



Oregon

John A. Kitzhaber, M.D., Governor

Department of Land Conservation and Development

635 Capitol Street NE, Suite 150

Salem, Oregon 97301-2540

Phone: (503) 373-0050

Fax: (503) 378-5518

www.oregon.gov/LCD



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

Date: 09/29/2014
Jurisdiction: Washington County
Local file no.: Ordinance 785
DLCD file no.: 006-14

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 09/26/2014. A copy of the adopted amendment is available for review at the DLCD office in Salem and the local government office.

Notice of the proposed amendment was submitted to DLCD 48 days prior to the first evidentiary hearing.

Appeal Procedures

Eligibility to appeal this amendment is governed by ORS 197.612, ORS 197.620, and ORS 197.830. Under ORS 197.830(9), a notice of intent to appeal a land use decision to LUBA must be filed no later than 21 days after the date the decision sought to be reviewed became final. If you have questions about the date the decision became final, please contact the jurisdiction that adopted the amendment.

A 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).

If the amendment is not appealed, it will be deemed acknowledged as set forth in ORS 197.625(1)(a). Please call LUBA at 503-373-1265, if you have questions about appeal procedures.

DLCD Contact

If you have questions about this notice, please contact DLCD's Plan Amendment Specialist at 503-934-0017 or plan.amendments@state.or.us



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

FOR DLCD USE
File No.: 006-14 {22296}
Received: 9/26/2014

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.: A-Engrossed Ordinance No. 785

Date of adoption: September 23, 2014

Date sent: September 23, 2014

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

Yes. May 29, 2014

Is the adopted change different from what was described in the Notice of Proposed Change?

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

Yes. A-Engrossed Ordinance No. 785 included the following change:

The ordinance was amended so that the majority of taxlots east of the city of Cornelius and within the UGB would not have the Future Development 20-acre (FD-20) designation applied to the area with the exception of four property owners who requested this designation. The remaining properties in this area shall retain the existing land use designations.

Local contact (name and title): Stephen Shane – Senior Planner

Phone: 503-846-3717

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

Street address: 155 N. First Avenue, Suite 350

City: Hillsboro

Zip: 97124

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:

A-Engrossed Ordinance No. 785 amends the county’s Rural/Natural Resource Plan, the Comprehensive Framework Plan for the Urban Area, The Aloha-Reedville-Cooper Mountain Community Plan, the Bull Mountain Community Plan, the East Hillsboro Community Plan and the Community Development Code

A-Engrossed Ordinance No. 785 meets the provisions of statewide Planning Goals 1, 2, 3, 5, 9, 11, 12, and 14.

For a change to a comprehensive plan map:

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

Change from _____ to _____ acres. A goal exception was required for this change.

Change from _____ to _____ acres. A goal exception was required for this change.

Change from _____ to _____ acres. A goal exception was required for this change.
Change from _____ to _____ acres. A goal exception was required for this change.

Location of affected property (T, R, Sec., TL and address):

The subject property is entirely within an urban growth boundary

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:

A-Engrossed Ordinance No. 785 amends Section 308 (Future Development 20-Acre District) of the Community Development Code.

For a change to a zoning map:

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

Change from AF-5	to FD-20	Acres: 146
Change from AF-20	to FD-20	Acres: 357
Change from EFU	to FD-20	Acres: 1979
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:
Oregon Department of Transportation, Metro, Hillsboro, Beaverton, Forest Grove, Cornelius, Clean Water Services, Tualatin Hills Parks and Recreation,

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 – Fourth Reading and Fourth Public Hearing (All rural CPOs and CPO 9, 12F, 12C, 4B, 5 and 6C)
Land Use & Transportation; County Counsel

Agenda Title: **CONSIDER PROPOSED A-ENGROSSED ORDINANCE NO. 785 – AN ORDINANCE AMENDING ELEMENTS OF THE COMPREHENSIVE PLAN APPLICABLE TO URBAN AND RURAL RESERVES**

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

SUMMARY:

A-Engrossed Ordinance No. 785 proposes to amend relevant Comprehensive Plan documents specific to the county’s urban and rural reserves in order to address passage of House Bill (HB) 4078 in March 2014. The proposed ordinance 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>

The Board conducted hearings for Ordinance No. 785 on August 5 and August 19, 2014. On August 19, 2014, the Board directed engrossment of the filed ordinance to make specific changes. A description of those changes was included in the staff report for the September 16 hearing. The Board held its first hearing for A-Engrossed Ordinance No. 785 on September 16, 2014 and continued the hearing to September 23, 2014.

The staff report for the September 23 hearing will be provided to the Board prior to the hearing and posted on the above land use ordinance web page. Copies of the report will also be available electronically and at the Clerk’s desk prior to the hearing.

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

Clerk’s Desk Item: Staff Report *(click to access electronic copy)*

DEPARTMENT’S REQUESTED ACTION:

Read A-Engrossed Ordinance No. 785 by title only and conduct the second public hearing for the engrossed ordinance. At the conclusion of the hearing, adopt A-Engrossed Ordinance No. 785.

COUNTY ADMINISTRATOR’S RECOMMENDATION:

I concur with the requested action.

ADOPTED

Agenda Item No.	4.c.
Date:	09/23/14

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

A-ENGROSSED ORDINANCE 785

An Ordinance Amending the Rural/Natural Resource Plan, the Comprehensive Framework Plan for the Urban Area, the Community Development Code, the Aloha-Reedville-Cooper Mountain Community Plan, the Bull Mountain Community Plan, and the East Hillsboro Community Plan for Purposes of Compliance with House Bill 4078

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

SECTION 1

A. The Board of County Commissioners recognizes that the Rural/Natural Resource Plan (Volume III) was readopted with amendments, by way of Ordinance No. 307, and subsequently amended by Ordinance Nos. 342, 383, 411, 412, 458, 459, 462, 480, 482, 499, 539, 547, 572, 574, 578, 588, 598, 606, 609, 615, 628, 630, 631, 637, 643, 648, 649, 653, 662, 671, 686, 733, 740, 753, 764, 772, and 776.

B. The Board of County Commissioners of Washington County, Oregon, recognizes that the Comprehensive Framework Plan for the Urban Area element of the Comprehensive Plan (Volume II) was readopted with amendments on September 9, 1986, and subsequently amended by Ordinance Nos. 343, 382, 432, 459, 471, 480, 483, 516, 517, 526, 551, 555, 561, 571, 572, 588, 590, 598, 608-610, 612-615, 620, 624, 631, 632, 637, 643, 649, 662, 666, 669, 671, 683, 686, 694, 712, 726, 730, 732, 733, 739, 742, 744, 745, 753, 758, 764, 769, 771, and 775.

1 C. The Board of County Commissioners of Washington County, Oregon, recognizes
2 that the Community Development Code Element of the Comprehensive Plan (Volume IV) was
3 readopted with amendments on September 9, 1986, by way of Ordinance No. 308, and
4 subsequently amended by Ordinance Nos. 321, 326, 336-341, 356-363, 372-378, 380, 381, 384-
5 386, 392, 393, 397, 399-403, 407, 412, 413, 415, 417, 421-423, 428-434, 436, 437, 439, 441-443,
6 449, 451-454, 456, 457, 462-464, 467-469, 471, 478-481, 486-489, 504, 506-512, 517-523, 525,
7 526, 528, 529, 538, 540, 545, 551-555, 558-561, 573, 575-577, 581, 583, 588, 589, 591-595, 603-
8 605, 607-610, 612, 615, 617, 618, 623, 624, 628, 631, 634, 635, 638, 642, 644, 645, 648, 649, 654,
9 659-662, 667, 669, 670, 674, 676, 677, 682-686, 692, 694-698, 703, 704, 708, 709, 711, 712, 718-
10 720, 722, 725, 730, 732, 735, 739, 742-745, 754-758, 760, 762, 763, 765, 766, and 769 – 776.

11 D. The Board of County Commissioners of Washington County, Oregon, recognizes
12 that the Aloha-Reedville-Cooper Mountain Community Plan was adopted by Ordinance Nos. 263
13 and 265 and subsequently amended by Ordinance Nos. 292, 294, 344, 367, 418, 420, 471, 480, 551,
14 588, 610, 615, 620, 649, 653, 674, 683, and 776.

15 E. The Board of County Commissioners of Washington County, Oregon, recognizes
16 that the Bull Mountain Community Plan was adopted by Ordinance Nos. 263 and 265 and
17 subsequently amended by Ordinance Nos. 368, 420, 480, 487, 547, 551, 552, 588, 610, 615, 659,
18 and 666.

19 F. The Board of County Commissioners of Washington County, Oregon, recognizes
20 that the East Hillsboro Community Plan was adopted by Ordinances Nos. 278 and 280 and
21 subsequently amended by Ordinances Nos. 349, 420, 480, 532, 551, 588, 610, 615, and 686.

22 G. Washington County has determined there is a need to update elements of the

1 Comprehensive Plan in order to effectuate legislative changes directed by House Bill 4078. The
2 Board takes note that such changes are for the health, welfare, and benefit of the residents of
3 Washington County, Oregon.

4 H. Under the provisions of Washington County Charter Chapter X, the Department of
5 Land Use and Transportation has carried out its responsibilities, including preparation of notices,
6 and the County Planning Commission has conducted one or more public hearings on the proposed
7 amendments and has submitted its recommendations to the Board. The Board finds that this
8 Ordinance is based on those recommendations and any modifications made by the Board are a
9 result of the public hearings process;

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

16 SECTION 2

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

- 19 1. Exhibit 1 (2 pages) – Amending the Rural/Natural Resource Plan - Policy 29, Rural and
20 Urban Reserves;
- 21 2. Exhibit 2 (7 pages) – Amending the Rural/Natural Resource Plan - “Rural and Urban
22 Reserves” map to show areas that have been added to the Urban Growth Boundary;

3. Exhibit 3 (7 pages) – Amending the Rural/Natural Resource Plan - “Rural and Urban Reserves” map to show areas where Reserves designations have changed;
4. Exhibit 4 (1 page) – Amending the Comprehensive Framework Plan for the Urban Area - Policy 41, Urban Growth Boundary Expansions;
5. Exhibit 5 (12 pages) – Amending the Comprehensive Framework Plan for Urban Area - Policy 41 “Future Development Areas” map and “Goal 5 Resources for Future Development Areas” map;
6. Exhibit 6 (3 pages) – Amending the Aloha-Reedville-Cooper Mountain Community Plan text and maps;
7. Exhibit 7 (3 pages) – Amending the Bull Mountain Community Plan text and maps;
8. Exhibit 8 (5 pages) – Amending the East Hillsboro Community Plan text and maps; and
9. Exhibit 9 (1 page) – Amending Community Development Code Section 308 – Future Development 20 Acre District (FD-20).

SECTION 3

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

SECTION 4

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

SECTION 5

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

1 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 sections,
6 and making any technical changes not affecting the substance of these amendments as necessary to
7 conform to the Washington County Comprehensive Plan format.

8 SECTION 7

9 This Ordinance shall take effect on November 28, 2014.

10 ENACTED this 23rd day of September, 2014, being the fourth reading and fourth
11 public hearing before the Board of County Commissioners of Washington County, Oregon.

12 BOARD OF COUNTY COMMISSIONERS
13 FOR WASHINGTON COUNTY, OREGON

14 **ADOPTED**

15 Bob Terry
CHAIRMAN

16 A. D. Nayala
RECORDING SECRETARY

17 READING

18 First August 5, 2014
19 Second August 19, 2014
20 Third September 16, 2014
21 Fourth September 23, 2014
22 Fifth _____

PUBLIC HEARING

First August 5, 2014
Second August 19, 2014 (Engrossment ordered)
Third September 16, 2014
Fourth September 23, 2014
Fifth _____

23 VOTE: Aye: Terry,
24 Recording Secretary: Ana D. Nayala

Nay: none
Date: 9-23-14

Policy 29, RURAL AND URBAN RESERVES, of the Rural/Natural Resource Plan is amended to reflect the following:

Introduction

Rural reserves are areas outside the Regional Urban Growth Boundary (UGB) that provide for the long-term protection of agriculture, forestry and/or important natural landscape features. ~~Rural reserves cannot be included in the regional UGB for the same period of time that urban reserves are designated to meet land supply needs — up to 50 years. Land planned and zoned for farm, forest, or mixed farm and forest use and that is not designated as urban reserve may not be included within the UGB before at least 75 percent of the land in the county that was designated urban reserve has been included within the UGB and planned and zoned for urban uses.~~

Implementing Strategies

- e. Utilize these principles for the concept planning of the areas shown on the Special Concept Plan Areas map:

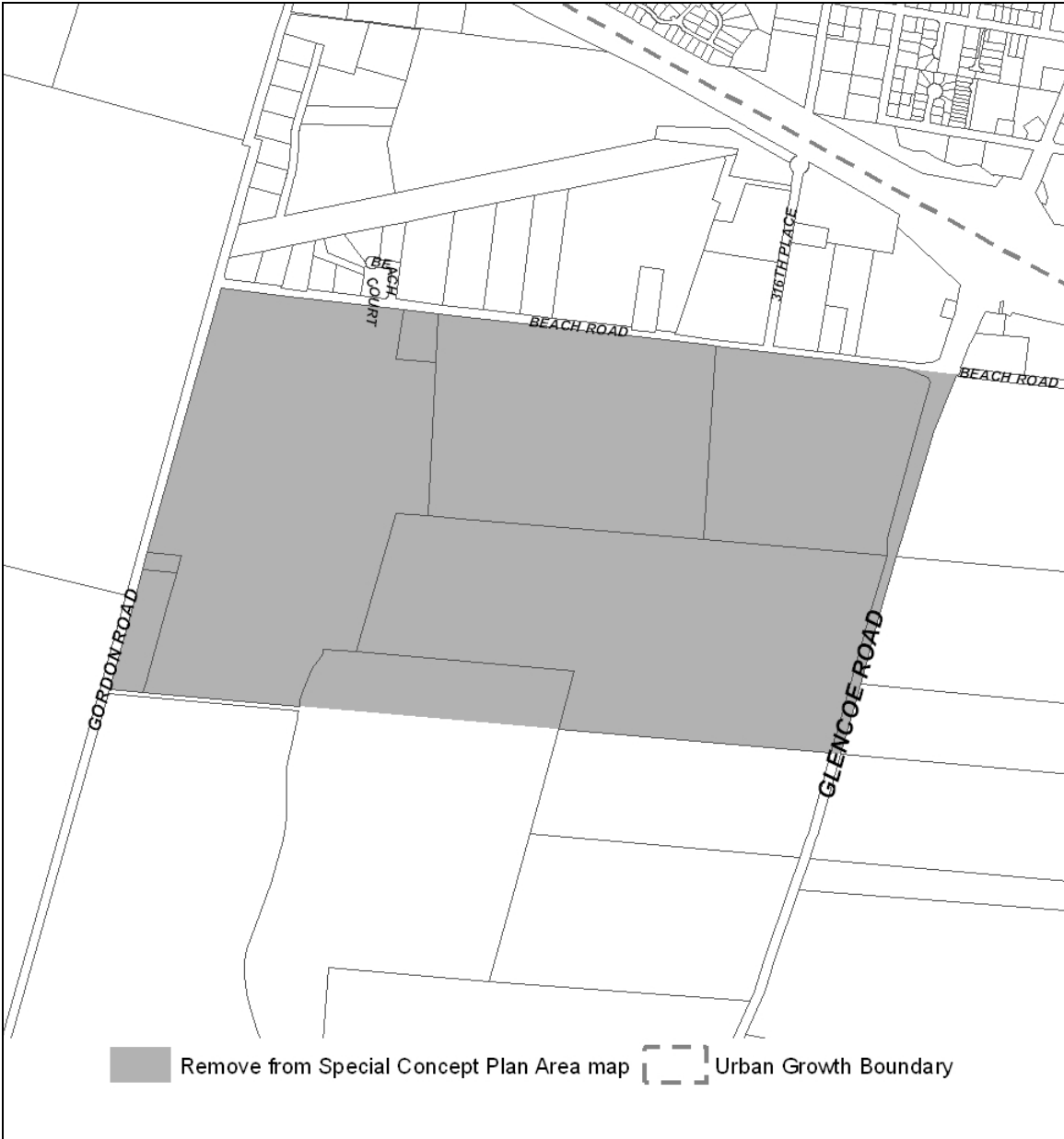
2. Special Concept Plan Area B

Undesignated lands surrounding the City of Banks and the City of North Plains provide the opportunity for Washington County and each city to ~~undertake~~ coordinate urban reserve planning under OAR 660-021. ~~It is the County's expectation that such planning will result in application of urban and rural reserve designations in appropriate locations and quantities within these currently undesignated areas.~~

Summary Findings and Conclusions

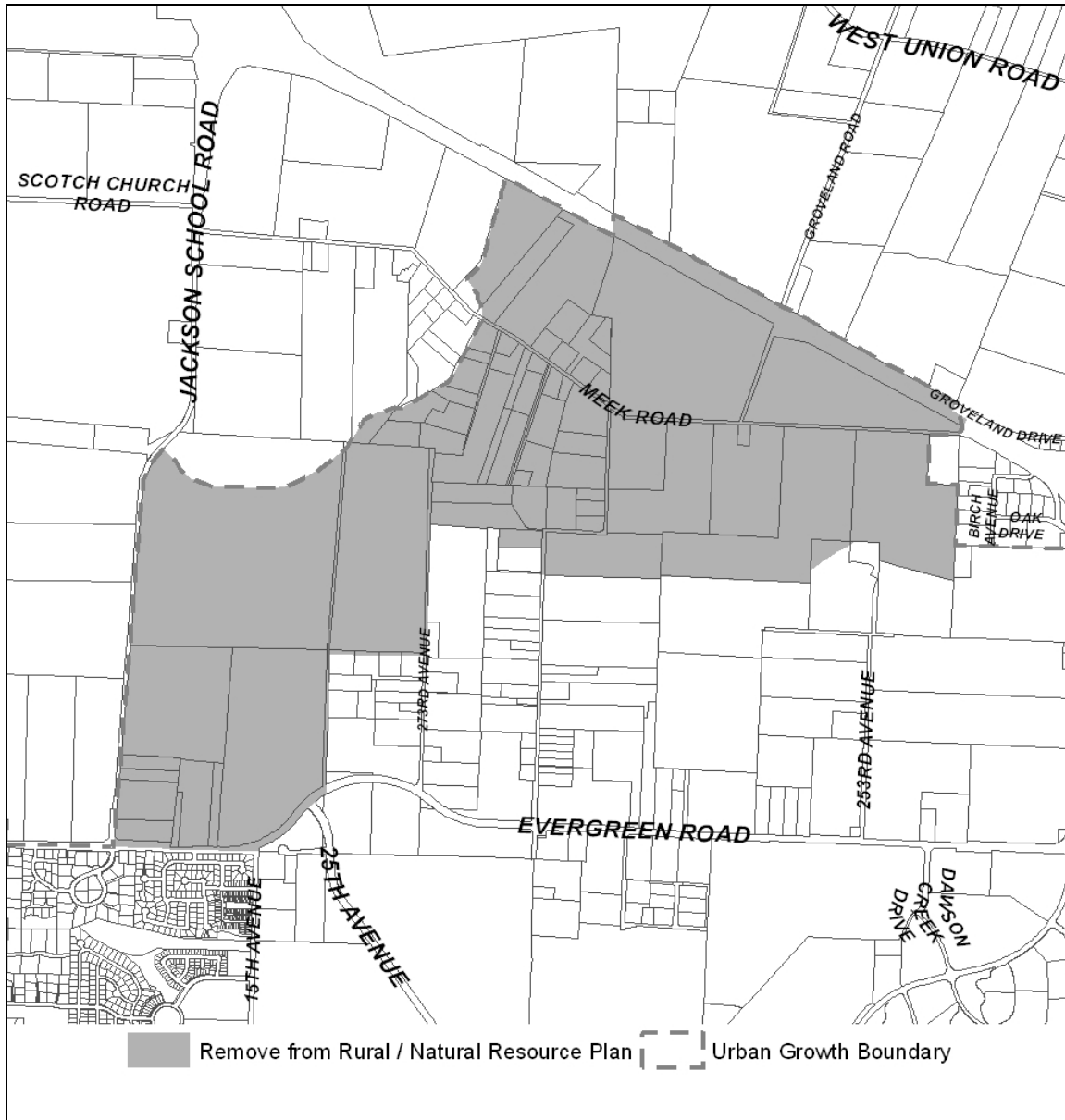
Concept planning for urban reserves will be coordinated between Washington County and the applicable city or cities and will occur prior to Metro including those lands into the regional UGB. For lands added to the regional UGB as a result of legislative changes enacted through HB 4078, future urban planning will be coordinated between the applicable city or cities and the county. Metro is responsible for making expansions to the regional UGB.

The "Special Concept Plan Areas" Map in Policy 29 of the Rural/Natural Resource Plan is amended to reflect the following:



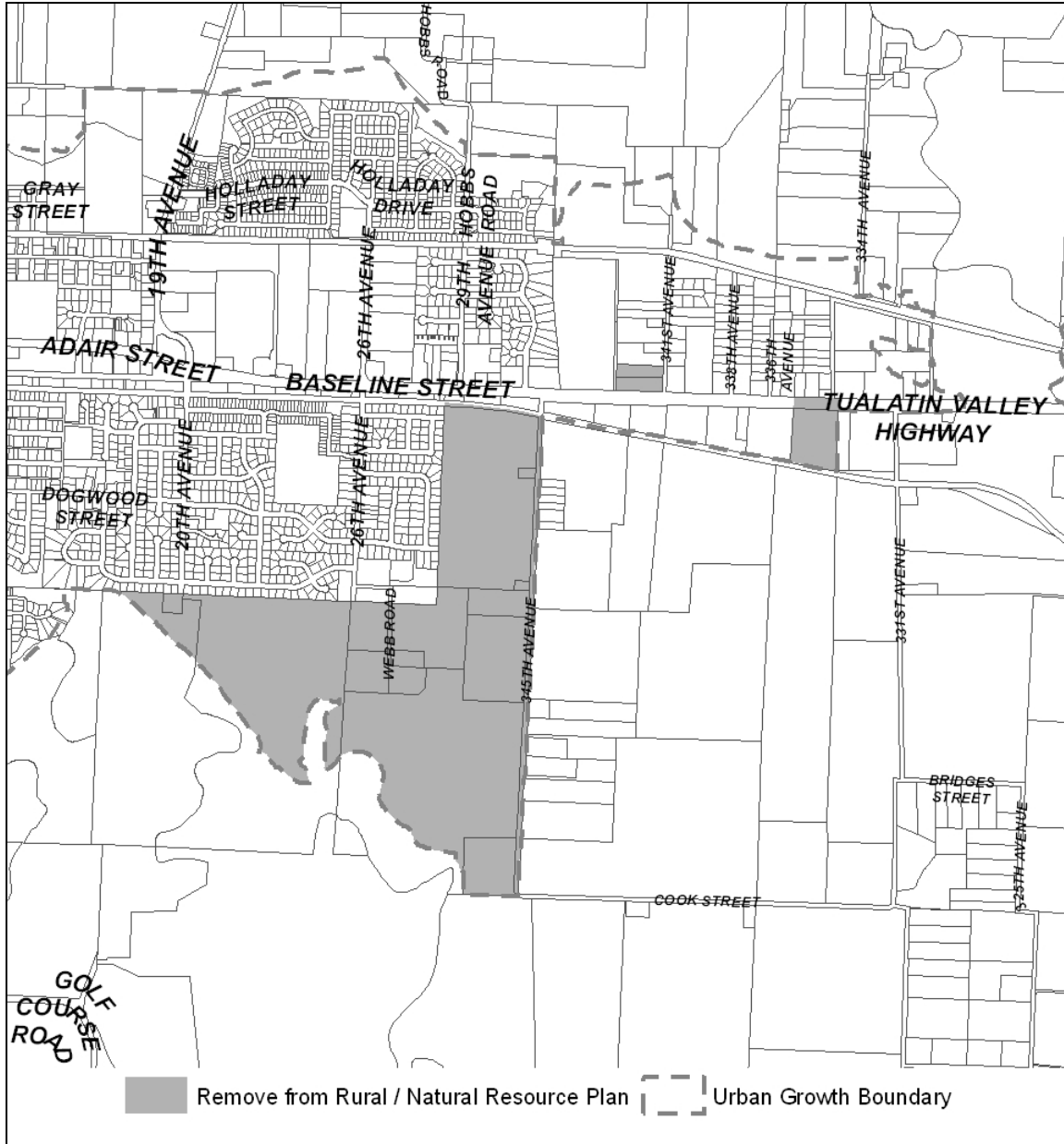
Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.

The "Rural and Urban Reserves" Map of the Rural/Natural Resource Plan is amended to reflect the updated Urban Growth Boundary and to remove the area shown on the map below:



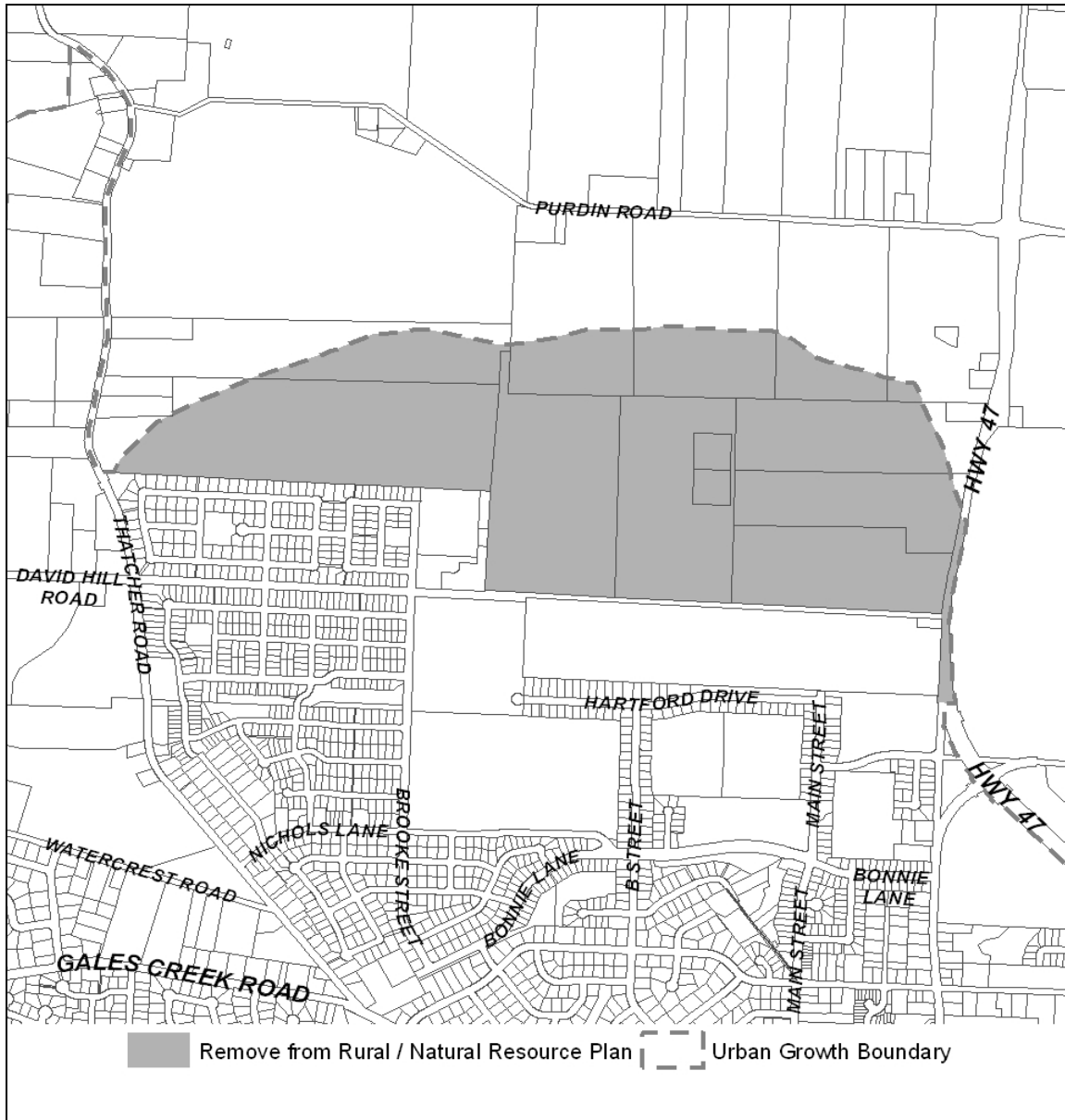
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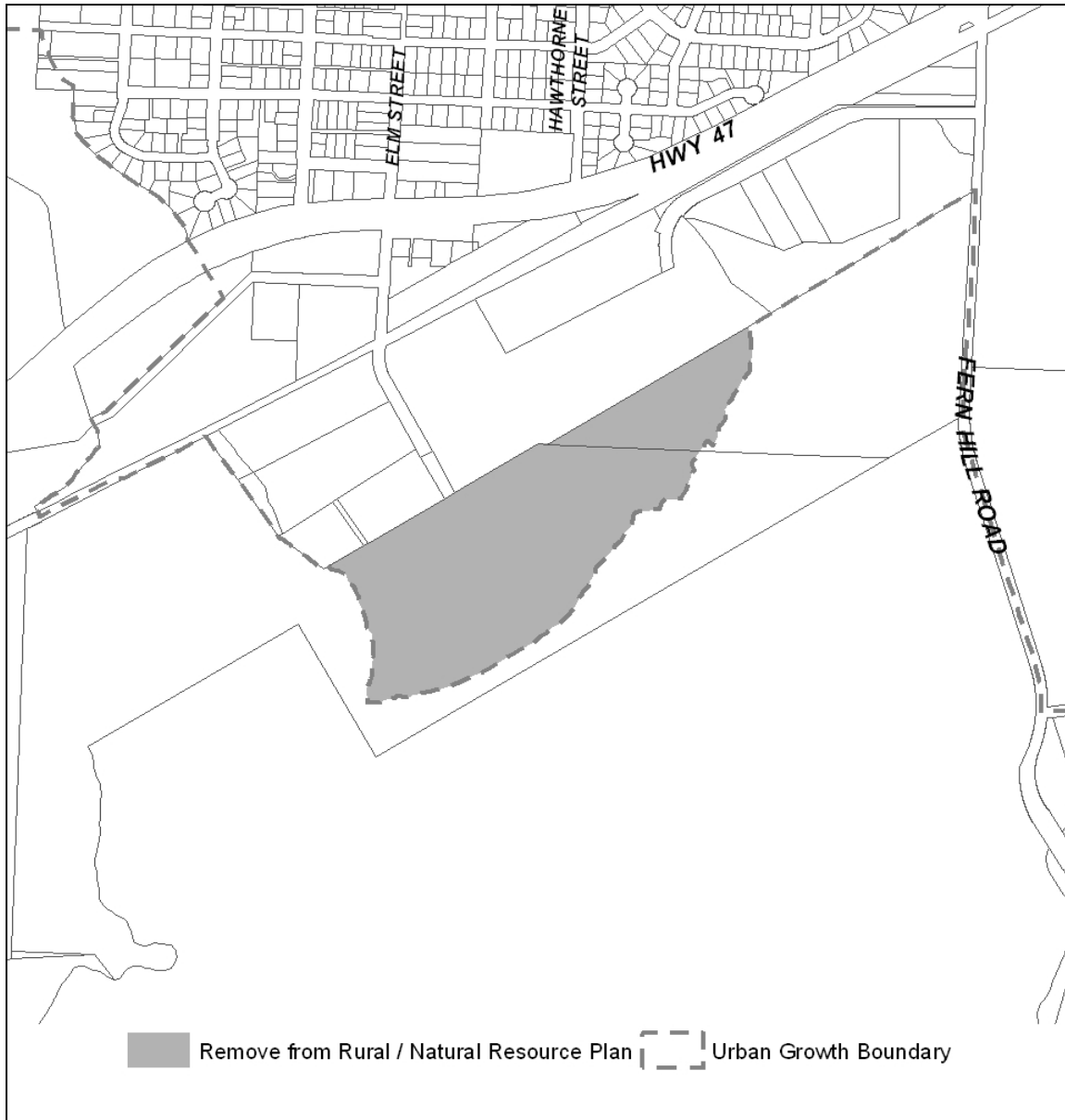
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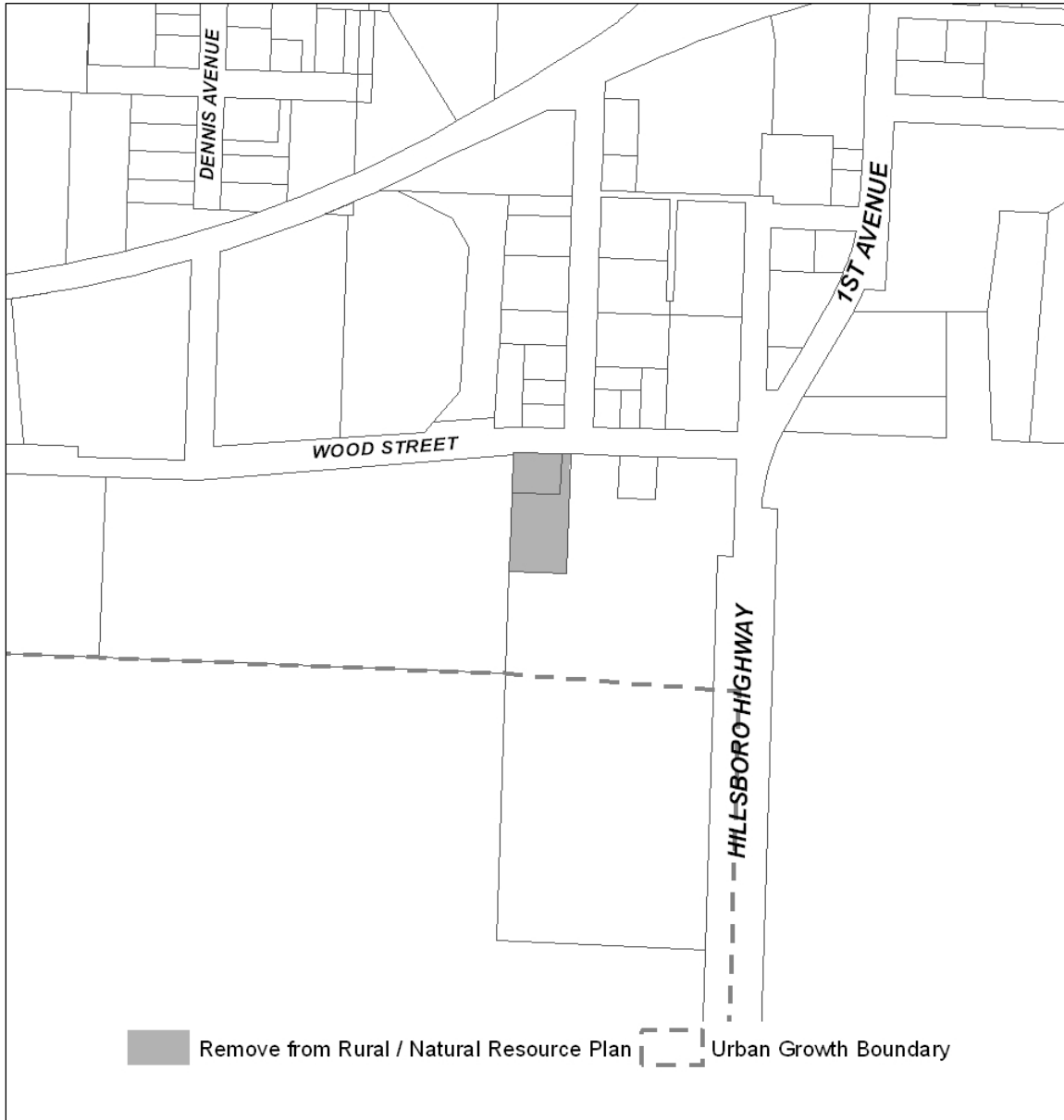
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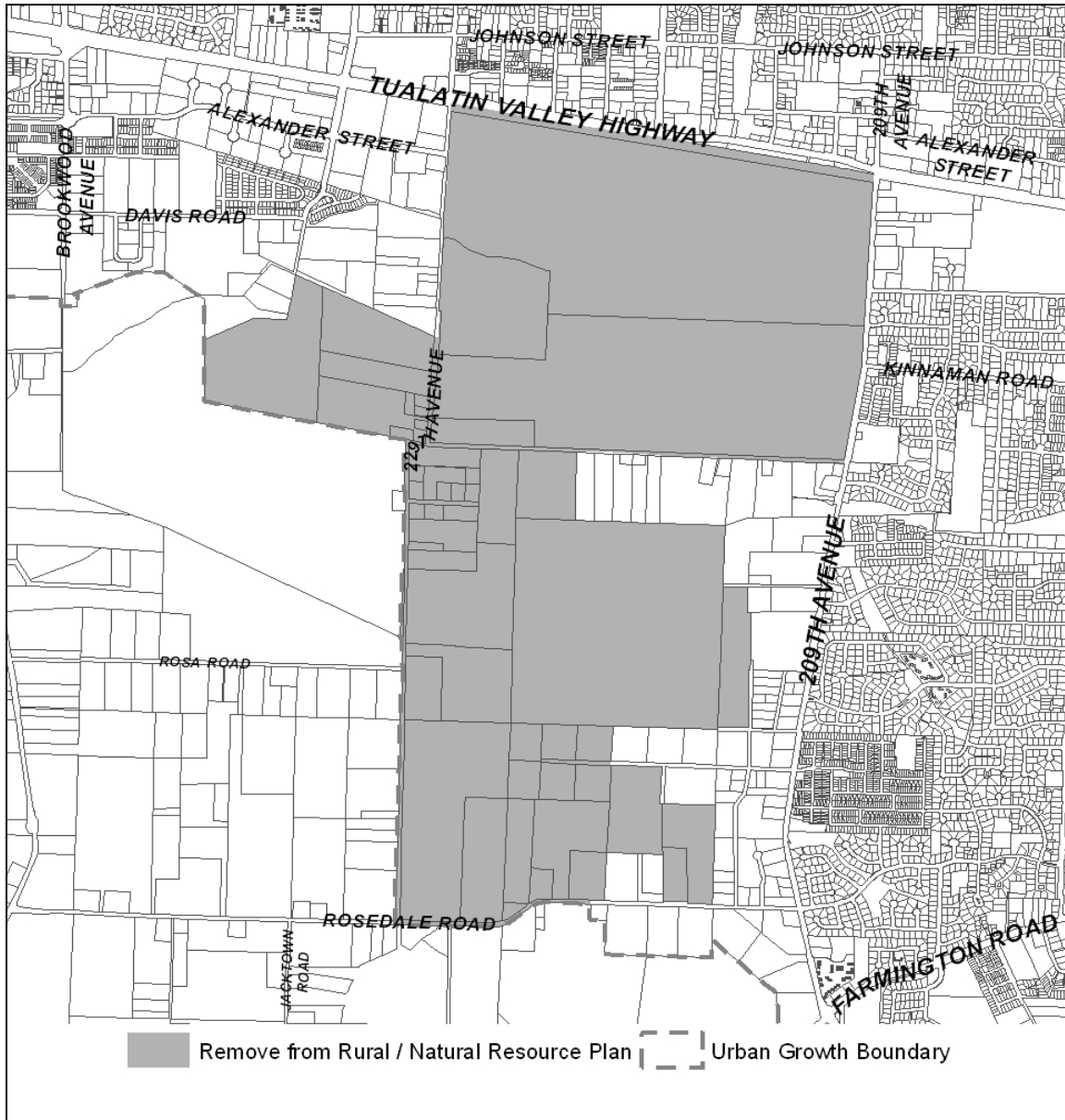
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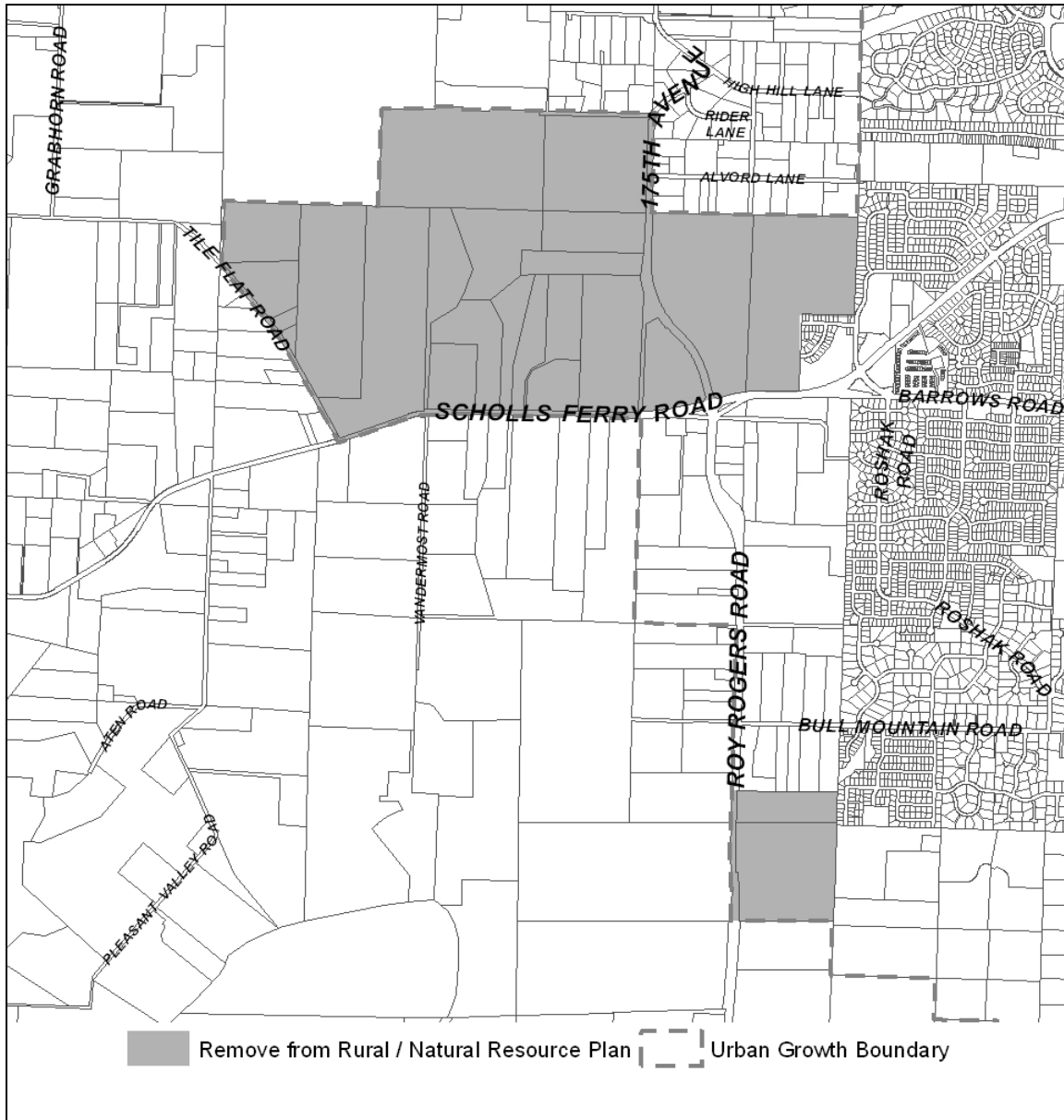
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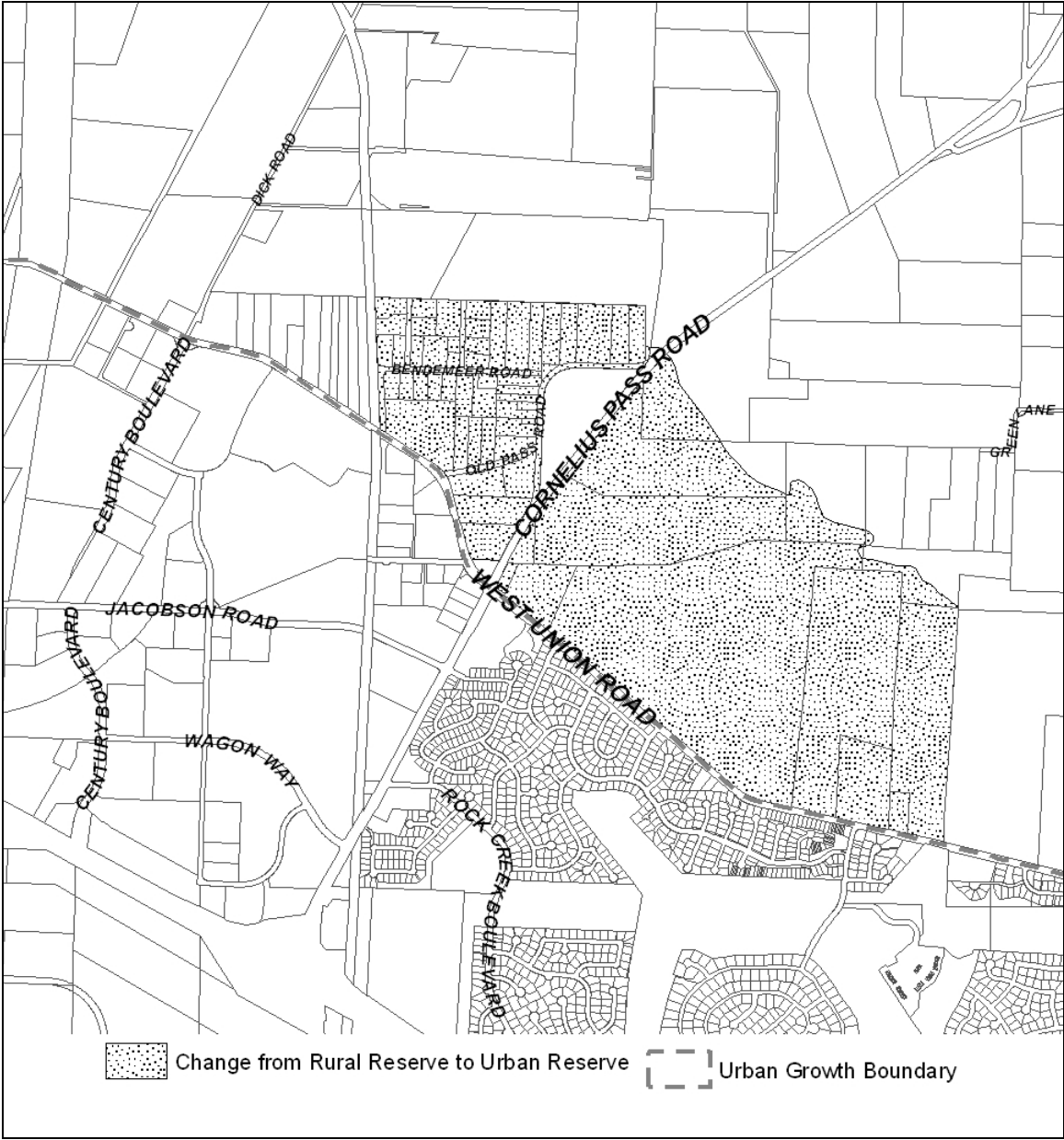
abcdef Proposed additions
~~abcdef~~ Proposed deletions

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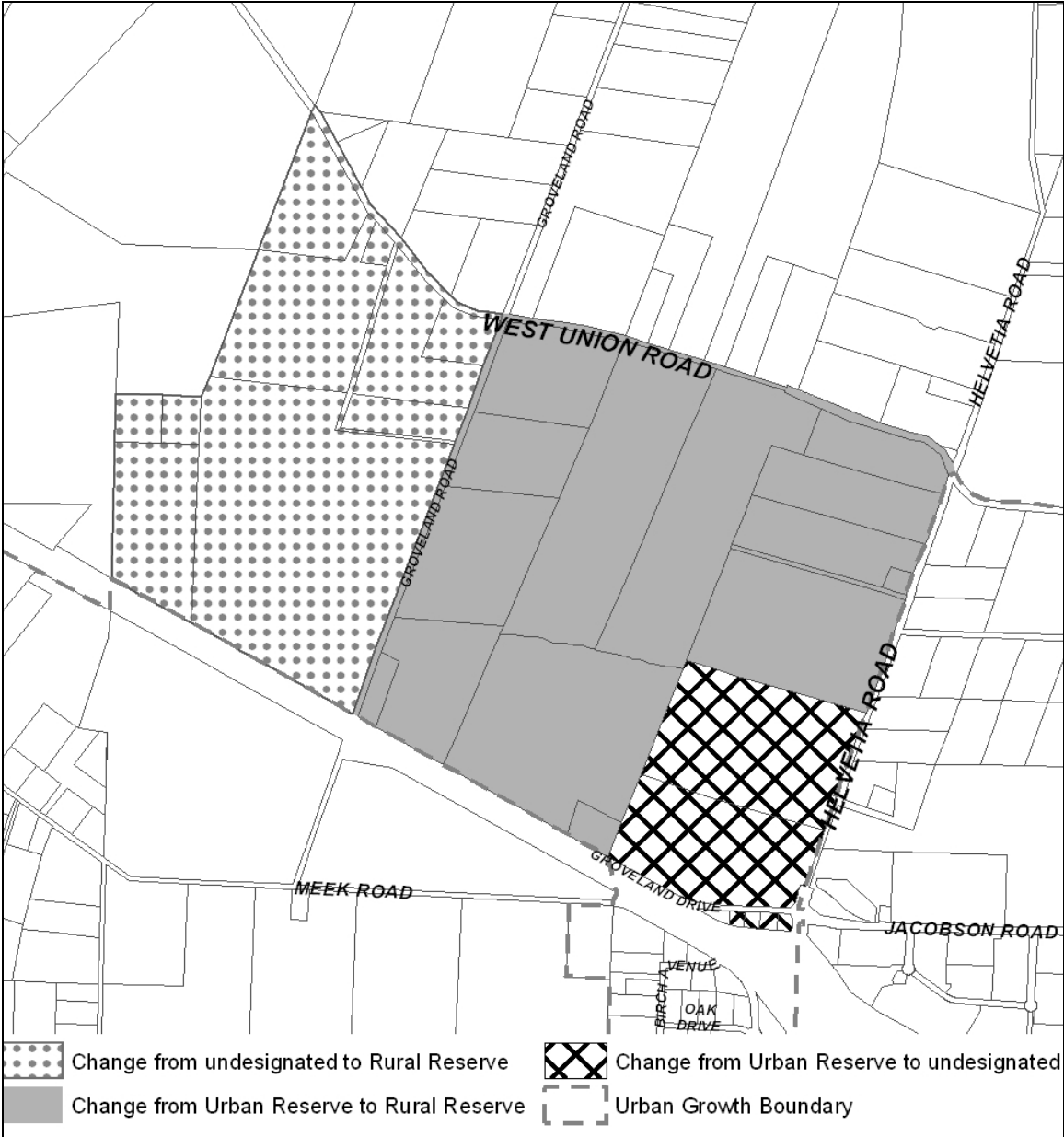
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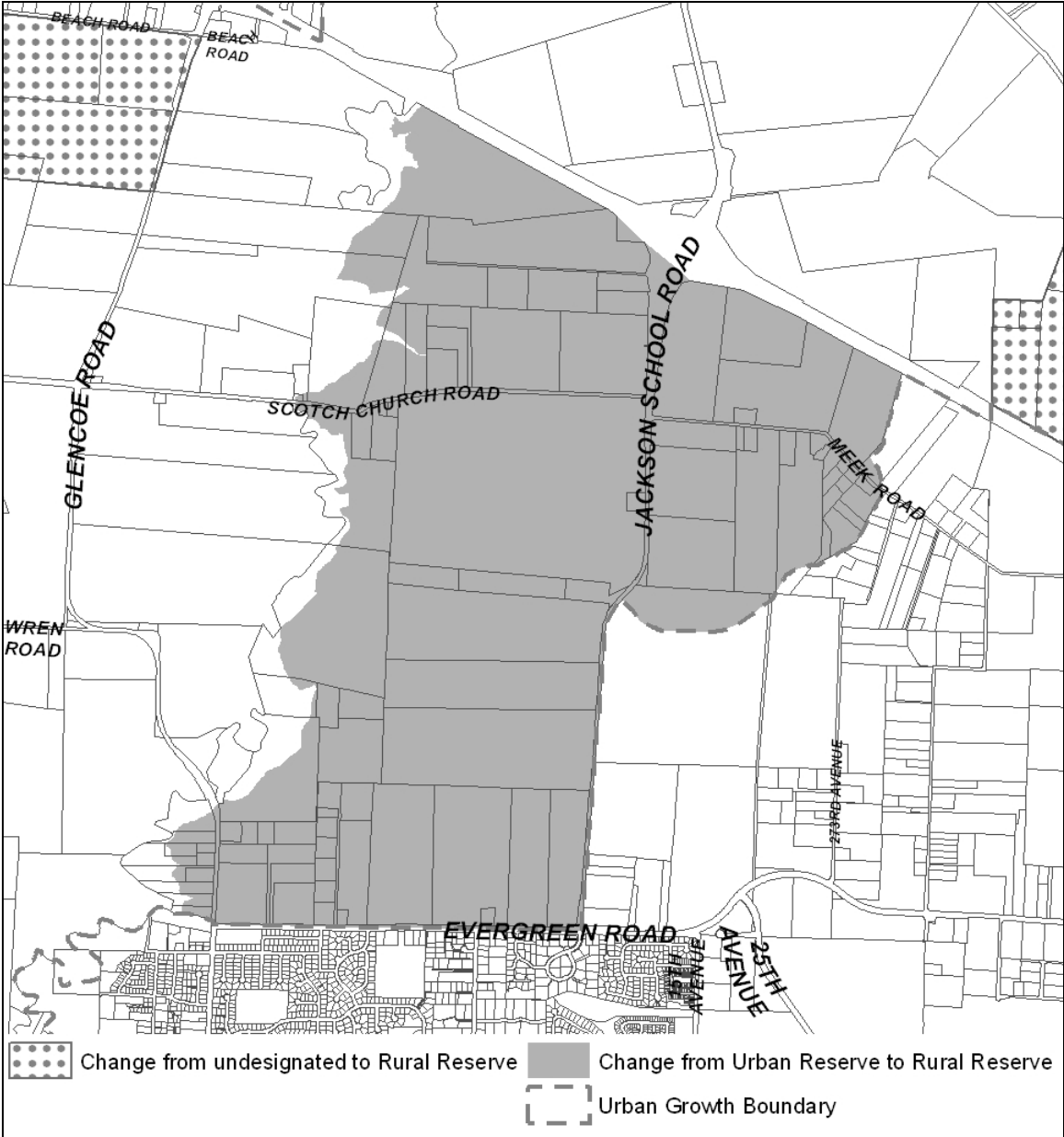
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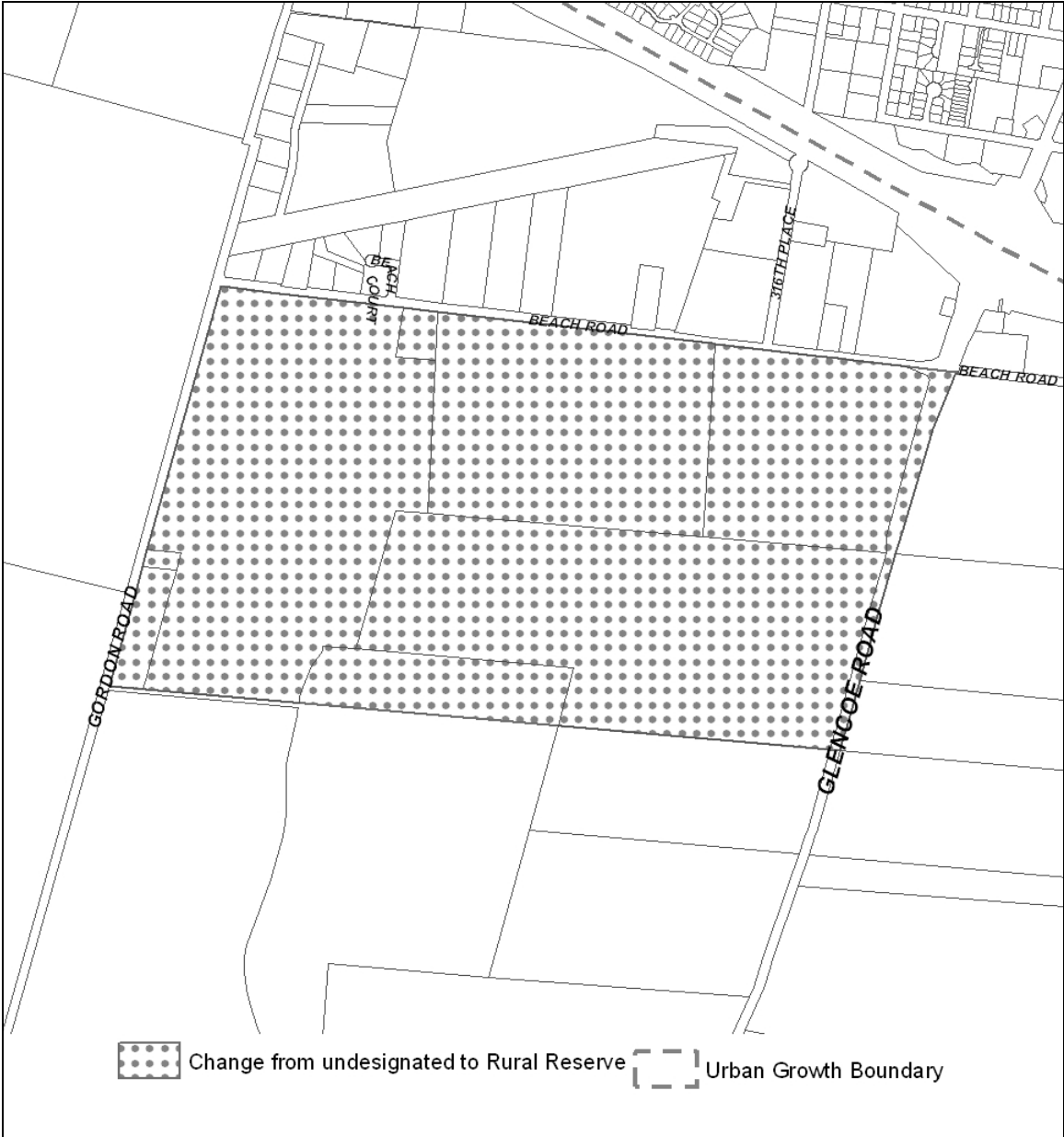
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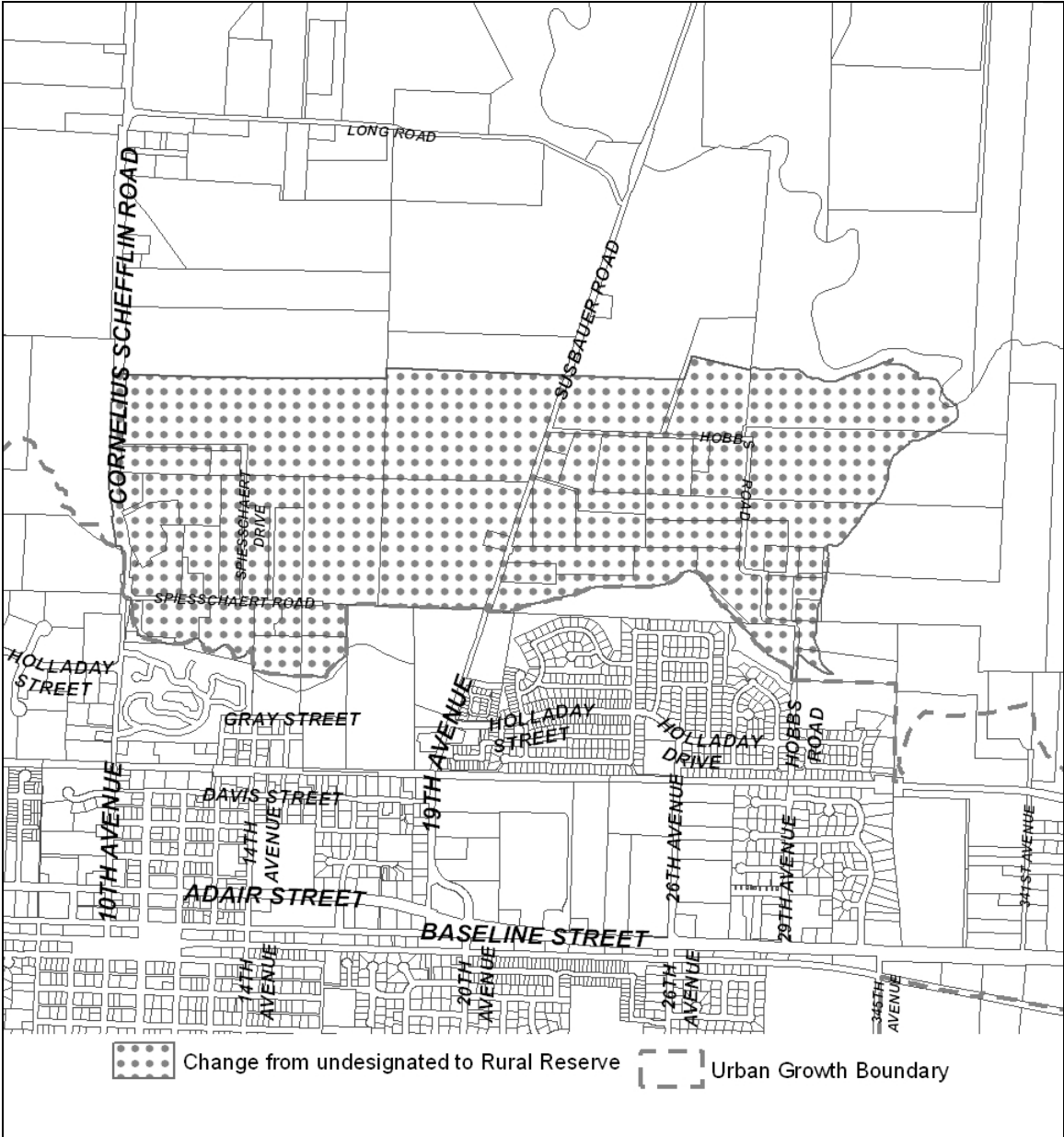
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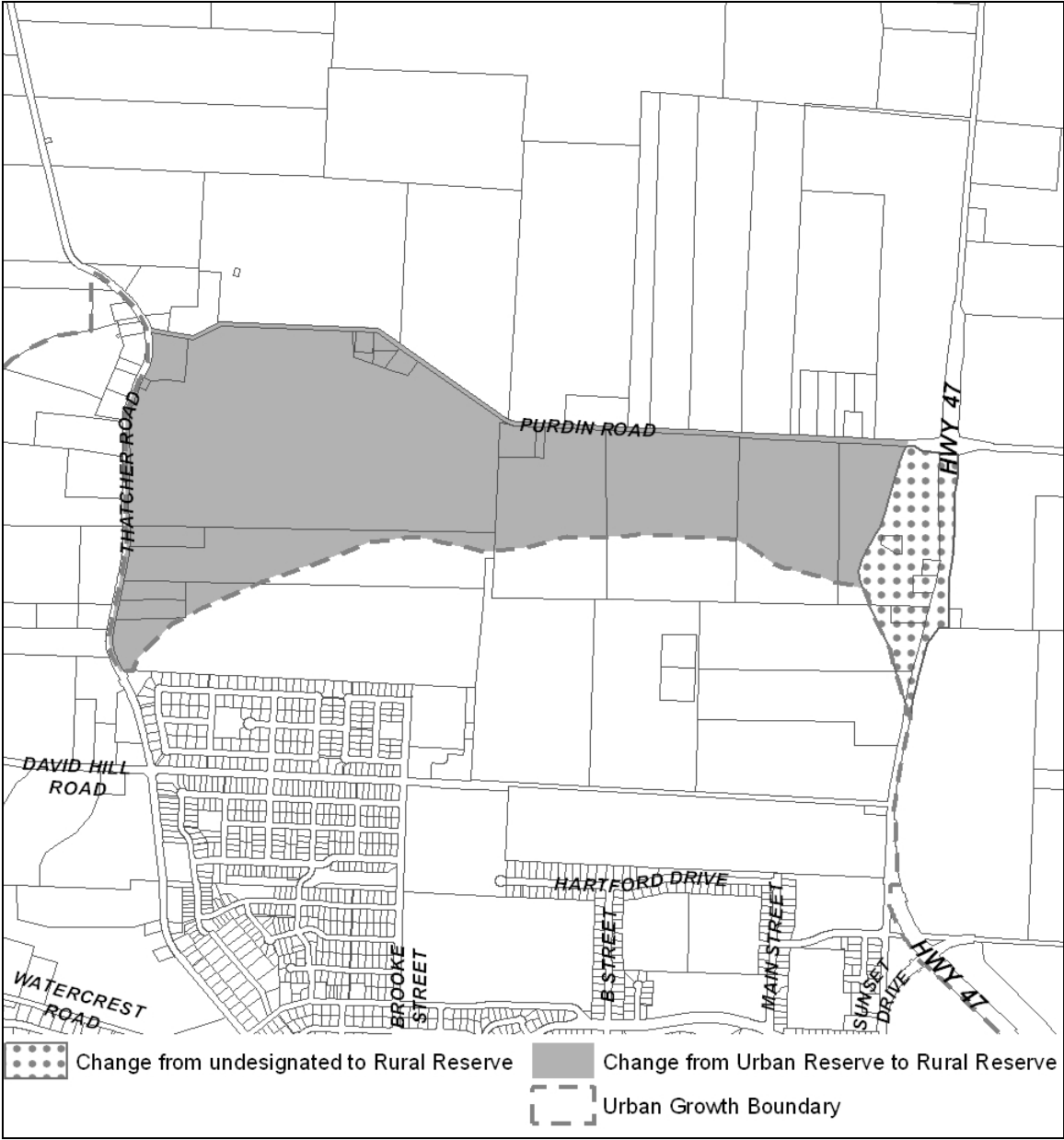
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Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.

~~abcdef~~ Proposed additions
~~abcdef~~ Proposed deletions

Policy 41, URBAN GROWTH BOUNDARY EXPANSIONS, of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:

Implementing Strategies

The County will:

d. Apply the following Areas of Special Concern to the Future Development Areas Map:

9. Area of Special Concern (ASC) 9 consists of approximately 330 acres of land located north of the city of Hillsboro and Evergreen Road between NW Sewell Road and NW Brookwood Parkway. The properties in this Area of Special Concern are designated Future Development 20-Acre (FD-20). This area was added to the UGB by Metro Ordinance 11-1264B (adopted October 20, 2011) and confirmed through legislation passed in March 2014 (House Bill 4078). Metro's ordinance designated these lands as Regionally Significant Industrial Areas.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

a) Until the effective date of new regulations adopted pursuant to Title 11, development applications within this Area of Special Concern shall be subject to Community Development Code Section 308, except as otherwise provided below:

- 1) Day care facilities, cemeteries, religious institutions and schools are prohibited due to the area's designation as a Regionally Significant Industrial Area.
- 2) The creation or reconfiguration of lots or parcels shall comply with the requirements of Section 3.07.420 of Metro's Urban Growth Management Functional Plan.

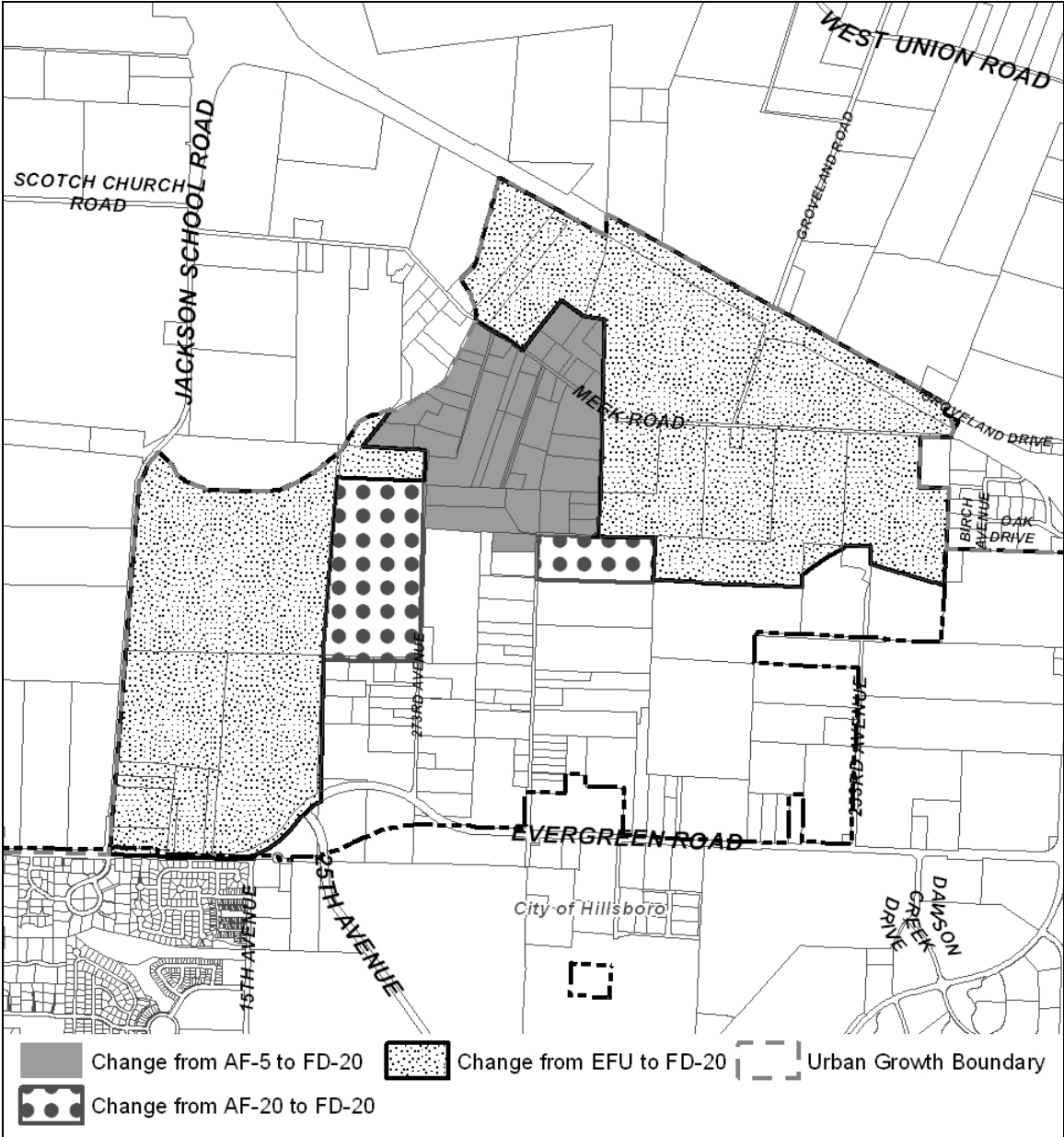
b) The Title 11 planning required by Metro shall:

- 1) Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to enhance compatibility between industrial uses in the Hillsboro area and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.

Summary Findings and Conclusions

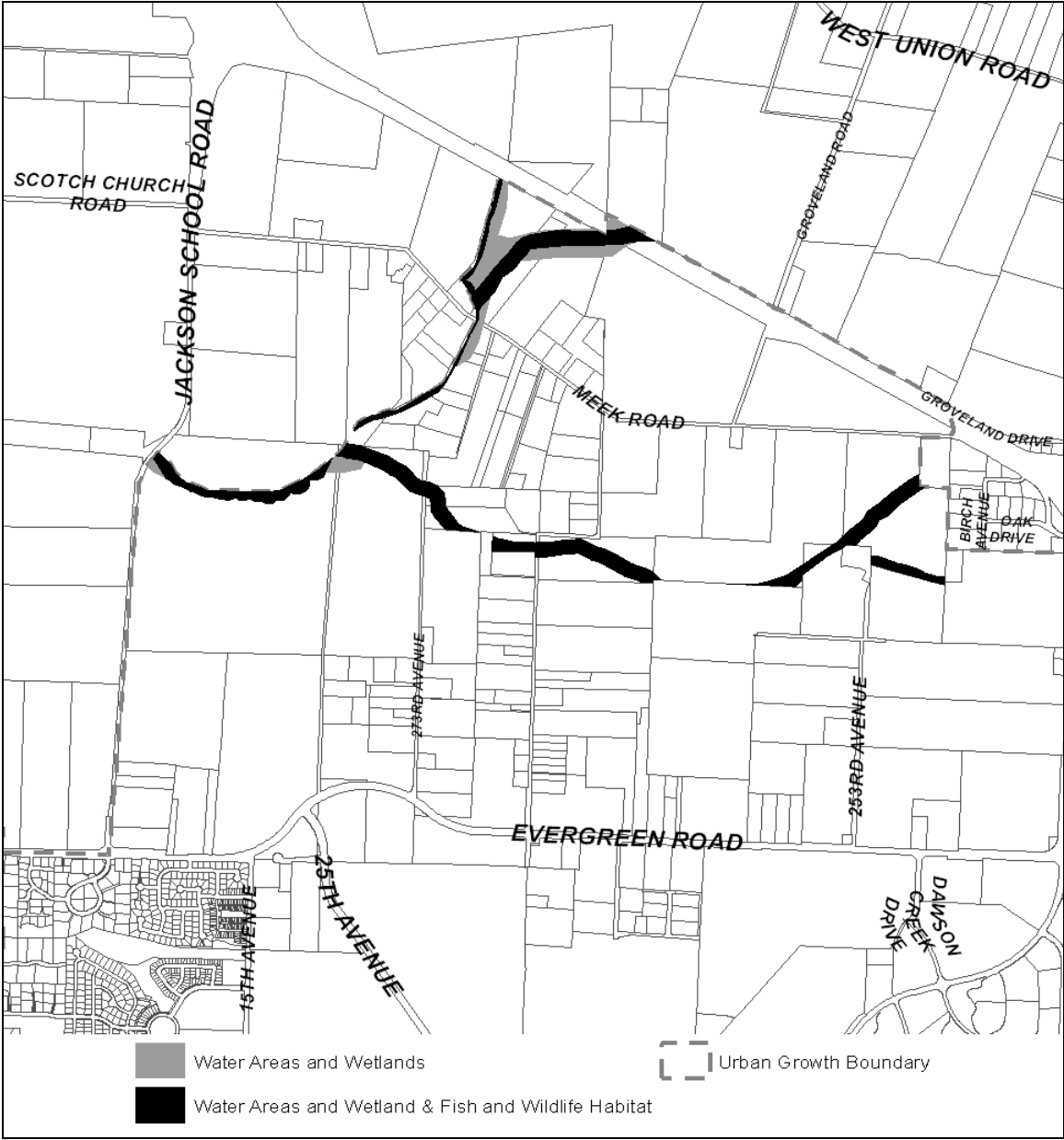
~~In 1999, 2002, 2004 and 2005,~~ Metro expanded the Regional Urban Growth Boundary in 1999, 2002, 2004, 2005 and 2011. Metro's Urban Growth Management Functional Plan (UGMFP) limits the size of new parcels to 20 acres and requires local governments to ~~restrict~~ limit development on new urban lands until master planning has occurred. The FD-20 District will be applied to properties added to the Regional UGB through Metro's Major or Legislative Amendment processes in order to comply with Metro's 20 acre minimum lot area requirement. The FD-20 District will be maintained on new urban areas until the Title 11 requirements of Metro's UGMFP have been completed and adopted. Properties designated FD-20 are not required to annex into the Urban Road Maintenance District (URMD), the Enhanced Sheriff Patrol District (ESPD) ~~and~~ or the Tualatin Hills Park & Recreation District (THPRD).

The "Future Development Areas" Map in Policy 41 of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:



Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.

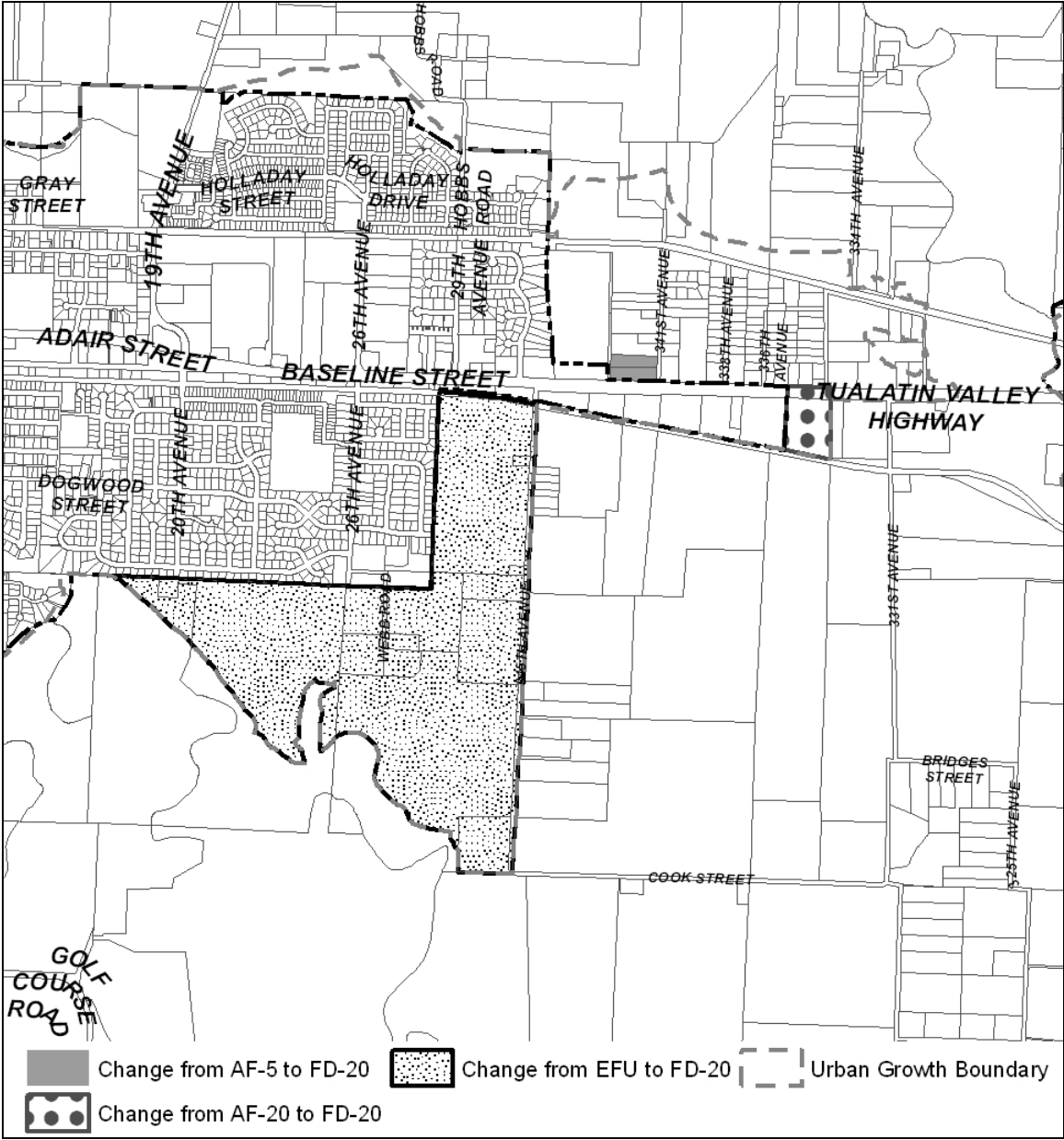
The "Goal 5 Resources for Future Development Areas" Map in Policy 41 of the Comprehensive Framework Plan for the Urban Area is amended to reflect the following:



Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.

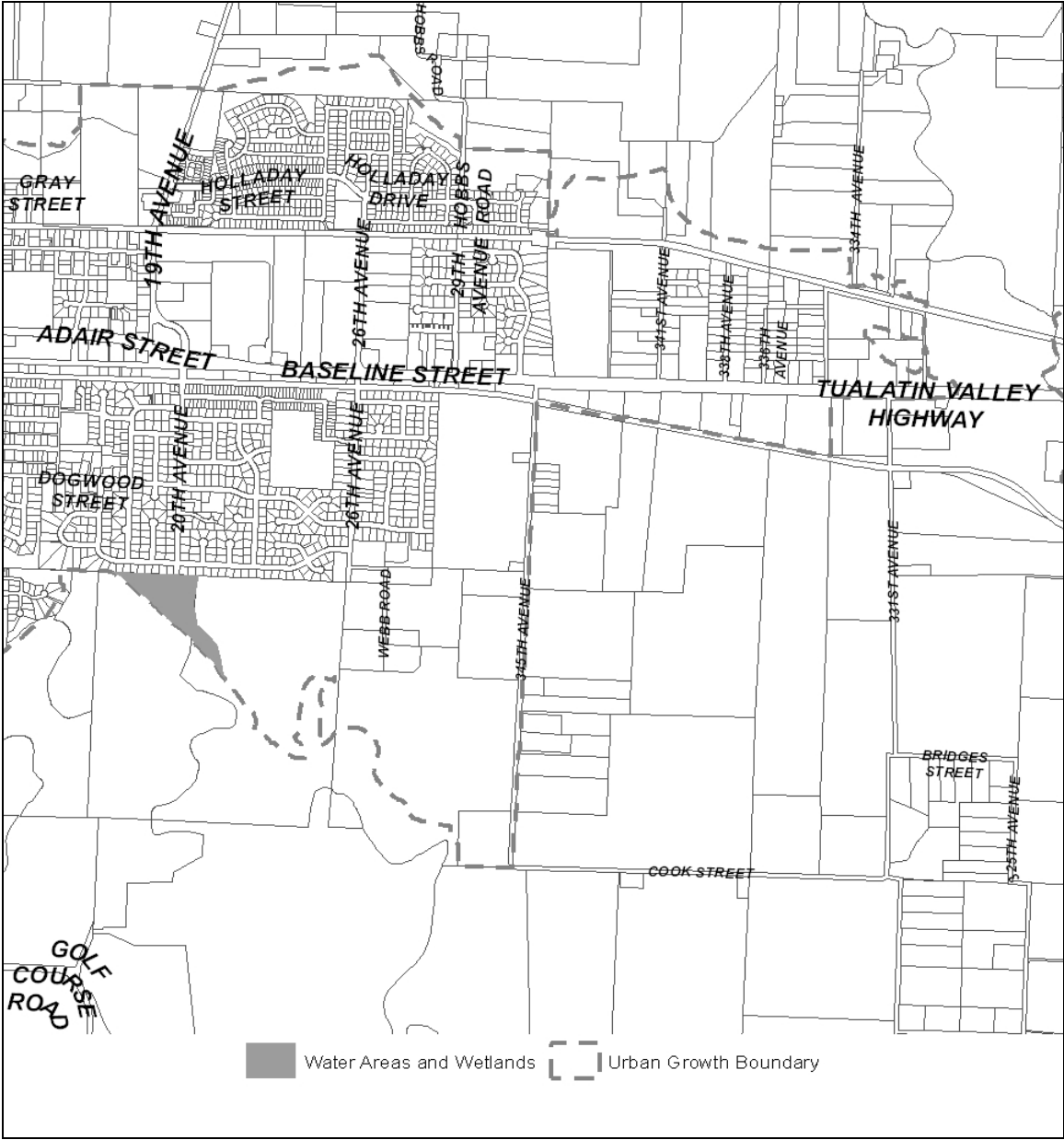
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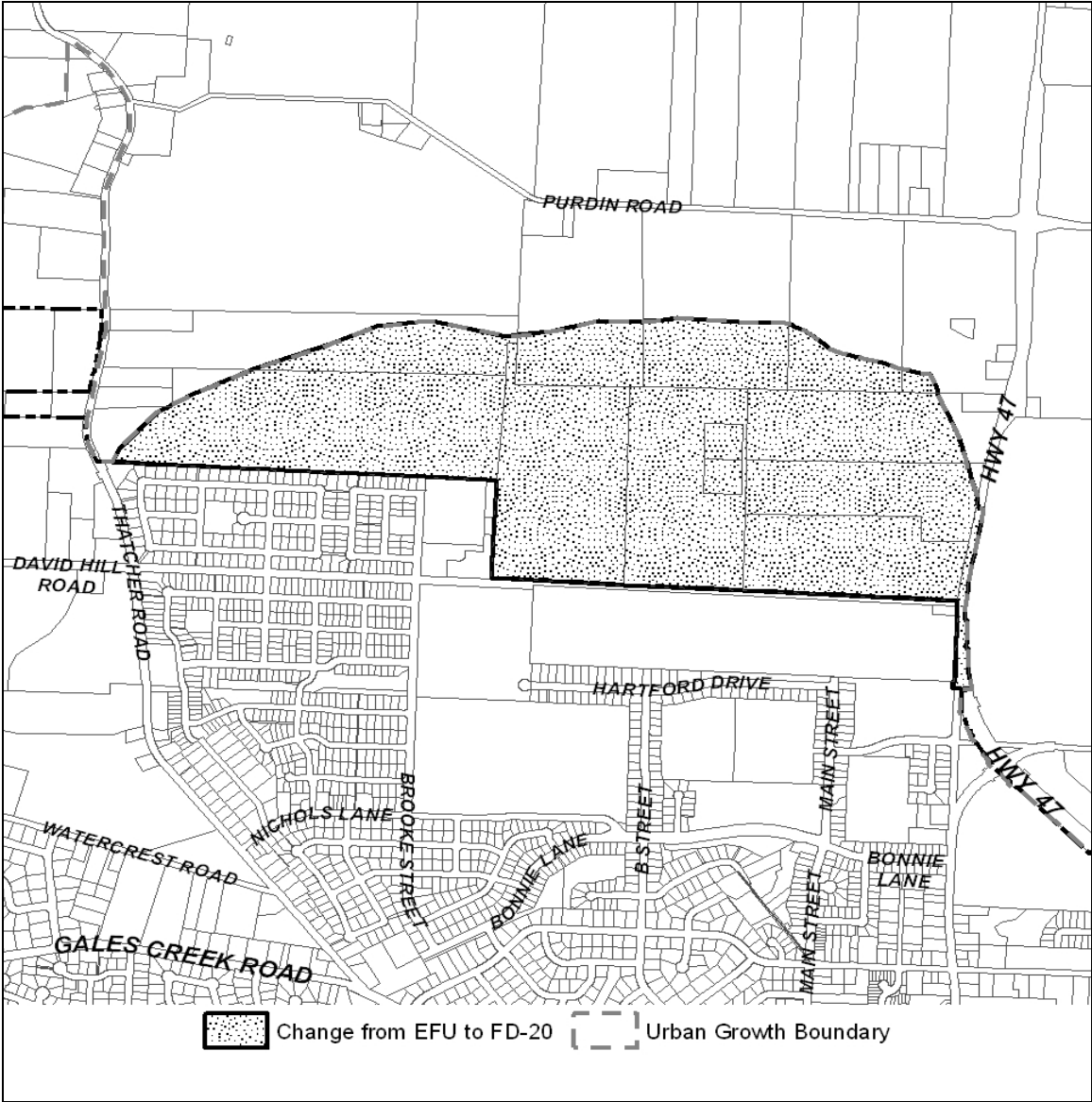
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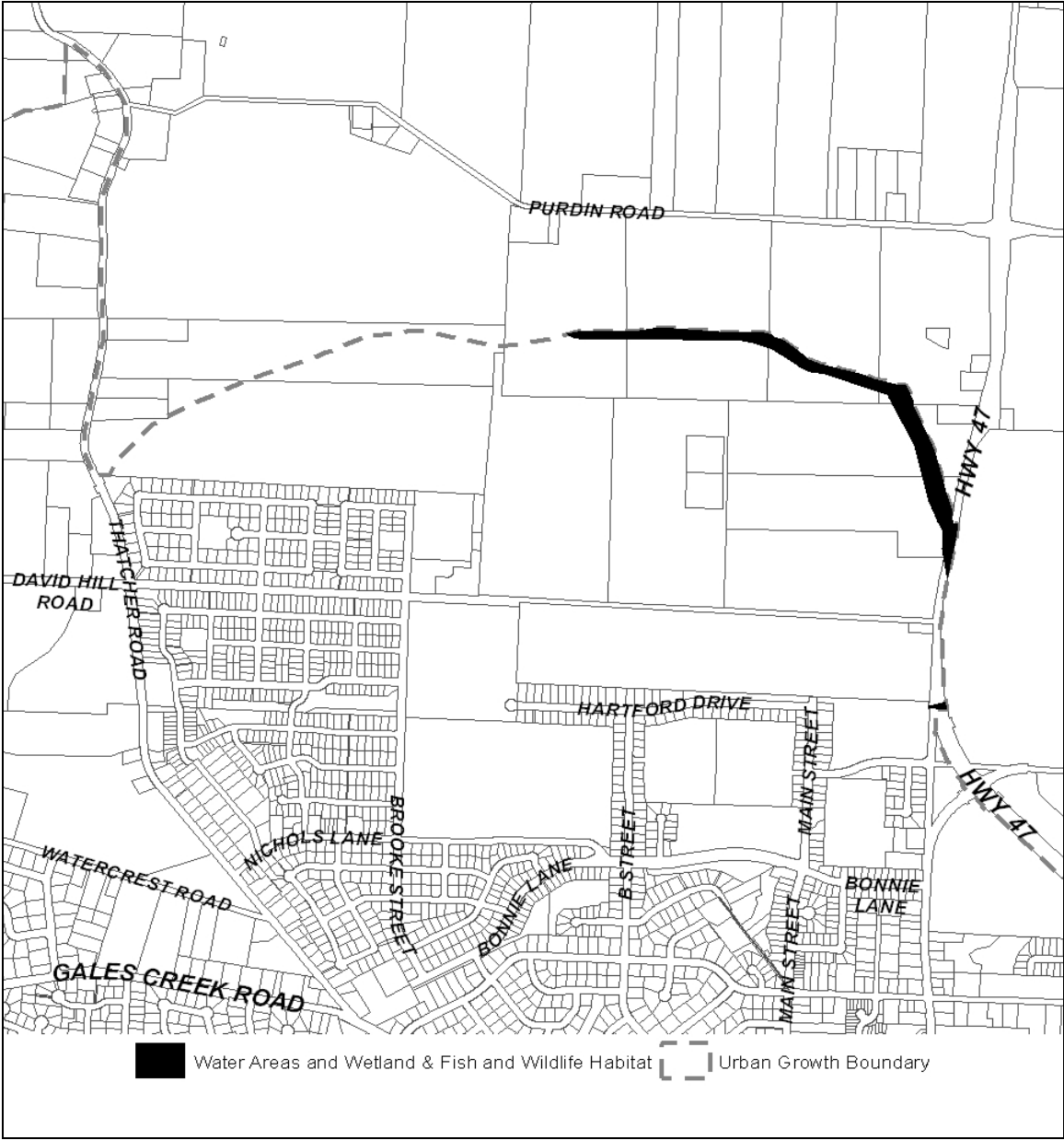
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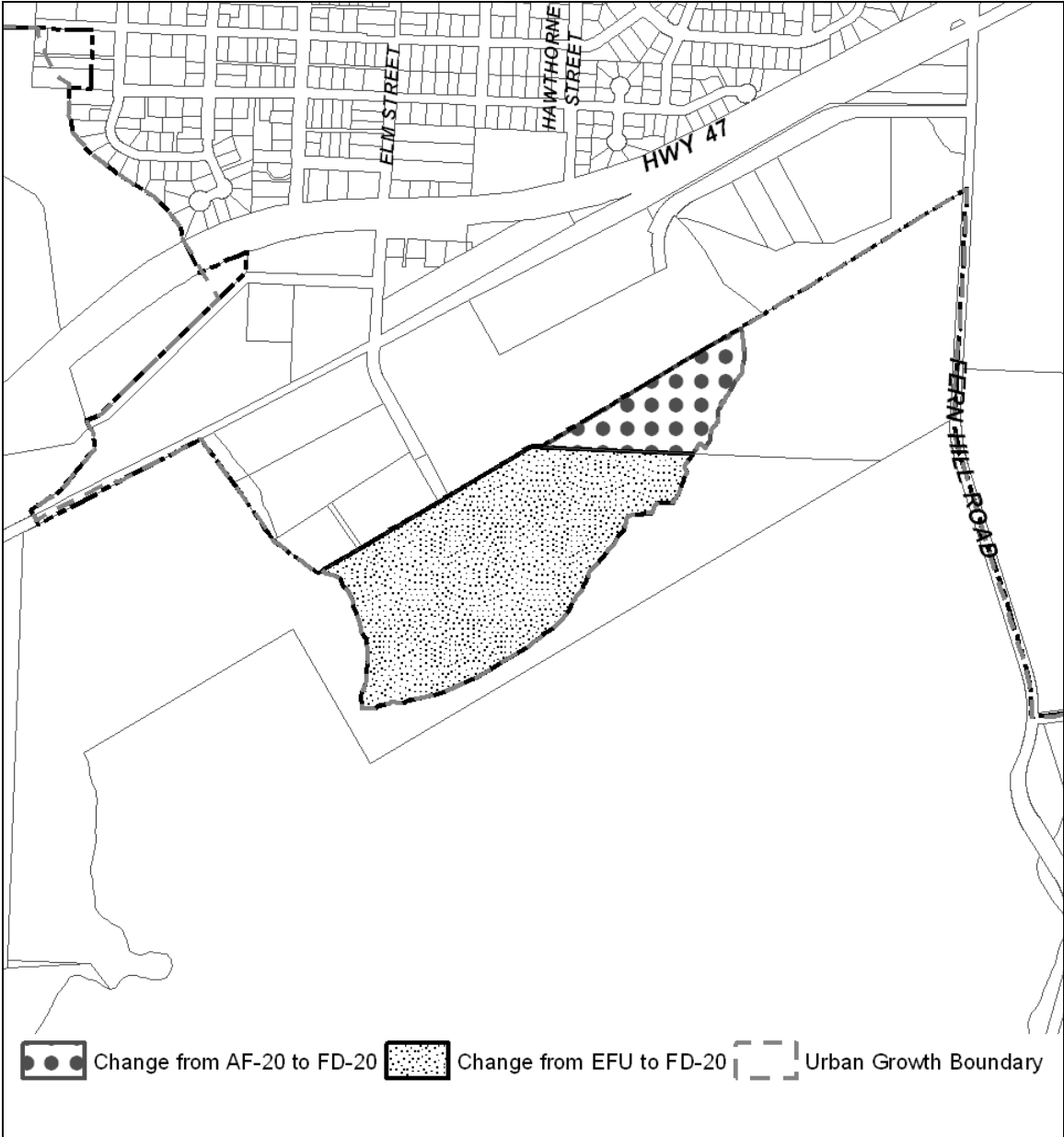
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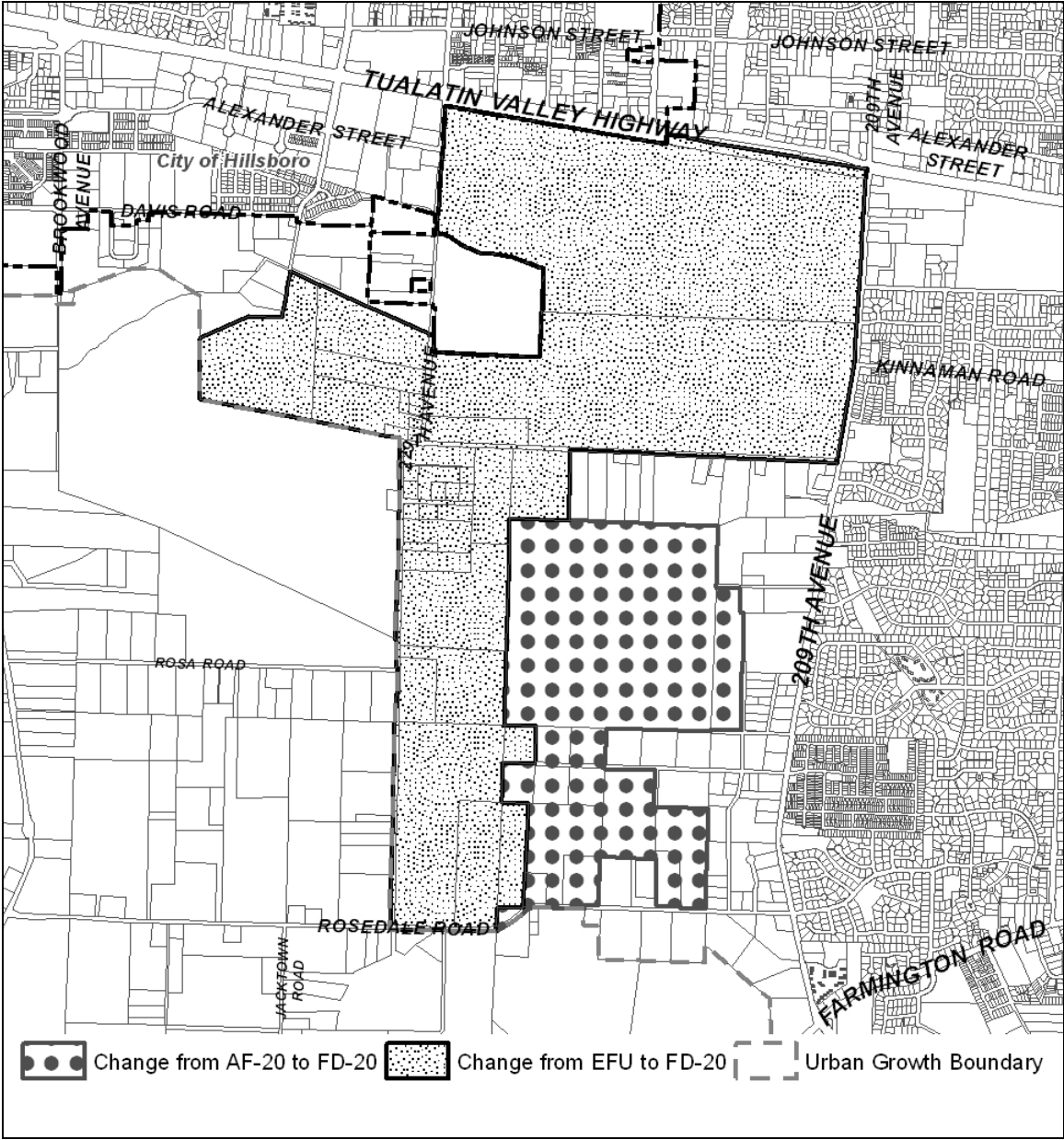
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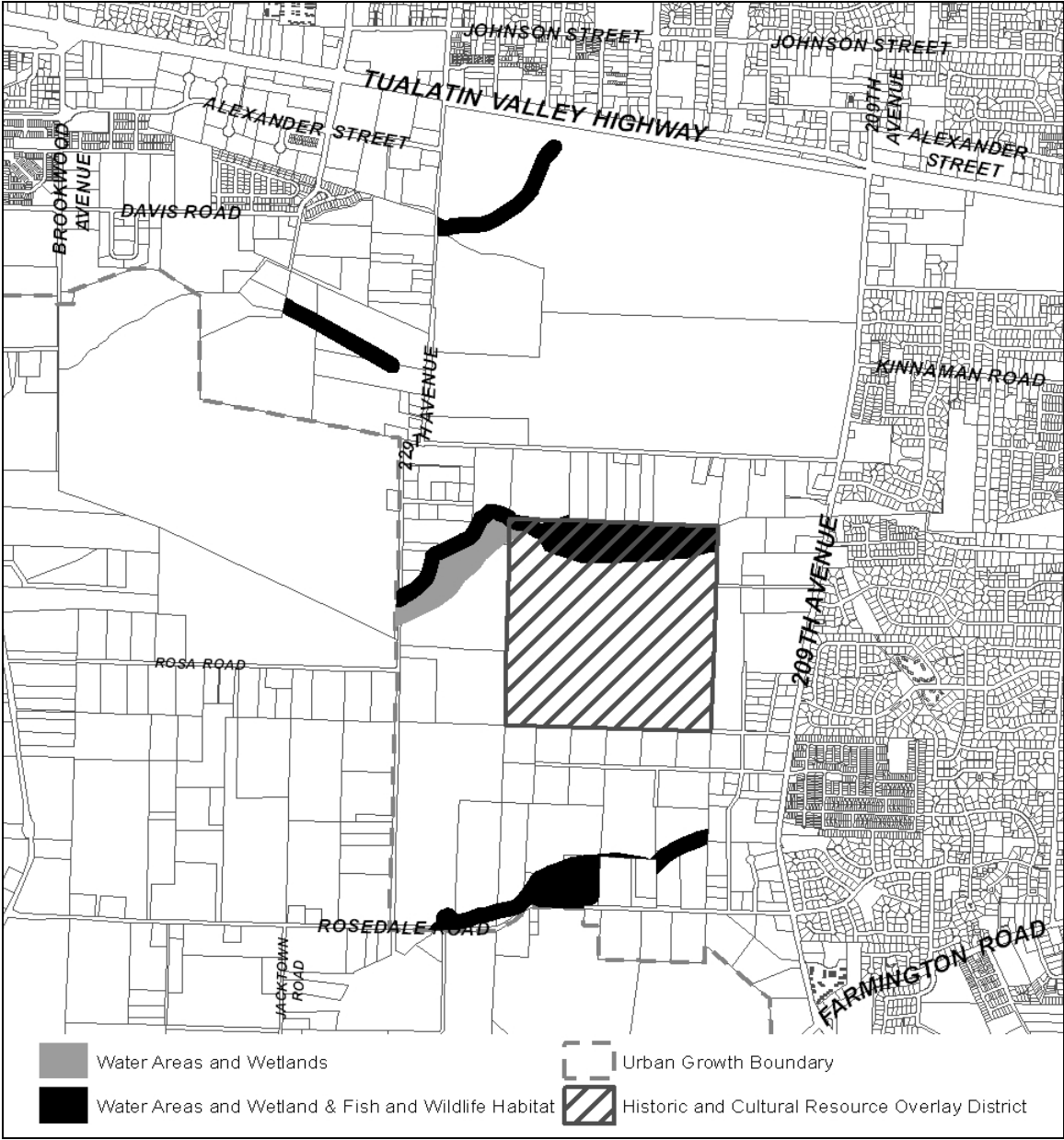
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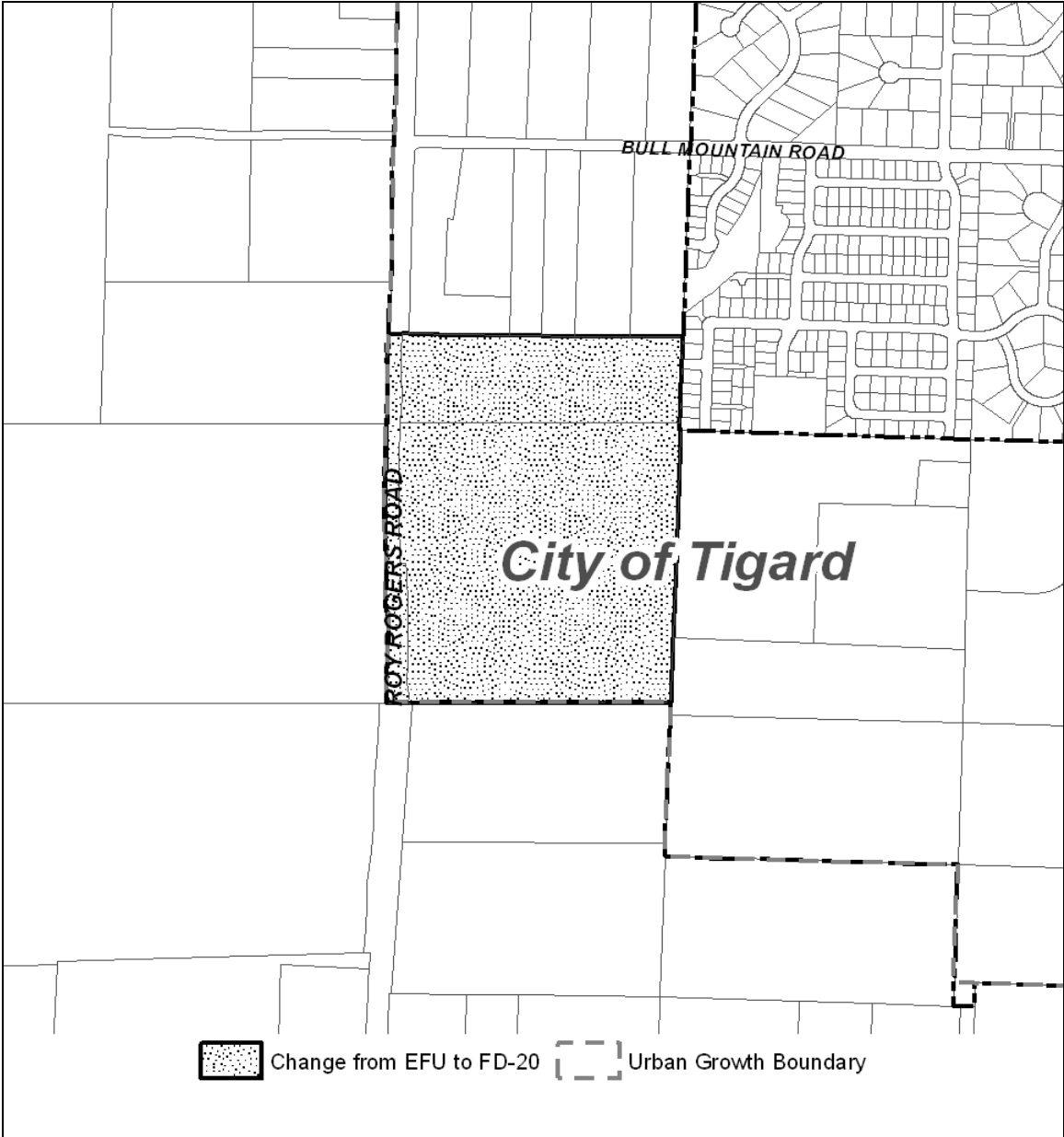
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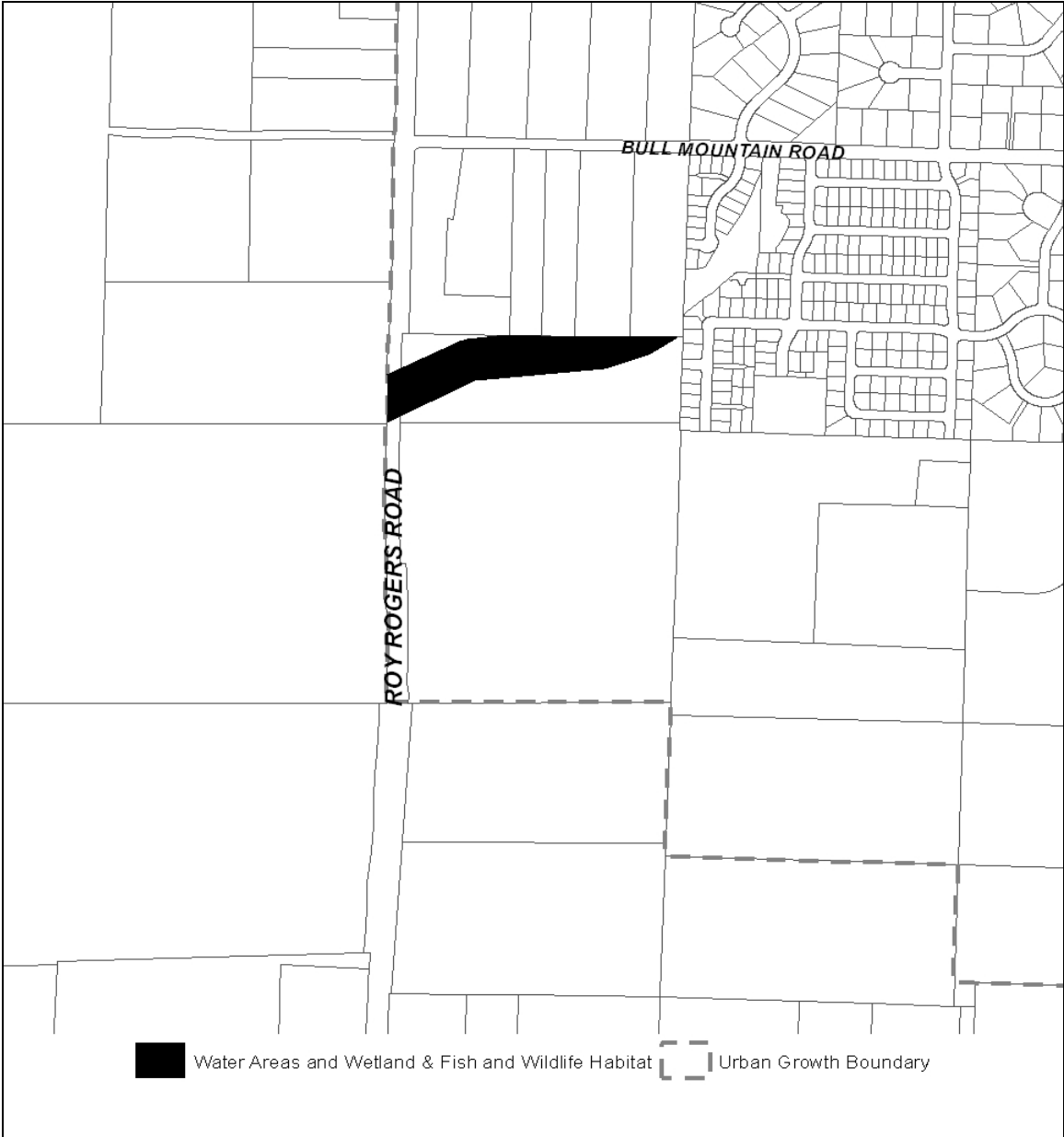
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Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.

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The Aloha-Reedville-Cooper Mountain Community Plan is amended to reflect the following:

SUBAREAS

TUALATIN VALLEY HIGHWAY CORRIDOR

This area extends along the length of the Tualatin Valley Highway as it passes through the planning area. The area's boundaries are generally Johnson Street on the north and Blanton Street on the south, although the area extends further south near the intersection of the Tualatin Valley Highway and 185th Avenue. Most of this area is planned for more intensive development such as stores, offices, industries and higher density residences.

In 2011, approximately 1,063 acres west of SW 209th Avenue were added to the Regional Urban Growth Boundary (UGB) through Metro Ordinance 11-1264B and confirmed by legislation in 2014 through House Bill 4078. Of this total acreage, 154 acres are included in the Tualatin Valley Highway Corridor Subarea with the remainder in the Central Residential Area Subarea. The existing land use of the added lands is agricultural.

The newly added areas are designated FD-20 until annexation occurs by the City of Hillsboro. Planning for this area shall be consistent with the requirements of the Comprehensive Framework Plan for the Urban Area and Title 11 of Metro's Urban Growth Management Functional Plan.

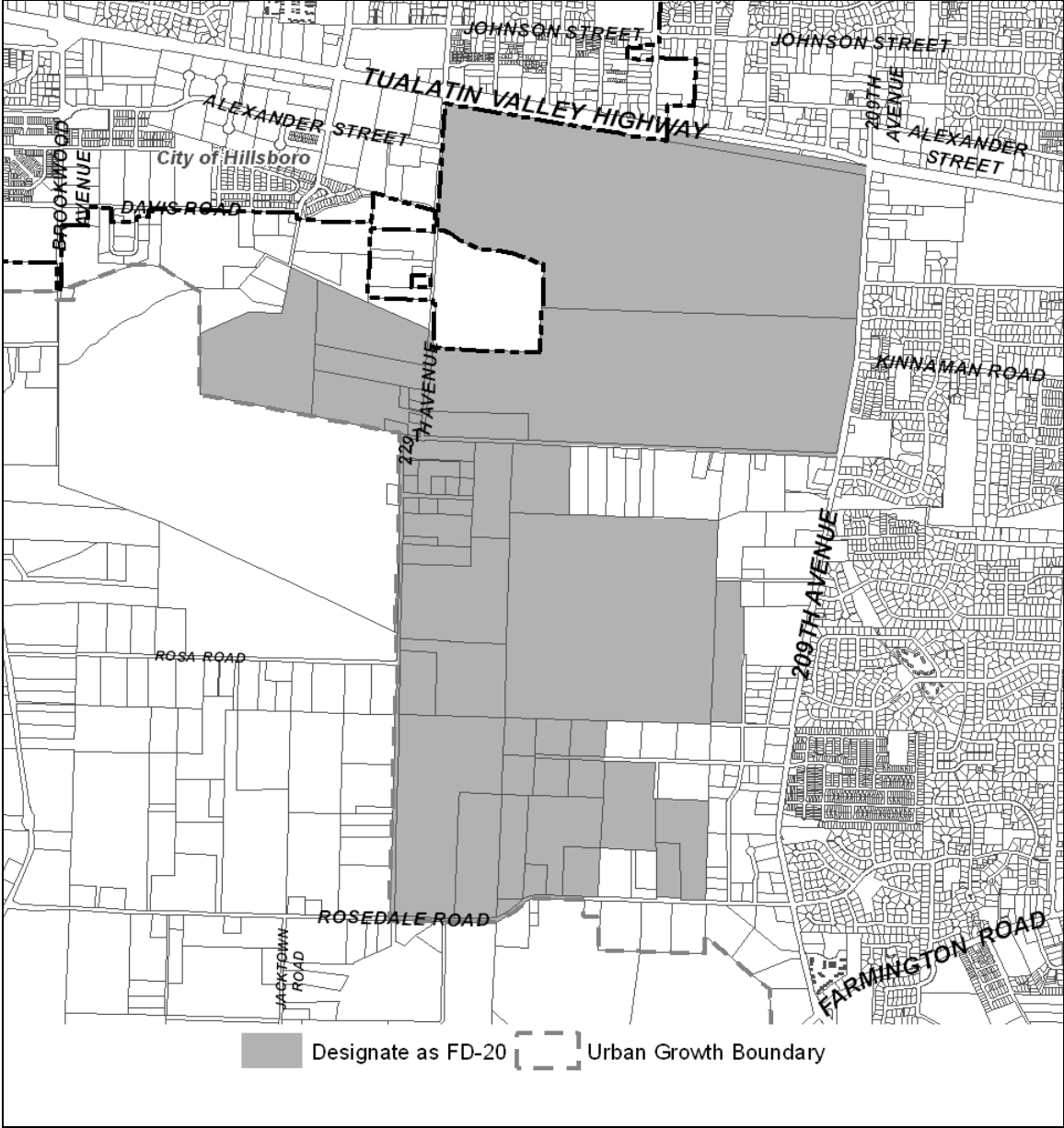
CENTRAL RESIDENTIAL AREA

This area lies between the Tualatin Valley Highway and Farmington Road corridors and is generally bounded on the east by 160th Avenue and by the properties to the west of 209th Avenue. The area is transected by several arterial and Collector roads, including 160th, 170th, 185th, 198th, 209th and Kinnaman. The properties to the west of 209th Avenue, between McInnis Lane and Rosedale Road, were added to the Regional Urban Growth Boundary in 2002. This area is designated Future Development - 20 Acres (FD-20) and is approximately 200 acres in size. The predominant land use is agricultural and residences on small acreage.

In 2011, approximately 1,063 acres west of SW 209th Avenue were added to the Regional Urban Growth Boundary (UGB) through Metro Ordinance 11-1264B and confirmed by legislation in 2014 through House Bill 4078. Of this total acreage, 909 acres are included in the Central Residential Area Subarea with the remainder in the Tualatin Valley Highway Corridor Subarea. The existing land use of the added lands is agricultural, with some single-family residences on smaller parcels.

The properties west of 209th Avenue shall maintain the FD-20 designation until the City of Hillsboro completes urban planning for the South Hillsboro Planning Area and annexes land into the city. ~~the planning for this new urban area is complete.~~ ~~The p~~Planning for this area shall be consistent with the requirements of the Comprehensive Framework Plan for the Urban Area and Title 11 of Metro's Urban Growth Management Functional Plan.

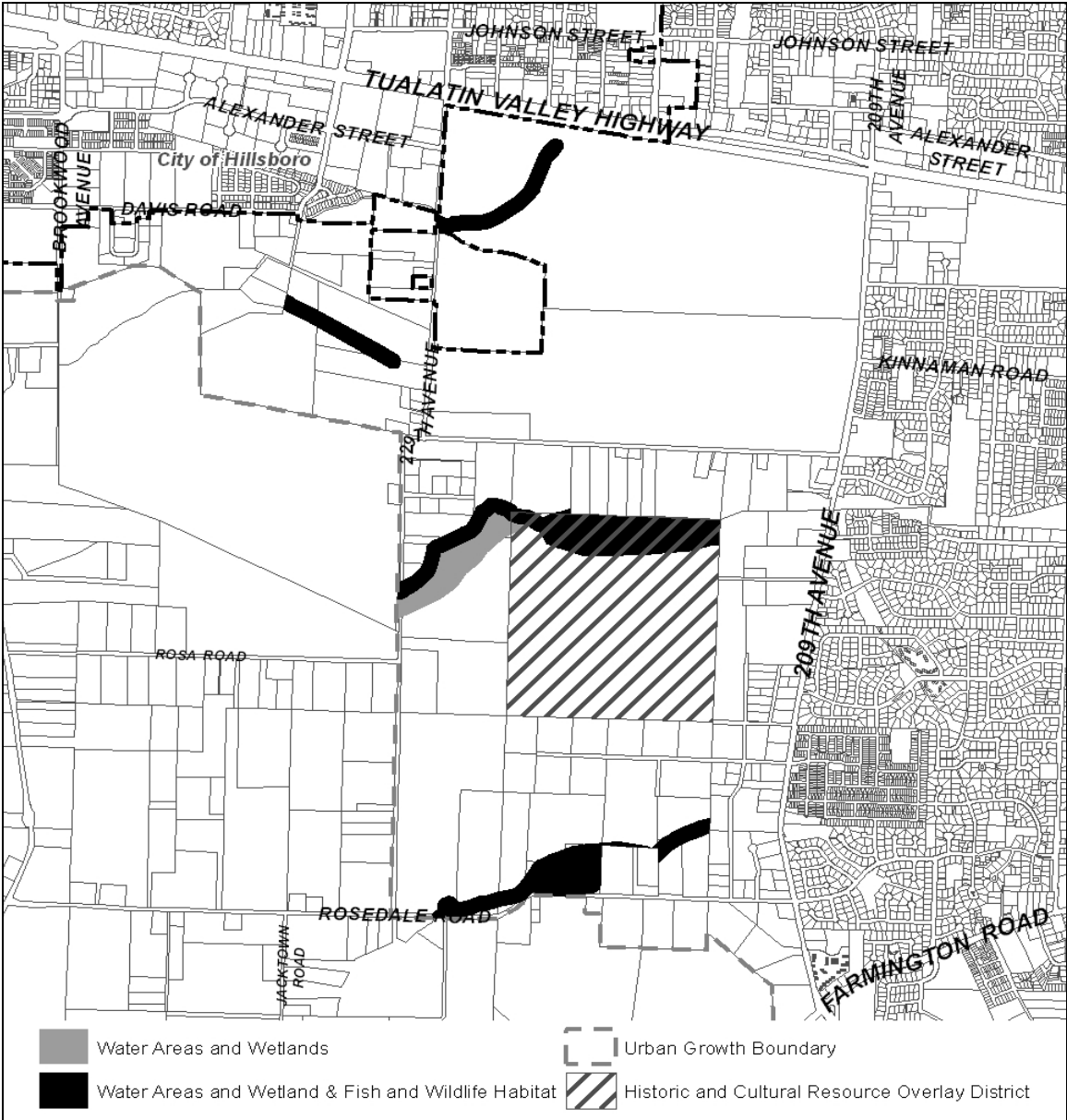
The "Land Use Districts" Map of the Aloha-Reedville-Cooper Mountain Community Plan is amended by the addition of the Future Development - 20 Acre (FD-20) parcels shown below. The community plan boundary is also amended to include the shaded areas.



Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.

~~abcdef~~ Proposed additions
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The "Significant Natural and Cultural Resources" Map of the Aloha-Reedville-Cooper Mountain Community Plan is amended by adding the following:



Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.

The Bull Mountain Community Plan is amended to reflect the following:

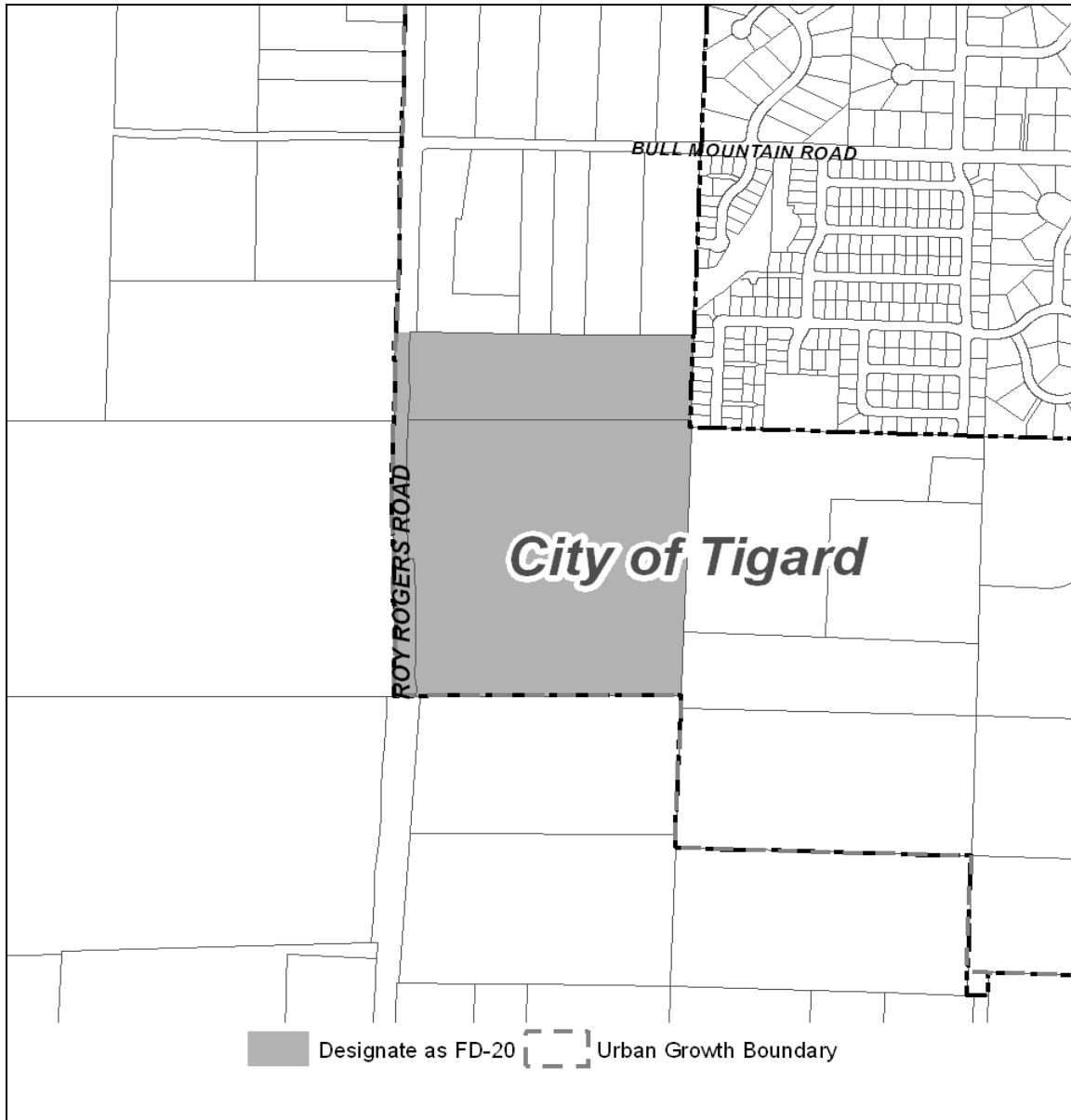
SUBAREAS

WESTERN SLOPES

The Western Slopes Subarea is approximately 536 acres. In 2002, 485 of these acres were Metro-added to the Regional Urban Growth Boundary (UGB) through Metro Ordinance 02-969B. (UGB) the area referred to herein as the Western Slopes Suba~~The subarea is approximately 485 acres in size. In 2011, two parcels comprising 51 acres were added to the UGB through Metro Ordinance 11-1264B and confirmed by legislation in 2014 through House Bill 4078. The subarea is bordered to the north by Scholls Ferry Road. Roy Rogers Road and Bull Mountain Roads are the major transportation corridors cross the northern portion of the area within the subarea.~~

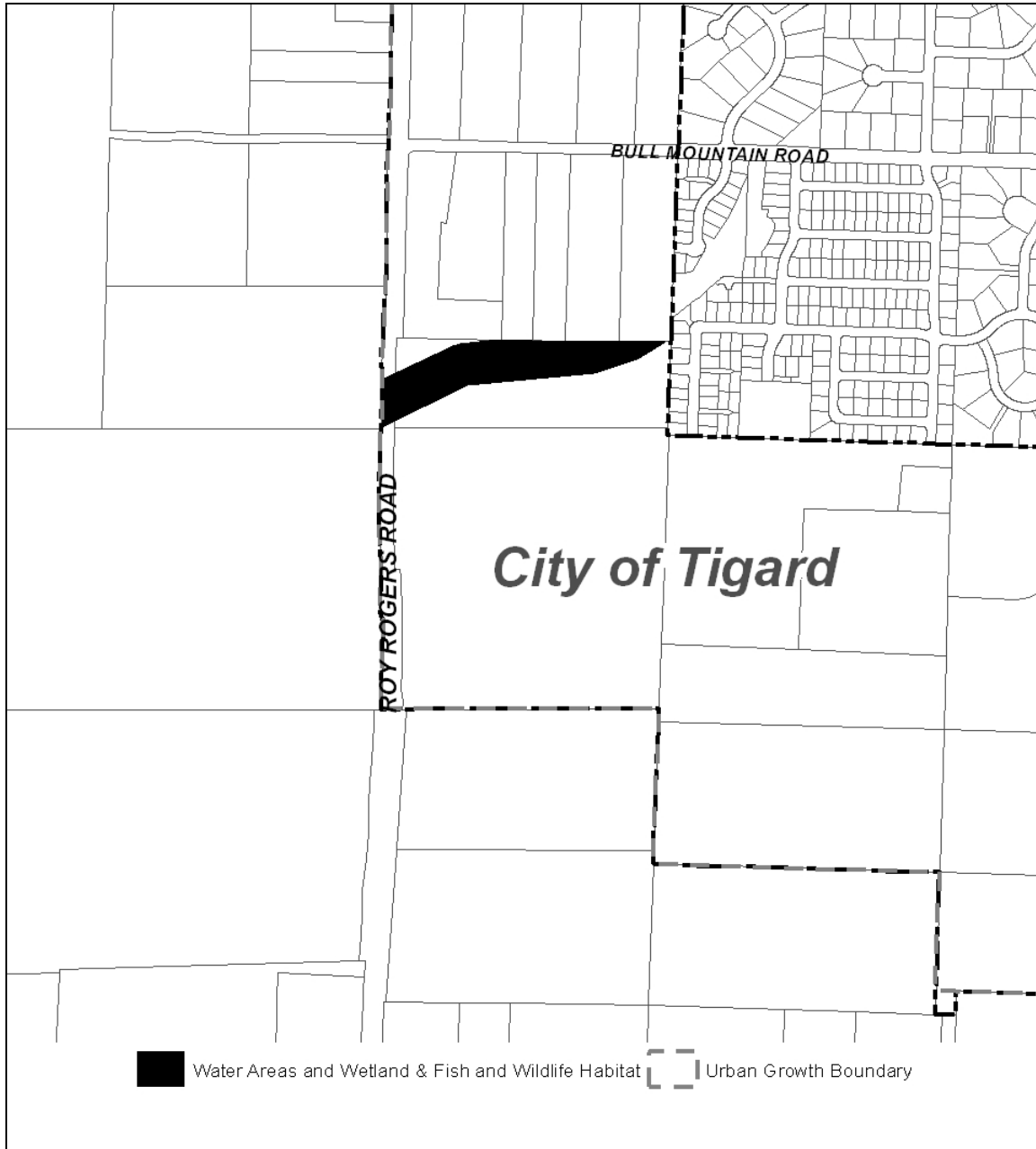
The predominant use of this subarea is agricultural with limited single family residences. This area is designated Future Development - 20 Acres (FD-20) and will maintain this designation until the planning for this new urban area is complete. The planning for this area shall be consistent with the requirements of the Comprehensive Plan and Title 11 of Metro's Urban Growth Management Functional Plan.

The "Land Use Districts" Map of the Bull Mountain Community Plan is amended by the addition of the Future Development - 20 Acre (FD-20) parcels shown below. The community plan boundary is also amended to include the shaded areas.



Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.

The "Significant Natural and Cultural Resources" Map of the Bull Mountain Community Plan is amended by adding the following:



Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.

The East Hillsboro Community Plan is amended to reflect the following:

BACKGROUND SUMMARY

PLANNING AREA

The planning area is bordered by ~~NW Evergreen Road~~ the Sunset Highway, Tualatin Valley Highway, NW Cornelius Pass Road, and NW 216th/219th Avenues, and the east city limits of Hillsboro. It contains approximately 3,166 acres and 930 residences, including the Orenco neighborhood and a portion of the Reedville neighborhood. The area is primarily flat, with the exception of the Dawson Creek, Rock Creek and Beaverton Creek drainage channels which flow through the area.

TRANSPORTATION

Two railroads (freight only), the Sunset Highway, and the Portland-Hillsboro Airport (PHA) ~~also~~ serve the transportation needs of the area. Safety and noise considerations of PHA extend past property owned by the Port of Portland into certain portions of the planning area. Projected development in these areas must be planned accordingly.

~~Although not located within the East Hillsboro Area, Highway 26 to the north is also a major carrier to and from this area.~~

SUBAREAS

EVERGREEN ROAD SUBAREA

This area encompasses approximately ~~539~~ 1,422 acres located on the north side of Evergreen Road and generally west of Shute Road and east of Jackson School Road. ~~This~~ These properties ~~was~~ were added to the UGB by Metro Ordinance 05-1070A, adopted November 17, 2005, and Metro Ordinance 11-1264B, adopted October 20, 2011. The 2011 additions were confirmed by legislation in 2014 through House Bill 4078. On the 2040 Growth Concept Plan, Metro designated the eastern and northern portions of this subarea ~~half of the area~~ (Areas of Special Concern 6 and 8, respectively) as a Regionally Significant Industrial Area (RSIA) and the remaining area (Area of Special Concern 7) as Industrial Land.

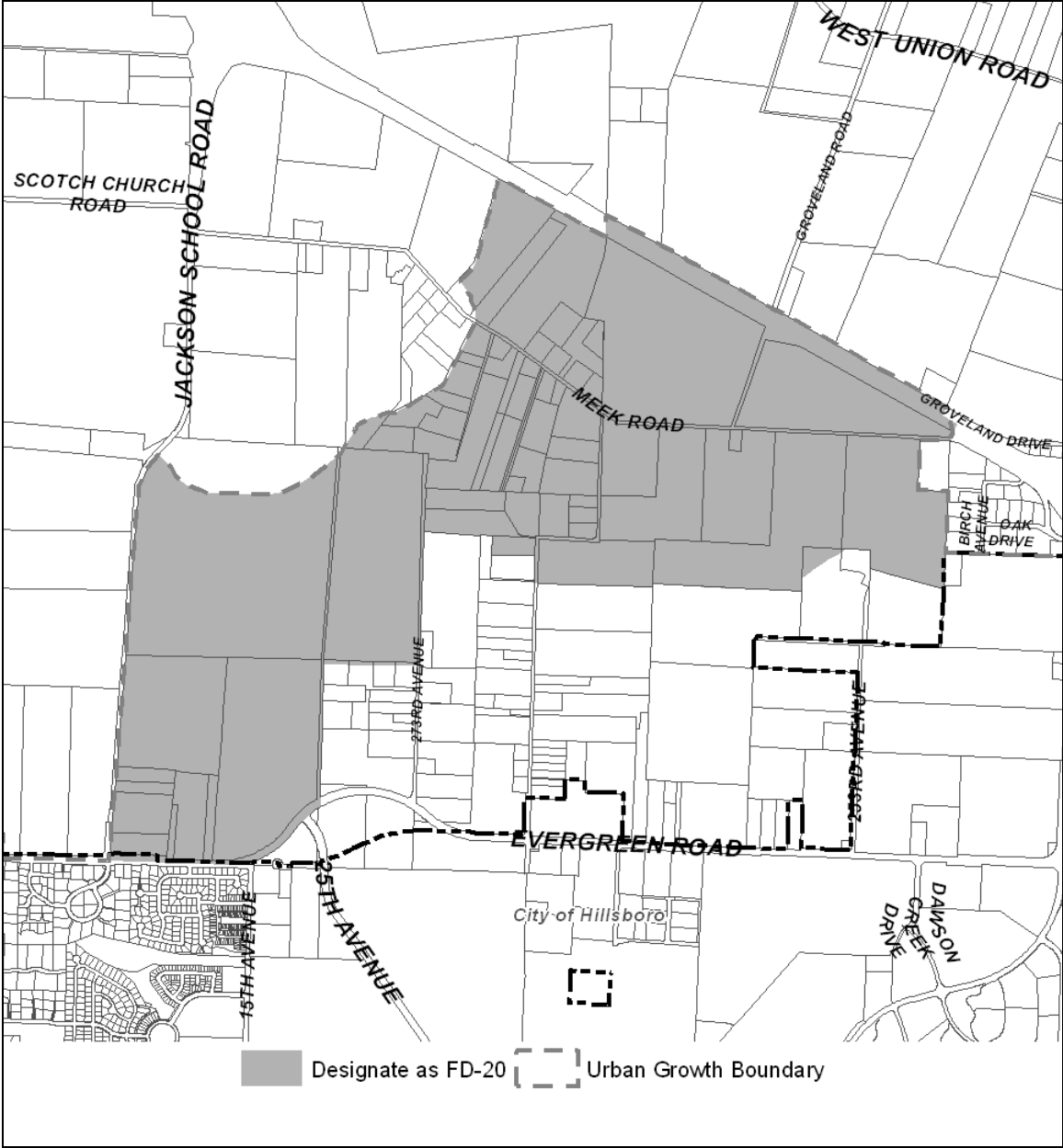
The area is designated Future Development - 20 Acres (FD-20) on the East Hillsboro Community Plan. The FD-20 designation shall be maintained until the planning requirements of Title 11 have been adopted by ordinance or quasi-judicial plan amendment and annexation by Hillsboro occurs. In the course of Title 11 planning, a lot/parcel reconfiguration plan shall be developed to result in at least one parcel that is 100 acres or larger in size. Subsequent creation or reconfiguration of lots or parcels shall comply with the requirements of Section 3.07.420 or 3.07.430 of Metro's Urban Growth Management Functional Plan, whichever is applicable.

Area of Special Concern 8: This area consists of approximately 330 acres located north of Evergreen Road between NW Sewell Road and NW Brookwood Parkway.

Title 11 planning and FD-20 development applications within this Area of Special Concern are subject to the following criteria:

- a) Until the effective date of new regulations adopted pursuant to Title 11, development applications within this Area of Special Concern shall be subject to Community Development Code Section 308, except as otherwise provided below:
 - 1) Day care facilities, cemeteries, religious institutions, and schools are prohibited due to the area's designation as a Regionally Significant Industrial Area.
 - 2) The creation or reconfiguration of lots or parcels shall comply with the requirements of Section 3.07.420 of Metro's Urban Growth Management Functional Plan.
- b) The Title 11 planning required by Metro shall:
 - 1) Adopt provisions – such as setbacks, buffers and designated lanes for movement of slow-moving farm machinery – to enhance compatibility between industrial uses in the Evergreen area and agricultural practices on adjacent land outside the UGB zoned for farm or forest use.

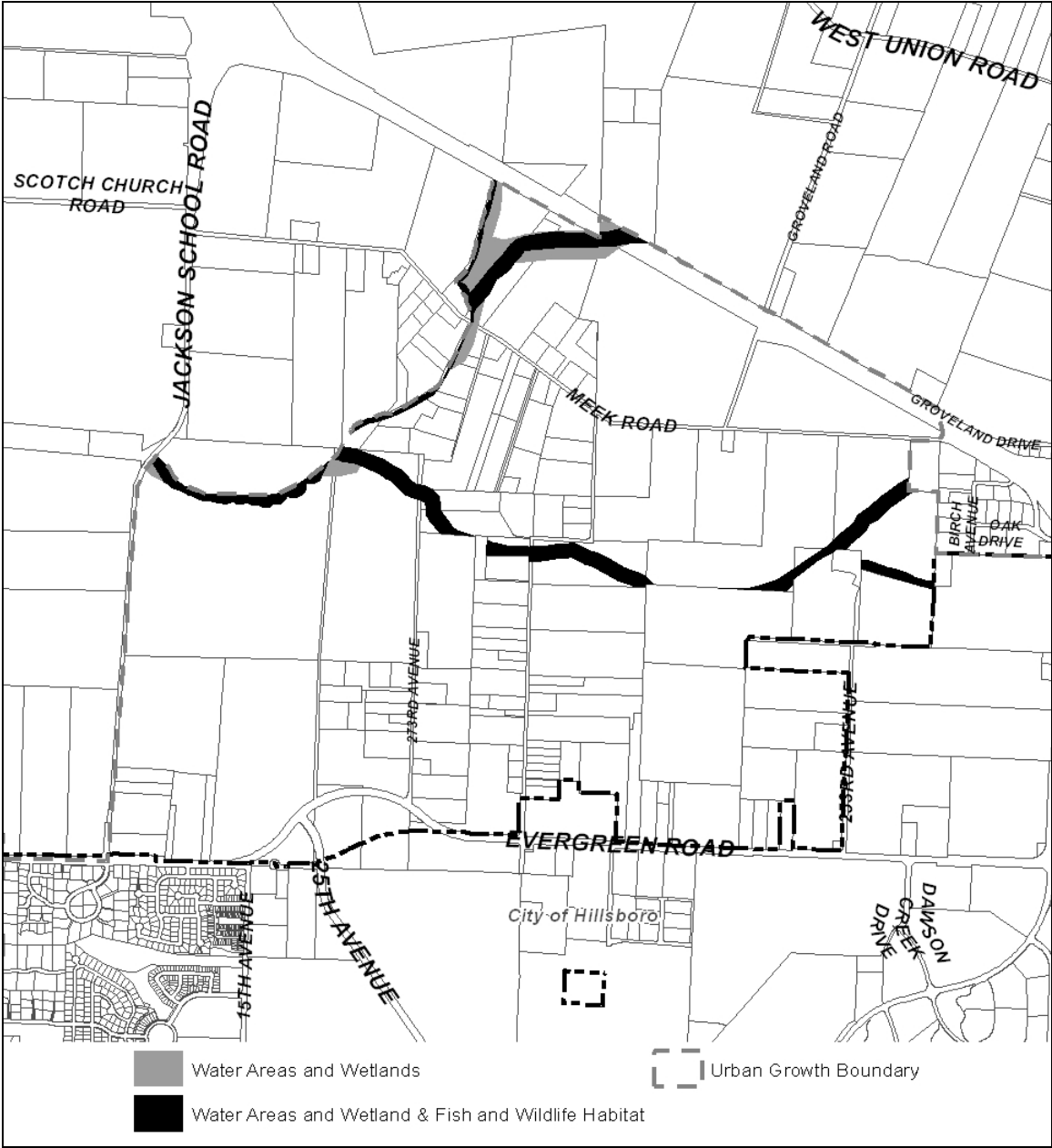
The "Land Use Districts" Map of the East Hillsboro Community Plan is amended by the addition of the Future Development - 20 Acre (FD-20) parcels shown below. The community plan boundary is also amended to include the shaded areas.



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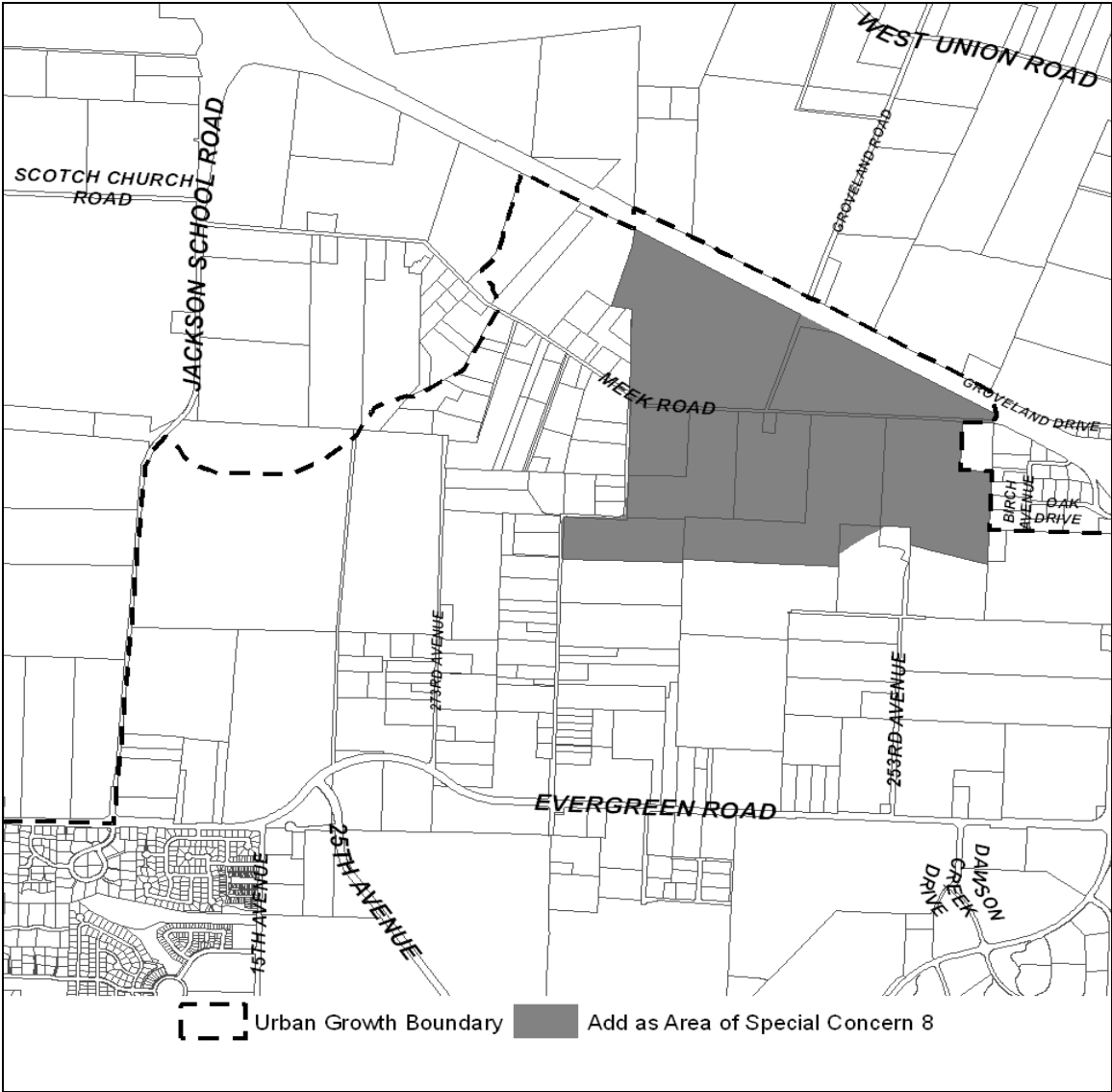
The "Significant Natural and Cultural Resources" Map of the East Hillsboro Community Plan is amended by adding the following:



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~~abcdef~~ Proposed additions
~~abcdef~~ Proposed deletions

The "Areas of Special Concern" Map of the East Hillsboro Community Plan is amended by adding the following:



Amendments to map shown in bold or patterned areas; other features not amended by this exhibit remain in effect as shown on the plan map.

Community Development Code Section 308 FUTURE DEVELOPMENT 20 ACRE DISTRICT (FD-20) is amended to reflect the following:

308-3 Uses Permitted Through a Type II Procedure

308-3.6 Day Care Facility - 430-53.2 I., except as prohibited in Areas of Special Concern 7 and 9 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6, 7 and 8 in the East Hillsboro Community Plan.

308-4 Uses Which May Be Permitted Through a Type III Procedure

308-4.1 Cemetery - Section 430-27, except as prohibited in Areas of Special Concern 7 and 9 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6, and 7 and 8 in the East Hillsboro Community Plan; see also Section 308-7.1.

308-4.6 Day Care Facility - Section 430-53.2., except as prohibited in Areas of Special Concern 7 and 9 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6, and 7 and 8 in the East Hillsboro Community Plan; see also Section 308-7.1.

308-4.11 School - Section 430-121, except as prohibited in Areas of Special Concern 7 and 9 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6, and 7 and 8 in the East Hillsboro Community Plan; see also Section 308-7.1.

308-4.12 Religious Institution – Section 430-116 except as prohibited in Areas of Special Concern 7 and 9 in Policy 41 of the Comprehensive Framework Plan for the Urban Area, and Areas of Special Concern 6, and 7 and 8 in the East Hillsboro Community Plan; see also Section 308-7.1.

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

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

Agenda Title: ADOPT FINDINGS FOR A-ENGROSSED ORDINANCE NO. 785

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

SUMMARY:

A-Engrossed Ordinance No. 785 amends relevant Comprehensive Plan documents specific to county urban and rural reserves to address passage of House Bill (HB) 4078 in March 2014. A-Engrossed Ordinance No. 785 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 A-Engrossed Ordinance No. 785. Prior to the September 23, 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: Ordinance findings

DEPARTMENT'S REQUESTED ACTION:

Adopt the findings for A-Engrossed Ordinance No. 785 and authorize the Chair to sign the Resolution and Order memorializing the action.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

RO 14-107

Agenda Item No.	<u>5.b.</u>
Date:	<u>09/23/14</u>

1 IN THE BOARD OF COUNTY COMMISSIONERS

2 FOR WASHINGTON COUNTY, OREGON

3 In the Matter of Adopting) RESOLUTION AND ORDER
4 Legislative Findings in Support)
of A-Engrossed Ordinance No. 785) No. 14-107

5 This matter having come before the Washington County Board of Commissioners at its
6 meeting of September 23, 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 A-Engrossed Ordinance No. 785; 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 July 16, 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
21 A-Engrossed Ordinance No. 785 are hereby adopted.

22 DATED this 23rd day of September, 2014.

		AYE	NAY	ABSENT	BOARD OF COUNTY COMMISSIONERS
	DUYCK	___	___	✓	FOR WASHINGTON COUNTY, OREGON
	SCHOUTEN	✓	___	___	
	MALINOWSKI	✓	___	___	
APPROVED AS TO FORM.	ROGERS	___	___	✓	<i>Bob Terry</i>
	TERRY	✓	___	___	Chairman

26 
27 _____
28 County Counsel
For Washington County, Oregon



Recording Secretary

EXHIBIT A

FINDINGS FOR A-ENGROSSED ORDINANCE NO. 785 AN ORDINANCE AMENDING THE WASHINGTON COUNTY RURAL/NATURAL RESOURCE PLAN, COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA, AND THE ALOHA-REEDVILLE-COOPER MOUNTAIN COMMUNITY PLAN, THE BULL MOUNTAIN COMMUNITY PLAN, AND THE EAST HILLSBORO COMMUNITY PLAN TO REFLECT LEGISLATIVE CHANGES TO COUNTY URBAN AND RURAL RESERVES

September 23, 2014

General Findings

A-Engrossed Ordinance No. 785 amends the Washington County Rural/Natural Resource Plan, the Comprehensive Framework Plan for the Urban Area, and the Aloha-Reedville-Cooper Mountain Community Plan, the Bull Mountain Community Plan, and the East Hillsboro Community Plan to reflect legislative amendments that affect county urban and rural reserves.

Amendments to the above planning documents are required as a result of House Bill (HB) 4078, passed by the legislature in March 2014. HB 4078 amended existing urban and rural reserves in Washington County as adopted through Ordinance No. 740 in April 2011.

Key provisions of A-Engrossed Ordinance No. 785 are:

- To amend the county's Rural and Urban Reserves Map to align with urban and rural reserve boundary changes specified in HB 4078;
- To provide relevant text and map amendments to the county's Rural/Natural Resource Plan, the Comprehensive Framework Plan for the Urban Area, the Community Development Code, and applicable Community Plans;
- To apply the county's Future Development 20-Acre District (FD-20) land use designation to recently added areas to the Urban Growth Boundary (UGB) and not yet annexed to a city; and
- To add a new Area of Special Concern to the East Hillsboro Community Plan and recognize the area as a Regionally Significant Industrial Area in applicable county planning documents.

This ordinance does not apply the FD-20 land use designation to the newly-added UGB land east of the city of Cornelius.

The following land use changes to the county's urban growth boundary, urban and rural reserves, and undesignated areas proposed through this ordinance correspond to the provisions of HB 4078:

- Approximately 3,205 acres adjacent to Beaverton, Hillsboro, Cornelius, and Forest Grove are added within the UGB. Of this total, approximately 2,015 acres of land were included in the 2011 UGB additions and confirmed through HB 4078 as well as approximately 1,190 additional acres added through HB 4078. To date, 643 acres of this total have been annexed into an adjacent city;
- Change urban reserves to rural reserves north of Hillsboro, Cornelius and Forest Grove and south of North Plains, resulting in roughly 2,742 acres of new rural reserves;
- Change approximately 430 acres north of West Union Road from rural reserve to urban reserve;
- Change approximately 28 acres from rural reserve to undesignated in the vicinity of Scholls Ferry Road and Tile Flat Road; and
- Change approximately 58 acres from urban reserve to undesignated at the northwest corner of the US 26 Brookwood Parkway/Helvetia Road interchange.

The above changes are reflected in Exhibits 3 and 5 of the filed ordinance.

The final House Bill (“Enrolled”) can be found at <http://gov.oregonlive.com/bill/2014/HB4078/>

Because A-Engrossed Ordinance No. 785 makes 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 Oregon Administrative Rules (OAR) are not addressed because these resources are not located within Washington County.

Goal Findings

The purpose of these findings is to demonstrate that A-Engrossed Ordinance No. 785 is consistent with Statewide Planning Goals, Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR). The Washington County Comprehensive Plan was adopted to implement the aforementioned planning requirements and was acknowledged by the State of Oregon to be in compliance with these requirements. 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 proceeding below. In addition, none of the proposed changes to text 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 county’s

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 utilized these requirements for the review and adoption of Ordinance No. 785.

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, the Comprehensive Framework Plan for the Urban Area and Urban Planning Area Agreements. Washington County utilized this process to adopt A-Engrossed Ordinance No. 785. Notice was coordinated with all affected governmental entities. Comments received prior to and at the Planning Commission Hearing of July 16, 2014 are entered into the record. Comments received prior to and at the Board of County Commissioners Hearings of August 5, and September 16, 2014 are entered into the record.

Goal 3 - Agricultural Land

Policy 15, Implementing Strategies (a) and (f) of the Rural/Natural Resource Plan include provisions for the preservation of agricultural lands.

HB 4078 added approximately 2,740 acres of agricultural land south of North Plains and north of Forest Grove, Cornelius and Hillsboro as rural reserves. Section 3 (1) of the Bill approved all other rural reserve areas in Washington County as designated in County A-Engrossed Ordinance No. 740 and Metro Ordinance No. 11-4245, adopted March 15, 2011. The majority of land within these rural reserves is agricultural land that has been protected from future urban development for the 40-50 year timeframe specified in OAR 660-027-0040.

The proposed amendments in A-Engrossed Ordinance No. 785 are in compliance with Goal 3 and are consistent with the county's acknowledged policies and standards for protecting agricultural lands identified under Goal 3.

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

Policies 10, 11, 12, and 39 of the Comprehensive Framework Plan for the Urban Area, Policies 7, 10, 11, 12 and 13 of the Rural/Natural Resource Plan, and various sections of the Community Plans and the Community Development Code 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.

A-Engrossed Ordinance No. 785 removes Significant Natural Resource areas from the Rural/Natural Resource Plan and includes these same areas into Policy 41's Goal 5 Resources for Future Development Areas map of the Comprehensive Framework Plan for the Urban Area.

Regulatory protection of the county's existing Goal 5 Resources will not change as a result of the plan amendments in this ordinance and will remain until annexation by an adjacent city occurs.

The county's Plan compliance with Goal 5 is maintained with amendments made by A-Engrossed Ordinance No. 785.

Goal 9 – Economic Development

Statewide Planning Goal 9 addresses economic development by requiring adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens. Policy 20 in the Comprehensive Framework Plan for the Urban Area and Policies 20 and 21 in the Rural/Natural Resource Plan set out the county's policies to strengthen the local economy.

The Community Development Code contributes to a sound economy by providing standards that facilitate development in an orderly and efficient fashion. A-Engrossed Ordinance No. 785 designates the majority of lands brought into the UGB through HB 4078 as Future Development 20-Acre Districts (FD-20). Commercial and institutional zoning by cities is expected for some of these FD-20 lands, providing increased employment opportunities.

Approximately 330 acres located north of the City of Hillsboro and Evergreen Road has been added as an Area of Special Concern (ASC) to the East Hillsboro Community Plan. This area was designated as a Regionally Significant Industrial Area pursuant to Exhibit B of Metro Ordinance No. 11-1264B, adopted in October 2011. This 330 acre area is expected to be reserved predominantly for industrial employment. Restrictions are extended to certain uses and to the creation or reconfiguration of lots or parcels within this ASC. Small-scale commercial uses that support the industrial employment base may occur, providing job sector diversity and increased employment opportunities.

The amendments within A-Engrossed Ordinance No. 785 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 and rural development. Policies 15, 25, 26, 27, 28, 29, 30 and 31 of Washington County's Urban Comprehensive Framework Plan 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 Community Development Code (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. 785. The amendments are consistent with the county's acknowledged policies and strategies for the provision of public facilities and services as required by Goal 11. The amendments are also consistent with the provisions of OAR 660-011 and ORS 195.110.

A-Engrossed Ordinance No. 785 designates the majority of lands brought into the UGB through HB 4078 as Future Development 20-Acre Districts (FD-20). The FD-20 designation is an urban land use district that recognizes the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas, including public facilities and services, is complete. A-Engrossed Ordinance No. 785 applies this designation through text and map amendments to Policy 41 of the Urban Comprehensive Framework Plan and in text and map amendments to the applicable community plans.

Goal 12 - Transportation

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 Transportation Plan, describe the transportation system necessary to accommodate the transportation needs of Washington County. Implementing measures are contained in the Transportation Plan and the Community Development Code. Plan compliance with Goal 12 is maintained with the amendments made by A-Engrossed Ordinance No. 785. 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 660-012) and the Regional Transportation Plan (RTP).

Goal 14 - Urbanization

Policies 1, 13, 14, 16, 17, 18, 19 and 41 of the Comprehensive Framework Plan for the Urban Area address urbanization within the Regional UGB. In particular, Policies 1, 18 and 41 of the Comprehensive Framework Plan for the Urban Area guide the designation of lands added to an UGB.

In accordance with the Implementing Strategies of Policy 41 of the Comprehensive Framework Plan, A-Engrossed Ordinance No. 785 designates the majority of land brought into the UGB as a result of HB 4078 as FD-20 on the Future Development Areas Map within Policy 41. The FD-20 District applies to the unincorporated urban lands added to the urban growth boundary by Metro through a major or legislative amendment process after 1998. The FD-20 District recognizes the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas is complete. Because lot parcelization can render concept planning less efficient and practical, land divisions that would result in a new parcel less than 20 acres is not allowed in FD-20 designated areas. The provisions of this district are also intended to implement the requirements of Metro's Urban Growth Management Functional Plan.

Approximately 330 acres located north of the City of Hillsboro and Evergreen Road has been added as an Area of Special Concern (ASC) to the East Hillsboro Community Plan. This area was designated as a Regionally Significant Industrial Area pursuant to Exhibit B of Metro Ordinance No. 11-1264B, adopted in October 2011. Restrictions are extended to certain uses and to the creation or reconfiguration of lots or parcels within this ASC.

The amendments are consistent with the county's acknowledged policies and strategies for urbanization as required by Goal 14.

Findings of Compliance with Metro’s Urban Growth Management Functional Plan

Because A-Engrossed Ordinance No. 785 makes changes that do not affect compliance with all sections of the Urban Growth Management Functional Plan (UGMFP), it is not necessary for these findings to address each Title in the UGMFP. The Board of County Commissioners (Board) finds that the Metro Functional Plan requirements apply to amendments covered by these findings to the extent noted in specific responses below.

Title 4 – Industrial and Other Employment Areas

Title 4 seeks to provide and protect a supply of sites for employment by limiting the types and scale of non-industrial uses in Regionally Significant Industrial Areas, Industrial and Employment Areas.

Approximately 330 acres located north of the City of Hillsboro and Evergreen Road has been added as an Area of Special Concern (ASC) to the East Hillsboro Community Plan. This area was designated as an Regionally Significant Industrial Area pursuant to Exhibit B of Metro Ordinance No. 11-1264B, adopted in October 2011. This 330 acre area is expected to be reserved predominantly for industrial employment. Restrictions are extended to certain uses and to the creation or reconfiguration of lots or parcels within this ASC.

The findings in this document demonstrate that the amendments made by this ordinance are in substantial compliance with the Urban Growth Management Functional Plan.

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. Staff sent Metro a copy of proposed Ordinance No. 785 on May 29, 2014, 47 days prior to the first evidentiary hearing. Staff contacted Metro and received no comments on the proposed Ordinance.

The findings in this document demonstrate that the amendments made by this ordinance are in substantial compliance with the Urban Growth Management Functional Plan.

Title 11 – Planning for New Urban Areas

The Regional Framework Plan calls for long-range planning to ensure that areas brought into the UGB are urbanized efficiently and become or contribute to mixed-use, walkable, transit-friendly communities. It is the purpose of Title 11 to guide such long-range planning for urban reserves and areas added to the UGB. It is also the purpose of Title 11 to provide interim protection for areas added to the UGB until city or county amendments to land use regulations to allow urbanization become applicable to the areas.

A-Engrossed Ordinance No. 785 designates the majority of lands brought into the UGB through HB 4078 as Future Development 20-Acre Districts (FD-20). The FD-20 designation is an urban land use district that recognizes the desirability of encouraging and retaining limited interim uses until the urban comprehensive planning for future urban development of these areas, including public facilities and services, is complete. A-Engrossed Ordinance No. 785 applies this designation through text and map amendments to Policy 41 of the Urban Comprehensive Framework Plan and in text and map amendments to the applicable community plans.

The findings in this document demonstrate that the amendments made by this ordinance are in substantial compliance with the Urban Growth Management Functional Plan.