

## GENERAL

### **POLICY 1, THE PLANNING PROCESS:**

**It is the policy of Washington County to establish an ongoing Planning Program which is a responsive legal framework for comprehensive planning and community development and accommodates changes and growth in the physical, economic and social environment, in response to the needs of the County's citizens.**

**It is the policy of Washington County to provide the opportunity for a landowner or his/her agent to initiate quasi-judicial amendments to the Comprehensive Plan on a semi-annual basis. In addition, the Board of Commissioners, the Planning Director or the Planning Commission may initiate the consideration of quasi-judicial map amendments at any time deemed necessary and a landowner or his/her agent may initiate a quasi-judicial map amendment in a New Urban Area at any time during the year.**

#### Implementing Strategies

The County will:

- a. Establish procedures for monitoring demographic, economic, public facility, land use and environmental changes to insure the responsiveness of the Comprehensive Plan to current conditions.
- b. Initiate an overall review of each element of the Comprehensive Plan no later than five years after its adoption to determine if a legislative update of the Comprehensive Plan element is necessary. Based on direction from the Board of County Commissioners, the Planning Commission or the Director of Land Use and Transportation, this review may occur within two to five years of adoption. During the review process, comments shall be solicited from all affected parties including citizens through the local Citizen Participation Organization and/or the Committee for Citizen Involvement. A legislative update of the Comprehensive Plan element is necessary when findings show that one or more of the following conditions is present:
  1. Public needs or desires have changed and development has occurred or is projected to occur at a different rate than contemplated by the Plan;
  2. There has been substantial change in circumstances, including, but not limited to, the conditions, findings or assumptions upon which the Comprehensive Plan element was based, so that it does not comply with the Statewide Planning Goals;
  3. Previously acknowledged provisions of the Comprehensive Plan element do not comply with State Goals because of Goals or Administrative Rules subsequently adopted;
  4. The Comprehensive Plan element is inconsistent with a State agency plan or program relating to land use that was not in effect at the time the Comprehensive Plan element was acknowledged and the State agency has demonstrated that the plan or program:
    - a) Is mandated by State statute or Federal law;
    - b) Is consistent with the State Planning Goals; and

- c) Has objectives that cannot be achieved in a manner consistent with the Comprehensive Plan element; or
5. The County has not performed additional planning that:
- a) Was required in the Comprehensive Plan at the time of initial acknowledgment or that was agreed to by the County in the receipt of State grant funds for review and update; and
  - b) Is necessary to make the Comprehensive Plan comply with the State Planning Goals.

The Board of County Commissioners shall consider the findings of the overall review at a public hearing. If it is determined by the Board, based on findings, that a legislative plan update is appropriate, then the Board shall specify the scope of the update commensurate with the findings. A plan update may apply only to a portion of the planning area or plan text, or to a certain class of land uses.

The update process shall include the same basic phases as the initial preparation of the Comprehensive Plan element including:

- 1) Data collection and analysis;
  - 2) Alternatives preparation and analysis;
  - 3) Policy formulation and adoption; and
  - 4) Development and application of implementing strategies, regulations and standards.
- c. Adopt legislative Plan and Code amendments by Ordinance in accordance with the procedures specified in the Washington County Charter and State law. Legislative amendments shall include amendments to the text which affect a large number of parcels or all parcels of land similarly situated and large scale map changes initiated by the County pursuant to:
- 1. A legislative Plan update or a broad planning analysis, or
  - 2. Amendments to State statutes or administrative rules; or
  - 3. Amendments to the Comprehensive Plan text; or
  - 4. Relevant judicial decisions.

Map amendments that can be processed quasi-judicially shall not be considered in the legislative process unless it is pursuant to one of the four categories above or when authorized by another provision of the Comprehensive Framework Plan or another element of the Comprehensive Plan (e.g. the Transportation Plan).

It is recognized that certain portions of the Code are not "land use planning and zoning" provisions as defined by the Charter.

In addition to any other requirement, the Planning Commission shall conduct at least one public hearing on any proposed legislative Plan or Code amendment and make a recommendation thereon to the Board. Notice of the hearing shall be published in a newspaper of general circulation in the County at least ten (10) days prior to the hearing;

Written notice of the hearing shall be provided at least ten (10) days prior to the hearing to a high growth school district which has adopted a School Facility Plan in accordance with the provisions of ORS 195.110, for any Plan or Code amendment which:

- 1) Inside the established boundaries of a high-growth school district; and
  - 2) Impacts the residential density of the land.
- d. Open the Comprehensive Plan for amendments that consider compliance with the Goals and Objectives and Plans of the Metropolitan Service District on an annual basis. Such amendments or

revisions may be considered more often if deemed necessary by the Board of County Commissioners.

- e. Establish in the Community Development Code, for properties outside of New Urban Areas, procedures for quasi-judicial and legislative amendments to the Community Plan maps and the Future Development Areas Map, including the implementing tax maps. In New Urban Areas, establish supplementary procedures in Policy 43 and the applicable community plan. Notice and public hearing before a Planning Commission and other procedural mechanisms shall be provided in a manner similar to those provided in the Code for significant development action. In addition, quasi-judicial plan amendments:
  1. May be initiated by the owner of the subject parcel by filing an application, as provided by the Planning Director. The schedule for acceptance of requests for quasi-judicial map amendments shall be established by the Board of County Commissioners through a Resolution & Order.
  2. May be initiated by the Board, Planning Commission or Director at any time provided an application is filed no later than 60 days prior to the scheduled initial hearing date.

A fee for quasi-judicial amendments shall be established by Resolution and Order of the Board.

Notwithstanding any other provision, post-acknowledgment procedures mandated by the State shall control and be used when in conflict with the procedures established herein or in the Code;

- f. Approve a quasi-judicial plan amendment to the Primary Districts on the Community Plan Maps and/or the Future Development Areas Map, including the implementing tax maps, only if the Review Authority determines that the proponent has demonstrated that the proposed designation conforms to the locational criteria of the Comprehensive Framework Plan.

Where applicable, the proponent must also establish with the Review Authority compliance and conformance with the following:

- The provisions of Policies 40 and 41;
- The Community Plan Overview and sub-area description and design elements;
- The policies, strategies and systems maps of the Transportation Plan; and
- The regional functional planning requirements established by Metro.

The proponent may also be required to demonstrate to the Review Authority that the potential service impacts of the designation will not impact the built or planned service delivery system in the community. This is a generalized analysis that in no way precludes full application of the Growth Management Policies to development permits as provided in the Code.

Quasi-judicial and legislative plan amendments for property added to the Regional Urban Growth Boundary through an approved Locational or Minor Adjustment, to any plan designation other than the FD-10 or FD-20 Districts, shall include documentation that the land was annexed into the Urban Road Maintenance District, the Enhanced Sheriff Patrol District and, where applicable, the Tualatin Hills Park and Recreation District. Annexation into these districts shall be completed prior to the County's determination that a quasi-judicial plan amendment application is complete and prior to the County's adoption of a legislative plan amendment.

In addition, the proponent shall demonstrate one of the following:

1. A mistake in the current designation such that it probably would not have been placed on the property had the error been brought to the attention of the Board during the adoption process;
2. A lack of appropriately designated suitable alternative sites within the vicinity for a proposed use. Factors in determining the suitability of the alternative sites are limited to one of the following:

- a) Size: suitability of the size of the alternative sites to accommodate the proposed use; or
  - b) Location: suitability of the location of the alternative sites to permit the proposed use.
3. The property was added to an Urban Growth Boundary.
  4. A major change in circumstances affecting a significant number of properties in a community subarea or subareas. Events deemed to cause a major change in circumstances are limited to one of the following:
    - a) The construction of a major capital improvement (e.g., an arterial or collector, a sports arena or convention center, or a regional shopping center) which was unanticipated by the applicable community plan or other elements of the Comprehensive Plan.
    - b) Previously approved plan amendments for properties in an area that have changed the character of the area to the extent that the existing designations for other properties in the area are no longer appropriate.
  5. If an Institutional designation is sought, compliance with the applicable locational standards of the Code and that the site is needed to adequately serve the users of the proposed institutional use.
  6. If removal of an Institutional designation is sought, demonstration that the subject site conforms to the location criteria for the proposed designation and that the proposed designation conforms with all the applicable plan elements and considerations described above, exclusive of subparts (1) through (4).
  7. An applicant for a quasi-judicial plan amendment for property in the North Bethany Subarea shall demonstrate conformance with the provisions of Policy 43 and Sections III through VII of the North Bethany Subarea Plan (Chapter 2 of the Bethany Community Plan).

Plan amendment approvals may be conditioned by the Review Authority to protect the public from potential adverse impacts or ensure that public service demands that may result, will be met. This shall not preclude application of the Growth Management Policies to development permit requests as provided in the Code.

- g. Comply with procedures established by the Metropolitan Service District for requesting amendments to the regional Urban Growth Boundary.
- h. Provide for quasi-judicial and legislative plan amendments to apply or remove the Historic and Cultural Resources Overlay District. An amendment to apply the Overlay District shall be based on a finding that a building, structure or object listed in the Washington County Cultural Resources Inventory is located on the property. (The "Goal 5 Conflicts and Consequences Analysis [ESEE] for Cultural Resources," an appendix to the Cultural Resources Inventory, may be used as findings to support use of the Overlay District as the means of protecting the resource.)
 

An amendment to remove the Overlay District shall be based on compelling evidence and findings as described in the Overlay District.
- i. Provide for legislative plan amendments to apply or remove the Mineral and Aggregate Overlay Districts (Districts A and B) when the requirements of the Comprehensive Framework Plan, the Transportation Plan, Section 379 of the Community Development Code and OAR 660-023-0180 are met.
- j. Provide for quasi-judicial and legislative plan amendments to apply or remove the Convenient Access to Transit Overlay District subject to compliance with the requirements of Section 380 of the Community Development Code.

- k. Provide for legislative plan amendments to apply or remove the State and Regional Park Overlay Districts; add uses, structures or roads not included in an approved State or Regional Master Plan; or change the location or size of structures, uses and roads not allowed by an approved Master Plan, when the applicant demonstrates:
  - 1. The request is consistent with the requirements of Section 383 of the Community Development Code; OAR 660-034; the Community Plan Overview and sub-area description and design elements; the applicable policies, strategies and systems maps of the Transportation Plan; and for regional parks, the applicable regional functional planning requirements established by Metro; and
  - 2. The potential service impacts of the designation will not impact the built or planned service delivery system in the community. This is a generalized analysis that in no way precludes full application of the Growth Management Policies to development permits as provided in the Code.
- l. Provide for legislative plan amendments to apply or remove the Airport Use and Safety Overlay Districts (Private and Public Use Airport Overlay Districts and the Private and Public Use Airport Safety Overlay Districts) when the request complies with ORS 836.600, OAR 660-013, the Comprehensive Framework Plan, the Transportation Plan, and when applicable, the Metro Regional Transportation Plan.
- m. Provide for quasi-judicial and legislative plan amendments to apply or remove the Interim Light Rail Station Area Overlay District pursuant to the requirements of Section 381 of the Community Development Code. A plan amendment shall be approved only if the Review Authority determines that the proponent has demonstrated that the request conforms to the criteria of Policies 18 and 40; the Community Plan Overview and sub-area description and design elements; the applicable policies, strategies and systems maps of the Transportation Plan; the applicable regional functional planning requirements established by Metro; and demonstrates that the potential service impacts of the request will not impact the built or planned service delivery system in the community. This is a generalized analysis that in no way precludes full application of the Growth Management Policies to development permits as provided in the Code.
- n. Require that the Comprehensive Framework Plan be applicable to the review of proposed Plan Amendments, but not to the review of development actions.
- o. Establish the Comprehensive Framework Plan as the broad policy document guiding the preparation and update of site-specific Community Plans. Community Plans shall be consistent with the Comprehensive Framework Plan.
- p. Establish the following principles for nonconforming uses and consideration of variances to the Plan:
 

Nonconforming uses: Any use or activity deemed to be a nonconforming use to the Community Development Code, also shall be considered nonconforming to the Comprehensive Framework Plan and shall be regulated according to standards included in the Code.

Variances: The Community Development Code shall provide the same mechanism and standards for reviewing and approving requested variances to the Code and Community Plans. The applicant shall be required to demonstrate that literal interpretation of the requirement will cause unnecessary hardship and that the hardship does not result from actions of the applicant intended to avoid the standards of the Code, or from personal circumstances of the applicant or owners. The Code shall also include a process for granting limited hardship relief.
- q. Provide for amendments to the Transportation Plan based upon the implementing strategies under the Plan Monitoring Policy of the Transportation Plan.
- r. Provide for legislative plan amendments to apply or remove the Special Industrial Overlay District (S.I.D.) through the community planning process, the plan update process, or a quasi-judicial plan amendment when the policies and criteria set forth in the Comprehensive Framework Plan are met.

- s. Provide for quasi-judicial and legislative plan amendments which remove certain restrictions of the Special Industrial District (S.I.D.) as provided below:

Once the entire S.I.D. as designated by the Community Plan, has been developed to sixty-seven (67) percent of its potential and one thirty (30) acre parcel in Tier III remains vacant and cannot meet the conditions set forth in 377-4.4 (C), the S.I.D. restrictions on that 30 acre parcel and remaining buildable vacant land within the S.I.D., may be removed, with the exceptions of the use provisions of the S.I.D., under the following conditions:

The plan amendment proposal shall address the need for large industrial lots. Need for large industrial lots shall include, at a minimum, a detailed examination and analysis of the following:

1. Demand for large lots: Analyze from a regional and countywide perspective the projected demand for large industrial lots and the current supply of large vacant industrial lots;
2. Absorption data and trends: Analyze large lot industrial land absorption data and trends in the region and county; such an analysis shall explicitly differentiate vacant land purchases from actual construction/use data;
3. Specific industrial sector locational and operational characteristics: Determine through examination and analysis if changes in technology, development patterns or other industry-based changes have altered real land requirements for the range of allowed uses in Tier III. Such an examination shall be based on a substantial and objective analysis of specific industrial sector locational and operational characteristics, both current and projected; and
4. Site Suitability: Analyze the suitability of the planning area and the specific site in: 1) meeting the identified current and projected specific industrial sector locational and operational characteristics, and 2) in meeting the projected demand for large industrial lots.

The Review Authority shall approve the Plan Amendment only if it finds there is no need for the last remaining 30 acre parcel, based on the criteria listed above.

- t. Provide for quasi-judicial and legislative plan amendments to apply or remove the Open Space/Bicycle Pathway Significant Natural Resource designation through the community planning process, the plan update process, or a quasi-judicial plan amendment.

1. A plan amendment to remove a designation other than through the community planning process or the plan update process shall demonstrate:
  - a) A mistake in the current designation such that it probably would not have been placed on the property had the error been brought to the attention of the Board during the adoption process; and
  - b) Compliance with Policy 18 of the Comprehensive Framework Plan.
2. A plan amendment to add the designation shall demonstrate one of the following:
  - a) The subject site is an existing park, recreation site, golf course, cemetery, school play ground, powerline right of way or bicycle pathway; or
  - b) The subject site is a future park or bicycle pathway.

- u. When evaluating applications for legislative or quasi-judicial comprehensive plan amendments which will impact planned density of residential land or a residential land use regulation amendment for lands within the established boundaries of the Beaverton School District #48, consideration will be given to the criteria for school capacity as specified in Appendix "D".

- v. Apply the provisions of the Comprehensive Framework Plan, including its plan designations, only to properties inside an urban growth boundary. The provisions of the Rural/Natural Resource Plan,

including its plan designations, shall be applied to unincorporated properties outside of an urban growth boundary.

- w. In the North Bethany Subarea (in the Bethany Community Plan), remove the FD-20 District and apply the land use designations on the Future Land Use Designations Map through a legislative plan amendment when a county service district or local improvement district(s) has been formed and funded to complete the needed funding for required transportation improvements described in Section 501-12 of the Community Development Code.

### Summary Findings and Conclusions

The process for the development, adoption and implementation of the Urban Element of the Comprehensive Plan involves several steps, both to prepare the Plan and to provide for the ongoing update and review of the Plan over time to keep it current. The Comprehensive Plan is composed of the Comprehensive Framework Plan and site-specific Community Plans that are implemented by the Community Development Code and functional plans including Transportation and Capital Improvements.

The Comprehensive Framework Plan contains the broad policy directions that are the basis for the other Comprehensive Plan elements. The steps in the development of the Comprehensive Framework Plan (CFP) included: the collection of inventory data for the County Resource Document; the formulation, with citizen input, of a development concept for the urban portion of the County; the allocation of population and employment to Community Planning Areas based on this concept and on growth projected for the County; and the development of policies and strategies designed to guide the future growth of the County.

The CFP provides the policy framework for the preparation, review adoption and update of Community Plans for specific areas of the urban unincorporated portion of the County. These Community Plans reflect the Comprehensive Framework Plan policies and strategies as applied to specific situations for each Community Planning Area.

The Community Plans indicate the specific land uses, significant natural and cultural resources, and circulation systems, which have been determined as necessary to meet community needs. These plans are the product of direct citizen involvement in the program for their preparation. The Community Plans are composed of a Community Plan Map and Community Plan Text. The Community Plan Text includes General Design Elements, requirements which are applicable to the entire planning area; and Subarea Provisions, including Design Elements, and Area of Special Concern and Potential Park/Open Space/Recreation requirements, that are applied to specific lands in the planning area. The requirements and standards of the Community Plans are to be applied to development applications, including but not limited to land divisions and new development, as set forth in the Community Development Code.

Pending the adoption of the North Bethany Subarea Plan, the FD-20 District shall remain in place to preclude development that could interfere with the efficient provision of urban services and urban development. The FD-20 District shall not be removed until the final North Bethany community plan provisions are adopted and a county service district or local improvement districts(s) for transportation improvements for the Subarea Plan is formed and funded consistent with Implementing Strategy w.

Implementation of the CFP and Community Plans occurs when their provisions are incorporated into the preparation and review of land development proposals, including but not limited to land divisions and new development, through the application of the Community Development Code. The Unified Capital Improvements Plan, program and budget outlines capital improvement expenditures planned by the County and others related to the support structure necessary for future development. These implementation measures form the County's growth management effort.

The final step in the County's continuing planning program is to provide for periodic and systematic review and update of the Comprehensive Framework Plan, Community Plans, Community Development Code, and functional plans. Based on such reviews, these Plan elements may need to be revised and amended in response to changes in the economic and social environment of Washington County. As the County continues to grow, public needs and values may change and the Plan should reflect these

changes. Throughout this planning process, citizen involvement is a necessary and essential component.

## **POLICY 2, CITIZEN INVOLVEMENT:**

**It is the policy of Washington County to encourage citizen participation in all phases of the planning process and to provide opportunities for continuing involvement and effective communication between citizens and their County government.**

### Implementing Strategies:

The County will:

- a. Provide information on planning issues and policies in a clear and understandable form.
- b. Seek and encourage continued citizen involvement through the Citizen Participation Organization (CPO) Program. The County will strengthen that program by:
  1. Offering support and technical assistance;
  2. Maintaining the Committee for Citizen Involvement (CCI) to assist in the evaluation and implementation of the citizen involvement program;
  3. Working with CCI and CPO members while developing the Community Plans by providing them the opportunity, information and assistance necessary for their involvement; and
  4. Providing opportunities for citizen involvement during the formulation, revision and amendment of the Comprehensive Plan and all its constituent parts, including the Comprehensive Framework Plan, Community Plans, Community Development Code, capital improvement plans, and functional plans (e.g., transportation, parks and recreation).
- c. Utilize an open process for selecting members to serve on the Planning Commission and other advisory committees by providing an opportunity for any citizen of the County to become aware of and apply for membership.

### Summary Findings and Conclusions

Comprehensive planning requires, and depends on, an informed citizenry. For the plan to reflect the needs and values of the citizens of Washington County, citizen participation is essential. This meaningful involvement is necessary throughout the planning process and is an integral part of the ongoing planning program.

Involvement of County citizens in the development of the three major pieces of the Comprehensive Plan - the Comprehensive Framework Plan, Community Plans, and the Community Development Code -- has been changed as work on the Plan progressed from broad policy discussions to site-specific community planning. This was done in order to make involvement more meaningful to the individual as well as to interest groups.

The Comprehensive Framework Plan (CFP) was developed by staff using information gained from County residents attending Town Hall meetings and Planning Department Open Houses, filling out questionnaires, and responding to a series of Comprehensive Plan Update newsletters. Once presented to the Planning Commission and the Board of County Commissioners, the CFP was the subject of numerous public hearings. The Board of County Commissioners adopted the CFP by Resolution & Order on June 8, 1982.

Citizen involvement is provided on a regular basis through Citizen Participation Organizations (CPO's) that were established in the County in 1974 with the intent of providing direct citizen access to the decision-making process. In order to meet the requirements of LCDC Goal 1, the Board of County

Commissioners in 1975 designated the CPO leaders group as the Committee for Citizen Involvement (CCI). This Board action made the CCI responsible for evaluating Washington County's program and process for citizen involvement in planning. In 1980 the Board reaffirmed the County's commitment to the CPO program and set forth the philosophy, scope, purpose and structure of the program through adopting Resolution and Order No. 80-108 (included in the Appendix).

The program as it pertained to the community planning process was modified in June 1982 when the Board adopted the Revised Work Program Schedule for completion of the urban portion of the Comprehensive Plan. Under the modified program the responsibility for preparing plans was given to the County. The Board of County Commissioners Stated in the work program that LCDC Goal 1 would be addressed by seeking the assistance of citizens and CPO's at town hall meetings.

Through this modified program updated Community Plans have been prepared for Aloha-Reedville-Cooper Mountain, Bethany, Bull Mountain, Cedar Hills-Cedar Mill, Sherwood and West Union. The County informed the public of the start of the community planning process through the mailing of 35,000 newsletters to property owners inside the UGB in May 1982. Citizens have been provided numerous opportunities to be informed about the plans and to assist staff in developing the Community Plans, including a series of Town Hall meetings, Citizen Participation Organization meetings, newsletters, and individual contacts with the Planning Department staff.

In 1986, by adopting Resolution and Order No. 86-58 (included in the Appendix), the Board again affirmed the County's commitment to citizen participation in County government and declared its intent to broaden the scope of CPO activities to include advising and consulting with the Board on matters beyond Land Use Planning including housing, parks, open space and recreation, human resource delivery systems, water and sewage disposal systems, and other matters affecting the livability of the community. To reflect this broader scope of activities, and the CPO role as a vehicle for communication between governments and citizens, the acronym CPO was redefined as Citizen Participation Organization.

In 2001, the Board adopted a Resolution and Order No. 2001-75 that updated the CPO boundary map and established a process for the creation of new CPOs and the alteration of CPO boundaries. This Resolution and Order is included in the appendices as Appendix E.

## **POLICY 3, INTERGOVERNMENTAL COORDINATION:**

**It is the policy of Washington County to effectively coordinate its planning and development efforts with Federal, State, and other local governments and Special Districts to ensure that the various programs and activities undertaken by these bodies are consistent with the County Comprehensive Plan.**

### Implementing Strategies

The County will:

- a. Coordinate planning activities with appropriate Federal, State regional and local government units, and with affected special service districts.
- b. Establish and maintain Urban Planning Area Agreements (UPAA) which identify urban planning areas within which the County and cities have planning interests, and which identify processes for coordinating land use planning, urban reserve concept planning, and development within the respective urban planning areas.
- c. Provide special service districts the opportunity to participate in the planning process.

### Summary Findings and Conclusions

Planning in Washington County occurs within a larger context of regional, State and Federal planning. Three levels of government and several agencies are involved in policy development, program management, and the provision of services for the urban portion of the County. All of these activities, together with the specific responsibilities of cities and special service districts, must be coordinated to ensure that their various plans and programs reinforce and are consistent with the County's Comprehensive Plan.

Many of these activities transcend jurisdictional boundaries. Some of the problems and issues facing the County, especially those of air and water quality, solid waste, and transportation and housing needs, must be dealt with on a cooperative regional basis. The Federal and State governments have established statutory requirements that require regional planning and coordination with local governments.

Washington County comprises all or parts of 16 cities and 31 special districts. The following agencies which affect or are affected by the Urban Planning program and regulations. Consistent with LCDC plan extension requirements, the County entered into Memorandums of Understanding with cities. The function of these memorandums was to record agreements reached between the County and cities regarding the opportunity and mechanisms for cities to participate in the preparation of various urban components of the Comprehensive Plan. Additionally, the County has sought the active participation of service providers during preparation of the Plan, particularly through requesting service provider review of and comments on Plan elements.

### Cities

Beaverton, Hillsboro, Tigard, King City, Tualatin, Sherwood, Lake Oswego, Banks, Gaston, Forest Grove, Cornelius, North Plains, Wilsonville, Durham, Rivergrove and Portland.

### School Districts

Banks School District  
Beaverton School District  
Forest Grove School District  
Gaston School District  
Hillsboro School District  
Lake Oswego School District  
Newberg School District  
Portland Public School District  
Scappoose School District  
Sherwood School District  
Tigard-Tualatin District  
Vernonia School District  
West Linn-Wilsonville School District  
Washington County Education Service District  
Portland Community College

### Fire Districts

Washington County Fire District 2  
Banks Fire Protection District  
Cornelius Rural Fire District  
Forest Grove Rural Fire District  
Gaston Rural Fire District  
Tualatin Valley Fire & Rescue

### Other Special Districts

Washington County Housing Authority  
Metropolitan Service District (Metro)  
Port of Portland  
Rivergrove Water District  
Raleigh Water District  
Tigard Water District  
West Slope Water District  
Tualatin Hills Park & Recreation District  
Tualatin Valley Water District  
TriMet  
Clean Water Services  
Soil & Water Conservation District  
Drainage District 7  
Drainage District 8

### Federal Agencies

Soil Conservation Service, U.S. Dept. of Agriculture  
Bureau of Reclamation, U.S. Dept. of the Interior  
Bureau of Land Management, U.S. Dept. of the Interior  
U.S. Army Corps of Engineers  
Agricultural Stabilization and Conservation Service, U.S. Dept. of Agriculture.  
Farmer's Home Administration  
Bonneville Power Administration  
Housing & Urban Development

## State Agencies

Dept. of Transportation  
Dept. of Fish & Wildlife  
Dept. of Forestry  
Dept. of Geology & Mineral Industries  
Dept. of Environmental Quality  
Dept. of Economic Development  
Dept. of Parks and Recreation  
Dept. of Water Resources  
State Engineer's Office  
Dept. of Land Conservation and Development

The Urban element of the Comprehensive Plan must comply with the regional planning elements adopted by the Metropolitan Service District (Metro). Metro has adopted the following plan elements which have either a direct or indirect effect on planning activities in the Urban area of Washington County:

- a. 2040 Growth Concept
- b. Urban Growth Management Functional Plan
- c. Regional Transportation Functional Plan
- d. Regional Solid Waste Management Plan

