

SEP 13 2023

Washington County  
County Clerk

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR WASHINGTON COUNTY, OREGON

ORDINANCE 899

An Ordinance Amending the Comprehensive  
Framework Plan for the Urban Area and  
Rural/Natural Resource Plan to Expand the  
North Plains Urban Growth Boundary

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 (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, 788-790, 796, 799, 802, 805, 809, 813-814, 820, 822, 828, 838, 843, 857, 865-866, 886, and 889.

B. The Board recognizes that the Rural/Natural Resource Plan Element of the Comprehensive 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, 628-631, 637, 643, 648-649, 653, 662, 671, 686, 733, 740, 753, 764, 772, 776, 785, 796, 809, 813-814, 822, 824, 828, 840, 854, 865, and 869.

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1 C. The Board recognizes that through City File Number CPA 23-056 (2), North  
2 Plains Housing Needs Analysis (HNA) Update Amendment, the City of North Plains will  
3 consider adoption of the HNA in September 2023. The HNA confirms the need for the City  
4 to expand its Urban Growth Boundary (UGB) to provide additional housing supply for the  
5 next 20 years. Through City File Number CPA 23-056 (1), North Plains Urban Growth  
6 Boundary (UGB) Amendment, the City will subsequently consider adoption of the expanded  
7 UGB in September 2023. The County must subsequently adopt the new North Plains UGB  
8 into the County's Comprehensive Plan through the amendment of its Comprehensive  
9 Framework Plan for the Urban Area, and the Rural/Natural Resource Plan. The County will  
10 amend the Washington County – North Plains Urban Planning Area Agreement through a  
11 future separate legislative action. The Board takes note that such changes are necessary for  
12 the benefit of the health, safety, and general welfare of the residents of Washington County,  
13 Oregon.

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

20 E. The Board finds and takes public notice that it is in receipt of all matters and  
21 information necessary to consider this Ordinance in an adequate manner and finds that this  
22 Ordinance complies with the Statewide Planning Goals, the standards for legislative plan

1 adoption as set forth in Chapters 197 and 215 of the Oregon Revised Statutes, the  
2 Washington County Charter, the Washington County Community Development Code, and  
3 the Washington County Comprehensive Plan.

#### 4 SECTION 2

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

7 A. Exhibit 1 (1 page), amends the Comprehensive Framework Plan for the  
8 Urban Area, Policy 41, Urban Growth Boundary Expansions, Map A -  
9 'Future Development Areas.'

10 B. Exhibit 2 (3 pages), amends the following maps of the Rural/Natural  
11 Resource Plan:

- 12 1. 'Special Concept Plan Area B' Map, Policy 29, Rural and Urban  
13 Reserves; and
- 14 2. 'Urban and Rural Reserves' Map.

#### 15 SECTION 3

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

#### 18 SECTION 4

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

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1           SECTION 5

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

5           SECTION 6

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

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SECTION 7

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

ENACTED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, being the \_\_\_\_\_ reading  
and \_\_\_\_\_ public hearing before the Board of County Commissioners of Washington  
County, Oregon.

BOARD OF COUNTY COMMISSIONERS  
FOR WASHINGTON COUNTY, OREGON

\_\_\_\_\_  
CHAIR KATHRYN HARRINGTON

\_\_\_\_\_  
RECORDING SECRETARY

READING

PUBLIC HEARING

First \_\_\_\_\_  
Second \_\_\_\_\_  
Third \_\_\_\_\_  
Fourth \_\_\_\_\_  
Fifth \_\_\_\_\_  
Sixth \_\_\_\_\_

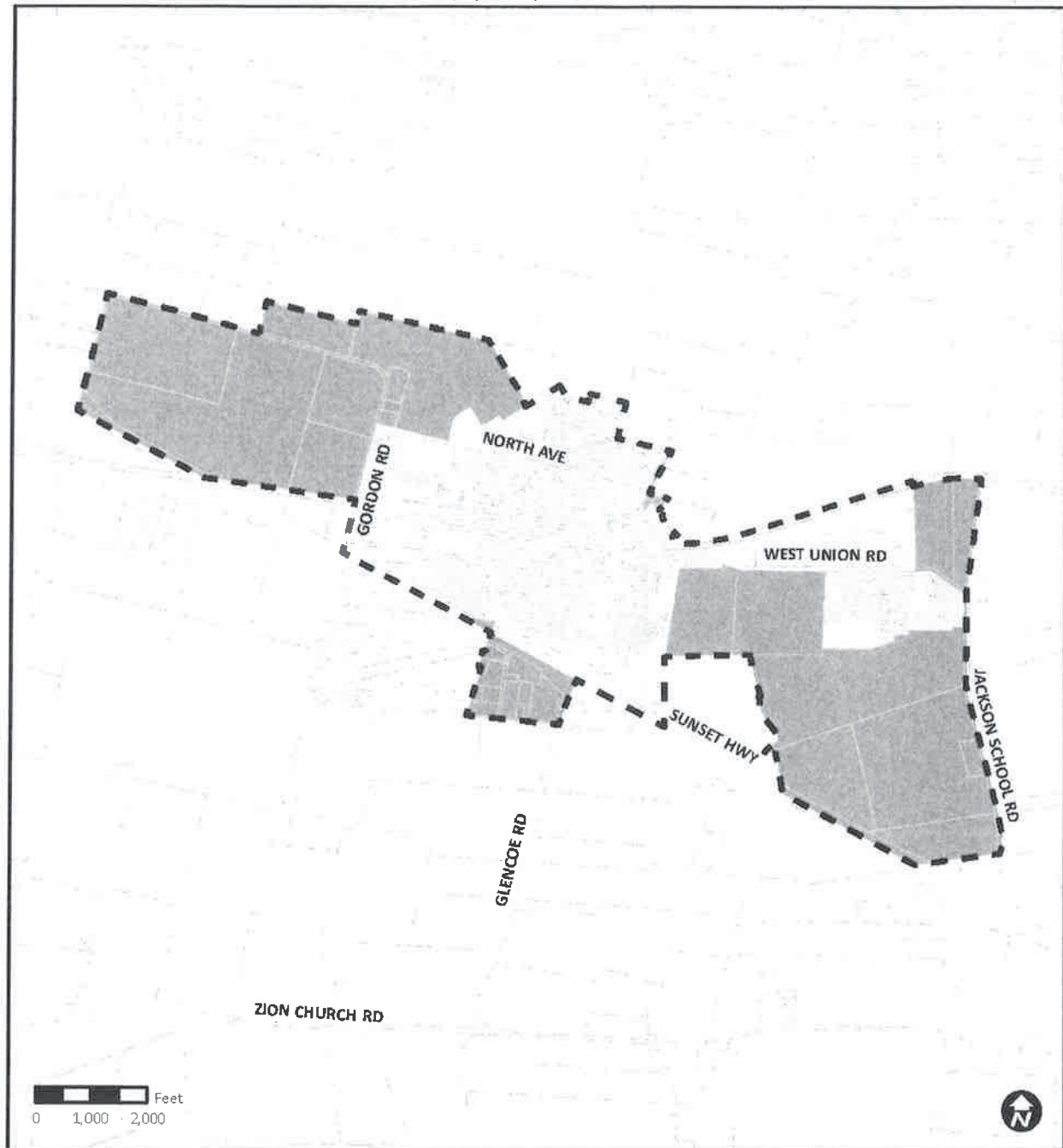
First \_\_\_\_\_  
Second \_\_\_\_\_  
Third \_\_\_\_\_  
Fourth \_\_\_\_\_  
Fifth \_\_\_\_\_  
Sixth \_\_\_\_\_

VOTE: *Aye*: \_\_\_\_\_

*Nay*: \_\_\_\_\_

Recording Secretary: \_\_\_\_\_ Date: \_\_\_\_\_

The 'MAP A - Future Development Areas' in Policy 41, Urban Growth Boundary Expansions, of the COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA is amended to reflect the North Plains Urban Growth Boundary (UGB) expansion area as shown:



 Added to North Plains UGB

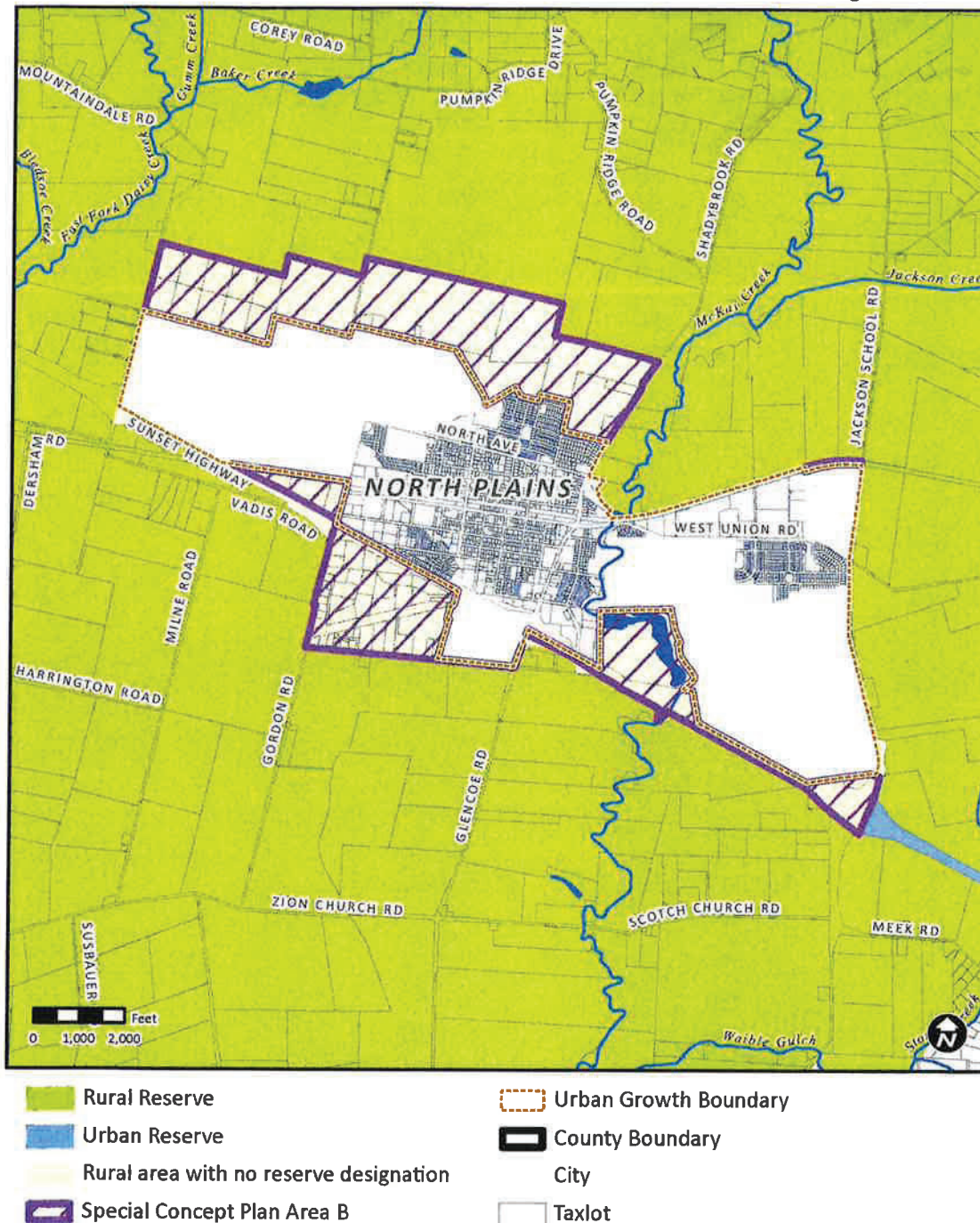
 Expanded UGB

abcdef Proposed additions

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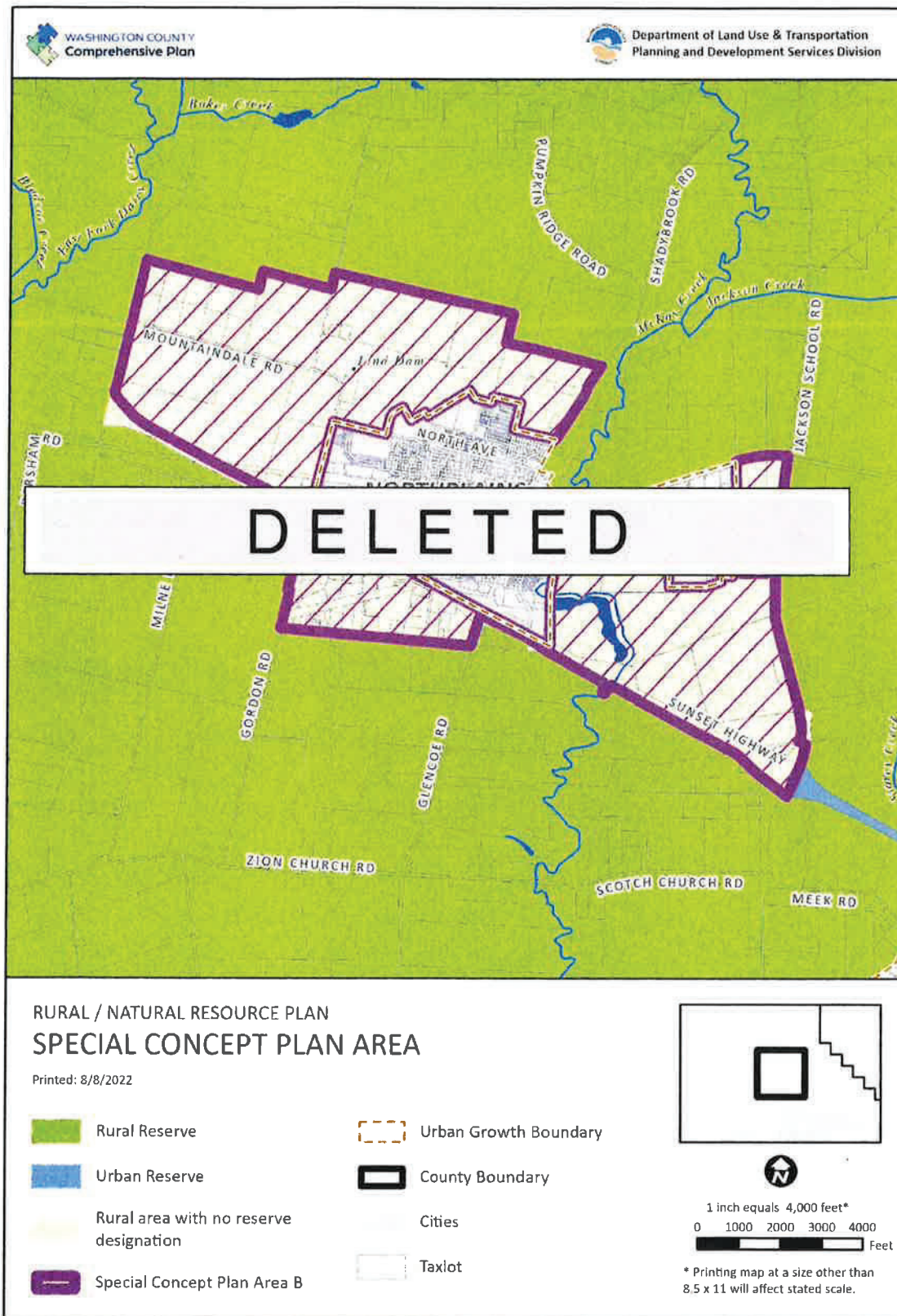


The 'Special Concept Plan Area B' map in Policy 29, Rural and Urban Reserves, of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the following:



abcdef Proposed additions

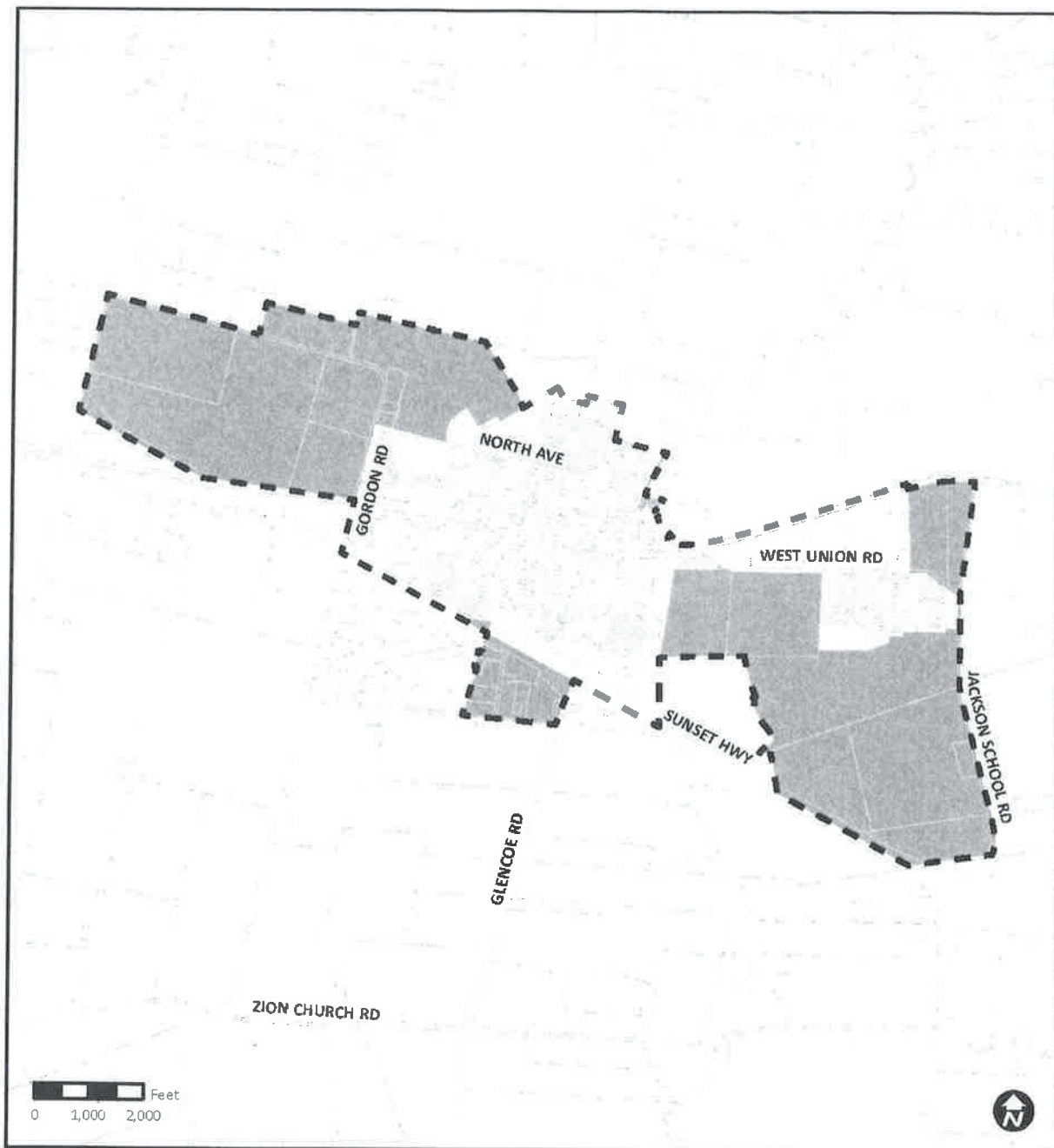
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abcdef Proposed additions  
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The 'Urban and Rural Reserves' Map of the RURAL/NATURAL RESOURCE PLAN is amended to reflect the North Plains UGB boundary and UGB expansion area as shown:



Remove Rural area with no reserve designation      Urban Growth Boundary

abcdef Proposed additions  
~~abcdef~~ Proposed deletions