

AGENDA

WASHINGTON COUNTY BOARD OF COMMISSIONERS

Agenda Category: Public Hearing – Second Reading and Second Public Hearing
Land Use & Transportation; County Counsel (All CPOs)

Agenda Title: **CONSIDER PROPOSED ORDINANCE NO. 785 – AN ORDINANCE AMENDING ELEMENTS OF THE COMPREHENSIVE PLAN APPLICABLE TO RURAL AND URBAN RESERVES.**

Presented by: Andrew Singelakis, Director of Land Use & Transportation
Alan Rappleyea, County Counsel

SUMMARY:

Ordinance No. 785 proposes to amend relevant Comprehensive Plan documents specific to urban and rural reserves to address passage of House Bill (HB) 4078 in March 2014. HB 4078 modified the county’s adopted urban and rural reserve areas and added land into the regional urban growth boundary. The proposed ordinance is posted on the county's land use ordinance web page at the following link:

<http://www.co.washington.or.us/LUT/Divisions/LongRangePlanning/2014-land-use-ordinances.cfm>

On July 16, 2014, the Planning Commission (PC) conducted a public hearing for this ordinance and voted 6-2 to forward it to the Board of Commissioners for approval as filed. On August 5, 2014, the Board took testimony and discussed potential ways to address concerns from the public in an area east of Cornelius that was brought into the UGB through HB 4078. The key concern was that residents there would not be able to continue their allowed rural land uses if the FD-20 land use designation was applied to their properties. The Board continued the hearing to August 19 and directed staff to develop proposed text and map amendments that reflect retaining existing land use designations for this area east of Cornelius.

A staff report for the August 19 hearing will be provided to the Board prior to the hearing and posted on the above land use ordinance web page. Copies of the report will also be available electronically and at the Clerk’s desk prior to the meeting.

Consistent with Board policy, testimony about the ordinance is limited to two minutes for individuals and five minutes for a representative of a group.

Clerk’s Desk Item: Staff Report *(click to access electronic copy)*

DEPARTMENT’S REQUESTED ACTION:

Read Ordinance No. 785 by title only and conduct the second public hearing. At the conclusion of the hearing, order engrossment of the ordinance to include the changes described in the staff report. Continue the hearing to September 16 and 23, 2014 and direct staff to prepare and mail notice of the amendments consistent with requirements of Title X of the County Charter.

COUNTY ADMINISTRATOR’S RECOMMENDATION:

Agenda Item No.	_____
Date:	08/19/14