To: Washington County Board of Commissioners

From: Brent Curtis, Planning Manager
Department of Land Use & Transportation

Subject: PROPOSED A-ENGROSSED ORDINANCE NO. 740 AMENDING THE COMPREHENSIVE PLAN TO MODIFY THE RURAL AND URBAN RESERVES MAP

STAFF REPORT

For the April 19, 2011 Board of Commissioners Hearing
(The public hearing will begin no sooner than 10:00 AM)

I. STAFF RECOMMENDATION

Open the public hearing on A-Engrossed Ordinance No.740 and take testimony. At the conclusion of testimony, continue the hearing to April 26, 2011 at 6:30 PM for the second engrossment hearing consistent with the requirements of Chapter X of the County Charter.

II. OVERVIEW

Proposed A-Engrossed Ordinance No. 740 follows action by the Board to enter into a Supplemental Intergovernmental Agreement (IGA) with Metro concerning amendments to the Rural and Urban Reserves map adopted on June 15, 2010 through A-Engrossed Ordinance No. 733. On March 15, 2011, the Board and Metro Council conducted a joint public hearing intended to modify the Reserves map in response to an oral remand from the Land Conservation and Development Commission (LCDC). Upon conclusion of public testimony and subsequent deliberation by the individual bodies, the Council voted 6-1 and the Board voted 3-2 to adopt the Supplemental IGA and accept the changes to the map.

On March 29, 2011, the Board heard public testimony and considered map amendments to Ordinance No. 740 as filed. Upon completion of public testimony and deliberation, the Board voted to engross Ordinance No. 740 to incorporate the changes reflected on the Supplemental Reserves IGA map adopted by the Board and Metro Council on March 15, 2011.

III. ANALYSIS

As originally filed, Ordinance No. 740 proposed the following amendments to the county's adopted Rural and Urban Reserves map:
1. **North of Forest Grove**: Change 28 acres of Urban Reserve Area 7B on the east side of Council Creek from Urban Reserve to Undesignated.

2. **North of Cornelius**: Remove 430 acres of former Urban Reserve Area 7I west of NW Susbauer Road from Urban Reserve designation; change to Rural Reserve.

3. **North of Cornelius**: Remove 194 acres of former Urban Reserve Area 7I east of NW Susbauer Road from Urban Reserve designation; change to Undesignated.

4. **North of Highway 26**: Change 585 acres adjacent to Urban Reserve Area 8B (on the west side of NW Helvetia Road) from Undesignated to Urban Reserve.

5. **North of Highway 26**: Change 290 acres west of the area described in the preceding bullet item from Rural Reserve to Undesignated.

Proposed A-Engrossed Ordinance No. 740 amends the Rural and Urban Reserves map to reflect the IGA map amendments adopted March 15, 2011 by the county and Metro. The changes are shown on Exhibit 1 of A-Engrossed Ordinance 740.

1) **North of Forest Grove** – The 28 acres within Area 7B located east of Council Creek are changed from Urban Reserve to Undesignated. This area was unaffected by the engrossment of the ordinance.

2) **North of Cornelius** – The 360 acres in the southern portion of former Urban Reserve Area 7I are changed from Urban Reserve to Undesignated.

3) **North of Cornelius** – The 263 acres in the northern portion of former Urban Reserve Area 7I are changed from Urban Reserve to Rural Reserve.

4) **North of Highway 26** – The 352 acres bounded on the west by Groveland Road, on the north by West Union Road, on the east by Helvetia Road and Urban Reserve Area 8B, and on the south by Highway 26 are changed from Undesignated to Urban Reserve. This acreage is added to the existing 88 acres of Urban Reserve Area 8B, which was designated through A-Engrossed Ordinance No. 733.

5) **South of SW Rosedale Road** – The 383 acres located northwest of the intersection of SW 209th and SW Farmington Road are changed from Rural Reserve to Undesignated.

Except for those specific changes set forth above, the Reserves map and applicable policy provisions originally adopted by Ordinance No. 733 remain unchanged.