To: Washington County Planning Commission

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

Subject: PROPOSED LAND USE ORDINANCE NO. 740 AMENDING THE COMPREHENSIVE PLAN TO DESIGNATE RURAL RESERVES AND ADOPT URBAN RESERVES AS DESIGNATED BY METRO

STAFF REPORT

For the March 2, 2011 Planning Commission Hearing
(The public hearing will begin no sooner than 1:30 PM)

I. STAFF RECOMMENDATION

Conduct the public hearing; recommend that the Board of County Commissioners (Board) hold its public hearing on Ordinance No. 740 on March 15, 2011 and consider engrossment of the ordinance to reflect any amendments that may be made through a separate process to the Metro-Washington County Reserves Supplemental Intergovernmental Agreement (IGA).

II. OVERVIEW

Proposed Ordinance No. 740 follows action by the Board to enter into a Supplemental IGA with Metro concerning amendments to the Urban and Rural Reserves map originally adopted on June 15, 2010 through A-Engrossed Ordinance No. 733. The Supplemental IGA, approved by the Board on December 14, 2010, was drafted in response to the Land Conservation and Development Commission's (LCDC) oral remand for the county and Metro to reconsider Urban Reserve designations north of the cities of Forest Grove and Cornelius. During the October 29, 2010 acknowledgement hearing, LCDC offered the county the flexibility to consider replacement Urban Reserves or additional Undesignated lands by remanding all Rural Reserves.

The Supplemental IGA included a new Reserves map that reflected modifications intended to respond to LCDC's oral remand. Concurrent with the approval of the IGA, the Board also directed staff to file a land use ordinance to reflect the changes included in the Supplemental

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IGA. Ordinance No. 740 proposes to make those amendments to the Urban and Rural Reserve map in accordance with the Board’s direction. Amendments to the originally adopted Reserve areas are described below in Section III, and are shown on the map included as Attachment A to this staff report. The December 14, 2010 version of the revised map is also available on the county's website at http://www.co.washington.or.us/LUT/PlanningProjects/reserves/whats-new.cfm

III. ANALYSIS AND SUMMARY OF PROPOSED CHANGES

In response to comments from LCDC, the county looked to the following principles to guide its work of making adjustments to Reserves designations:

Principle 1 - Replace lost Urban Reserve gross acres of land on an acre-for-acre basis.

Principle 2 - Attempt to replace Urban Reserve net acres lost on an acre-for-acre basis.

Principle 3 - Replace lost industrial/employment lands within Urban Reserves with suitable replacement industrial/employment lands.

Principle 4 - Examine opportunities to leave additional lands Undesignated.

Washington County used the substantial record of research and analysis to develop a revised Rural and Urban Reserves map that is responsive to the LCDC oral remand. The proposed map amendments included in Ordinance No. 740 reflect the replacement of reduced Urban Reserve acreage north of the city of Cornelius (lands suitable for employment) with other lands in an amount not to exceed the reduced Urban Reserve acreage and that are also suitable for employment. Urban Reserve replacement acreage is proposed for land north of Highway 26 that’s currently mapped as Undesignated in the adopted Reserves map. Ordinance No. 740 also proposes to create new Undesignated areas as noted in the following table.

Ordinance No. 740 does not affect the Urban Reserve designations in Washington County that were not orally remanded by LCDC or the “Principles for Concept Planning” previously adopted relating to Urban Reserve Areas 6B and 8C. The Undesignated lands surrounding the cities of Banks and North Plains are also not affected by this ordinance.

Though LCDC has not yet provided a written final order regarding its decision, the adjustments described in the following section represent staff's proposed response to the Commission's concerns.

Once LCDC's written final order is released, the Board will have the opportunity to review all of the county's potential responses regarding the decision. By initiating adjustments to the county's Rural and Urban Reserves map now through Ordinance No. 740, the Board is not foreclosed from exercising additional options once the final order is released.
## Summary of Adjustments to Reserve Areas

<table>
<thead>
<tr>
<th>Area</th>
<th>Description</th>
<th>Total Acres</th>
<th>Constrained Acres</th>
<th>Buildable Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area A (Change from Urban Reserve to Undesignated)</strong>&lt;br&gt;&lt;i&gt;A portion of Forest Grove North, east of Council Creek&lt;/i&gt;</td>
<td>The Board of County Commissioners, after reviewing LCDC’s proceedings with staff, determined that using Council Creek as a boundary would be appropriate. Therefore, the Board recommended that 28 acres of Urban Reserve Area 7B on the east side of Council Creek be changed to Undesignated. The area surrounding the intersection of Purdin/Verboort/Highway 47 is also recommended for Undesignated status in order to facilitate any needed future road improvements.</td>
<td>28</td>
<td>12</td>
<td>16</td>
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<tr>
<td><strong>Area B (Change from Urban Reserve to Rural Reserve)</strong>&lt;br&gt;&lt;i&gt;West side of former Urban Reserve Area 7I, west of Susbauer Road&lt;/i&gt;</td>
<td>In accordance with LCDC’s directive, the Board recommended elimination of this area featuring large lots from Urban Reserve designation.</td>
<td>430</td>
<td>106</td>
<td>324</td>
</tr>
<tr>
<td><strong>Area C (Change from Urban Reserve to Undesignated)</strong>&lt;br&gt;&lt;i&gt;East side of former Urban Reserve Area 7I, east of Susbauer Road&lt;/i&gt;</td>
<td>The Board has asked that this area be changed from Urban Reserve to Undesignated land. The area, designated as Tier 2 agricultural land, is appropriate for industrial uses and features small exception land parcels as well as a strong natural boundary.</td>
<td>194</td>
<td>48</td>
<td>146</td>
</tr>
<tr>
<td><strong>Area D (Change from Undesignated to Urban Reserve)</strong>&lt;br&gt;&lt;i&gt;North of Sunset Highway, adjacent to Urban Reserve Area 8B&lt;/i&gt;</td>
<td>In an attempt to replace 652 gross acres of industrial/employment land lost from Areas 7B and 7I, the Board proposes to change this portion of Undesignated land to Urban Reserve. The land stretches north and west of Urban Reserve Area 8B. The land provides 585 acres towards replacing the 652 acres lost in Areas 7B and 7I.</td>
<td>585</td>
<td>193</td>
<td>392</td>
</tr>
<tr>
<td><strong>Area E (Change from Rural Reserve to Undesignated)</strong>&lt;br&gt;&lt;i&gt;North of Sunset Highway, directly west of Area D&lt;/i&gt;</td>
<td>This area, previously designated Rural Reserve land, would provide an additional 290 acres of Undesignated land. Note: Metro’s Nature in Neighborhoods data does not completely cover this area.</td>
<td>290</td>
<td>30</td>
<td>260</td>
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</table>
The Washington County Planning Commission is scheduled to hold one public hearing on Ordinance No. 740 before providing a recommendation on the proposed Reserves map changes to the Board. The Board will consider the proposed ordinance at its meeting on March 15, 2011. Should the Board and Metro approve ordinances to modify Reserves designations, the Reserves planning process requires the adoption of a common set of findings. Findings prepared by the county and Metro, along with a combined record of proceedings, will then be sent to the Department of Conservation and Land Development in the manner of periodic review.

**Ordinance Notification**

Ordinance No. 740 and an accompanying summary were mailed to citizen participation organizations (CPOs) and interested parties on January 21, 2011. A display advertisement regarding the proposed ordinance was published in *The Oregonian* on February 10, 2011 and in the *Hillsboro Argus* on February 11, 2011. Individual Notice 2011-01 describing proposed Ordinance No. 740 was mailed to 452 people on the General Notification List on February 16, 2011. A copy of this notice was also mailed to the Planning Commission at that time.
Note: Letters A - E on the map indicate areas of adjustment since the 6/10/10 adoption of this IGA. Alpha-numeric references (e.g. 6A) indicate previously-adopted Urban Reserves in Washington County.