




October 13, 2014

To: Washington County Board of Commissioners

From: Andy Back, Manager   
Planning and Development Services

Subject: **PROPOSED A-ENGROSSED LAND USE ORDINANCE NO. 789 - An Ordinance Amending the West Community Park and Modifying the Street Network in the Vicinity of the Park in the North Bethany Subarea of the Bethany Community Plan**

**STAFF REPORT**

**For the October 21, 2014 Board of Commissioners Hearing**  
*(The public hearing will begin no sooner than 10:00 am)*

**I. STAFF RECOMMENDATION**

Conduct the first required public hearing on the engrossed ordinance. At the conclusion of public testimony, continue the hearing to October 28, 2014.

**II. BACKGROUND**

At the September 16, 2014 public hearing on proposed Ordinance No. 789, the Board directed engrossment of the ordinance and continued the hearing to October 21 and October 28, 2014. The Board further directed staff to provide notice of the changes and engrossment hearings schedule as required by Chapter X of the County Charter.

Staff prepared and mailed Individual Notice No. 2014-22 which describes the changes to Ordinance No. 789 and lists the two hearing dates for the engrossed ordinance. This notice was mailed to interested parties and individuals on the General Notification List on October 10, 2014. Copies of A-Engrossed Ordinance No. 789 were mailed to the Citizen Participation Organizations (CPOs), and notice of the engrossment was mailed to Washington County cities, special service districts, CPOs and Metro. Notice was also posted on Long Range Planning's land use ordinance web page.

A copy of A-Engrossed Ordinance No. 789 and the Individual Notice are included in the Board's meeting materials for the October 21, 2014 hearing.

**Department of Land Use & Transportation · Planning and Development Services**

**Long Range Planning**

155 N First Avenue, Ste. 350 MS 14 · Hillsboro, OR 97124-3072  
phone: (503) 846-3519 · fax: (503) 846-4412 · www.co.washington.or.us

### III. SUMMARY OF ENGROSSMENT

The Board directed staff to make several changes to Ordinance No. 789. The changes to Ordinance No. 789 are generally described below:

- Amend the Comprehensive Framework Plan, Policy 43 maps for North Bethany to designate the wetland west of the West Community Park as a Fixed Park;
- Amend the North Bethany Subarea Plan's Parks, Trails and Pedestrian Connections Map; Significant Natural Resource Map; and Density Restricted Lands Map to designate the wetland west of the West Community Park as Fixed Park, Open Space, and Density Restricted Land, respectively;
- Amend the North Bethany Subarea Plan's Special Frontages Map to designate Special Frontage Category A along a segment of Primary Street P4 adjacent to the expanded West Community Park;
- Add language allowing Tualatin Hills Park & Recreation District to combine the western P20 sidewalk and the powerline trail when the trail is less than 25 feet from the P20 right-of-way;
- Add language clarifying that the reconfigured West Community Park will have a minimum of 2.72 acres of active open space;
- Correct the Transportation System Plan Map to remove street P20, since it is proposed to be a local street rather than a Neighborhood Route;
- Correct several references to the West Community Park size in the North Bethany Subarea Plan text to reflect the designation of the adjacent wetland as additional park area;
- Amend the wording of Area of Special Concern 11 to delete the reference to a north-south accessway.



October 10, 2014

**Individual Notice No. 2014-22**

**At your request, Long Range Planning is providing you with Individual Notice No. 2014-22, which describes changes that were made to proposed Land Use Ordinance No. 789.**

**These changes have been incorporated into proposed A-Engrossed Ordinance No. 789.**

**Initial Notice**

On August 6, 2014 persons on the General Notification List were mailed a notice from Washington County Long Range Planning regarding initial public hearings before the Planning Commission and the Board of Commissioners (Board) for proposed Land Use Ordinance No. 789.

After public hearings for Ordinance No. 789, the Board ordered substantive amendments to this ordinance. These changes have been incorporated into proposed **A-Engrossed Ordinance No. 789** and are summarized below. As required by Chapter X of the County Charter, the Board has directed staff to prepare and provide you with notice of these amendments. This notice, which describes the changes to proposed Ordinance No. 789, is the second Individual Notice you have received on this ordinance this year.

**Purpose and Description of Proposed Ordinance**

As originally filed, Ordinance No. 789 proposed the following:

- Modifies the size and configuration of the West Community Park.
- Removes, re-aligns and adds Primary Streets in the vicinity of the West Community Park.
- Adds a new Area of Special Concern (ASC) 11, which addresses the ultimate design intent for the West Community Park and the wetland area west of the park, and a proposed new Primary Street and north-south pedestrian/bicycle accessway to be located on the property immediately east of the West Community Park and Waterhouse powerline trail corridor.
- Adds language to the Neighborhood Design Elements (West Neighborhood) to describe street frontage requirements for the West Community Park to accommodate parking, and an east-west trail connection between NW Joss Avenue and the West Community Park.
- Modifies the locations of Community Service Uses to reflect the removal and re-alignment of Primary Streets in the vicinity of the West Community Park.

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**Who is Affected**

- Modifies the locations of Special Frontages along the north and south sides of the West Community Park to reflect the removal and re-alignment of Primary Streets in the vicinity.
- Changes the land use designation of a 50-foot strip of land immediately east of proposed new Primary Street P20 from R-9 NB and R-24 NB to R-15 NB.
- Replaces all references to 'Joss Road' with 'NW Joss Avenue' in the Bethany Community Plan.

Owners and developers of properties within the North Bethany Subarea

**What Land is Affected**

Properties within the North Bethany Subarea (see map)

**Summary of Changes to Ordinance No. 789**

- Amends the Comprehensive Framework Plan, Policy 43 maps for North Bethany to designate the wetland west of the West Community Park as a Fixed Park;
- Amends the North Bethany Subarea Plan's Parks, Trails and Pedestrian Connections Map; Significant Natural Resource Map; and Density Restricted Lands Map to designate the wetland west of the West Community Park as Fixed Park, Open Space, and Density Restricted Land, respectively;
- Amends the North Bethany Subarea Plan's Special Frontages Map to designate Special Frontage Category A along a segment of Primary Street P4 adjacent to the expanded West Community Park;
- Adds language allowing THPRD to combine the western P20 sidewalk and the powerline trail when the trail is less than 25 feet from the P20 right-of-way;
- Adds language clarifying that the reconfigured West Community Park will have a minimum of 2.72 acres of active open space;
- Corrects the Transportation System Plan Map to remove street P20, since it is proposed to be a local street rather than a Neighborhood Route;
- Corrects several references to the West Community Park size in the North Bethany Subarea Plan text to reflect the designation of the adjacent wetland as additional park area;
- Amends the wording of ASC 11 to delete the reference to a north-south accessway.

**Public Hearings  
Time and Place**

**Board of Commissioners  
October 21, 2014  
10:00 am**

**Board of Commissioners  
October 28, 2014  
6:30 pm**

Hearings will be held in the auditorium of the Charles D. Cameron Public Services Building, 155 N. First Avenue, Hillsboro, Oregon.

On October 28, 2014, the Board may choose to adopt the ordinance, make additional changes to it, continue the hearing to a future date, or reject the ordinance. If it is adopted on October 28, the ordinance would become effective on November 28, 2014.

**How to Submit Comments**

Submit oral or written testimony to the Board at one of the public hearings. Written testimony may be mailed or faxed to the Board in advance of the public hearings in care of Long Range Planning. **We are unable to accept e-mail as public testimony.**

Washington County, Department of Land Use & Transportation  
 Planning and Development Services, Long Range Planning  
 155 N. First Ave., Suite 350-14, Hillsboro, OR 97124-3072  
 Telephone: 503-846-3519 Fax: 503-846-4412

**Staff Contact**

Suzanne Savin, Senior Planner  
 155 N. First Ave., Suite 350-14, Hillsboro, OR 97124-3072  
 Telephone: 503-846-3963 Fax: 503-846-4412  
 e-mail: Suzanne\_savin@co.washington.or.us

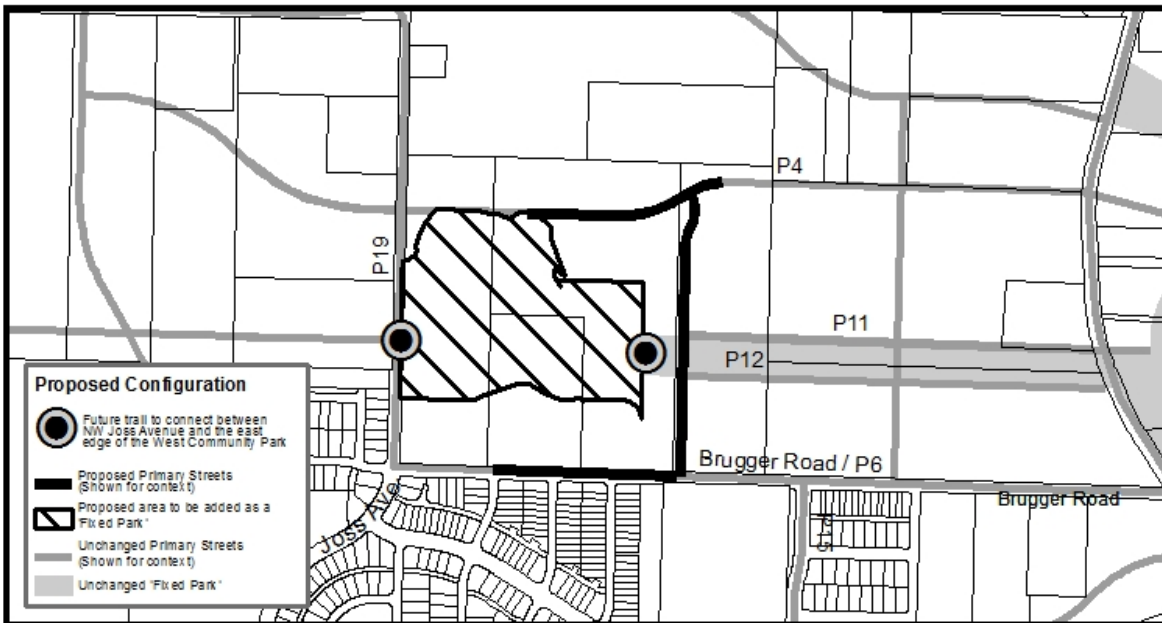
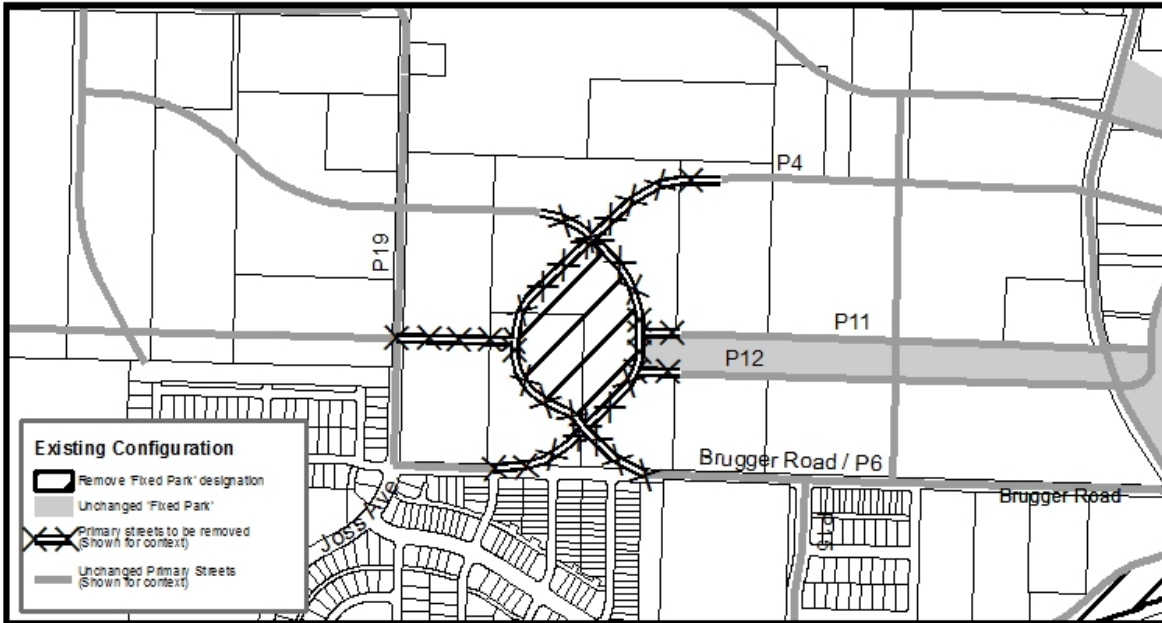
**Proposed Ordinance is available at the following locations**

- Washington County, Department of Land Use & Transportation  
 Planning and Development Services, Long Range Planning  
 155 N. First Ave., Hillsboro, OR 97124-3072  
 Telephone: 503-846-3519
- [www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2014-land-use-ordinances.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2014-land-use-ordinances.cfm)
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations (CPOs) Call 503-821-1128 for a directory of CPOs.

**Plan Documents Affected by A-Engrossed Ordinance No. 789**

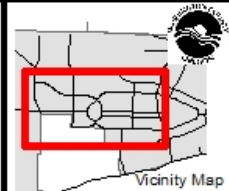
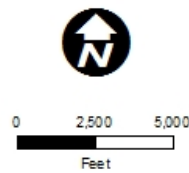
*For more information about these plan documents, please call Long Range Planning at (503) 846-3519.*

WASHINGTON COUNTY COMPREHENSIVE PLAN DOCUMENTS			
Comprehensive Framework Plan for the Urban Area <input checked="" type="checkbox"/>	Rural/Natural Resource Plan <input type="checkbox"/>	Exceptions Statement Document <input type="checkbox"/>	
Urban Community Plan: <input checked="" type="checkbox"/>		Bethany Community Plan, Chapters 1 and 2	
Community Development Code <input type="checkbox"/>	Transportation Plan <input checked="" type="checkbox"/>	Public Facility Plan <input type="checkbox"/>	Urban Planning Area Agreement <input type="checkbox"/>



WASHINGTON COUNTY - LONG RANGE PLANNING

Proposed A-Engrossed Ordinance No. 789





October 10, 2014

To: Washington County Cities and Special Service Districts

From: Andy Back, Manager   
Planning and Development Services

**Subject: A-Engrossed Land Use Ordinance Nos. 789, 790, and 791**

After initial public hearings for Ordinance Nos. 789, 790, and 791, the Washington County Board of Commissioners (Board) ordered substantive amendments to these ordinances. These changes have been incorporated into proposed **A-Engrossed Ordinance Nos. 789, 790, 791** and are summarized below. The engrossed ordinances are available on the Washington County web site at:

[www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2014-land-use-ordinances.cfm](http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2014-land-use-ordinances.cfm)

If you would like a copy of these ordinances or additional information, please contact Long Range Planning at (503) 846-3519.

The public hearings for these ordinances before the Board are listed below. The hearings will be held in the auditorium of the Charles D. Cameron Public Services Building, 155 N. First Avenue, Hillsboro, Oregon.

### Public Hearings

#### Board of Commissioners

**October 21, 2014**  
**10:00 am**

**October 28, 2014**  
**6:30 pm**

### A-Engrossed Ordinance No. 789

**A-Engrossed Ordinance No. 789** proposes to amend a segment of the Primary Street P2 Alignment in the North Bethany Subarea of the Bethany Community Plan.

The engrossed ordinance incorporates all amendments originally proposed in Ordinance No. 789 and includes the following additional changes:

- Amends the Comprehensive Framework Plan, Policy 43 maps for North Bethany to designate the wetland west of the West Community Park as a Fixed Park;
- Amends the North Bethany Subarea Plan's Parks, Trails and Pedestrian Connections Map; Significant Natural Resource Map; and Density Restricted Lands Map to designate the wetland west of the West Community Park as Fixed Park, Open Space, and Density Restricted Land, respectively;
- Amends the North Bethany Subarea Plan's Special Frontages Map to designate Special Frontage Category A along a segment of Primary Street P4 adjacent to the expanded West Community Park;

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- Adds language allowing THPRD to combine the western P20 sidewalk and the powerline trail when the trail is less than 25 feet from the P20 right-of-way;
- Adds language clarifying that the reconfigured West Community Park will have a minimum of 2.72 acres of active open space;
- Corrects the Transportation System Plan Map to remove street P20, since it is proposed to be a local street rather than a Neighborhood Route;
- Corrects several references to the West Community Park size in the North Bethany Subarea Plan text to reflect the designation of the adjacent wetland as additional park area;
- Amends the wording of ASC 11 to delete the reference to a north-south accessway.

### **A-Engrossed Ordinance No. 790**

**A-Engrossed Ordinance No. 790** proposes to amend a segment of the Primary Street P2 Alignment in the North Bethany Subarea of the Bethany Community Plan.

The engrossed ordinance incorporates all amendments originally proposed in Ordinance No. 790 and includes the following additional changes:

- Amends the Comprehensive Framework Plan for the Urban Area (CFP) Policy 43 maps, the Functional Classification map of the Transportation System Plan, and the Primary Streets Map of the North Bethany Subarea Plan to reflect removal of the east-west Primary Street P2 segment bisecting two parcels (1N117CA00300 and 400), and location of the P2 intersection with NW Brugger Road on the west side of those parcels.
- Modifies the Special Frontages Map of the North Bethany Subarea Plan to shift the location of the "Special Frontages Category A" on the above two parcels northward to correspond to the edge of the future local street that will abut the northern boundary of the future Neighborhood Park.
- Updates the Bethany Creek Trail Corridor Sketch No. 2 in Area of Special Concern (ASC) 7 to reflect the removal of the P2 segment from the two parcels.
- Amends the description of ASC 9 to remove a reference to P2 as a street adjacent to this ASC.
- Amends the Central Neighborhood Design Elements to require street frontage along the north side of the Neighborhood Park near Bethany Creek.

### **A-Engrossed Ordinance No. 791**

**A-Engrossed Ordinance No. 791** proposes to amend the Community Development Code relating to Digital Billboards.

The engrossed ordinance incorporates all amendments originally proposed in Ordinance No. 791 and includes the following additional changes:

- Amendment to Section 106-193.13 to increase the time allowed for the change from one message to another message to be no more frequent than once every 10 seconds.
- Amendment to Section 414-2.3 G. to clarify language relating to "residentially designated properties."
- Amendment to Section 414-6.4 E. to require digital signs to provide screening or other measures to meet dark sky requirements for upright and light trespass per the County Road Standards.