

## EXHIBIT A

### FINDINGS FOR ORDINANCE NO. 828

#### AN ORDINANCE AMENDING THE RURAL/NATURAL RESOURCE PLAN, THE COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA AND THE COMMUNITY DEVELOPMENT CODE RELATING TO HOUSEKEEPING CHANGES AND GENERAL UPDATES

September 26, 2017

Part 1 – General Findings

Part 2 – Statewide Planning Goal Findings

Part 3 – Metro Urban Growth Management Functional Plan Findings

#### Part 1:

#### GENERAL FINDINGS

Ordinance No. 828 is a general housekeeping ordinance that proposes minor updates, corrections and revisions to Washington County’s Rural/Natural Resource Plan, the Comprehensive Framework Plan for the Urban Area and the Community Development Code.

#### Key Ordinance Provisions

Rural/Natural Resource Plan and Comprehensive Framework Plan for the Urban Area Policies Amended	
<ul style="list-style-type: none"><li>• <b>Policy 2 – Citizen Involvement &amp; Appendix A - Glossary</b> In both Plan documents, updates references to Committee for Community Involvement (CCI), Community Participation Organization (CPO), and Board of Commissioners, adds clarifying text regarding the County’s Community Engagement Program created in 2016.</li></ul>	
Community Development Code Sections Amended	
<ul style="list-style-type: none"><li>• <b>107 – Planning Participants;</b></li><li>• <b>204 – Notice of Type I, II or III Development Actions;</b></li><li>• <b>205 – Public Hearings; and</b></li><li>• <b>217 – Director’s Interpretation:</b> Updates references to Committee for Community Involvement (CCI), Community Participation Organization (CPO) in the above-listed CDC sections.</li><li>• <b>203 – Processing Type I, II and III Development Actions:</b> Updates references to Committee for Community Involvement (CCI), Community Participation Organization (CPO) and clarifies text related to neighborhood meetings.</li></ul>	<ul style="list-style-type: none"><li>• <b>356 – Land Extensive Industrial District (MAE):</b> Corrects cross-reference.</li><li>• <b>379 – Mineral and Aggregate Overlay District &amp; 427 – Solar Access Standards:</b> Corrects cross-reference.</li><li>• <b>418 – Setbacks:</b> Corrects description of standard and its associated illustration.</li><li>• <b>421 – Flood Plain and Drainage Hazard Area Development:</b> Restores reference to U. S. Army Corps of Engineers map series inadvertently removed by ordinance in 2014.</li><li>• <b>430 – Special Use Standards:</b> Corrects cross-reference.</li></ul>

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 County 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) Goal 5 (Natural Resources, Scenic and Historic Areas, and Open Spaces), Goal 6 (Air, Water and Land Resources Quality), Goal 8 (Recreational Needs), Goal 9 (Economic Development), Goal 10 (Housing), Goal 11 (Public Facilities and Services), Goal 12 (Transportation), Goal 13 (Energy Conservation), and Goal 14 (Urbanization) are not affected by the minor amendments made through Ordinance No. 828.

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 at the end of this document.

## **Part 2: STATEWIDE PLANNING GOAL FINDINGS**

The purpose of the findings in this document is to demonstrate that Ordinance No. 828 is consistent with Statewide Planning Goals (Goals), Oregon Revised 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. 828.

### **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 Ordinance No. 828. Notice was coordinated with all affected governmental entities and no comments were received regarding the ordinance.

### **Goal 7 - Areas Subject to Natural Hazards**

Goal 7 requires the implementation of local land use programs that reduce the risk to people and property from natural hazards such as floods, landslides and earthquakes. Policy 8 of the CFP and Policy 8 of the Rural/Natural Resource Plan set out the County's policy to protect life and property from natural disasters and hazards. Ordinance No. 828 returns a reference to a U.S. Army Corps of Engineers map series which documents the Drainage Hazard Areas of Washington County. This reference, returned through Ordinance No. 828, maintains Plan compliance with Goal 7, and consistency with the County's acknowledged policies and standards for regulating development exposed to potential natural disasters and hazards in 25-year flood plains, or Drainage Hazard Areas.

### **Part 3:**

## **URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN FINDINGS**

### **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 35 days prior to the first evidentiary hearing for a proposed amendment to a comprehensive plan.

Consistent with Title 8, a digital copy of proposed Ordinance No. 828 was sent August 2, 2017 to Metro, 35 days prior to the first evidentiary hearing. Metro confirmed receipt of the submittal the same date. Metro provided no comments on Ordinance No. 828.