




August 8, 2018

To: Washington County Planning Commission

From: Andy Back, Manager 
Planning and Development Services

Subject: **PROPOSED LAND USE ORDINANCE NO. 840 - An Ordinance Amending the Rural/Natural Resource Plan and the Community Development Code Relating to Housekeeping Changes and General Updates**

STAFF REPORT

For the August 15, 2018 Planning Commission Hearing
(The public hearing will begin no sooner than 6:30 p.m.)

I. STAFF RECOMMENDATION

Conduct the public hearing; recommend approval of Ordinance No. 840 to the Board of Commissioners (Board).

II. OVERVIEW

Ordinance No. 840 is a general housekeeping ordinance that proposes minor updates, corrections and revisions to Washington County's Rural/Natural Resource Plan and the Community Development Code (CDC).

III. BACKGROUND

Each year, a "housekeeping and general updates" ordinance is authorized by the Board in the annual work program to address limited changes to elements of the Washington County Comprehensive Plan. The minor amendments proposed in Ordinance No. 840 are intended to improve the efficiency and operation of the Plan elements identified above.

Ordinance Notification

Notice 2018-11 regarding proposed Ordinance No. 840 was mailed July 19, 2018 to parties on the General and Individual Notification Lists (community participation organizations, cities, special service districts, and interested parties). A copy of the notice and ordinance was provided to the Planning Commission at that time. A display advertisement regarding the ordinance was published July 27, 2018 in *The Oregonian* newspaper.

IV. ANALYSIS

Ordinance No. 840 proposes the following amendments to elements of the Comprehensive Plan:

Plan Document	Amendment Proposed
<p>Rural/Natural Resource Plan</p> <ul style="list-style-type: none"> ▪ <i>'Urban and Rural Reserves' map</i> 	<p>The purpose of this amendment is to update the County's 'Urban and Rural Reserves' map to reflect a recently approved UGB expansion and annexation of land into the city of Sherwood.</p> <p>City of Sherwood City Council approved a request from the Sherwood School District to annex four parcels including right-of-way into the city March 6, 2018. A high school will be constructed on the 84.7-acre site.</p>
<p>Community Development Code</p> <ul style="list-style-type: none"> ▪ <i>Section 421 - Flood Plain and Drainage Hazard Area Development</i> ▪ <i>Section 709 - Alterations to Flood Plain and Drainage Hazard Areas</i> ▪ <i>Section 429 - Bicycle Parking</i> 	<p>The Federal Emergency Management Agency (FEMA) has revised the technical data and flood plain delineations in multiple areas across Washington County.</p> <p>FEMA has requested that the County adopt and incorporate by reference the updated Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) with an effective date of October 19, 2018.</p> <p>The updated flood plain reference is added to both CDC sections relating to Flood Plain and Drainage Hazard Areas.</p> <p>In 2017, Section 429 (Bicycle Parking) was updated through Ordinance No. 827. This minor amendment corrects a cross-reference that was missed in last year's update.</p>

Summary of Proposed Changes

Ordinance No. 840 proposes the following amendments:

- Updates the 'Urban and Rural Reserves' map of the Rural/Natural Resource Plan to include land annexed into the jurisdiction of the city of Sherwood.
- Adds updated countywide Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) reference to CDC Sections 421 and 709.
- Corrects minor cross-reference in CDC Section 429.