



February 1, 2006

To: Citizen Participation Organizations and Interested Parties

From: Brent Curtis, Planning Manager  
Department of Land Use and Transportation

Subject: **PROPOSED ORDINANCE NO. 653**

Enclosed for your information is a copy of proposed Ordinance No. 653. Listed below is a description of the ordinance, hearing dates, and other relevant information. If you have any questions about the ordinance or you would like additional information, please contact the Planning Division.

### **Ordinance Purpose and Summary**

Proposed Ordinance No. 653 amends the Rural/Natural Resource Plan and the Aloha-Reedville-Cooper Mountain Community Plan to adopt the Cooper Mountain Master Plan developed by Metro for its regional park, the Cooper Mountain Natural Area.

### **Who Is Affected**

Owners of land within the Cooper Mountain Natural Area.

### **What Land is Affected**

Land within the Cooper Mountain Natural Area, which includes approximately 89 acres of urban land designated Future Development 20 Acre (FD-20) District, and 144 of rural land designated Agriculture and Forestry 20 Acre (AF-20) District.

### **Key Provisions**

- The Cooper Mountain Area subarea text of the Aloha-Reedville-Cooper Mountain Community Plan is amended to describe the general location and planned uses for the Cooper Mountain Natural Area. Only the area of the park within the urban growth boundary (approximately 89 acres) are within the boundary of the Aloha-Reedville-Cooper Mountain Community Plan.
- Policy 24, Recreation, of the Rural/Natural Resource Plan is amended to provide a description of the state and regional parks within Washington County.
- An existing map in Appendix F of the Rural/Natural Resource Plan depicting the state park north of Highway 26 near Banks is amended to remove the word "proposed" from the title.
- A map applying the State and Regional Park Overlay District designation for the Cooper Mountain Natural Area is added to Appendix F of the Rural/Natural Resource Plan.
- A map depicting the concept plan for development of the Cooper Mountain Natural Area is added to Appendix F of the Rural/Natural Resource Plan.
- The Cooper Mountain Master Plan developed by Metro and adopted by the Metro Council in December 2005 is added to Appendix F of the Rural/Natural Resource Plan.

## Initial Public Hearings Time and Place

**Planning Commission**  
**7:30 pm**  
**March 15, 2006**

**Board of County Commissioners**  
**10:00 am**  
**April 4, 2006**

Hearings will be held in the Shirley Huffman Auditorium in the Public Services Building, 155 N. 1st Avenue, Hillsboro, Oregon.

On April 4, 2006, the Board of County Commissioners (Board) may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If it is adopted, it would become effective on May 4, 2006.

### **Rural/Natural Resource Plan Policies Amended**

- Policy 24, Recreation

### **Community Plan(s) Amended**

- Aloha-Reedville-Cooper Mountain

### **How to Submit Comments**

Submit oral or written testimony to the Board and/or the Planning Commission at one of the public hearings. Written testimony may be mailed or faxed to the Board or Planning Commission in advance of the public hearings in care of the Planning Division. **At this time, we are unable to accept e-mail as public testimony.**

Washington County, Planning Division  
155 N. 1<sup>st</sup> Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Fax: 503-846-4412

Failure to submit oral or written testimony before the Board or Planning Commission may preclude appeal of a decision by the Board to adopt an ordinance as filed or amended.

### **Staff Contact**

Aisha Willits, Associate Planner  
155 N. 1<sup>st</sup> Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Telephone: 503-846-3961 Fax: 503-846-4412  
e-mail: aisha\_willits@co.washington.or.us

### **Proposed Ordinance is available at the following locations:**

- The Washington County Department of Land Use and Transportation, Planning Division, 155 N. 1<sup>st</sup> Ave., Hillsboro, OR 97124-3072  
Telephone: 503-846-3519
- [www.co.washington.or.us/deptmts/lut/planning/ordhome.htm](http://www.co.washington.or.us/deptmts/lut/planning/ordhome.htm)
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations (CPOs); Call 503-725-2124 for a directory of CPOs.

/wpshare/2006ord/Ord653/Notices&Affidavits/CPONotice.doc

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

3  
4 ORDINANCE NO. 653  
5  
6  
7

An Ordinance Amending the Washington  
County Rural/Natural Resource Plan and  
Aloha-Reedville-Cooper Mountain  
Community Plan Elements of the  
Comprehensive Plan Relating to  
adoption of the Cooper Mountain Master  
Plan and applying the State and Regional  
Park Overlay District to the Cooper  
Mountain Master Plan

8  
9 The Board of County Commissioners of Washington County, Oregon, ordains:

10 SECTION 1

11 A. The Board of County Commissioners of Washington County, Oregon,  
12 recognizes that the Rural/Natural Resource Plan (Volume III) was readopted with  
13 amendments, by way of Ordinance No. 307, with portions subsequently amended by  
14 Ordinance Nos. 342, 383, 411, 412, 458, 459, 462, 480, 482, 499, 539, 547, 572, 574,  
15 578, 588, 598, 606, 609, 615, 628, 630, 631, 637, 648 and 649.

16 B. The Board of County Commissioners of Washington County, Oregon,  
17 recognizes that the Aloha-Reedville-Cooper Mountain Community Plan was adopted by  
18 Ordinance Nos. 263 and 265 and amended by Ordinance Nos. 292, 294, 344, 367, 418,  
19 420, 471, 480, 551, 588, 610, 615, 620 and 649.

20 C. Subsequent ongoing planning efforts of the County indicate a need for  
21 changes to the Rural/Natural Resource Plan and the Aloha-Reedville-Cooper Mountain  
22 Community Plan to adopt the Cooper Mountain Master Plan and to apply the State and

1 Regional Park Overlay District to the rural portion of the Park. The Board takes note that  
2 such changes are necessary for the benefit of the health, safety, and general welfare of the  
3 residents of Washington County, Oregon.

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

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

15 SECTION 2

16 The following exhibits, attached and incorporated herein by reference, are hereby  
17 adopted as amendments to the designated documents as follows:

- 18 (A) Exhibit 1 (2 pages) amends the Cooper Mountain Area subarea text of the  
19 Aloha-Reedville-Cooper Mountain Community Plan;
- 20 (B) Exhibit 2 (4 pages) amends the Summary Findings and Conclusions section  
21 of the Rural/Natural Resource Plan Policy 24, Recreation, including  
22 replacing the State and Regional Park Overlay District map for the Stub

1 Stewart Memorial State Park located in Appendix f of the Rural/Natural  
2 Resource Plan (Exhibit 2, Page 2), adding the Cooper Mountain Natural  
3 Area and State and Regional Park Overlay District map to Appendix F of  
4 the Rural/Natural Resource Plan (Exhibit 2, Page 3), and adding the Cooper  
5 Mountain Natural Area and State and Regional Park Overlay District map  
6 to Appendix F of the Rural/Natural Resource Plan (Exhibit 2, Page 4); and  
7 (C) Exhibit 3 (109 pages) amends Appendix F of the Rural/Natural Resource  
8 Plan to incorporate the Cooper Mountain Master Plan, dated November  
9 2005.

10 SECTION 3

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

14 SECTION 4

15 All applications received prior to the effective date shall be processed in accordance  
16 with ORS 215.427 (2005 Edition).

17 SECTION 5

18 If any portion of this Ordinance, including the exhibits, shall for any reason be  
19 held invalid or unconstitutional by a body of competent jurisdiction, the remainder shall  
20 not be affected thereby and shall remain in full force and effect, and any provision of a  
21 prior land use ordinance amended or repealed by the stricken portion of this Ordinance  
22 shall be revived and again be considered in full force and effect.

1 SECTION 6

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

8 SECTION 7

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

10 ENACTED this 4th day of April, 2006, being the first  
11 reading and first public hearing before the Board of County Commissioners of  
12 Washington County, Oregon.

13 BOARD OF COUNTY COMMISSIONERS  
14 FOR WASHINGTON COUNTY, OREGON:

15 **ADOPTED**

16 John Luper for  
CHAIRMAN

17 Barbara Heitmanek  
RECORDING SECRETARY

18 READING

19 First April 4, 2006  
20 Second \_\_\_\_\_  
21 Third \_\_\_\_\_  
22 Fourth \_\_\_\_\_  
Fifth \_\_\_\_\_  
Sixth \_\_\_\_\_

PUBLIC HEARING

April 4, 2006

VOTE: Aye: Brian, Duyck, Rogers,  
Leeper

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

Recording Secretary: Barbara Heitmanek Date: April 4, 2006

The Cooper Mountain Area subarea text of the Aloha – Reedville – Cooper Mountain Community Plan is amended to reflect the following:

## COOPER MOUNTAIN AREA

This is generally a lower density residential area south of the Farmington Road corridor. It includes Cooper Mountain and areas around its base, as well as the majority of Jenkins Estate, a facility operated by Tualatin Hills Park and Recreation District (THPRD). It is bounded on the east by Beaverton and on the south by the Regional Urban Growth Boundary (UGB). Several major streets traverse the area, including 155th, 170th and 185th Avenues, and Hart, Bany, 175th Ave. (Reusser Rd.) and Rigert Roads. Other roads on the east flank of the mountain, including Nora/Beard, Satterberg and Weir Road, are planned for improvement, realignment or extension.

In 2002, Metro expanded the UGB to include approximately 509 acres south of Gassner Road. The predominant land use of this area is single family residences on small acreage, as well as agricultural and forestry uses. The southeast corner of the area includes property Metro purchased through its Greenspaces Program, which will be developed in accordance with the master plan created for the Cooper Mountain Natural Area ~~some time in the future consistent with its Greenspaces Program~~. The properties in this area are designated Future Development - 20 Acres (FD-20) and will maintain this designation until the planning for this new urban area is complete. The planning for this area shall be consistent with the requirements of the Comprehensive Framework Plan for the Urban Area and Title 11 of Metro's Urban Growth Management Functional Plan.

The Cooper Mountain Natural Area Master Plan was developed by Metro and adopted by the Metro Council in December 2005. The master plan was subsequently adopted by the Washington County Board of Commissioners in 2006. The natural area, which is a regional park, is located on the southwest slope of Cooper Mountain, south of Kemmer Road and east of Grabhorn Road. The natural area offers views of the Tualatin River Valley and Chehalem Mountains, interpretive facilities, ADA-accessible trail loops, hiking trails, and trails available for equestrian use. Approximately 89 acres of the park is inside the urban growth boundary and is designated Future Development 20 Acre District (FD-20). The remaining 144 acres is rural land designated Agriculture and Forestry 20 Acre District (AF-20) and is outside the boundary of the Aloha-Reedville-Cooper Mountain Community Plan. The Rural/Natural Resource Plan was amended to apply the State and Regional Park Overlay District only to the rural portion of the natural area.

The Community Plan map designated most of the area within this Community Plan in 1983 for low density residential development (R-5 or R-6 designations). This was done because the area is some distance from Arterials and employment centers and has steep slopes in some locations which make access and development somewhat difficult.

Two Neighborhood Commercial sites are located in this subarea to serve as focal points for neighborhood activity and to provide close convenience shopping opportunities. One is located at the southeast corner of 165th Avenue and Hart Road, near the intersection of Hart/Bany and 170th. This site was previously sanctioned for Neighborhood Commercial use when the Summercrest Planned Unit Development was approved. Another Neighborhood Commercial

site is planned at the intersection of Nora/Beard Road and 155th Avenue. Both sites are over a mile from each other and from similar commercial areas.

Large uncommitted properties near these neighborhood commercial sites are designated for residential development at up to 9, 15 or 24 units per acre to allow for greater housing choice in the area. Future residents will be close to convenience shopping facilities and major roads. Therefore, they will have less need of using their autos for shopping. When residents choose to drive, they will not need to travel on local streets through existing neighborhoods.



The Summary Findings and Conclusions section of Rural/Natural Resource Plan Policy 24, RECREATION, is amended to reflect the following:

### Summary Findings and Conclusions

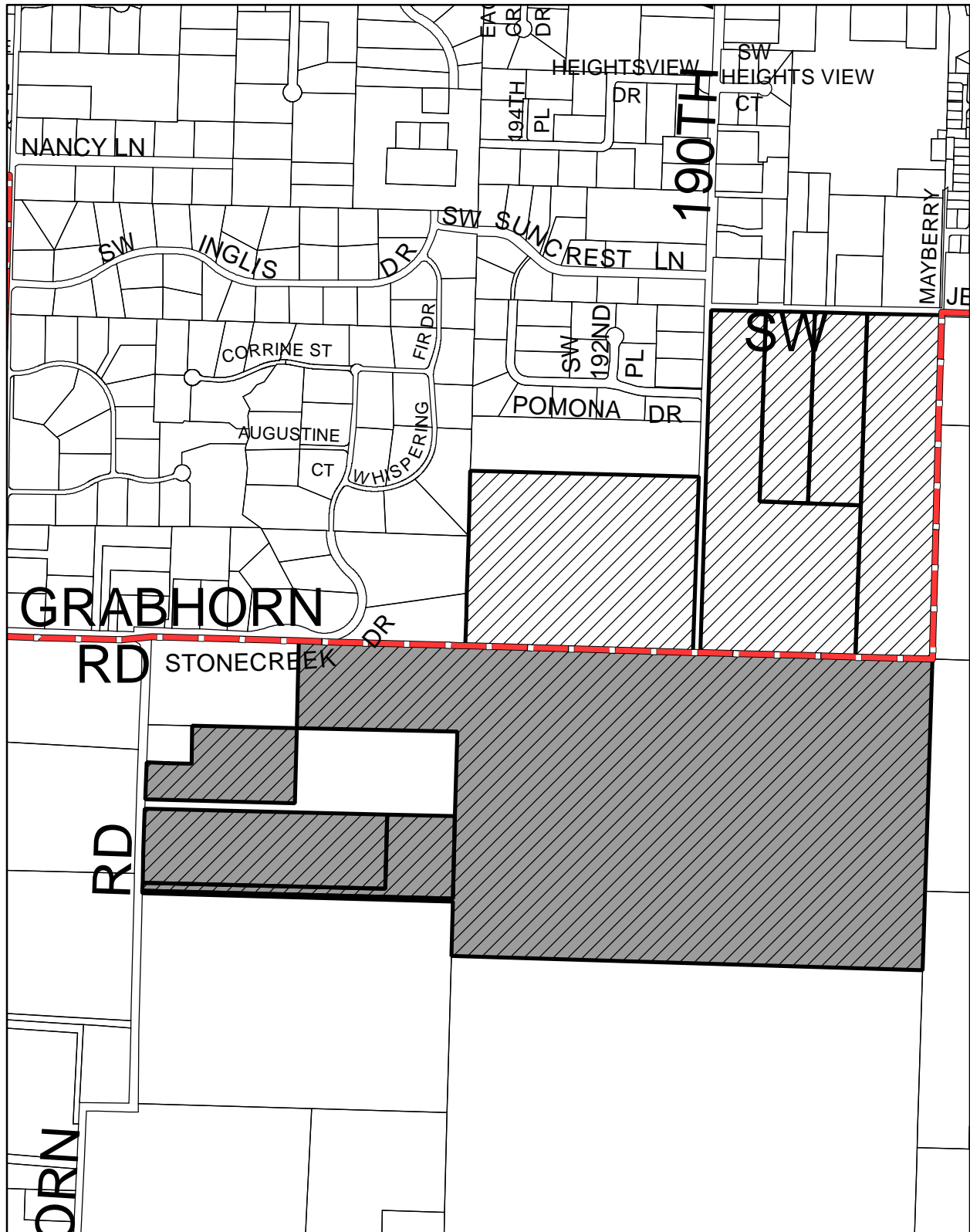
Open space outside the urban area will be of growing importance to Washington County residents as they seek open space and recreation opportunities close to where they live. The County possesses a variety of natural resources, especially rivers, which are attractive for rural recreation. Access to these sites and development of trails are needed priorities for rural recreation. There is currently no comprehensive plan for rural open space and recreation facilities although non-urban recreation sites and facilities are used extensively by the urban residents of the County and the Portland metropolitan area in general.

In 2001, the County adopted the State Park Overlay District concurrently with the adoption of a state park master plan for land located near the intersection of Highway 26 and Highway 47, just north of Buxton and south of Hoffman Road. The Banks-Vernonia State Trail passes through the property. The park, named the Stub Stewart Memorial State Park, includes an enhanced trail system, day use facilities, overnight camping with group and equestrian areas, a hike-in camping area, and interpretive signage.

The State Park Overlay District was amended in 2004 to include regional parks. The Cooper Mountain Natural Area Master Plan was developed by Metro and adopted by the Metro Council in December 2005. The master plan was subsequently adopted by the Washington County Board of Commissioners in 2006. The natural area is located on the southwest slope of Cooper Mountain, south of Kemmer Road and east of Grabhorn Road. The natural area, which is a regional park, offers views of the Tualatin River Valley and Chehalem Mountains, interpretive facilities, ADA-accessible trail loops, hiking trails, and trails available for equestrian use. Approximately 89 acres of the park is inside the urban growth boundary and is designated Future Development 20 Acre District (FD-20). The remaining 144 acres is rural and is designated Agriculture and Forestry 20 Acre District (AF-20). The State and Regional Park Overlay District was applied only to the rural portion of the natural area.






Add the Cooper Mountain Natural Area and State and Regional Park Overlay District map shown below to Appendix F of the Rural/Natural Resource Plan.

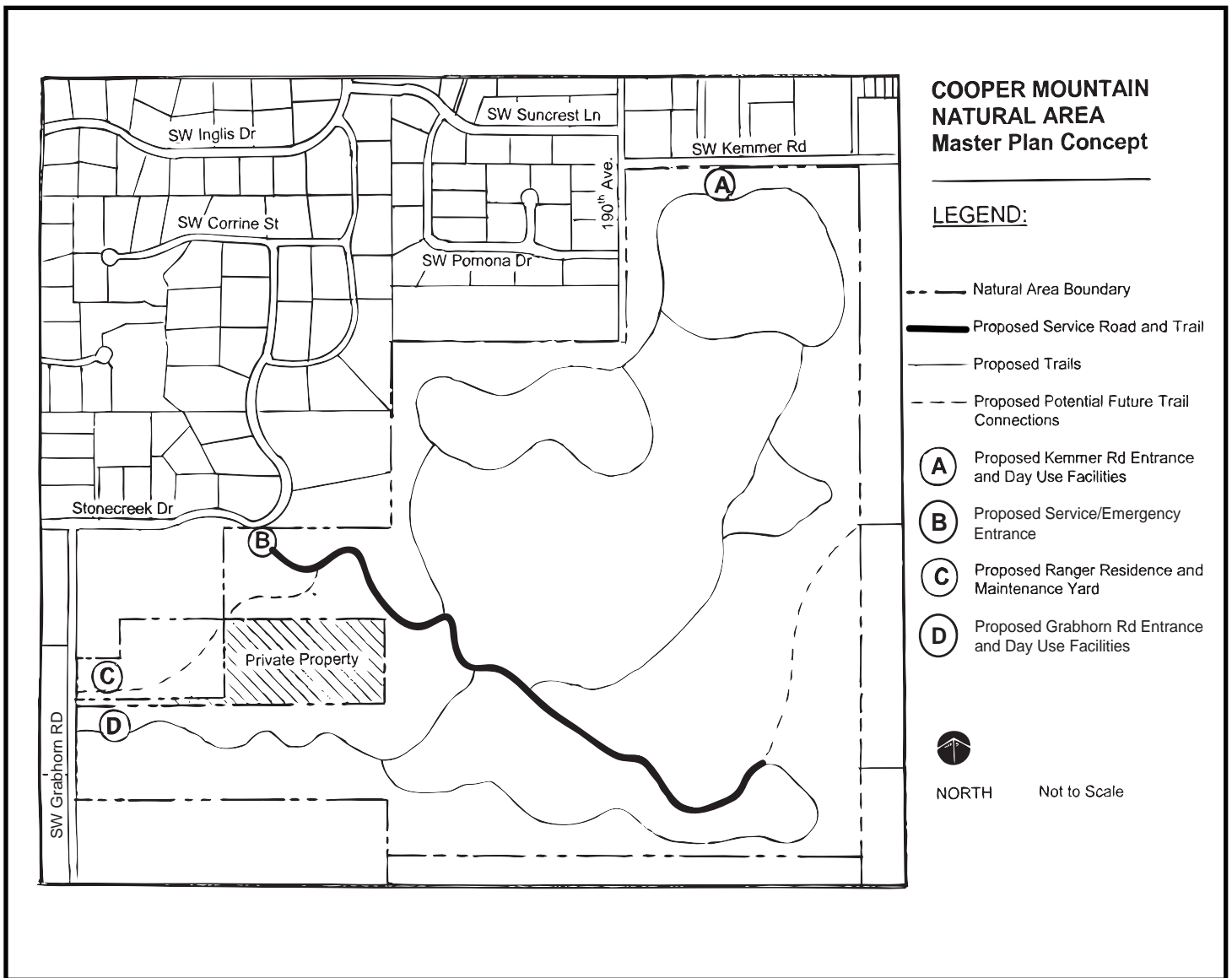


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### Cooper Mountain Natural Area

-  State and Regional Park Overlay
-  Urban Growth Boundary
-  Cooper Mountain Natural Area

Add the Cooper Mountain Natural Area and State and Regional Park Overlay District map shown below to Appendix F of the Rural/Natural Resource Plan.



The Cooper Mountain Master Plan is available for review on the Internet at:  
[http://www.co.washington.or.us/deptmts/lut/planning/ord2006/ord653/CooperMountain\\_MP.html](http://www.co.washington.or.us/deptmts/lut/planning/ord2006/ord653/CooperMountain_MP.html)

Amend Appendix F of the Rural/Natural Resource Plan to incorporate the Cooper Mountain Master Plan, dated November 2005, which follows this page.

**Editor's Note:** The ordinance on file in Washington County's Department of Assessment and Taxation includes the entire Cooper Mountain Master Plan document. Due to the size of the document, the master plan is not included in printed copies of this ordinance. However, a digital version of the Cooper Mountain Master Plan can be viewed by clicking on the link below:

[Cooper Mountain Master Plan](#)