

EXHIBIT A

FINDINGS FOR A-ENGROSSED ORDINANCE NO. 789 AN ORDINANCE AMENDING THE COMPREHENSIVE FRAMEWORK PLAN FOR THE URBAN AREA, THE TRANSPORTATION SYSTEM PLAN, AND THE BETHANY COMMUNITY PLAN RELATED TO THE WEST COMMUNITY PARK IN THE NORTH BETHANY SUBAREA

October 28, 2014

Part 1: GENERAL FINDINGS

A-Engrossed Ordinance No. 789 amends the Comprehensive Framework Plan for the Urban Area (CFP), the Transportation System Plan (TSP), and the Bethany Community Plan, to modify the size and configuration of the North Bethany Subarea's West Community Park, and to remove, re-align and add Primary Streets in the vicinity of the West Community Park. These amendments were made to address the existence of a wetland located to the west of the West Community Park. Ordinance No. 789 also proposes to replace all references to 'Joss Road' with 'NW Joss Avenue' in the Bethany Community Plan.

Key provisions of A-Engrossed Ordinance No. 789 include:

- Amends the CFP 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.
- Modifies the configuration of the West Community Park, and enlarges its size by incorporating the area of the adjacent wetland to the west into the area 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 a proposed new Primary 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.
- Modifies the locations of Special Frontages along the north and south sides of the West Community Park to reflect the park’s reconfiguration and 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.
- Modifies the roadway element of the Transportation System Plan to remove segments of Primary Streets P4, P6 and P7 that were planned to abut the West Community Park; and removes the segment of Primary Street P1 that is located between the north-south segment of Brugger Road (future extension of Joss Avenue) and the West Community Park.

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 Board of County 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 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.

The Board also finds that applicable requirements under the Transportation Planning Rule (OAR 660-12) be addressed directly due to the subject matter of the ordinance. These findings are included in this document.

The county is also required to make findings that the amendments are consistent with the requirements of Metro’s Regional Transportation Plan (RTP) and Metro’s Urban Growth Management Functional Plan (UGMFP). These findings are also addressed in this document.

Part 2: STATEWIDE PLANNING GOAL FINDINGS

The purpose of the findings in this document is to demonstrate that A-Engrossed Ordinance No. 789 is consistent with Statewide Planning Goals, ORS and OAR requirements and Metro’s Urban Growth Management Functional Plan. The Washington County Comprehensive 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 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 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

Washington County has an acknowledged citizen involvement program that provides opportunities for citizens and other interested parties to participate in all phases of the 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 has utilized these requirements for the adoption of A-Engrossed Ordinance No. 789.

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, Urban Planning Area Agreements and the Community Development Code (CDC). Washington County utilized this process to adopt A-Engrossed Ordinance No. 789. Notice was coordinated with all affected governmental entities and no comments were received regarding the ordinance.

Goal 5 – Natural Resources, Scenic and Historic Areas and Open Spaces

Goal 5 addresses the protection of natural resources and the conservation of scenic, cultural, and historic areas and open spaces by requiring local programs to protect these resources in order to promote a healthy environment and natural landscape that contributes to Oregon’s livability for present and future generations. Policies 10, 11 and 12 of the CFP, Policies 7, 9, 10, 11, 12 and 13 of the Rural/Natural Resource Plan and various sections of the Community Plans and the CDC include provisions for the protection of Goal 5 resources. In addition, OAR 660-023-0250 requires application of current Goal 5 provisions to post-acknowledgment plan amendments (PAPAs) when the PAPA: 1) creates or amends a resource list or a portion of an acknowledged plan or land use regulation that protects a significant Goal 5 resource, or 2) allows new uses that could be conflicting uses with a particular Goal 5 site.

The North Bethany Subarea contains designated Open Space resources corresponding to future parks, an existing cemetery, and existing powerline/trail corridors. A-Engrossed Ordinance No. 789 proposes to designate an approximately 10 acre area, corresponding to an approximately 7.5 acre wetland and 50-foot wetland buffer, as Open Space. The location of this Open Space area is shown in Attachment A. During the proceedings for Ordinance No. 789, information was submitted to demonstrate that the wetland portion of this proposed Open Space area is a jurisdictional wetland, and that the state permitting requirements for development within jurisdictional wetlands may preclude the residential and road development originally planned for this area.

A-Engrossed Ordinance No. 789 proposes to designate this wetland/buffer as Open Space, which would substantially preserve the area as passive open space for limited public enjoyment, as a complement to the adjacent active park space within the West Community Park.

In order for a determination regarding the potential protection of a resource to be done by a local government as a post acknowledgement plan amendment, the Goal 5 process laid out in Division 023 must be followed. The Goal 5 process requires that a local government inventory the potential Goal 5 resource; evaluate the potential protection of the resource through what is called an ESEE analysis (Economic, Social Environmental and Energy); and then develop a program to provide the level of Goal 5 protection of the resource that is determined appropriate. In the current situation, the referenced map provides the required inventory of the Open Space resource; see Attachment A.

The County's Significant Natural and Cultural Resources Map and the implementing regulations of the North Bethany Subarea Plan and the Community Development Code provide the necessary protective measures.

Following is our ESEE assessment regarding fully protecting the proposed open space area; limiting conflicting uses of this area to open space uses and limited road development; or fully allowing conflicting uses of the area. The conflicting uses considered as full conflicting uses would be all elements of residential development as would currently be allowed under the North Bethany Subarea Plan including home, road, and utility development and related activities.

ESEE Analysis

This section considers the economic, social, environmental and energy consequences of the following:

- a. *Prohibiting conflicting uses*, thereby providing full protection of the resource site.
- b. *Limiting conflicting uses* by offering limited protection of the resource site (balance development and open space/conservation objectives). This basically leaves the decision whether a portion of the wetland and buffer area may be developed up to State and Federal resource permitting decisions as development applications are proposed for the site.
- c. *Allowing conflicting uses* fully with no local County protection for the resource site. Prospective developers would still be subject to State and Federal permitting requirements.

In the current situation, the most significant potential conflicting uses for the proposed open space area are the related uses associated with residential development and use of the property including the construction and ultimate use of roads, utilities, and homes on the subject area. These conflicting uses would currently be allowed within the subject area under the residential land use designations of the North Bethany Subarea Plan's Land Use Designations map, and by the absence of development restricting designations on the Significant and Natural Resources Plan and the Density Restricted Lands maps of the North Bethany Subarea Plan.

A lesser degree of a potential conflicting use would be to allow for the area to be developed with open space uses which may include development of trails, boardwalks, interpretive displays, and possibly road improvements serving parks and open space uses and other nearby uses. Some wetland or buffer impacts might be possible, subject to the permitting processes of the Oregon Department of State lands and the US Army Corps of Engineering rules and permitting processes.

Finally, fully prohibiting conflicting uses would leave the area completely undevelopable – even prohibiting the development of trails or boardwalks within the proposed open space area.

Environmental Consequences

Prohibit Conflicting Uses: If all conflicting uses are prohibited, then the proposed open space area in its current condition would be conserved. The proposed open space area is privately owned. The property owner would have no incentive to enhance the property and its open space values should all conflicting uses be prohibited. Any proposed development adjacent to the proposed open space would be restricted to areas completely outside of the open space area. The planned alignments of Primary Streets P1, P6, and P19 (Brugger Road) in the North Bethany Subarea Plan would potentially be affected if permits could not be obtained for development of those roads in areas of the wetland buffers.

Prohibiting all conflicting uses would provide continued open space protection – though likely in private ownership with no provisions for the public to interact with much of the potential open space values. The wetland provides functions and values, but these are degraded due to past disturbance to the site and adjacent areas. Even with the impacts from past human use, however, the wetland and buffer still provides important functions and values. Water quality treatment is provided due to the fact that overland stormwater flow discharges into the wetland. As such, the grasses within the wetlands filter the stormwater flowing untreated from impervious surfaces upstream. Wildlife habitat is also provided by the proposed open space area. The property likely serves as a travel corridor for a variety of common wildlife species. The protected open space would also provide a visual buffer and separation amongst neighboring developed or developing areas.

Limit Conflicting Uses: If conflicting uses such as parks and open space uses are limited, there will be a balance of development and conservation objectives within this area. The amount of protection of the open space may be limited to what is restricted from development through State and Federal wetland permitting processes as development permits are requested. Allowing some development may reduce some area and functionality of the wetlands and buffers, but would conserve other areas.

There would be short-term construction-related impacts related to construction of the planned primary streets. Those impacts would occur during land preparation and construction of the streets. Construction activities would result in the excavation and removal of vegetation. However, these disturbances can be restored through native plantings and an erosion control plan

will ensure that impacts are limited to the footprint of the proposed development. Construction noise can have a detrimental impact on wildlife within the remainder of the open space area.

Allow Conflicting Uses: If conflicting uses such as residential development are allowed in the open space area, then theoretically a much larger proportion of the open space area could be impacted by development with a concomitant loss of open space values. Even if Washington County determines that conflicting uses such as residential development should be allowed in the subject area, any potential impacts to the wetlands and buffer area would still need to be reviewed and approved by the Oregon Department of State Lands, the US Army Corps of Engineers, and Clean Water Services.

Allowing all conflicting uses could result in removal of the existing vegetative cover and loss of habitat for a variety of wildlife. Lost habitat would include the loss of food sources and refuge areas for mammals, reptiles, amphibians, and insects. Existing habitat would likely be replaced with lawns and ornamental, non-native vegetation which would provide some, but greatly altered, food sources and refuge for wildlife. Impervious surfaces such as roads and buildings would partially permanently replace native habitats and groundwater recharge areas. The wildlife habitat values that the property currently provides will likely be lost or severely impacted depending on the amount of wetland filled to allow conflicting uses. Fences related to residential development of the affected area could form barriers to wildlife migration. As the range of habitat for indigenous wildlife becomes restricted and isolated, opportunities for recruitment from other areas are limited and wildlife populations become vulnerable to disease, predation and local extinction.

Increased impervious surface and vegetation removal related to allowing development of the subject area could lead to increased storm runoff and peak flows in streams resulting in erosion, bank failure, flooding, and significant loss of fish and aquatic habitat function. It is assumed, however, that the development resulting from allowing conflicting uses would still need to adhere to the water quality and detention standards set by Clean Water Services and DEQ, and as such, would be required to provide stormwater quality measures and potentially stormwater detention measures to be implemented.

The increase in impervious surface area and the subsequent increased storm runoff from the area also has the potential to reduce groundwater recharge and alter the volumes of water in nearby wetlands and streams contributed by groundwater. This can alter an area's hydrology by lowering surface water levels or groundwater tables on nearby properties and removing a local source of water essential to the survival of fish, amphibians and aquatic organisms, and terrestrial animals. Clearing and grading activities can reduce the capacity of soil to support vegetation and absorb groundwater by reducing soil fertility, microorganisms, and damaging soil structure.

As with allowing limited conflicting uses, there would be short term construction-related impacts which occur when preparing land for and constructing the proposed development. Construction activity would result in the excavation and removal of existing mostly-native vegetation. However, these disturbed areas could be restored through mitigating native plantings.

Construction-related noise can also have a detrimental impact on wildlife, as can the long-term noise associated with residential development.

Economic Consequences

Prohibit Conflicting Uses: Fully prohibiting conflicting uses would keep the wetland and buffer intact and limit the footprint of development activity. Prohibiting conflicting uses would impact the potential residential densities planned for by the North Bethany Community Plan, and the potential relocation of that residential development to other areas could lessen potential economic gains in the Bethany area. The economic benefits for local businesses in the Bethany area would be reduced if this lessened development is not replaced elsewhere in the area. Likewise, anticipated systems development fees and taxes that would otherwise be paid by development in this area to Washington County and other local service-providing agencies would be reduced.

Numerous studies have concluded that living next to a permanent open space increases property values. As such, prohibiting conflicting uses could benefit property values for adjacent properties when those properties are developed - which may partially offset any loss of potential tax revenues from prohibiting development of the subject area.

Prohibiting development of the subject area could result in a loss in short-term construction jobs that otherwise could be anticipated to occur related to residential development of the subject area.

Limit Conflicting Uses: Balancing open space related recreation and conservation goals for the affected property could result in an economic gain for local businesses, while ensuring that adjacent properties benefit from an enhanced and largely intact open space. Development of a portion of the subject area with planned roads could economically benefit businesses in the area, including residential homebuilders and future nearby businesses. There would be a gain in short-term jobs generated by road construction within or adjacent to the subject area.

Allow Conflicting Uses: Allowing conflicting uses would increase the population of people residing in the North Bethany area and would thus be expected to increase the economic gains of local businesses (including future businesses). There would be more short term construction jobs required to develop the subject area than would occur if the area is restricted from development.

Nearby properties could be negatively impacted by the loss of nearby open space by reduction of the values of their residential property.

Social Consequences

Prohibit Conflicting Uses: Prohibiting conflicting uses would result in the development of nearby areas outside of the open space wetlands and buffer area, with the wetland and buffer remaining in their current degraded condition. The presence of the wetland would likely result in the area being set aside as a private open space without the public being able to fully enjoy the

open space values provided such as wildlife observation, and exercise by using trails. The social benefits afforded from living adjacent to a permanent open space would be enhanced for adjacent residential properties to be developed if they knew that all conflicting uses of the area would be prohibited.

Limit Conflicting Uses: Limiting conflicting uses would allow limited development of the wetlands and buffer area with trails, possible boardwalks, and road construction subject to State and Federal permitting processes along with preservation of most of the wetlands. The partially protected wetlands would allow for the public to enjoy the open space and its proximity to a relatively large population would establish new connections for people to the outdoors.

Allow Conflicting Uses: Allowing conflicting uses would result in the loss of open space and views, which could negatively affect adjacent properties and the local area as a whole. The subject area is partly visible from NW Brugger Road, so the visual impact of a residential development with reduced open space area could have a negative social effect.

Wetlands provide educational opportunities for those living near them, which would be lost if conflicting uses are allowed. Open space also provides opportunities for urban quiet and solitude, the lack of which has adverse social consequences.

By maintaining the amount of buildable residential land inside the Urban Growth Boundary (UGB) through allowing residential development of the area, expansion of the UGB onto farm and grazing land could be slightly delayed.

Energy Consequences

Prohibit Conflicting Uses: Prohibiting conflicting uses would limit residential development in the North Bethany area slightly. This could increase the pressure to expand the UGB elsewhere in the long term, which could result in people needing to travel farther to work, school, and to shop, which would increase energy consumption. This could also result in the need for new roads and infrastructure further from population centers.

Limit Conflicting Uses: Limiting conflicting uses to public or private open space uses and limited planned-for road development could result in some additional residential development in the general area along with some unknown amount of protection of wetland area dependent upon State and Federal wetland permitting.

Allow Conflicting Uses: Allowing conflicting uses would increase the footprint and the density of residential development in North Bethany relative to prohibiting or allowing limited conflicting uses. This would diminish the need to expand the UGB and ensure that people were more centrally located to businesses, jobs and schools. The need for new infrastructure to support relocated increases in population would be less.

ESEE DECISION

Prohibiting conflicting uses within the impact area would provide for total preservation of the existing wetland as open space. The approximately 10 acres of wetlands and buffer area could not be developed with residential development, with a potential result of additional pressure to expand the UGB as potential residents of the area need to find other areas in which to settle. Local businesses would not benefit from the larger population base that would result from development of this area. In addition, planned primary roads would need to be relocated, re-aligned, or elements of the planned roads such as sidewalks could be eliminated from road improvement plans.

Construction jobs would be fewer than would be anticipated from development of the subject area. The open space would be preserved in its current condition, which should enhance property values for adjacent property owners.

Limiting conflicting uses would allow for long-term protection of the most important wetland, wildlife habitat, and open space values of the site while allowing for some human recreational uses and limited road development.

Allowing conflicting uses within the subject area would increase the population density and ensure that local businesses receive maximum economic gains. Short term construction jobs would be increased. The loss of the approximately 10 acres of open space represented by the wetlands and buffer area would negatively impact wildlife habitat (e.g. travel corridor) and wetland functions, such as groundwater recharge, water quality treatment, and hydrologic enhancement. Impacts from residential development replacing the wetlands area could negatively impact adjacent properties. The loss of a visual buffer and open space area could negatively impact adjacent property values and investment values. The loss of the open space could reduce recreational opportunities for residents of the area.

Recommendation: This analysis concludes that *limiting conflicting uses* to open space uses, including recreation, would result in the most positive consequences of the three decision options. A *limiting conflicting uses* decision will avoid many of the negative consequences attributed to either allowing or prohibiting conflicting uses. There will be a relatively high level of economic, social, environmental and energy benefits achieved. Limiting conflicting uses offers the most benefit to the wetland (through its long-term protection) and to the community through allowing the public to enjoy the open space through the possible development of trails, boardwalks and adjacent roadways – subject to State and Federal permitting requirements.

Based on the above ESEE analysis, A-Engrossed Ordinance No. 789 proposes to add the approximately 10 acre wetland and buffer area lying west of the West Community Park to North Bethany's existing inventory of Open Space resources. The recommendation to limit conflicting uses will allow this area to be substantially preserved, while also allowing for limited public enjoyment of this area as a contemplative open space that will complement the adjacent active park space within the West Community Park.

Plan compliance with Goal 5 is maintained with the amendments made to the Comprehensive Plan by A-Engrossed Ordinance No. 789. The amendments made by A-Engrossed Ordinance No. 789 are consistent with the county's acknowledged policies and standards for the protection of Goal 5 resources, as well as those set forth in OAR 660 Division 23.

Goal 8 – Recreational Needs

Goal 8 requires local jurisdictions to satisfy the recreational needs of citizens and visitors by planning and providing for the siting of necessary recreational facilities. Policies 33, 34 and 35 of the CFP, Policy 21 of the Rural/Natural Resource Plan and the individual Community Plans address the recreational needs of the citizens of Washington County and visitors.

The North Bethany Subarea incorporates a plan for various park locations and sizes, accompanied by a network of multi-modal off-street recreational trails and on-street connections. This program of land for recreational facilities is consistent with the level of service standards for the identified park service provider, as described in the Master Plan of the Tualatin Hills Park and Recreation District (THPRD).

A-Engrossed Ordinance No. 789 reconfigures the shape of the West Community Park, and removes and realigns some streets in the park's vicinity. The existing wetland west of the park is incorporated into the area of the park, thereby adding a passive and contemplative element to the West Community Park and enlarging its planned size from approximately 4 to 5 acres to approximately 12 to 13 acres. The ordinance requires a future trail connection between the west and east sides of the enlarged West Community Park. The program of land for recreational facilities in North Bethany remains consistent with the level of service standards for THPRD.

Plan compliance with Goal 8 is maintained with the amendments made by A-Engrossed Ordinance No. 789. The amendments are consistent with the county's acknowledged policies and strategies for satisfying recreational needs as required by Goal 8.

Goal 11 – Public Facilities and Services

Goal 11 requires a plan for the orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development. Policies 15, 25, 26, 27, 28, 29, 30 and 31 of the CFP, and Policy 22 of the Rural/Natural Resource Plan address the provision of public facilities and services in the urban and rural areas of unincorporated Washington County. The CDC requires that adequate public facilities and services be available for new development.

Plan compliance with Goal 11 is maintained with the amendments made by A-Engrossed Ordinance No. 789. The amendments are consistent with the county's acknowledged policies and strategies for the provision of public facilities and services as required by Goal 11.

Goal 12 - Transportation

Goal 12 requires the provision and encouragement of a safe, convenient, multimodal and economic transportation system. Policy 32 of the CFP, Policy 23 of the Rural/Natural Resource Plan, and in particular, the Washington County Transportation System Plan (TSP), describe the transportation

system necessary to accommodate the transportation needs of Washington County. Implementing measures are contained in the county's TSP, Community Plans, and the CDC.

Detailed findings for Goal 12 are provided in Part 2 in this document in the form of specific Transportation Planning Rule (TPR) findings, pursuant to OAR 660-012. Brief summaries of the applicable TPR provisions are followed by findings of compliance. Only those provisions of Division 12 that require specific findings are summarized and addressed herein.

A-Engrossed Ordinance No. 789 makes minor amendments to the Functional Classification System map of Policy 10 of the 2020 Transportation Plan, by removing segments of Primary Streets P4, P6 and P7 that were planned to abut the West Community Park; and removing the segment of Primary Street P1 that is located between the north-south segment of Brugger Road (future extension of Joss Avenue) and the West Community Park. Otherwise, A-Engrossed Ordinance No. 789 makes no other changes to the Transportation System Plan.

Plan compliance with Goal 12 is maintained with the amendments made by A-Engrossed Ordinance No. 789. The amendments are consistent with the county's acknowledged policies and strategies for the provision of transportation facilities and services as required by Goal 12, the TPR and the Regional Transportation Plan (RTP). Complete findings are discussed under Parts 2, 3 and 4 of the findings.

Part 3:
TRANSPORTATION PLANNING RULE (OAR 660-012) FINDINGS

Washington County has an acknowledged Transportation System Plan (TSP) adopted by A-Engrossed Ordinance No. 588 in 2002 consistent with the Transportation Planning Rule (TPR) provisions. A-Engrossed Ordinance No. 789 makes minor amendments to the Functional Classification System map of the TSP. A-Engrossed Ordinance No. 789 does not amend any planned regional transportation facilities. A-Engrossed Ordinance No. 789 has been developed in compliance with all applicable provisions of Division 12.

A-Engrossed Ordinance No. 789 makes limited amendments to the adopted TSP. These amendments do not affect compliance with certain sections the TPR. Therefore, it is not necessary for these findings to address each section of the TPR. The Board of County Commissioners (Board) finds that the TPR applies to amendments covered by these findings only to the extent noted in specific responses to individual applicable sections.

A-Engrossed Ordinance No. 789 amends the TSP by removing segments of Neighborhood Routes (Primary Streets P4, P6 and P7) that were planned to abut the West Community Park; and removing the Neighborhood Route segment of Primary Street P1 that is located between the north-south segment of Brugger Road (future extension of Joss Avenue) and the West Community Park. These changes are within the Urban Growth Boundary (UGB) as it existed prior to the "grand bargain" HB4078. A-Engrossed Ordinance No. 789 does alter existing land use designations by applying a Park designation, an Open Space designation and a Density Restricted Lands designation to the wetland area and reducing the overall density by 120-150

units. The amendments made by A-Engrossed Ordinance No. 789 are consistent with and support the adopted and acknowledged strategies in the 2020 Transportation Plan.

A-Engrossed Ordinance No. 789 does not result in traffic levels that change or degrade the performance of the planned transportation system. A-Engrossed Ordinance No. 789 does make minor modifications to the planned street network in the vicinity of the West Community Park, but do not change the planned Functional Classification of the transportation facilities as described in OAR 660-012-0060 (1). As a result the provisions of the OAR 660-012-0060 can be met and no additional measures required.

Part 4:
REGIONAL TRANSPORTATION PLAN (RTP) FINDINGS

A-Engrossed Ordinance No. 789 is consistent with the RTP published on July 29, 2010. RTP section 6.7.1 requires that local plans be implemented consistent with the Regional Transportation Functional Plan (RTFP). The RTP provisions are satisfied because the County's TSP is consistent with the RTFP. Findings concerning the RTFP are discussed in Part 4 below. A-Engrossed Ordinance No. 789 does not add or modify any planned regional transportation facilities or make changes to existing facilities that would be inconsistent with the Regional Transportation Plan (RTP).

Part 5:
REGIONAL TRANSPORTATION FUNCTIONAL PLAN (RTFP) FINDINGS

Washington County has an acknowledged Transportation System Plan (TSP) adopted by A-Engrossed Ordinance No. 588 in 2002. Updates to the TSP in A-Engrossed Ordinance Nos. 768 and 783 were adopted by the Board of County Commissioners October 1, 2013 and October 7, 2014, respectively. A-Engrossed Ordinance Nos. 768 and 783 become effective December 1, 2014.

A-Engrossed Ordinance No. 789 amends the Washington County Transportation System Plan consistent with the Title 2 "Development and Update of Transportation System Plans" of the Regional Transportation Functional Plan (RTFP) Sections 210, 220 and 230. The evaluation of transportation needs utilized the Metro 2035 land use allocations and travel demand forecasts. A-Engrossed Ordinance No. 789 amends the Neighborhood Route (local facility) network of the Washington County TSP and does not add or modify any planned regional transportation facilities or make changes to existing facilities that would be inconsistent with the Regional Transportation Plan (RTP).

Staff has identified that existing motor vehicle performance standards can be maintained with a combination of existing funded transportation improvements (which are identified on the Financially Constrained RTP), and intersection improvements likely to be identified through the development review process. Therefore, A-Engrossed Ordinance No. 789 is consistent with the RTFP.

Part 6:

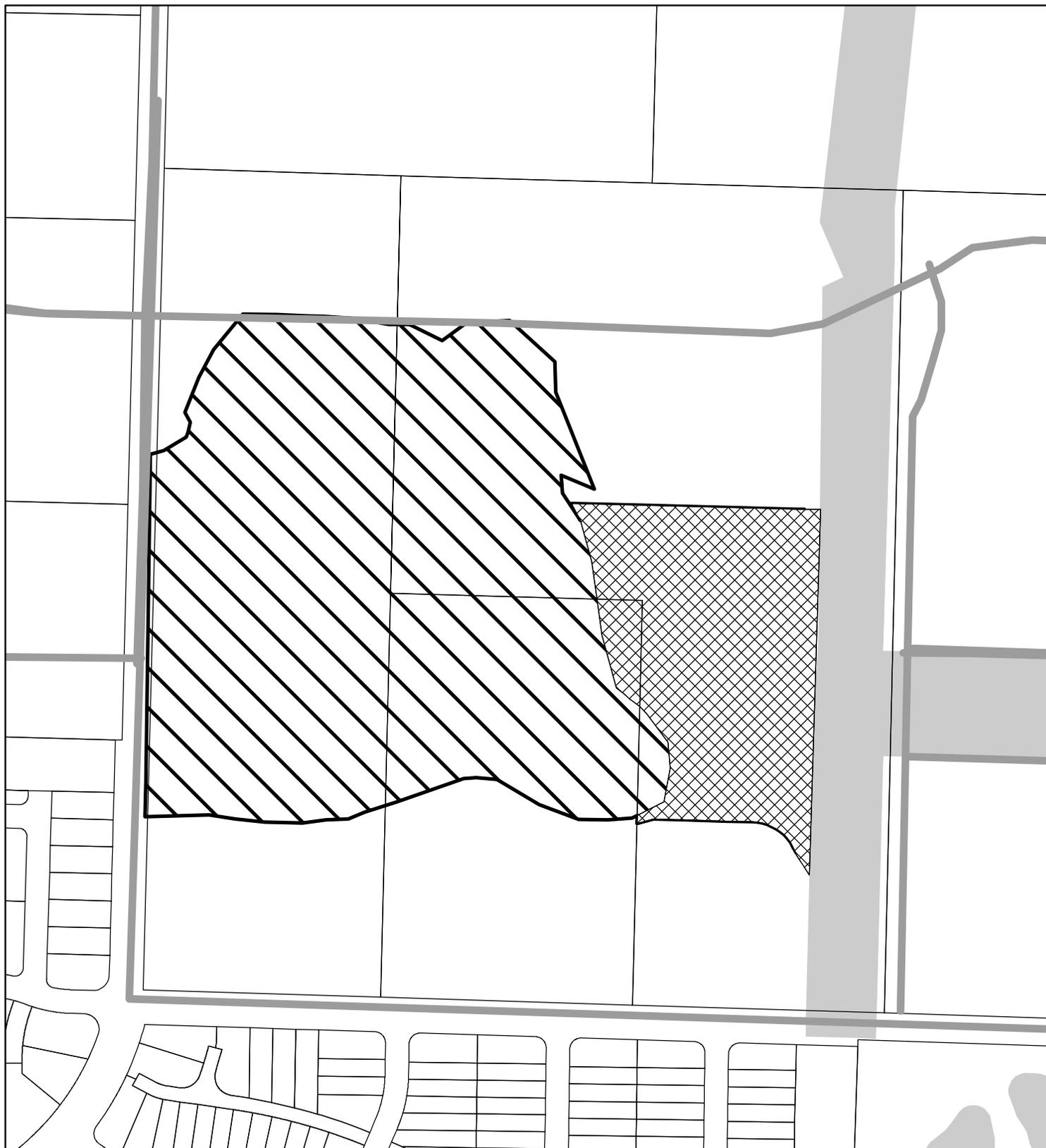
URBAN GROWTH MANAGEMENT FUNCTIONAL PLAN FINDINGS

Title 8 - Compliance Procedures

Title 8 sets forth Metro's procedures for determining compliance with the Urban Growth Management Functional Plan. 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. 789 on July 3, 2014, 48 days prior to the first evidentiary hearing. Staff received no comments from Metro on proposed Ordinance No. 789. Metro was mailed a copy of A-Engrossed Ordinance No. 789 on October 10, 2014. Metro provided no comments on A-Engrossed Ordinance No. 789.

The findings in this document demonstrate that the amendments made by this ordinance are in substantial compliance with the Urban Growth Management Functional Plan.



WASHINGTON COUNTY - LONG RANGE PLANNING

A-Engrossed Ordinance No. 789

-  Additional 'Fixed Park', Open Space, and 'Density Restricted Lands' per A-Engrossed Ordinance No. 789
-  Reconfiguration of 'Fixed Park', 'Open Space', and 'Density Restricted Lands' per A-Engrossed Ordinance No. 789
-  Unchanged 'Density Restricted Lands'
-  Proposed Primary Streets (Shown for context)

