by removing development requirements encumbering several properties owned by Nike, one of the region's major employers located in urban unincorporated Washington County. ASC #11 was originally adopted to facilitate the planned construction of a corporate campus (Sequent). Ordinance No. 780 modifies regulations that may have impeded the development of this site as the Nike world headquarters campus.

ASC #11 includes the original Sequent site and Nike’s world headquarters campus. The proposed modifications to the height limits in a portion of the Area of Special Concern will allow vacant lands within the campus to be developed more efficiently in this transit accessible area. These regulations provide clarity for future development of the properties and ensure a straightforward review process to encourage the economic growth of the properties and supporting the economy of Washington County and the region.

Plan compliance with Goal 9 is maintained with the amendments made by Ordinance No. 780. The amendments are consistent with the county's acknowledged policies and strategies for strengthening the local economy as required by Goal 9.

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. Policies 15, 25, 26, 27, 28, 29, 30 and 31 of the CFP address the provision of public facilities and services in the urban area 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 Ordinance No. 780. 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.

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 and in particular the Washington County Transportation System Plan, describe the transportation system necessary to accommodate the long term transportation needs of Washington County. Implementing measures are contained in the Transportation System Plan, the Sunset West Community Plan and the CDC.

Ordinance No. 780 changes the potential maximum height of up to four buildings within Area of Special Concern subarea #11a. The overall development capacity of the site will not be significantly affected by this ordinance. A reasonable worst case with and without the proposed amendments would retain the same employee, development, and total daily trip potential, in part because site FAR provisions do not change. No land use changes beyond growth assumed in the area by the Metro regional employment allocations are contemplated because Ordinance No. 780 does not change underlying land use designations. Any development within the area would be required to demonstrate compliance with the requirements for development within Transit Oriented Districts as defined by the CDC Sections 375 and 431 and the prescribed treatments identified in Area of Special Concern #11. Therefore, Ordinance No. 780 will have no significant affect on the transportation system.

Plan compliance with Goal 12 is maintained with the amendments made by Ordinance No. 780. 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 TRP, implemented via OAR Chapter 660, Division 12).

Findings of Compliance with Metro’s Urban Growth Management Functional Plan for Ordinance No. 780

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.

Title 8 requires jurisdictions to submit notice to Metro at least 45 days prior to the first evidentiary hearing for a proposed amendment to a comprehensive plan. Consistent with Title 8, staff mailed a copy of proposed Ordinance No. 780 to Metro on January 16, 2014, 48 days prior to the first evidentiary hearing. Metro provided no comments on Ordinance No. 780.

The findings in this document demonstrate that the amendments made by this ordinance are in compliance with the UGMFP.

Findings of Compliance with Metro’s Regional Transportation Functional Plan

Ordinance No. 780 does not amend the Washington County Transportation System Plan, nor does it add any transportation facilities or make changes to existing facilities. As described in the Goal 12 findings above, the multimodal transit oriented district requirements will continue to be met through the application of the CDC Sections 375 and 431. Therefore, Ordinance No. 780 is consistent with the RTFP.