



October 3, 2017

To: Washington County Board of Commissioners

From: Andy Back, Manager   
Planning and Development Services

Subject: **PROPOSED LAND USE ORDINANCE NO. 829 - An Ordinance Amending the Washington County - Hillsboro Urban Planning Area Agreement**

**STAFF REPORT**

**For the October 10, 2017 Board of Commissioners Hearing**  
*(The public hearing will begin no sooner than 10:00 a.m.)*

**I. STAFF RECOMMENDATION**

Conduct the second public hearing on Ordinance No. 829. At the conclusion of public testimony, close the hearing and adopt Ordinance No. 829 and associated findings.

**II. PLANNING COMMISSION RECOMMENDATION**

The Planning Commission (PC) conducted a public hearing for Ordinance No. 829 September 6, 2017. No one testified at the public hearing. The PC voted 6 - 0 with one abstention to recommend adoption as filed. The PC draft deliberations are included as Attachment A.

**III. OVERVIEW**

Ordinance No. 829 proposes to amend the 2004 Washington County - Hillsboro Urban Planning Area Agreement (UPAA), an element of the County Comprehensive Plan. The proposed update includes adding policies and processes for coordinating concept planning in the Urban Reserves within Hillsboro's area of interest, updated policies for coordinating development review within unincorporated areas in Hillsboro's Urban Planning Area and minor changes to the process for comprehensive planning in the Urban Planning Area. The Urban Planning Area map is revised to reflect Hillsboro's Urban Reserve Area, a new Urban Planning Area C, changes to the Urban Planning Area and annexations since the last update.

Authorization for this ordinance was granted by the Board as part of the 2017 Long Range Planning Work Program, adopted April 4, 2017.

#### **IV. BACKGROUND**

At the September 26, 2017 hearing before the Board of Commissioners, Mayor Steve Callaway, City of Hillsboro testified in support of the UPAA and acknowledged the coordination involved between County and city staff in proposing the amendments to the 2004 County - Hillsboro Urban Planning Area Agreement. He confirmed support for the UPAA provisions that identify the responsibilities for coordinating concept planning in the Urban Reserve areas and as the city conducts comprehensive planning within Hillsboro's designated Urban Planning Area.

Fire Chief Michael Duyck of Tualatin Valley Fire & Rescue (TVF&R) provided testimony concerning Ordinance No. 829. He recognized that the UPAA was a bilateral agreement between the County and the city, but was concerned that the UPAA amendments may not adequately include the special districts in the city's comprehensive and concept planning process. Chief Duyck stated that he did not object to Ordinance No. 829 as long as there were assurances that the provisions of the Hillsboro Urban Service Agreement (HUSA) between the County, city and service providers remain valid and specifically that the negotiation provisions within the HUSA would not be negatively impacted by the amendments to the 2004 UPAA.

Upon conclusion of public testimony, the Board continued the hearing to October 10, 2017.

##### ***Ordinance Notification***

Ordinance No. 829 and an accompanying summary were mailed August 9, 2017 to community participation organizations (CPOs) and interested parties. A display advertisement regarding the proposed ordinance was published August 18, 2017 in *The Oregonian* newspaper. Individual Notice 2017-10 describing proposed Ordinance No. 829 was mailed August 9, 2017 to 328 people on the General Notification List. A copy of this notice was also mailed to the Planning Commission at that time.

#### **V. ANALYSIS**

Addressing the concern of Chief Duyck at the September 26 hearing, the County and Hillsboro agreed that the existing HUSA and all amendments and cooperative agreements remain in full force and effect. The findings for Ordinance No. 829 describe that nothing in the UPAA will have any effect upon, or cause modification to, any existing urban service agreements to which the County or City are parties.

No changes are proposed to Ordinance No. 829 and staff recommends adoption as filed.

### **Summary of Proposed Changes**

Ordinance No. 829 proposes to amend the 2004 Washington County - Hillsboro Urban Planning Area Agreement, an element of the County Comprehensive Plan.

Key provisions:

- Changes to the processes and policies for coordinating comprehensive planning in the Urban Planning Area and improved notification policies for development review
- A new Section III (Concept Planning for the Urban Reserve Areas) of the UPAA that includes a process for coordinating concept planning in the Urban Reserve Area
- Deletion of Exhibit A, of the 2004 UPAA, the Hillsboro Urban Planning Area map and replacement with a new Exhibit A reflecting the addition of the Urban Reserve Planning Area, Urban Planning Area C, Urban Reserve - Planning Responsibility Undefined and recent city annexations