

EXHIBIT A

FINDINGS FOR A-ENGROSSED ORDINANCE NO. 786 AN ORDINANCE AMENDING RESIDENTIAL STANDARDS OF THE COMMUNITY BUSINESS DISTRICT (CBD) AND THE OFFICE COMMERCIAL (OC) DISTRICT WITHIN THE WASHINGTON COUNTY COMMUNITY DEVELOPMENT CODE

October 7, 2014

Part 1 - General Findings

Part 2 - Statewide Planning Goal Findings

Part 3 - Metro's Urban Growth Management Functional Plan Findings

Part 1

GENERAL FINDINGS

A-Engrossed Ordinance No. 786 amends sections of the Community Development Code (CDC) relating to residential standards in the Community Business and Office Commercial Districts with the intent to provide incentives for mixed-use development in these districts.

KEY ORDINANCE PROVISIONS

- To lower the application costs and processing time for new residential development requirements in the Community Business District from a Type III land use application to a Type II land use application.
- To provide new planned development options that meet open space and active recreation requirements for new residential development in the Community Business District and Office Commercial District.

Because A-Engrossed Ordinance No. 786 makes 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 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 Goals, and that each amendment complies with the Goals. Goals 15 (Willamette River Greenway), 16 (Estuarine Resources), 17 (Coastal Wetlands), 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.

Part 2

GOAL FINDINGS

The purpose of these findings is to demonstrate that A-Engrossed Ordinance No. 786 is consistent with Statewide Planning Goals, Oregon Revised Statutes (ORS) and Oregon Administrative Rules (OAR). The Washington County Comprehensive Plan was adopted to

implement the aforementioned planning requirements and was acknowledged by the State of Oregon to be in compliance with these requirements. The county follows the post-acknowledgement plan amendment (PAPA) process to update the Comprehensive 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 proceeding below. In addition, none of the proposed changes to text implicate a Goal compliance issue. The following findings are provided to demonstrate ongoing compliance.

Goal 1 - Citizen Involvement

Washington County has an acknowledged citizen involvement program that provides opportunities for citizens and other interested parties to participate in all phases of the county's planning process. In addition, Chapter X of the County Charter sets forth specific requirements for citizen involvement during review and adoption of land use ordinances. Washington County utilized these requirements for the review and adoption of A-Engrossed Ordinance No. 786.

Goal 2 - Land Use Planning

Statewide 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 Comprehensive Plan, which includes documents such as the Rural/Natural Resource Plan, the Comprehensive Framework Plan for the Urban Area, the Community Development Code and Urban Planning Area Agreements. Washington County utilized this process to adopt A-Engrossed Ordinance No. 786. Notice was coordinated with all affected governmental entities and no comments were received regarding the ordinance.

Goal 9 – Economic Development

Statewide Planning Goal 9 addresses economic development by requiring adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens. Policy 20 in the Comprehensive Framework Plan for the Urban Area and Policies 20 and 21 in the Rural/Natural Resource Plan set out the county's policies to strengthen the local economy.

The proposed ordinance enhances economic development opportunities in the county through the lowering of application fees for mixed-use development in the Community Business District and in creating additional development options that may facilitate this type of development in areas where it is currently uncommon. Mixed-use development has proven a catalyst both regionally and nationally for increased economic activity and diversity at the local level, as exemplified in the changing urban environment in the Orenco area of the county and SE Division Street in Portland. Mixed-use development provides additional commercial options that can lead to a more diversified local economy.

The amendments within A-Engrossed Ordinance No. 786 are consistent with the county's acknowledged policies and strategies for strengthening the local economy as required by Goal 9.

Goal 10 – Housing

Policies 21, 22, 23 and 24 of the Comprehensive Framework Plan for the Urban Area and Policy 19 in the Rural/Natural Resource Plan address the provision of housing in Washington County. The CDC contributes to the provision of adequate housing by establishing standards that facilitate development in an orderly and efficient fashion.

A-Engrossed Ordinance No. 786 proposes to lower the cost of mixed-use development applications in the Community Business District with the intent of spurring construction of this development type. In so doing, additional housing options are provided close to urban services and amenities as noted in Implementation Strategy 4 of this Goal.

Plan compliance with Goal 10 is therefore maintained with the amendments made by A-Engrossed Ordinance No. 773.

Part 3

Findings of Compliance with Metro’s Urban Growth Management Functional Plan

Because A-Engrossed Ordinance No. 786 makes changes that do not affect compliance with all sections of the Urban Growth Management Functional Plan (UGMFP), it is not necessary for these findings to address each title in the UGMFP. The Board of Commissioners finds that the Metro Functional Plan requirements apply to amendments covered by these findings to the extent noted in specific responses below.

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 45 days prior to the first evidentiary hearing for a proposed amendment to a Comprehensive Plan. Staff sent Metro a copy of proposed Ordinance No. 786 on June 19, 2014, 47 days prior to the first evidentiary hearing. Staff contacted Metro and received no comments on the proposed ordinance.

The findings in this document demonstrate that the amendments made by this ordinance are in substantial compliance with the UGMFP.