




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. 790 - An Ordinance Amending a Segment of the Primary Street P2 Alignment 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 October 7, 2014 public hearing on proposed Ordinance No. 790, 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. 2014-23 which describes the changes to Ordinance No. 790 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. 790 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. 790 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
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III. SUMMARY OF ENGROSSMENT

The Board directed staff to make several changes to Ordinance No. 790. The changes to Ordinance No. 790 are generally described below:

- Amend 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 relocation of the P2 intersection with NW Brugger Road to the west side of those parcels.
- Modify 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.
- Update 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 above two parcels.
- Amend the description of ASC 9 to remove a reference to P2 as a street adjacent to this ASC.
- Amend the Central Neighborhood Design Elements to require street frontage along the north side of the Neighborhood Park near Bethany Creek.



October 10, 2014

Individual Notice No. 2014-23

At your request, Long Range Planning is providing you with Individual Notice No. 2014-23, which describes changes that were made to proposed Land Use Ordinance No. 790.

These changes have been incorporated into proposed A-Engrossed Ordinance No. 790.

Initial Notice

On July 15, 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. 790.

After public hearings for Ordinance No. 790, the Board ordered substantive amendments to this ordinance. These changes have been incorporated into proposed **A-Engrossed Ordinance No. 790** 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. 790, is the second Individual Notice you have received on this ordinance this year.

Purpose and Description of Proposed Ordinance

Proposed Ordinance No. 790 modifies a segment of Primary Street P2 between Primary Street P15 and NW Kaiser Road in the North Bethany Subarea. The proposed new alignment of Primary Street P2 will intersect with NW Brugger Road rather than NW Kaiser Road. This change was requested by West Hills Development in order to avoid the need for a right-in/right-out intersection of Primary Street P2 at NW Kaiser Road.

As originally filed, Ordinance No. 790 proposed the following:

- Realign a segment of Primary Street P2 (located between Primary Street P15 and NW Kaiser Road) to intersect with NW Brugger Road rather than NW Kaiser Road.
- Modify the Special Frontages requirement along a segment of the trail paralleling Bethany Creek to reflect the realignment of Primary Street P2 away from the trail.
- Add clarifying language to the Neighborhood Design Elements (Central Neighborhood) and Areas of Special Concern (ASCs) 7 and 9 to reflect the realignment of a segment of Primary Street P2.

Who is Affected

Owners and developers of properties within the North Bethany Subarea.

What Land is Affected

Properties within the North Bethany Subarea (see attached map).

Summary of Changes to Ordinance No. 790

- 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 relocation of the P2 intersection with NW Brugger Road to the west side of those parcels.

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Summary of Changes to Ordinance No. 790, continued

- 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.

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
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Staff Contact

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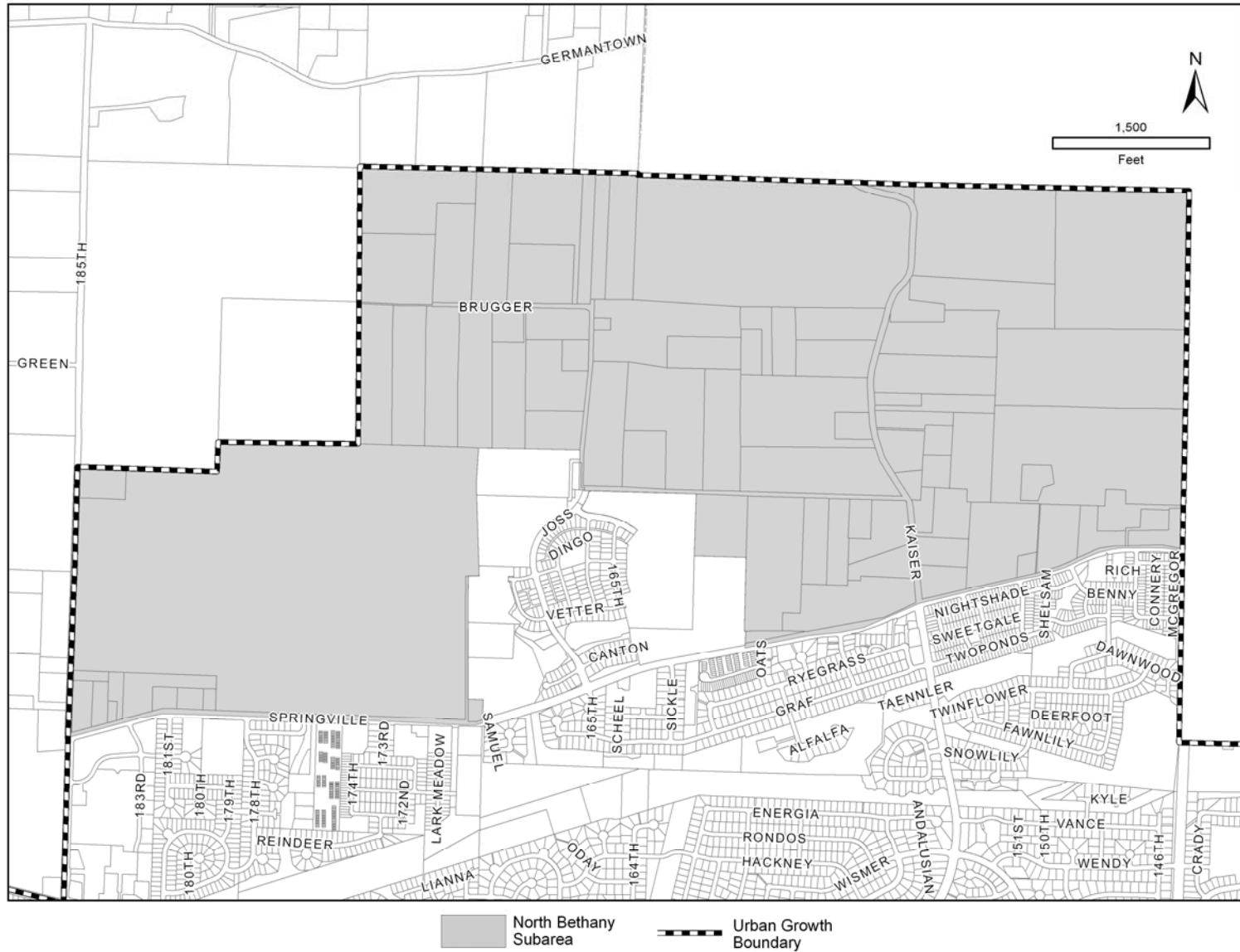
Proposed Ordinance is available at the following locations

- 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
- 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. 790 <i>For more information about these plan documents, please call Long Range Planning at (503) 846-3519.</i>	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			
	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"/>

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NORTH BETHANY SUBAREA VICINITY MAP





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

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.