



Oregon

Kate Brown, Governor

Department of Land Conservation and Development

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Salem, Oregon 97301-2540

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

Date: September 22, 2015

Jurisdiction: Washington County

Local file no.: Ord 805

DLCD file no.: 010-15

The Department of Land Conservation and Development (DLCD) received the attached notice of adopted amendment to a comprehensive plan or land use regulation on 09/21/2015. 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 37 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.: 010-15 {23909}
Received: 9/21/2015

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. 805**

Date of adoption: 9/15/2015

Date sent: 9/21/2015

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): 7/13/15

No

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

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

No

Local contact (name and title): Robert Fraley, Associate Planner

Phone: 503-846-8817

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

Street address: 155 N First Ave., Suite 350

City: Hillsboro, OR

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:

Bethany Community Plan - Chapter 2: North Bethany Subarea Plan, Section V. North Bethany Subarea Design Elements - Area of Special Concern 7; Section VI. Neighborhood Design Elements - Southeast Neighborhood, Central Neighborhood.

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:

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: Tualatin Hills Park & Recreation District, Clean Water Services, Division of State Lands, Metro.

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.

Amends the North Bethany Subarea maps in Policy 43 of the Comprehensive Framework Plan for the Urban Area; the Functional Classification map in the Transportation System Plan; and text and maps in the Bethany Community Plan, Chapter 2: North Bethany Subarea Plan to remove a segment of Primary Street P2 between NW Kaiser Road and Primary Street P3 and modify the number and location of planned north-south pedestrian trail crossings of Bethany Creek to accommodate a wetland.

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

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

Agenda Title: **CONSIDER PROPOSED ORDINANCE NO. 805 – AN ORDINANCE AMENDING THE COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA, THE TRANSPORTATION SYSTEM PLAN, AND THE NORTH BETHANY SUBAREA PLAN OF THE BETHANY COMMUNITY PLAN RELATING TO THE NORTH BETHANY P2 ALIGNMENT AND LOCATION OF TRAILS**

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

SUMMARY:

Ordinance No. 805 proposes to remove a segment of Primary Street P2 between NW Kaiser Road and Primary Street P3 in the North Bethany Subarea, and to modify the number and location of planned north-south pedestrian trail crossings in the vicinity. These changes are requested by Clean Water Services in order to minimize impacts to adjacent wetlands and a tributary of Bethany Creek, and to facilitate a planned stream restoration and wetland enhancement project. 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/2015-land-use-ordinances.cfm>

On August 19, 2015, the Planning Commission (PC) conducted a public hearing for this ordinance. The PC voted 7-1 to recommend that the Board adopt Ordinance No. 805 as filed. The staff report 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 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 (*click to access electronic copy*)

DEPARTMENT'S REQUESTED ACTION:

Read Ordinance No. 805 by title only and conduct the first public hearing. At the conclusion of the hearing, adopt Ordinance No. 805.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

Agenda Item No. 4.e.

Date: 09/15/15

ADOPTED

JUL 10 2015

Washington County
County Clerk

BEFORE THE BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

ORDINANCE 805

An Ordinance Amending the Comprehensive Framework Plan for the Urban Area, the Transportation System Plan, and the North Bethany Subarea Plan of the Bethany Community Plan Relating to the North Bethany P2 Alignment and Location of Trails

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

SECTION 1

A. The Board 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, 775, 785, and 788-790.

B. The Board recognizes that the Transportation Plan Element of the Comprehensive Plan (Volume XV) was adopted on October 25, 1988, by way of Ordinance Nos. 332 and 333, and subsequently amended by Ordinance Nos. 343, 382, 409, 419, 426, 432, 450, 463, 470, 471, 473, 474, 480, 483-485, 493, 494, 503, 515, 526, 537, 542, 546, 552, 556, 588, 601, 609, 611, 626, 627, 631, 642, 649, 663, 674, 683, 712, 713, 717, 718, 730, 739, 744, 749, 750, 760, 767, 768, 775, 783, 789, and 790.

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1 C. The Board recognizes that the Bethany Community Plan was adopted by
2 Ordinance Nos. 263 and 265 and subsequently amended by Ordinance Nos. 345, 420, 471,
3 480, 551, 588, 610, 615, 620, 649, 702, 712, 730, 739, 744, 745, 758, 771, 783, 789, and 790.

4 D. The Board recognizes that since the adoption of the final ordinances
5 establishing and implementing the North Bethany Subarea Plan of the Bethany Community
6 Plan for development, additional changes are necessary to ensure the proper operation of the
7 subarea plan, including further amendments regarding the alignment of Primary Street P2 and
8 the location of trails between NW Kaiser Road and Primary Street P3. The Board takes note
9 that such changes are necessary for the health, benefit, and welfare of the residents of
10 Washington County, Oregon.

11 E. Under the provisions of Washington County Charter Chapter X, the
12 Department of Land Use and Transportation has carried out its responsibilities, including
13 preparation of notices, and the County Planning Commission has conducted one or more
14 public hearings on the proposed amendments and has submitted its recommendations to the
15 Board. The Board finds that this Ordinance is based on that recommendation and any
16 modifications made by the Board, as a result of the public hearings process.

17 F. The Board finds and takes public notice that it is in receipt of all matters and
18 information necessary to consider this Ordinance in an adequate manner and finds that this
19 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan
20 adoption as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the Washington
21 County Charter, the Washington County Community Development Code, and the Washington
22 County Comprehensive Plan.

1 SECTION 2

2 The following exhibits, attached hereto and incorporated herein by reference, are
3 adopted as amendments to the designated documents as follows:

- 4 1. Exhibit 1 (3 pages) - Amends North Bethany Subarea maps in Policy 43,
5 Community Design for New Urban Areas of the Comprehensive Framework
6 Plan for the Urban Area:
- 7 a. “North Bethany Subarea Core Pedestrian and Bicycle Network” map;
 - 8 b. “North Bethany Subarea Concept Plan Design Elements - Map 1;” and
 - 9 c. “North Bethany Subarea Concept Plan Design Elements - Map 4.”
- 10 2. Exhibit 2 (1 page) - Amends the “Functional Classifications” map in the
11 Transportation System Plan.
- 12 3. Exhibit 3 (12 pages) - Amends text in Chapter 2, North Bethany Subarea Plan
13 of the Bethany Community Plan.
- 14 4. Exhibit 4 (3 pages) - Amends maps in Chapter 2, North Bethany Subarea Plan
15 of the Bethany Community Plan:
- 16 a. “Primary Streets” map;
 - 17 b. “Parks, Trails and Pedestrian Connections” map; and
 - 18 c. “Special Frontages” map.

19 SECTION 3

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

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1 SECTION 4

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

4 SECTION 5

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

8 SECTION 6

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

14 ///

15 ///

16 ///

1 SECTION 7

2 This Ordinance shall take effect on November 27, 2015.

3 ENACTED this 15 day of September, 2015, being the first reading
4 and first public hearing before the Board of County Commissioners of Washington
5 County, Oregon.

6 BOARD OF COUNTY COMMISSIONERS
7 FOR WASHINGTON COUNTY, OREGON

8 **ADOPTED**

9 *Andy Oza*
10 CHAIRMAN

11 *Barbara Hejtmanek*
12 RECORDING SECRETARY

13 READING

13 PUBLIC HEARING

14 First September 15, 2015
15 Second _____
16 Third _____
17 Fourth _____
18 Fifth _____
19 Sixth _____

14 First September 15, 2015
15 Second _____
16 Third _____
17 Fourth _____
18 Fifth _____
19 Sixth _____

20 Schouten, Malinowski
21 VOTE: Aye: Duyck, Rogers, Terry

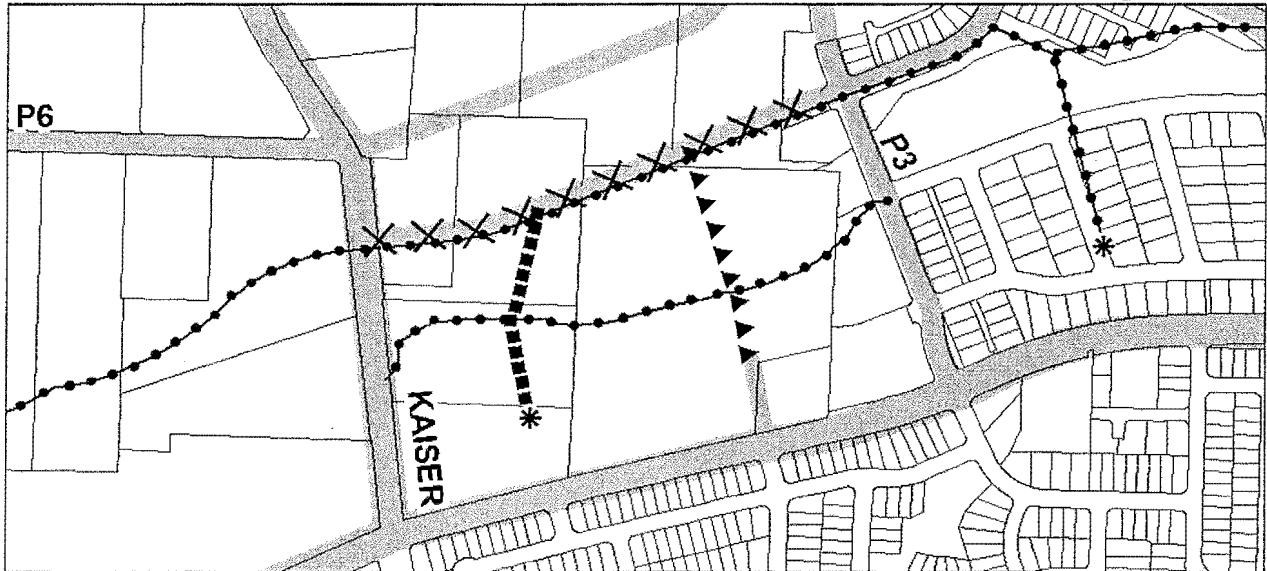
20 Nay: _____

21 Recording Secretary: Barbara Hejtmanek Date: 9-15-15

The following maps in Policy 43, Community Design for New Urban Areas of the COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA are amended as shown:

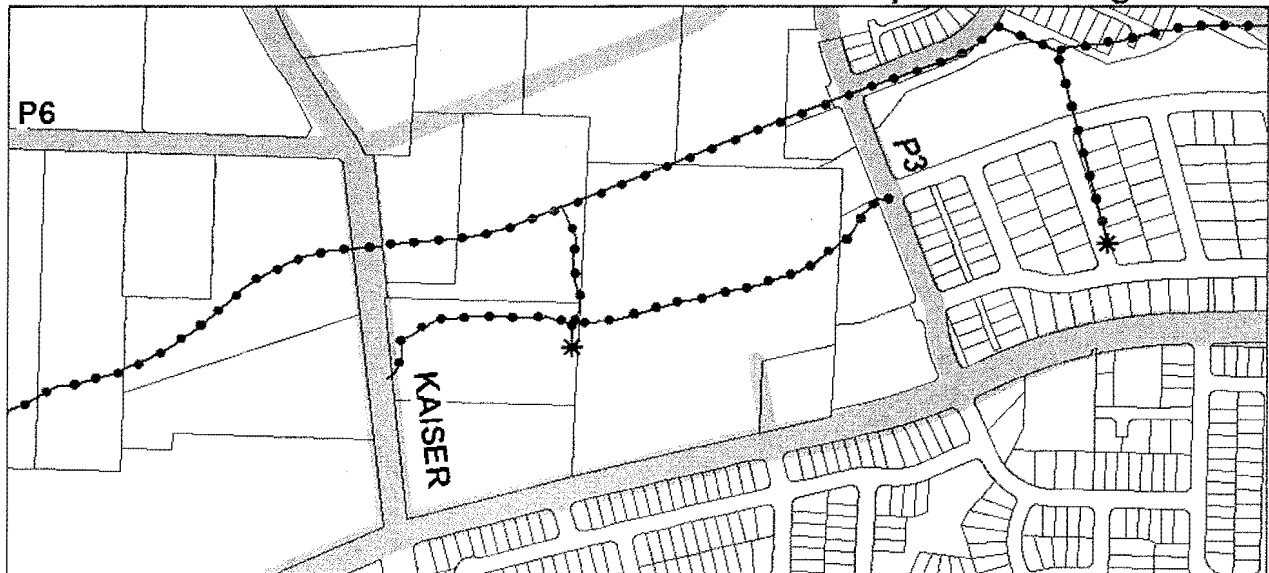
North Bethany Subarea Core Pedestrian and Bicycle Network Map

Current Configuration



- Unchanged Off-Street Trail
- Modify trail alignment
- ▲▲ Remove Off-Street Trail
- X Remove segment of P2
- Primary Street
- * Connect to Local Street

Proposed Configuration

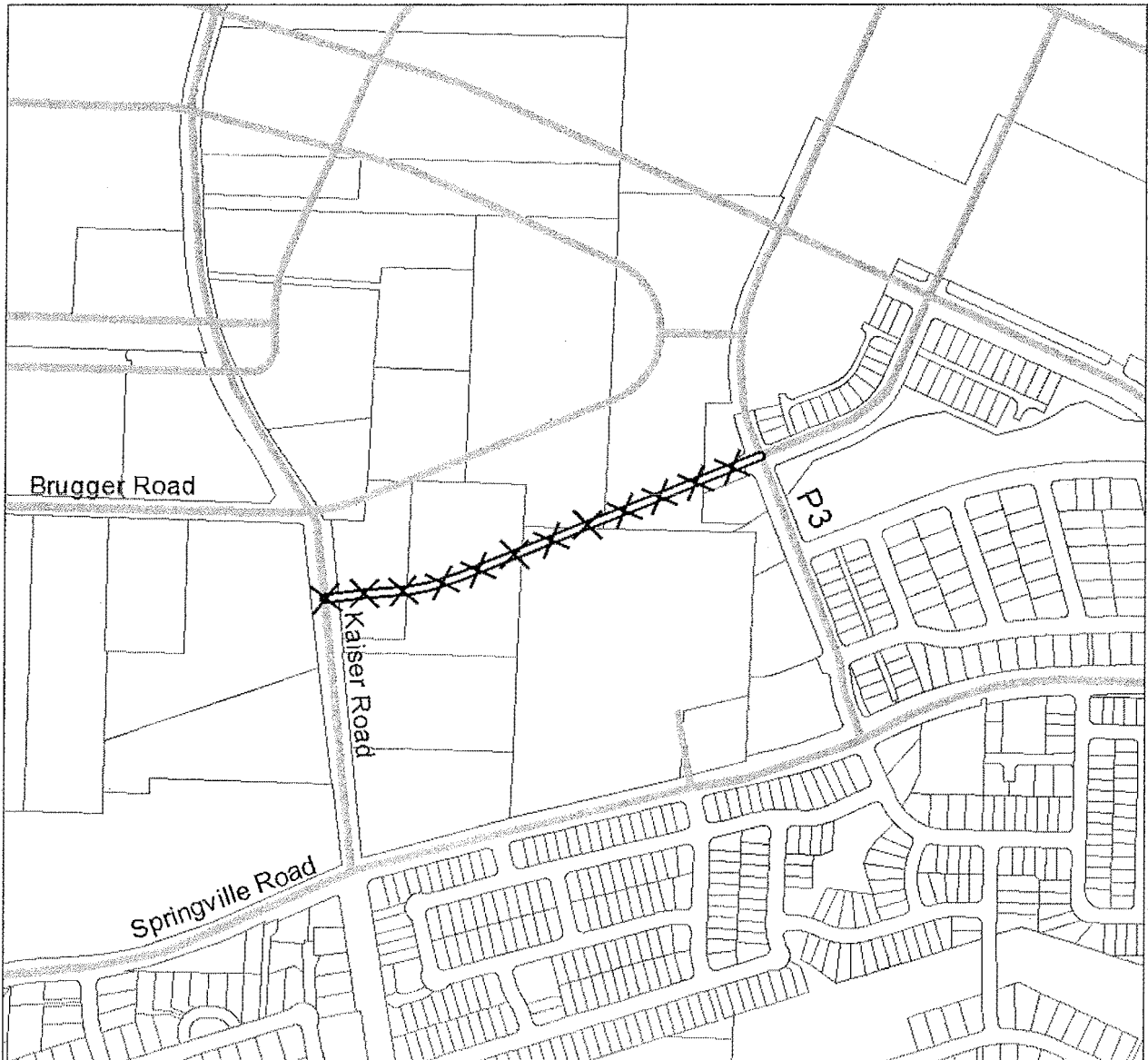


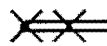
- Off-Street Trail
- * Connect to Local Street
- Primary Street


E:\Work_Program\Ordinances\2015\NorthBethany_P2\Ord805_CFP_CoreBk\Fed_mxd 07/09/2015

abcdef Proposed additions
abedef Proposed deletions

North Bethany Subarea Concept Plan Design Elements – Map 1



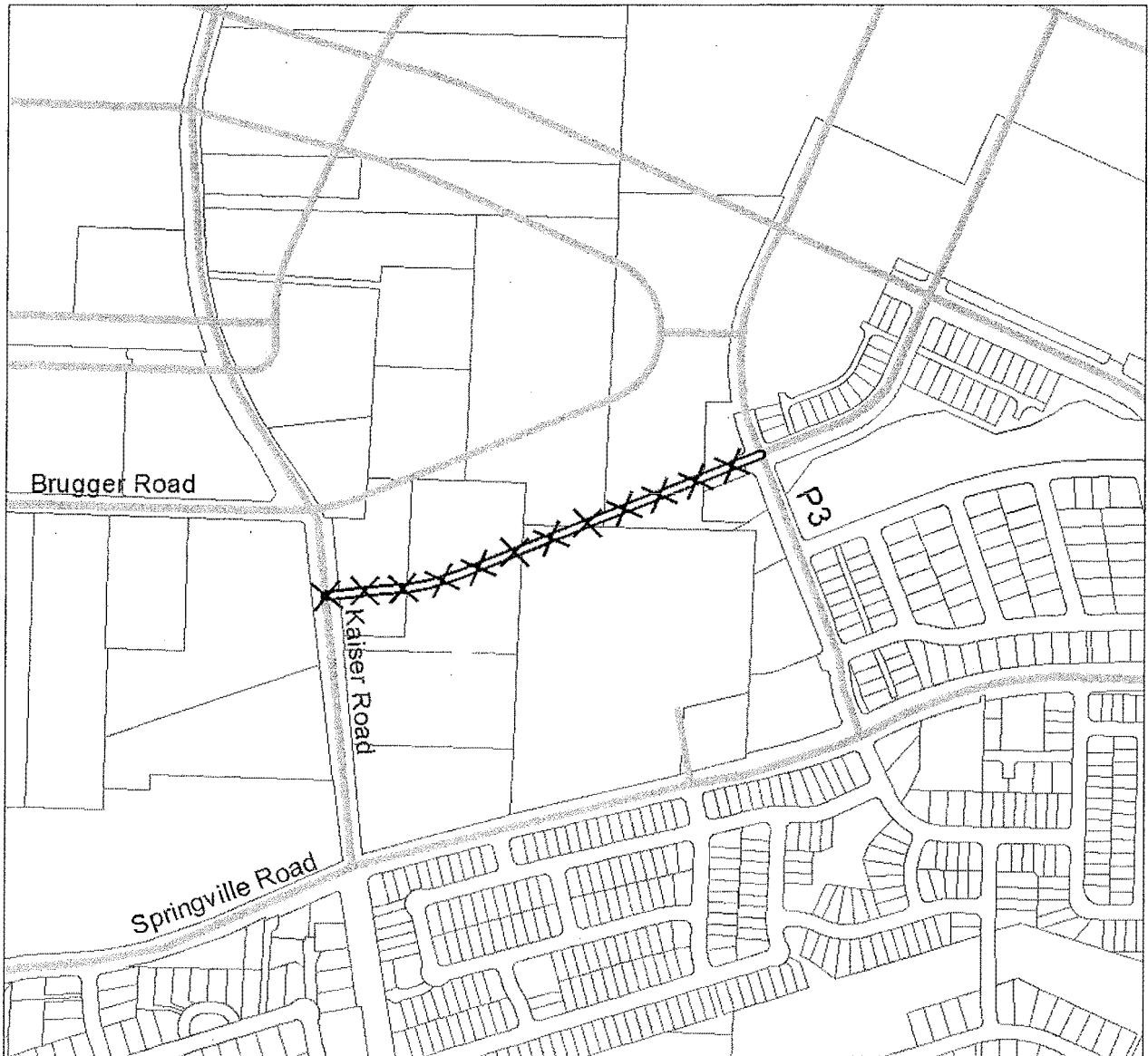
 Remove segment of P2


 Unchanged Primary Streets


abcdef Proposed additions

~~abcdef~~ Proposed deletions

North Bethany Subarea Concept Plan Design Elements – Map 4

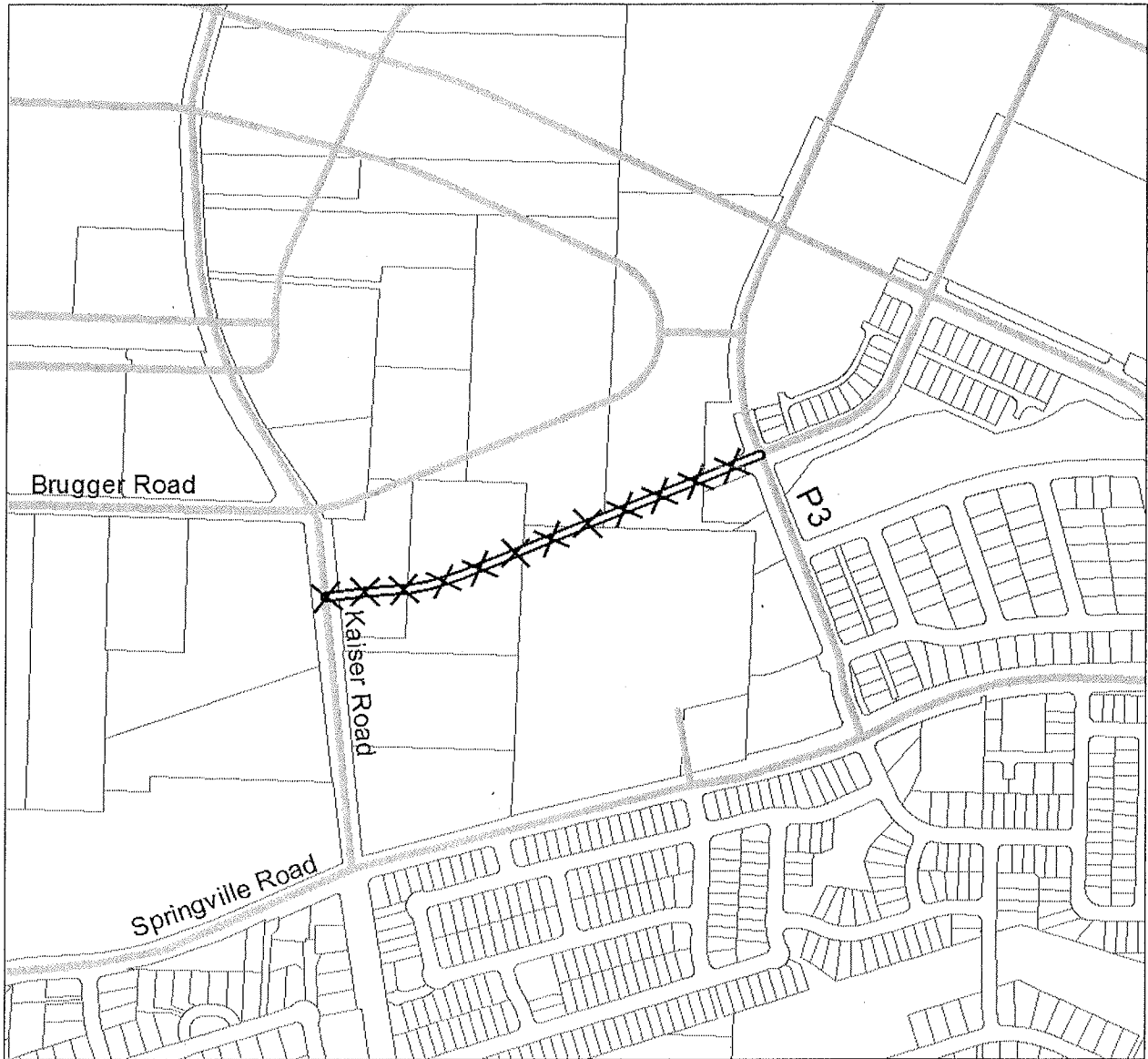


 Remove segment of P2

 Unchanged Primary Streets

abcdef Proposed additions
abedef Proposed deletions

The Functional Classification Map in the TRANSPORTATION SYSTEM PLAN is amended as shown:



Remove as Proposed Neighborhood Route

Unchanged Primary Streets

abcdef Proposed additions
~~abcdef~~ Proposed deletions

Chapter 2, North Bethany Subarea Plan, of the BETHANY COMMUNITY PLAN is amended to reflect the following:

Chapter 2: North Bethany Subarea Plan

I. Introduction

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

III. Background, Planning Process, Community Design Goals, and Plan Amendments

D. Community Design Goals

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

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

- high standards for integrating comprehensive plans for urban services such as parks and stormwater management;
- comprehensive design approach that integrates neighborhoods with open space;
- variety of housing choices for a range of affordability levels; and
- community Design Features and Focal Points (e.g., civic space, parks, small neighborhood commercial sites, schools, etc.), that are connected to one another, to adjacent points of interest, and to neighborhoods via multi-modal access routes.

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

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

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

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

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

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

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

Public spaces and the relationship between public spaces and private areas are important features of North Bethany as these are aspects of the community that, once developed, will become the fabric of the county to be inherited by citizens. Commercial locations are sited for success, with good visibility and easy access that supports the idea of planning for commercial opportunities as they become viable. North Bethany's neighborhoods are inter-connected by streets and pedestrian and bike routes. Civic sites and public spaces are prominently sited to reinforce their important and functional role in the community. Parks and green spaces are provided in the form of neighborhood, community, and linear parks and off-street trails.

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

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

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

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

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

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

The two community parks anchor the west and east ends of the park blocks. Together, these features provide a fundamental framework for the organization of the Subarea neighborhoods. The western community park will be approximately twelve (12) to thirteen (13) acres in size, and will have a minimum of 2.72 acres of active park space. A 15-acre community park anchors the eastern end of the park blocks.

Six neighborhood parks range in size and type from one and one-half (1½) to two (2) acres. All residences in the North Bethany Subarea are within a short walk of a park.

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

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

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

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

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

V. NORTH BETHANY SUBAREA DESIGN ELEMENTS

All new development shall be consistent with the following design elements and Area of Special Concern requirements.

A. General Design Elements

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

B. Areas of Special Concern

The following Areas of Special Concern (ASC) apply to those areas in the Subarea Plan that call for special treatment or attention. Each Area of Special Concern is identified on the Area of Special Concern Map in Section VII. Design for each of the ASC Road Corridors shall be consistent with the applicable cross-section concepts included in Section VII, including enhanced landscaping, on-street parking where indicated, and LIDA features.

ASC 7 – Bethany Creek Trail Corridor and Rossetta Street Alignment (Primary Street P2) Corridor Alignment

ASC 7 addresses the design configuration of the trail corridor to the north of Bethany Creek (which runs parallel to the north side of Springville Road) and the specific location of the adjacent corridor for the segment of Primary Street P2 (Street P2 on the Primary Streets and Core Design Elements Maps) that is generally parallel to the trail. The ultimate placement of the P2 Street and other nearby planned components within ASC 7 (trail, linear park, neighborhood park, and regional stormwater facilities or other LIDA facilities approved by CWS) depend on the location of the boundary of the Bethany Creek wetland/Vegetated Corridor buffer and future site-specific facility design. This ASC describes the intent that the multi-purpose design shall follow.

The Subarea Plan identifies the approximate boundary of a protected wetland/habitat area along with the approximate boundary for the associated Vegetated Corridor buffer (resource boundary). (For the purpose of this ASC, the term "resource boundary" refers to the edge of these combined areas and not the edge of the wetland/habitat area. The specific boundary for this protected area shall be delineated on-site as a preliminary step for development in the ASC.) Beyond the limits of the resource boundary, CWS's North Bethany Drainage Master Plan calls for stormwater treatment facilities along the north side of the protected area; wetland mitigation may also occur in this area. At the time of the adoption of the North Bethany Subarea Plan, the specific sizing and location of stormwater facilities was not determined; likewise with respect to the need for wetland mitigation sites. Future development applications for properties in the ASC must reflect coordination with CWS to determine the ultimate size and locations of stormwater quantity and quality facilities.

The Subarea Plan calls for a trail along the north side of this stretch of Bethany Creek that is adjacent to the protected area and roughly parallel to the creek, between Primary Street P15 and Primary Street P3. ~~The trail is located in between the protected area and the east-west segments of the P2 Street that are roughly parallel to the creek. This ASC requires development of the area to incorporate a design that combines the functions of the sidewalk on the south side of the adjacent P2 Street with provides a landscaped and appropriately lighted trail adjacent to the protected area. The trail shall be sized and designed for shared use by bicycles and pedestrians and must be designed in collaboration with THPRD. A meandering asphalt trail with planted tree canopy and adequate room for access of maintenance vehicles is one design example. Because the trail replaces the sidewalk in some locations and serves a dual trail-sidewalk purpose, it shall be hard-surface and the adjacent street alignment, where present, shall be adjusted to generally follow the trail. (This may result in a narrowing of the width of this Fixed Park (linear park) designation as depicted on the "Park, Trails and Pedestrian Connections Map".)~~ The trail, mitigation sites and regional stormwater facilities shall be located outside the right-of-way for the P2 Street; the right-of-way width that otherwise calls for sidewalk shall be used for additional landscape and/or street LIDA area in the linear park. Since the final alignment of the trail and the P2 Street cannot be determined until the final delineation of Bethany Creek's resource boundary has been determined, the centerline of the P2 Street may be adjusted within the boundary of ASC 7.

The trail along Bethany Creek encounters several distinct conditions. These are described below and are illustrated in the following sketch and cross-section drawings.

1. In general, the trail is located adjacent to it runs between the Bethany Creek open space and a parallel neighborhood street (P2 Street). The trail will roughly follow the resource boundary. If the distance between the parallel street right-of-way and the resource boundary is 25 feet or more, the area between the trail and the street can be used as park space (e.g., a pocket park).
2. Because of the meandering nature of the open space area, there may be some locations where the distance between the street right-of-way and the resource boundary is less than 25 feet. In this

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situation, the street's sidewalk and trail should be combined into one facility by widening the sidewalk to 12 feet.

3. In some locations there may be enough space between the street right-of-way and the resource boundary (approximately 100 feet or more) to accommodate the trail, regional stormwater facilities, and private residential property(ies). (This situation could occur in the area east of Primary Street P15 and south of Primary Street P2 if a neighborhood park is not provided in this area.) In this situation the trail will run between the private property and the open space. It is important to balance the demands for privacy for the private property with the needs for accessibility, visibility and safety of the public facilities (the trail and regional stormwater facilities). The best way to do this could be by developing the trail and regional stormwater facilities first, before the private property develops, and to guide the development of the private property with design guidelines that protect the quality of the trail and the functionality of and access to the regional stormwater facilities.
4. The east-west segments of the P2 Street, the trail, the linear park, and the regional stormwater facilities shall be located in ASC 7. The final location of these facilities will be determined during the development review process when the final resource boundary of Bethany Creek's wetlands and Vegetated Corridor buffer will be determined. Consequently, the centerline of the east-west segments of the P2 Street within ASC 7 may be adjusted within the boundary of ASC 7 without the use of a Planned Development application, even if portions of its centerline move more than 75 feet.
5. Direct access to the P2 Street from detached dwellings on R-6 NB lots adjacent to the P2 Street is permitted when lots have less than 70 feet of frontage on the P2 Street.

General Design guidelines for the trail:

- a. The trail shall be designed as an autonomous element, with gentle curves that logically follow the creek open space area. It should take its design cues from the natural resource, not from adjacent development.
- b. The trail and park space shall be designed as a harmonious composition with the adjacent street and open space. If there is space for park uses between the trail and the sidewalk of the adjacent street, the space should be designed as an autonomous element, not a "left over" space.
- c. In general, the trail shall be as close to the open space boundary as possible, so that the boundary is defined by it, and becomes tangible, manageable and maintainable. Where possible, a 2 foot to 3 foot wide "shy zone" between the trail and the resource should be provided so the trail is framed by consistent park vegetation on both sides.
- d. The design shall take advantage of terrain changes and slopes to carve out the trail alignment. Look for opportunities to include seating walls, preferably at trail intersections.
- e. The trail alignment shall minimize the use of tight curves and use gentler curves in order to facilitate natural walking and biking patterns.
- f. Where an adjacent street is present, the trail and the street's sidewalk shall connect at regular intervals at a minimum of 250 feet, preferably in locations where they are nearest each other.
- g. Where an adjacent street is present, create a colonnade by planting street trees on both sides of the sidewalk bordering the park. Align the trail with a single row of trees on the opposite side of the resource open space. Where the park is bordered only by a trail and no sidewalk is present, align the trail with a row of trees on each side. The tree lines will spatially define park "rooms". Prune the trees up to 10 feet to allow clear views between the tree trunks. The spacing and species of trees along the trail is at the discretion of THPRD.

- h. Provide ample seating opportunities along the length of the trail to accommodate impromptu seating and allow users to stop and observe the creek corridor to the south, but limit the amount of formal benches: no more than one per every 500 feet and preferably less.
- i. The trail is proposed to cross Kaiser Road as a mid-block crossing or an under-crossing. In either case, the trail crossing shall be direct and shall align with the adjacent trail segments on either side of Kaiser Road. THPRD would be responsible for contributing to the construction costs associated with a trail under-crossing.

VI. NEIGHBORHOOD DESIGN ELEMENTS

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

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

D. Southeast Neighborhood

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

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

DESIGN ELEMENTS

1. The following design elements shall be incorporated into the portion of the neighborhood between Bethany Creek and NW Springville Road:
 - a. The preferred location for the one and one-half (1½) to two (2)-acre neighborhood park is contiguous to Bethany Creek and adjacent to the proposed fire station and the neighborhood commercial site. The proposed fire station and the neighborhood park may be separated by a local street or pedestrian path;
 - b. The Subarea street pattern shall have an east-west street alignment through this area with access to NW Springville Road at spacing approved by the County Engineer;
 - c. A neighborhood commercial site, approximately two-thirds (2/3) of an acre, is adjacent to NW Springville Road and Primary Street P3; and

- d. Designated access points shall be provided consistent with the Primary Streets Map. Additional access to NW Springville Road may be provided at spacing approved by the County Engineer.
2. The southwest corner of the East Community Park is the planned location of a civic use (e.g., community center) and shall have a design that connects the civic use to the adjacent community park. The civic use building is designated as a Design Feature and shall be located on the site consistent with the orientation arrows depicted on the Neighborhood Plan Map. Specifically, the building shall be visible from NW Kaiser Road and the Park Blocks. Additional complementary design features include building orientation to front the park and the placement of a plaza between the park and the civic use.
3. The East Community Park shall be approximately fifteen (15) acres. The tree groves in the southwestern corner shall be preserved. The park anchors the eastern end of the ridge and views shall extend to the east, terminating at the east end of Primary Street P4 (as denoted by the Design Feature symbol on the Core Design Elements Map). The front façades of all buildings, including residential and commercial uses, shall front on the park consistent with Design Element 7.
4. Trails and pedestrian connections shown on the Parks, Trails and Pedestrian Connections Map shall be provided that are consistent with THPRD standards, and that include the following elements:
 - a. An east-west pedestrian trail north of the civic center shall connect the eastern community park with the Main Street Area on the west side of NW Kaiser Road.
 - b. ~~Two~~ Three pedestrian crossings shall span Bethany Creek in locations that align with street connections across NW Springville Road.
 - c. Pedestrian and bicycle connections to and across NW Springville Road and NW Kaiser Road are important and shall be developed consistent with the Parks, Trails and Pedestrian Connections Map.
5. The Southeast Neighborhood has eleven Primary Streets. Primary Streets shall be provided in new development consistent with Section IV.C. (Primary Streets) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. The intent of each Primary Street is provided below:
 - a. Primary Street P3 extends from NW Springville Road north to Road A. Primary Street P3 aligns with existing NW Benny Street south of NW Springville Road and provides the eastern boundary of the Neighborhood Commercial area. Extending north of Bethany Creek, the street alignment intersects with Road A just south of the Northeast Neighborhood commercial area. The street is essential to provide a direct route from NW Springville Road to the Northeast Neighborhood.
 - b. Primary Street P4 extends east from the NW Kaiser Road Main Street Area. The street provides the northern and eastern boundaries of the East Community Park before connecting with Primary Street P10 and continuing east to intersect with Primary Street P3. Primary Streets P4 and P10 frame the community park, provide parking for park uses and provide a park edge that is connected to the neighborhood. The front façades of all buildings shall front on the park consistent with General Design Element 8.
 - c. Two Primary Streets (P11) and (P12) extend east from the Park Blocks one-way street couplet. The streets provide access to the civic center, East Community Park and commercial area from NW Kaiser Road and from the northeast part of the Subarea. Access to and from these streets at Kaiser Road shall be consistent with ASC Road Corridor 2.

- d. Primary Street (P16) extends north from the one-way couplet to Road A. The street provides a connection from the Main Street Area to the Northeast Neighborhood.
 - e. ~~NW Rossetta Street is a Primary Street (P2) that connects Primary Street P3 to Primary Street P18 in the Northeast Neighborhood parallels Bethany Creek between NW Kaiser Road and Road A. Its intersection with NW Kaiser Road north of Bethany Creek serves as the southern gateway to the Community Commercial center. This route is an important east-west connection between the Arbor Oaks and North Bethany Subareas.~~
 - f. Primary Street (P13) provides access to the Southeast Neighborhood from NW Springville Road and aligns with the eastern property line of a proposed future fire station.
 - g. Road A is a Primary Street and development shall be consistent with ASC Road Corridor 1A, including provision for Gateway design standards at the intersection of Road A and NW Kaiser Road.
 - h. NW Kaiser Road is a Primary Street and development shall be consistent with ASC Road Corridor 2.
 - i. NW Springville Road is a Primary Street that is located primarily within existing right of way. Development shall be consistent with ASC Road Corridor 4A.
6. The site at the eastern end of P4 terminates at the eastern boundary of the community park and shall have a prominent landmark in the form of an architectural feature, such as the front entrance or lobby of a building.
7. A linear park and trail, described in ASC 7, run roughly east-west along the north side of Bethany Creek. Future residential development on land that abuts the north side of the linear park and trail, between NW Kaiser Road and Primary Street P3, shall include ground level dwelling units adjacent to the linear park or along an east-west local street located adjacent to the linear park. Each ground level dwelling unit adjacent to the linear park or local street shall have its front door open onto a stoop, porch or paved walkway facing the linear park or facing an east-west local street located adjacent to the linear park. Where a multi-family building is adjacent to the linear park or local street, a main building entry that opens onto a stoop, porch or paved walkway facing the linear park or local street may be provided in lieu of separate unit entries.
- If an east-west local street is provided adjacent to the trail, the street's sidewalk and the trail may be combined into one facility where the trail is less than 25 feet from the street right-of-way. A combined sidewalk/trail facility shall be a minimum of 12 feet in width.
87. A uniform landscaped strip shall be provided along NW Springville Road for aesthetic purposes.
98. Development shall be consistent with Areas of Special Concern Road Corridors 1A, 2 and 4A and ASC 7.
109. A gateway at the intersection of NW Springville Road and Road A marks the entrance to the Southeast Neighborhood. The gateway is identified on the Core Design Elements Map. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design Map elements, applicable CDC standards and any additional gateway design treatments. A preferred design solution will include the following elements:
- Vertical element signifying entrance into the community.

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

The following sketches and photographs illustrate examples of potential vertical and feature elements for this gateway.

E. Central Neighborhood

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

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

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

- A "main street" design (on-street parking, pedestrian scale and urban design features),
- A strong relationship to the Park Blocks and East and West Community Parks,
- A building scale and form which reflects its role as the focal point of the community, and
- A civic use in a central and prominent location with an adjacent public gathering area.

Preliminary programming and design considerations for the Main Street area are provided in the North Bethany Main Street Program Guide for the North Bethany Subarea, which shall serve as a template for future urban design plan(s) and development of the area.

DESIGN ELEMENTS

1. The Central Neighborhood shall have two neighborhood parks and the linear Park Blocks.
 - a. A one and one-half (1½) to two (2)-acre northern neighborhood park shall be south of Road A and adjacent to the Waterhouse Powerline Trail Corridor or the Abbey Creek tributary.
 - b. A one and one-half (1½) to two (2)-acre southern neighborhood park near Bethany Creek will have a connection to Bethany Creek and provide a trailhead for the multi-purpose path north of and parallel to Bethany Creek. The park shall have street frontage along its north side that can accommodate on-street parking for park users. As such, this street shall be designed to be no less than the minimum county standard for parking on two sides. The front facades of residential buildings on this street shall face the park.
 - c. The Park Blocks shall be consistent with ASC 5.

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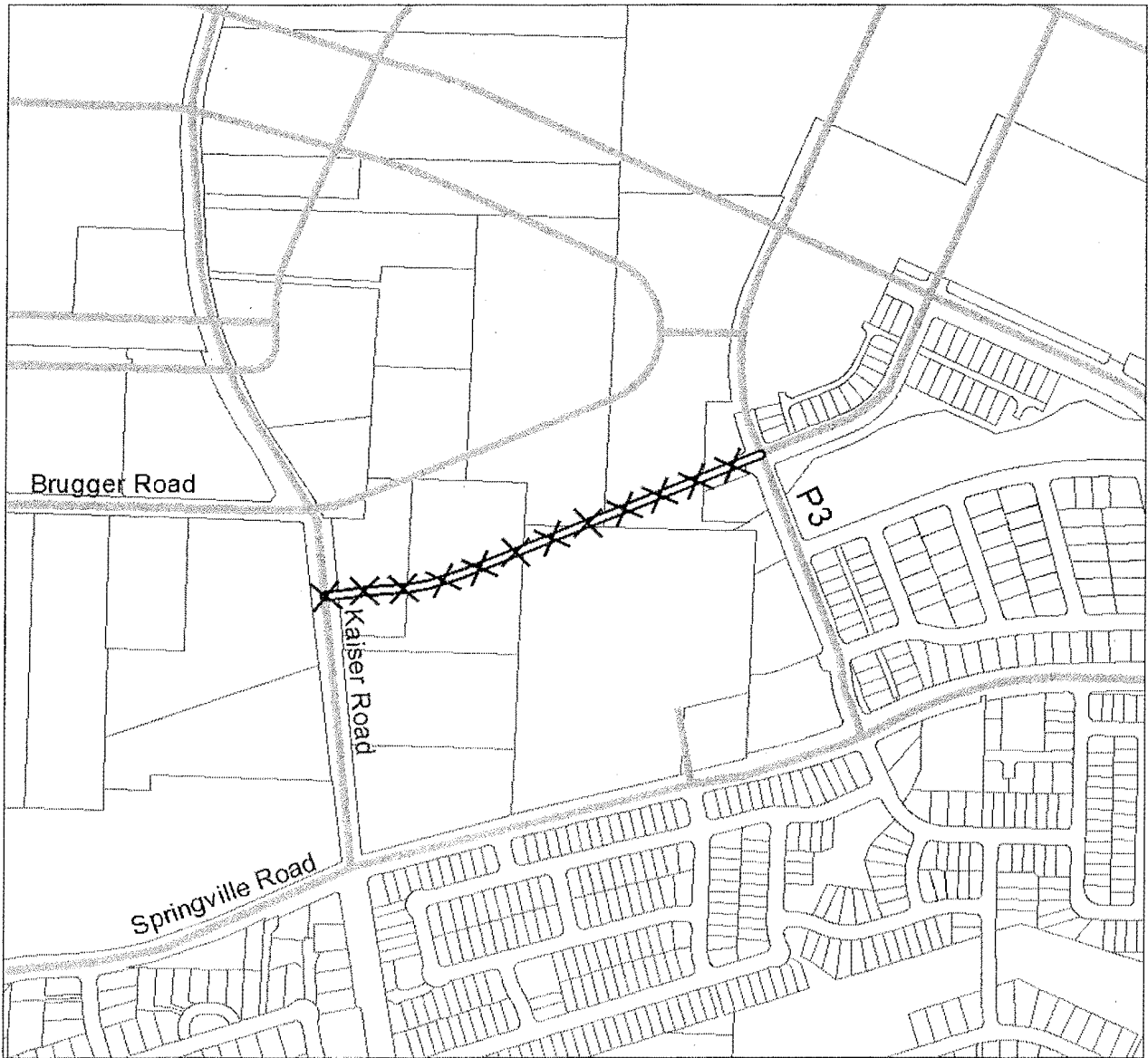
2. The location of higher density along the central ridge and the Main Street Area and the streetscape design along the Park Blocks are intended to make these primary community amenities immediately accessible to a large number of residents. The Park Blocks will support future transit through the placement of the highest residential densities along the Park Blocks and design standards in the Community Development Code.
3. Trails and pedestrian connections shown on the Parks, Trails and Pedestrian Connections Map shall be provided that are consistent with THPRD standards and standards of ASC 7.
4. The Central Neighborhood has eleven Primary Streets. Primary Streets shall be provided in new development consistent with Section IV.C. (Primary Streets) and Section V.B. (Areas of Special Concern) of the North Bethany Subarea Plan. The intent of each Primary Street is provided below:
 - a. NW Rossetta Street is Primary Street P2 that parallels Bethany Creek for portions much of its length between Primary Street P15 and Road A. P2 is an important east-west connection between Arbor Oaks Subarea and the central portion of the North Bethany Subarea. Development of P2 shall be consistent with ASC 7.
 - b. The Park Blocks are created by two parallel Primary Streets P11 and P12. The western terminus of the Park Blocks shall end at the center of the West Community Park. P11 and P12 cross NW Kaiser Road and terminate at East Community Park and the northern edge of the civic site. Development of these streets shall be consistent with ASC 2 and 5.
 - c. NW Kaiser Road is a Primary Street that will be located primarily in existing right-of-way. Development shall be consistent with ASC 2.
 - d. Primary Street P15 provides a connection to the Park Blocks from NW Springville Road, at the intersection with NW Oats Terrace.
 - e. NW Brugger Road (P6) is a Primary Street that is located in existing right-of-way.
 - f. Primary Street P9 connects NW Brugger Road with Road A to the north, and with Primary Street P2 (NW Rossetta Street) to the south.
 - g. Primary Street P4 connects the West Neighborhood to NW Kaiser Road and the East Community Park.
 - h. NW Springville Road is a Primary Street that is located primarily in existing right of way. Development shall be consistent with ASC 4A.
 - i. Road A is a Primary Street. Development along Road A shall be consistent with ASC Road Corridor 1B.
 - j. Primary Street P20 provides a north-south connection between Primary Street P4 and Primary Street P6 (Brugger Road), and is directly adjacent to the powerline trail corridor along most of its length. Primary Street P20 shall accommodate on-street parking for the West Community Park located adjacent to the powerline trail corridor.
5. Buildings constructed as part of the Community Park shall be placed near and oriented to adjacent streets and used to define the park edge.

6. The design of the Main Street Area shall be consistent with the intent of the North Bethany Main Street Program Guide. This guide is intended to be consistent with the intent of the Metro 2040 Main Streets designation. Examples include high density housing, mixed use buildings, retail and services that are intended to serve the entire North Bethany Subarea.
7. Development shall be consistent with ASC Road Corridors 1B, 2 and 4A and ASC 5, 7, 9 and 10.
8. The intersections of NW Kaiser Road / Road A and NW Kaiser Road with the east-west trail on the north side of Bethany Creek are gateways that mark the north and south entrances to the portion of NW Kaiser Road designated as a Main Street on the 2040 Design Types Map (see Policy 40 of the Comprehensive Framework Plan for the Urban Area). The gateways are identified on the Core Design Elements Map. A design plan shall be prepared that addresses the Neighborhood Plan and Street Design Map elements, applicable CDC standards and any additional Gateway design treatments. A preferred design solution for each gateway will include the following elements:
 - Vertical element signifying entrance into the commercial district.
 - Special detailing on the feature elements, which may include water, walls, rocks, metal, special paving, traffic calming, enhanced pedestrian crossing and/or seating.
 - Minimal or significant amount of landscaping, depending on the gateway design.
 - Lighting for pedestrians and to emphasize monument features.

The Gateways at the intersection of NW Kaiser Road and the east-west trail on the north side of Bethany Creek may be located in proximity to the trail on each side of NW Kaiser Road, or may be shifted north to the intersection of NW Kaiser Road and NW Brugger Road.

The following maps in Chapter 2: North Bethany Subarea Plan of the Bethany Community Plan are amended as shown:

Primary Streets Map



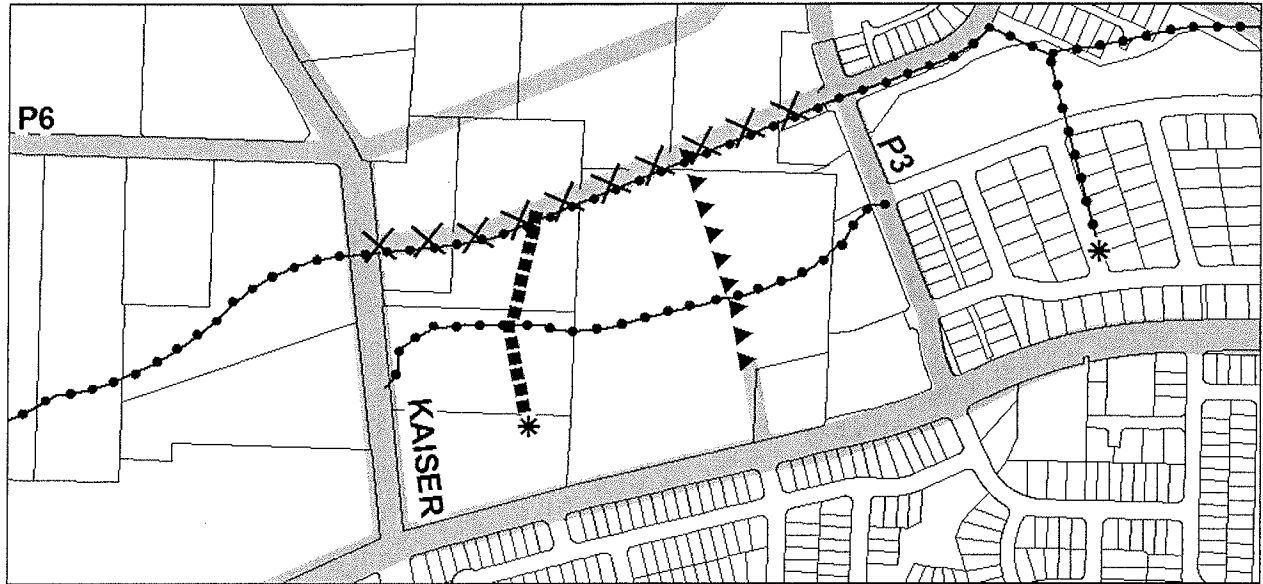
Remove as Proposed segment of P2

Unchanged Primary Streets

abcdef Proposed additions
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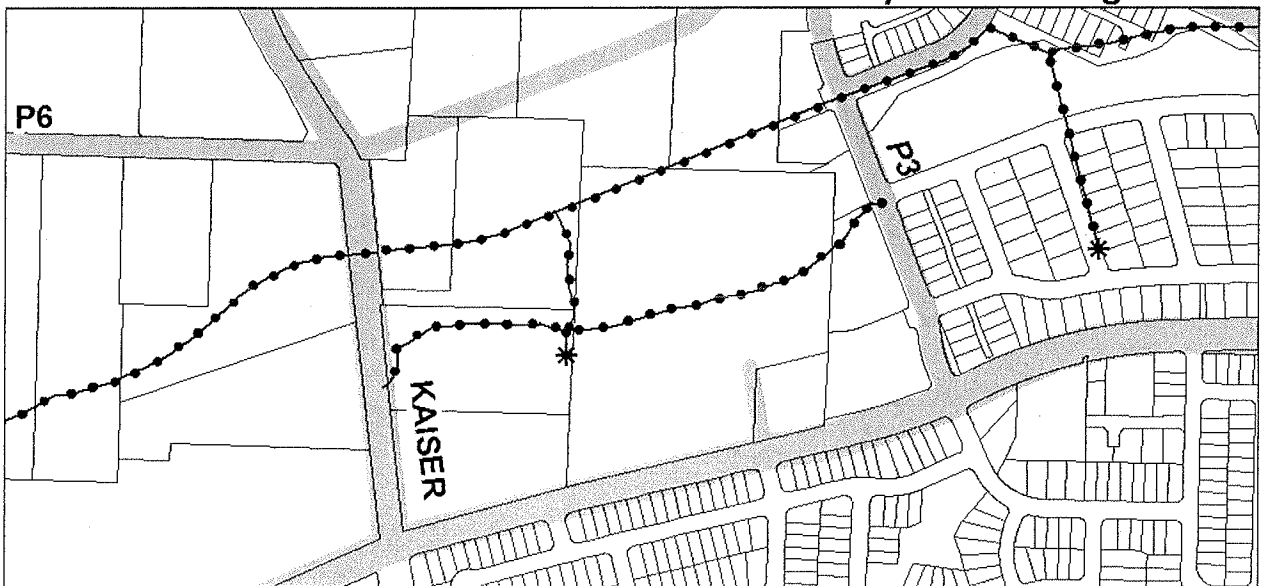
Park, Trails and Pedestrian Connections Map

Current Configuration



- Unchanged Off-Street Trail
- Modify trail alignment
- ▲▲ Remove Off-Street Trail
- ✕ Remove segment of P2
- Primary Street
- * Connect to Local Street

Proposed Configuration



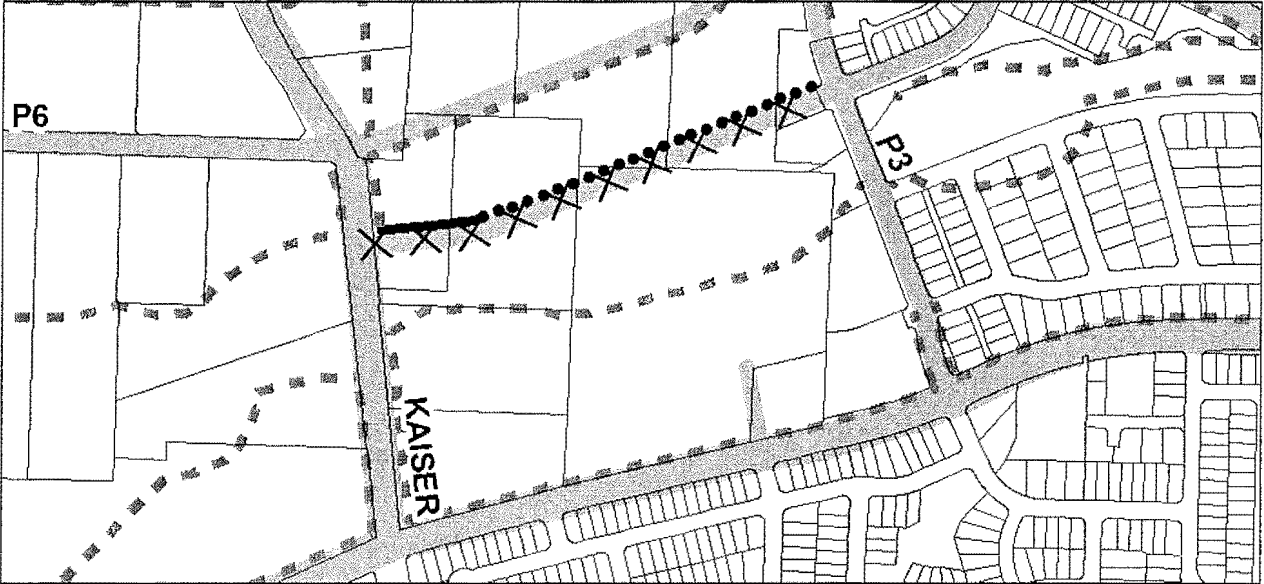
- Off-Street Trail
- * Connect to Local Street
- Primary Street

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abcdef Proposed additions
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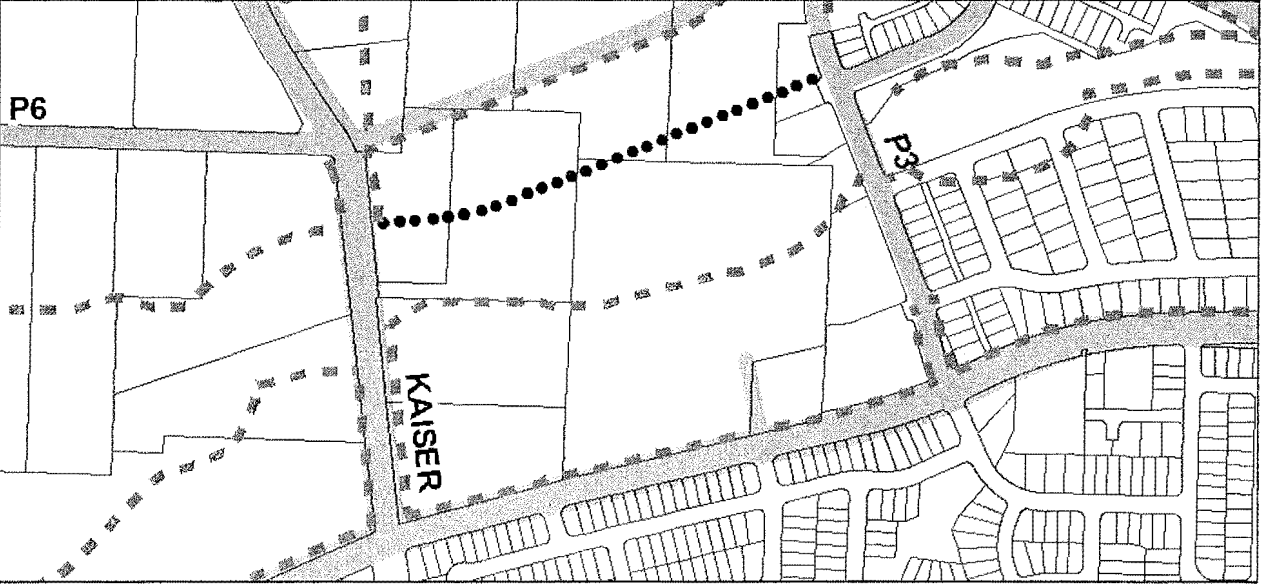
Special Frontages Map

Current Configuration



- ■ ■ Unchanged Special Frontage
- ● ● Special Frontage Category C
- Change from Special Frontage Category A to Special Frontage Category C
- ✕ Remove segment of P2
- Primary Street

Proposed Configuration



- ■ ■ Unchanged Special Frontage
- ● ● Special Frontage Category C
- Primary Street

abcdef Proposed additions
 abcdef Proposed deletions

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

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

Agenda Title: ADOPT FINDINGS FOR ORDINANCE NO. 805

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

SUMMARY:

Ordinance No. 805 amends the Comprehensive Framework Plan for the Urban Area, the Transportation System Plan and the North Bethany Subarea Plan of the Bethany Community Plan relating to the North Bethany P2 Alignment and location of trails. Ordinance No. 805 is posted on the county's land use ordinance web page at the following link:

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2015-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. 805. Prior to the September 15, 2015 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 (*click to access electronic copy*)

DEPARTMENT'S REQUESTED ACTION:

Adopt the findings for Ordinance No. 805 and authorize the Chair to sign the Resolution and Order memorializing the action.

COUNTY ADMINISTRATOR'S RECOMMENDATION:

I concur with the requested action.

RO 15-93

Agenda Item No.	<u>5.a.</u>
Date:	09/15/15

1 IN THE BOARD OF COMMISSIONERS
 2 FOR WASHINGTON COUNTY, OREGON

3 In the Matter of Adopting) RESOLUTION AND ORDER
 4 Legislative Findings in Support)
 of Ordinance No. 805) No. 15-93

5 This matter having come before the Washington County Board of Commissioners at its
 6 meeting of September 15, 2015; 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. 805; and

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

13 It appearing to the Board that the Planning Commission, at the conclusion of its public hearing
 14 on August 19, 2015, 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. 805 are hereby adopted.

22 DATED this 15th day of September, 2015.

23 BOARD OF COMMISSIONERS
 24 FOR WASHINGTON COUNTY, OREGON

	AYE	NAY	ABSENT
24 DUYCK	✓	—	—
25 SCHOUTEN	✓	—	—
26 VALENZUELA	✓	—	—
27 ROGERS	✓	—	—
28 TERRY	✓	—	—

VALENZUELA, TO FORM: _____

 County Counsel
 For Washington County, Oregon

 Chairman

 Recording Secretary

EXHIBIT A

FINDINGS FOR ORDINANCE NO. 805 AN ORDINANCE AMENDING THE COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA, THE TRANSPORTATION SYSTEM PLAN, AND THE NORTH BETHANY SUBAREA PLAN OF THE BETHANY COMMUNITY PLAN RELATING TO THE NORTH BETHANY P2 ALIGNMENT AND LOCATION OF TRAILS

September 15, 2015

- Part 1 – General Findings
- Part 2 – Statewide Planning Goal Findings
- Part 3 – Transportation Planning Rule Findings
- Part 4 – Metro Regional Transportation Plan Findings
- Part 5 – Regional Transportation Functional Plan Findings
- Part 6 – Metro Urban Growth Management Functional Plan Findings

Part 1: GENERAL FINDINGS

Ordinance No. 805 removes a segment of Primary Street P2 between NW Kaiser Road and Primary Street P3 in the North Bethany Subarea, and modifies the number and location of planned north-south pedestrian trail crossings of Bethany Creek. These changes were requested by Clean Water Services in order to minimize impacts to adjacent wetlands and Bethany Creek, and to facilitate a planned stream restoration and wetland enhancement project. Amendments are made to the North Bethany Subarea maps in Policy 43 of the Comprehensive Framework Plan for the Urban Area, the Functional Classification map in the Transportation System Plan, and text and maps in the Bethany Community Plan, Chapter 2: North Bethany Subarea Plan.

Key Ordinance Provisions

Key provisions of Ordinance No. 805 are:

- Amends the Comprehensive Framework Plan for the Urban Area Policy 43 maps, the Functional Classification map of the Transportation System Plan, and the following maps in the Bethany Community Plan, Chapter 2: North Bethany Subarea Plan: Primary Streets Map, Parks, Trails and Pedestrian Connection Map, and Special Frontages Map. These maps are amended to remove the east-west Primary Street P2 segment (located between NW Kaiser Road and Primary Street P3), and to modify the number and location of planned north-south pedestrian trail crossings of Bethany Creek.
- Adds clarifying language to Area of Special Concern 7 of the Bethany Community Plan, Chapter 2: North Bethany Subarea Plan, to reflect the removal of a segment of Primary Street P2.

- Amends the Southeast Neighborhood Design Elements of the Bethany Community Plan, Chapter 2: North Bethany Subarea Plan to remove a north-south pedestrian trail crossing of Bethany Creek.
- Amends the Southeast Neighborhood Design Elements of the Bethany Community Plan, Chapter 2: North Bethany Subarea Plan to add requirements for future residential development on land between NW Kaiser Road and Primary Street P3. The requirements include locating ground-level dwelling units adjacent to and fronting on the linear park or along an east-west local street adjacent to the linear park.

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 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 Shorelands), 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.

The Board also finds that Goals 3 (Agricultural Lands) and 4 (Forest Lands) are not applicable because the area affected by this ordinance is entirely within the urban growth boundary.

The county is also required to make findings that the amendments are consistent with the requirements of Metro's Urban Growth Management Functional Plan (UGMFP). These findings are addressed in this document.

Part 2: STATEWIDE PLANNING GOAL FINDINGS

The purpose of the findings in this document is to demonstrate that Ordinance No. 805 is consistent with Statewide Planning Goals (Goals), Oregon Revises Statutes (ORS), Oregon Administrative Rule (OAR) requirements, Metro's Urban Growth Management Functional Plan (UGMFP), and Washington County's Comprehensive Plan (Plan). The county's 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 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 map and text of the Plan implicate a goal compliance issue. The following precautionary findings are provided to demonstrate ongoing compliance.

Goal 1 - Citizen Involvement

Goal 1 addresses Citizen Involvement by requiring the implementation of a comprehensive program to stimulate citizen participation in the planning process. Washington County has an acknowledged citizen involvement program that provides a range of opportunities for citizens and other interested parties to participate in all phases of the planning process. In addition, Chapter X of the county's Charter sets forth specific requirements for citizen involvement during review and adoption of land use ordinances. Washington County has followed these requirements for the adoption of Ordinance No. 805.

Goal 2 - Land Use Planning

Goal 2 addresses Land Use Planning by requiring an adequate factual base to support a decision as well as coordination with affected governmental entities. Washington County has an acknowledged land use planning process that provides for the review and update of the various elements of the Plan, which includes documents such as the Rural/Natural Resource Plan, Comprehensive Framework Plan for the Urban Area (CFP), Community Plans, Community Development Code (CDC), and Transportation System Plan (TSP). Washington County utilized this process to adopt A-Engrossed Ordinance No. 805.

Notice was coordinated with all affected governmental entities and comments received regarding Ordinance No. 805 were addressed either as part of the proceedings or with subsequent staff coordination. Comments received prior to and at the Planning Commission hearing on August 19, 2015 are entered into the record. Comments received prior to and at the Board of Commissioners hearing on September 15, 2015 and any subsequent hearing shall be entered into the record.

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

Goal 5 addresses the protection of natural resources and the conservation of scenic, cultural, and historic areas and open spaces by requiring local programs to protect these resources in order to promote a healthy environment and natural landscape that contributes to Oregon's livability for present and future generations.

In addition, OAR 660-023-0250 requires application of current Goal 5 provisions to post-acknowledgment plan amendments (PAPAs) when the PAPA 1) creates or amends a resource list or a portion of an acknowledged plan or land use regulation that protects a significant Goal 5 resource, or 2) allows new uses that could be conflicting uses with a particular Goal 5 site.

Policies 10, 11 and 12 of the CFP, Policies 7, 9, 10, 11, 12 and 13 of the Rural/Natural Resource Plan, and various sections of the Community Plans and the CDC include provisions for the protection of Goal 5 resources.

Ordinance No. 805 does not amend any of the Goal 5 significant natural resource designations adopted as part of the North Bethany Subarea of the Bethany Community Plan. The amendments made by Ordinance No. 805 are consistent with the county's acknowledged policies and standards for the protection of Goal 5 resources, as well as those set forth in OAR 660 Division 23.

Goal 8 - Recreational Needs

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

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

Ordinance No. 805 removes a segment of Primary Street P2 between NW Kaiser Road and Primary Street P3 in the North Bethany Subarea, and modifies the number and location of planned north-south pedestrian trail crossings in the vicinity. These changes were requested by Clean Water Services in order to minimize impacts to adjacent wetlands and a tributary of Bethany Creek, and to facilitate a planned stream restoration and wetland enhancement project.

While the North Bethany Subarea Plan specifies the size of community and neighborhood parks, the size of the linear park planned along Bethany Creek is not specified, due to the fact that wetlands located within the Bethany Creek corridor had not been delineated at the time of the North Bethany plan adoption. The North Bethany Subarea Plan specifies that the final location and configuration of all parks and trails will be determined by THPRD, either prior to or as part of the development review process. THPRD's decision on park configuration would be in part determined by the location of delineated wetlands. With the proposed removal of the Primary Street P2 segment, available open space (linear park, wetland, and CWS vegetated corridor) in the study area is maintained or increased.

Two planned north-south THPRD pedestrian trail crossings of Bethany Creek are shown on the Parks, Trails and Pedestrian Connection Map of the North Bethany Subarea Plan. Ordinance No. 805 eliminates one of these two planned north-south trail crossings to reduce wetland impacts and still provide a pedestrian crossing of the creek between NW Kaiser Road and Primary Street P3. The proposed single trail creek crossing will continue to align and connect with local street connections to the south, within the approved Polygon residential developments.

Two planned east-west trails are illustrated along the northern and southern edges of the Bethany Creek corridor and these will remain in approximately the same location and alignment. The northern east-west trail alignment will retain the location of the planned NW Kaiser Road mid-block pedestrian/bicycle crossing that parallels Bethany Creek on the west side of NW Kaiser Road as required by A-Engrossed Ordinance 790. This crossing maintains the currently planned east-west connectivity for these alternative modes.

THPRD issued a letter dated June 17, 2015 in support of the proposed ordinance. The program of land for recreational facilities in North Bethany remains consistent with the level of service standards for THPRD.

Plan compliance with Goal 8 is maintained with the amendments made by Ordinance No. 805. The amendments are consistent with the county's acknowledged policies and strategies for satisfying recreational needs as required by Goal 8.

Goal 11 - Public Facilities and Services

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

Plan compliance with Goal 11 is maintained with the amendments made by Ordinance No. 805. 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 county to provide and encourage a safe, convenient, multimodal, and economic transportation system. Policy 32 of the CFP, Policy 23 of the Rural/Natural Resource Plan, and in particular, the Washington County Transportation System Plan (TSP), describe the transportation system necessary to accommodate the transportation needs of Washington County. Implementing measures are contained in the county's TSP, Community Plans, and the CDC.

Detailed findings for Goal 12 are provided in Part 2 in this document in the form of specific Transportation Planning Rule (TPR) findings, pursuant to OAR 660-012. Brief summaries of the applicable TPR provisions are followed by findings of compliance. Only those provisions of Division 12 that require specific findings are summarized and addressed herein.

Ordinance No. 805 makes minor amendments to the Functional Classification System map of the 2014 Transportation System Plan, by eliminating the east-west Primary Street P2 segment (located between NW Kaiser Road and Primary Street P3). Otherwise, Ordinance No. 805 makes no other changes to the Transportation System Plan.

Plan compliance with Goal 12 is maintained with the amendments made by Ordinance No. 805. The amendments are consistent with the county's acknowledged policies and strategies for the provision of transportation facilities and services as required by Goal 12, the TPR and the Regional Transportation Plan (RTP). Complete findings are discussed under Parts 3, 4 and 5 of the findings.

Part 3:
TRANSPORTATION PLANNING RULE (OAR 660-012) FINDINGS

Washington County has an acknowledged Transportation System Plan (TSP) adopted by two companion ordinances (A-Engrossed Ordinance No. 768 and A-Engrossed Ordinance No. 783) effective December 1, 2014 consistent with the Transportation Planning Rule (TPR) provisions. Ordinance No. 805 makes minor amendments to the Functional Classification System map of the TSP. Ordinance No. 805 does not amend any planned regional transportation facilities and has been developed in compliance with all applicable provisions of Division 12.

Ordinance No. 805 makes limited amendments to the adopted TSP. These amendments do not affect compliance with certain sections in the TPR. Therefore, it is not necessary for these findings to address each section of the TPR. The Board finds that the TPR applies to amendments covered by these findings only to the extent noted in specific responses to individual applicable sections.

Ordinance No. 805 amends the TSP by eliminating the east-west Primary Street P2 segment (located between NW Kaiser Road and Primary Street P3). P2 is designated as a Neighborhood Route on the Functional Classification map. Ordinance No. 805 does not alter existing land use designations. The amendments made by Ordinance No. 805 are consistent with and support the adopted and acknowledged goals, objectives and strategies in the TSP.

Ordinance No. 805 does not result in traffic levels that change or degrade the performance of the planned transportation system. Ordinance No. 805 does make minor modifications to the planned street network, but does not change the planned Functional Classification of the transportation facilities as described in OAR 660-012-0060 (1). As a result the provisions of the OAR 660-012-0060 can be met and no additional measures are required.

Part 4:
REGIONAL TRANSPORTATION PLAN (RTP) FINDINGS

Ordinance No. 805 is consistent with the RTP published on July 17, 2014. RTP section 5.7.1 requires that local plans be implemented consistent with the Regional Transportation Functional Plan (RTFP). The RTP provisions are satisfied because the county's TSP is consistent with the RTFP. Findings concerning the RTFP are discussed in Part 5 below. Ordinance No. 805 does not add or modify any planned regional transportation facilities or make changes to existing facilities that would be inconsistent with the Regional Transportation Plan (RTP).

**Part 5:
REGIONAL TRANSPORTATION FUNCTIONAL PLAN (RTFP) FINDINGS**

Washington County has an acknowledged Transportation System Plan (TSP) adopted by two companion ordinances (A-Engrossed Ordinance No. 768 and A-Engrossed Ordinance No. 783) effective December 1, 2014.

Ordinance No. 805 amends the Washington County Transportation System Plan consistent with Title 2 “Development and Update of Transportation System Plans” of the Regional Transportation Functional Plan (RTFP) Sections 210, 220 and 230. The evaluation of transportation needs utilized the Metro 2035 land use allocations and travel demand forecasts. Ordinance No. 805 amends the Neighborhood Route (local facility) network of the Washington County TSP and does not add or modify any planned regional transportation facilities or make changes to existing facilities that would be inconsistent with the Regional Transportation Plan (RTP).

Staff has identified that existing motor vehicle performance standards can be maintained with a combination of existing funded transportation improvements (which are identified on the Financially Constrained RTP), and intersection improvements likely to be identified through the development review process. Therefore, Ordinance No. 805 is consistent with the RTFP.

**Part 6:
URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN FINDINGS**

Section 3.07.810 of Title 8 of Metro’s Urban Growth Management Functional Plan (UGMFP) requires that county comprehensive plan changes be consistent with the UGMFP. The following Ordinance No. 805 findings have been prepared to address Title 8 of the UGMFP.

Title 8 - Compliance Procedures

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

RESPONSE

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. Prior to notice being mailed, however, Metro provided correspondence indicating its consent to receiving notice 35 days prior to the first evidentiary hearing, consistent with current DLCDC notice requirements. Consistent with Title 8, a copy of proposed Ordinance No. 805 was mailed to Metro on July 13, 2015, 35 days prior to the first evidentiary hearing. Metro provided no comments on Ordinance No. 805.

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