To: Citizen Participation Organizations and Interested Parties

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

Subject: Proposed Ordinance No. 624 – Concerning the Provision of Park and Recreation Facilities and Service Providers

Enclosed for your information is a copy of proposed Ordinance No. 624. A summary of the ordinance, scheduled hearing dates, and other relevant information is provided below. If you have any questions about the ordinance, or if you would like additional information, please contact Linda Schroeder in the Planning Division at 503-846-3962.

Ordinance Summary

The ordinance proposes to amend Policies 15 and 33 of Washington County Comprehensive Framework Plan for the Urban Area and Article 5 of the Community Development Code to:

1. Identify the Tualatin Hills Park and Recreation District (THPRD) as the long-term park and recreation provider to urban unincorporated properties lying between the Hillsboro, Tigard and Portland Urban Service Boundaries, excluding properties outside of THPRD that were added to the Regional Urban Growth Boundary after 2001.

2. Require new development on property that is not addressed by an urban service agreement or located in a park and recreation district to annex to a park district:
   - When a park district has been identified as the long-term service provider to the area the development is located in, and
   - When the proposed development is subject to a development application (e.g., a subdivision) The new development would be subject to the park district’s park and recreation system development charge (park SDC) upon annexation.

3. Allow Washington County to create an interim park SDC that would be applicable to new development on existing vacant lots and lots with preliminary approval when:
   - The subject property is not in a park and recreation district;
   - The subject property is located in an unserved area and there is an identified future park provider to serve the area; and
   - The identified park provider has committed to develop an annexation strategy for areas outside of its current boundary.

   The development of this group of lots does not require a development application and therefore they would not be subject to the requirement to annex to a park district.

The proposed annexation and County park SDC requirements would not be applicable to existing development - existing development would not be required to annex to a park district or pay a County or park district SDC. For example, the alteration or expansion of an existing dwelling would not require annexation to a park district or payment of a park SDC.
If Ordinance No. 624 is adopted, it would allow the Washington County Board of Commissioners (Board) to adopt a proposed County park SDC for portions of the Bethany, Cedar Mill and Cooper Mountain areas. If the ordinance and park SDC are adopted, the revenue would be used by the County to acquire park land or improve existing park land that would serve the areas subject to the County park SDC. The Board will hold its initial public hearing for Ordinance No. 624 and its third public hearing for the proposed County park SDC on August 24, 2004 at the time and place noted below.

**Initial Public Hearings - Time and Place**

<table>
<thead>
<tr>
<th>Planning Commission</th>
<th>Board of County Commissioners</th>
</tr>
</thead>
<tbody>
<tr>
<td>7:30 pm</td>
<td>6:30 pm</td>
</tr>
<tr>
<td>August 18, 2004</td>
<td>August 24, 2004</td>
</tr>
</tbody>
</table>

Hearings will be held in the Shirley Huffman Auditorium in the Public Services Building, 155 N. 1st Avenue, Hillsboro, Oregon.

On August 24, 2004, the Board may choose to adopt the ordinance, make changes to it, continue the hearing to a future date, or reject the ordinance. If it is adopted, it would become effective on September 23, 2004. If the Board adopts the proposed park SDC, it would also become effective on September 23, 2004.

**How to Submit Comments**

Submit oral or written testimony to the Board and/or the Planning Commission at one of the public hearings. Written testimony may be mailed or faxed to the Board or Planning Commission in advance of the public hearings in care of the Planning Division. **At this time, we are unable to accept e-mail as public testimony.**

Washington County, Planning Division  
155 N. 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Fax: 503-846-4412

Failure to submit oral or written testimony before the Board or Planning Commission may preclude appeal of a decision by the Board to adopt an ordinance as filed or amended.

**Staff Contact**

Linda Schroeder, Planning Assistant  
155 N. 1st Ave., Suite 350-14, Hillsboro, OR 97124-3072  
Telephone: 503-846-3962  
Fax: 503-846-4412  
e-mail: linda_schroeder@co.washington.or.us

**Proposed Ordinance is available at the following locations:**

- Washington County Department of Land Use and Transportation, Planning Division, 155 N. 1st Ave., Hillsboro, OR 97124-3072  
  Telephone: 503-846-3519
- www.co.washington.or.us/deptmts/lut/planning/ordhome.htm
- Cedar Mill Community Library and Tigard Public Library
- Citizen Participation Organizations (CPOs); call 503-725-2124 for a directory of CPOs.
IN THE BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

ORDINANCE 624

The Board of County Commissioners of Washington County, Oregon, ordains:

SECTION 1

A. The Board of County Commissioners of Washington County, Oregon, recognizes that the Comprehensive Framework Plan for the Urban Area element of the Comprehensive Plan (Volume II) was readopted with amendments on September 9, 1986, with portions subsequently amended by Ordinance Nos. 343, 382, 432 (remanded), 444 (remanded), 459, 471, 483, 503, 516, 517, 526, 561, 571, 572, 588-590, 598, 608-610, 612, 614, 615B, and 620.

B. Subsequent ongoing planning efforts of the County suggest a need for changes to the Comprehensive Framework Plan for the Urban Area, and to implement those changes by amendments to the Community Development Code, all relating to Urban Service provision, including the provision of park and recreation facilities and services.

C. Under the provisions of Washington County Charter Chapter X, the Land Use Ordinance Advisory Commission has carried out its responsibilities, including preparation of notices, and the County Planning Commission has conducted one or more public hearings on the proposed amendments and has submitted its recommendations to the Board. The Board

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finds that this Ordinance is based on those recommendations and any modifications made by
the Board, as a result of the public hearings process.

D. The Board finds and takes public notice that it is in receipt of all matters and
information necessary to consider this Ordinance in an adequate manner, and that this
Ordinance complies with the Statewide Planning Goals, the Metro Urban Growth
Management Functional Plan, and the standards for legislative plan adoption, as set forth in
Chapters 197 and 215 of the Oregon Revised Statutes, the Washington County Charter, and
the Washington County Comprehensive Framework Plan for the Urban Area.

SECTION 2

The Comprehensive Framework Plan for the Urban Area and the Community
Development Code are amended as set forth in the attached Exhibits.

SECTION 3

All other Comprehensive Plan and Development Code provisions previously adopted
and not expressly amended or repealed herein shall remain in full force and effect.

SECTION 4

All applications received prior to the effective date shall be processed in accordance

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SECTION 5

This Ordinance shall take effect thirty (30) days after adoption.

ENACTED this _______ day of ________________, 2004, being the ________

reading and _______ public hearing before the Board of County Commissioners of

Washington County, Oregon.

BOARD OF COUNTY COMMISSIONERS
FOR WASHINGTON COUNTY, OREGON

CHAIRMAN

RECORDING SECRETARY

READING

First ____________________________  PUBLIC HEARING

Second __________________________

Third __________________________

Fourth __________________________

Fifth __________________________

Sixth __________________________

VOTE:  Aye: ______________________  Nay: ______________________

Recording Secretary: ______________________  Date: ______________________
Amend Policy 15 of the Comprehensive Framework Plan For The Urban Area as follows:

**POLICY 15, ROLES AND RESPONSIBILITIES FOR SERVING GROWTH:**

It is the policy of Washington County to work with service providers, including cities and special service districts, and Metro, to insure that facilities and services required for growth will be provided when needed by the agency or agencies best able to do so in a cost effective and efficient manner.

Implementing Strategies

The County will:

a. Prepare a public facilities plan in accordance with OAR Chapter 660, Division 11, Public Facilities Planning.

b. Continue to provide the following facilities and services as resources permit:

<table>
<thead>
<tr>
<th>Service</th>
<th>Portions of County Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Health</td>
<td>County-wide</td>
</tr>
<tr>
<td>Sheriff Patrol</td>
<td>County-wide (limited)</td>
</tr>
<tr>
<td>Assessment and Taxation</td>
<td>County-wide</td>
</tr>
<tr>
<td>Road Maintenance</td>
<td>County roads</td>
</tr>
<tr>
<td>Land Development Regulations</td>
<td>Unincorporated Areas Only</td>
</tr>
<tr>
<td>Solid Waste Collection System</td>
<td>Unincorporated Areas Only</td>
</tr>
<tr>
<td>Management (franchising)</td>
<td></td>
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<tr>
<td>Solid Waste Disposal</td>
<td>Unincorporated Areas Outside UGB</td>
</tr>
<tr>
<td>Cooperative Library System</td>
<td>County-wide</td>
</tr>
<tr>
<td>Records and Elections</td>
<td>County-wide</td>
</tr>
</tbody>
</table>

c. Consider being an interim provider of park land and recreation facilities either directly or through an intergovernmental agreement with a park and recreation provider. The County may fund park land and recreation facilities by adoption of a system development charge applicable to designated areas.

d. In conjunction with Washington County cities and special service districts and Metro, adopt urban service agreements that address all unincorporated and incorporated properties in the Regional Urban Growth Boundary consistent with the requirements of ORS 195.060 to 080. Urban service agreements shall identify which service providers will be responsible for the long-term provision of the urban services described below and the ultimate service area of each provider. Urban service agreements shall also identify the service provision principles for each of the following urban services. The boundaries of adopted urban service agreements shall be incorporated into Policy 15.

Urban services that will be addressed in urban service agreements include:

- Fire Protection and Emergency Services
- Law Enforcement
• Parks, Recreation and Open Space
• Public Transit
• Sewer
• Roads and Streets
• Storm Water
• Water

1. In the Tigard Urban Service Area, the designated long-term providers of the urban services described above are:

<table>
<thead>
<tr>
<th>Service</th>
<th>Long-Term Provider</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire protection and emergency services</td>
<td>Tualatin Valley Fire and Rescue</td>
</tr>
<tr>
<td>Law enforcement</td>
<td>City of Tigard</td>
</tr>
<tr>
<td>Parks, recreation and open space</td>
<td>City of Tigard</td>
</tr>
<tr>
<td>Public transit</td>
<td>TriMet</td>
</tr>
<tr>
<td>Roads and streets</td>
<td>City of Tigard, Washington County (only roads in the county-wide road system), and the Oregon Department of Transportation (only roads in the state highway system)</td>
</tr>
<tr>
<td>Sewer</td>
<td>City of Tigard and Clean Water Services</td>
</tr>
<tr>
<td>Storm water</td>
<td>City of Tigard and Clean Water Services</td>
</tr>
<tr>
<td>Water</td>
<td>City of Tigard, Tualatin Valley Water District and the Tigard Water District</td>
</tr>
</tbody>
</table>

e. Establish a coordination system with all cities, special districts and private companies that now or will provide services to the present unincorporated area. This coordination system will be designed to ensure that the following types of services and facilities will be provided when needed to existing and future County residents and businesses in accord with the Comprehensive Plan:

1. Sanitary sewage collection and treatment,
2. Drainage management,
3. Fire protection,
4. Water distribution and storage,
5. Schools,
6. Libraries,
7. Utilities (electricity, telephone and cable communications, natural gas, etc.),
8. Solid waste disposal,
9. Roads and transportation facilities,
10. Parks and recreation facilities,
11. Police,
12. Transit, and
13. Street Lighting

f. If appropriate in the future, enter into agreements with service providers which address one or more of the following:

1. Process for review of development proposals,
2. Process for review of proposed service extension or facility expansion,
3. Service district or city annexation,
4. Planning of service extensions, new facilities, or facility expansions,
5. Procedures for amending the agreement,
6. Methods to be used to finance service and or facility improvements, operation and maintenance,
7. Methods to be used to acquire and develop park land and recreation facilities.
8. Standards to be used by the County and the service provider in assessing "adequate" service levels,
9. Area or clientele to be served now and in the future,
10. Consistency with Plan policies and strategies,
11. Coordination of capital improvements programs, and

g. Not oppose proposed annexations to a city or special service district, which are in accord with an Urban Planning Area Agreement (UPAA), an Urban Service Agreement or a voter approved annexation plan. Annexations to special service districts that are consistent with an adopted urban service agreement are deemed to be consistent with the Washington County Comprehensive Plan.

h. Upon annexation of the area in the vicinity of SW Garden Home Road and SW Oleson Road by the City of Beaverton consistent with the Beaverton-Portland Urban Service Boundary, the City of Portland shall consent to annexation by Beaverton of that area south of SW Garden Home Road and west of Oleson Road that is currently in Portland.

i. For the Raleigh Hills Center as shown on the acknowledged Metro 2040 Growth Concept Map, the affected jurisdictions of Beaverton, Portland, Washington County and Metro shall enter into an urban planning agreement to assure implementation of the Urban Growth Management Functional Plan provisions relating to town centers, including the establishment of town center boundaries and demonstration of target capacities for jobs and housing.

j. Work with Citizen Participation Organizations to identify and describe specific concerns related to possible future annexations of land to cities which abut Community Planning Areas. These concerns shall be considered by the County during renegotiation of Urban Planning Area Agreements.

k. Support incorporation of new communities provided that incorporation will result in the provision of services in the most efficient and cost effective manner and is not in violation of an already existing Urban Planning Area Agreement between the County and an affected city.
I. Cooperate in the development, adoption, and implementation of a master plan for library services and facilities based on a survey of County library needs; and, develop a financial plan for operating library services in the County, with emphasis on the establishment of a multiple funding base, with the involvement of the Washington County Cooperative Library System Citizen Advisory Board, cities, community libraries, school districts, the Tualatin Hills Park and Recreation District, and citizens.

m. Enter into intergovernmental agreements with high growth school districts that are consistent with state law, and that contain at a minimum the following items:

1. An explanation of how objective criteria for school capacity in the District’s school facility plan will be used by the County;

2. School District involvement with the County’s periodic review; and

3. How the County will coordinate comprehensive plan amendments and residential land use regulation amendments with the District, including notice of hearing.

These intergovernmental agreements may be adopted by the Board of County Commissioners through Resolution and Order.

n. Require developing properties not currently located within the service area of a park district that provides park and recreation services to annex to a park district when the following conditions are met:

1. The property lies within an area identified for park and recreation service by a park district in an urban service agreement adopted pursuant to ORS 195.065; or, if no urban service agreement applies to the property, the property lies within an area for which a park district is designated a party in a cooperative agreement adopted pursuant to ORS 195.020; and

2. The park district has adopted a Park Master Plan for the subject area, which provides the basis for the development of park and recreation facilities and the collection of system development charges to facilitate provision of park and recreation facilities and services within a reasonable time frame for the benefit of the property being annexed.

o. Identify the Tualatin Hills Park and Recreation District as the park and recreation provider to urban unincorporated properties lying between the Hillsboro, Tigard and Portland Urban Service Boundaries, excluding properties outside of THPRD that were added to the Regional Urban Growth Boundary after 2001.

Summary Findings and Conclusions

Public facilities and services necessary for growth in Washington County historically have been provided by a variety of unrelated special districts, local governments, and other agencies. Cooperation and coordination between service providers in developing plans and programming capital facilities has been limited.

The County has the responsibility under State law to coordinate the timely provision of public facilities and services within the County. Due to the fact that the County itself does not provide a full range of urban services, the best means of fulfilling this responsibility—which will result in a better living environment for County residents—is the formal establishments of a strong coordination system between the County and all service providers and the adoption of urban service agreements.
In 1993 the State Legislature adopted Senate Bill 122 (codified as ORS 195), which requires local governments to work together to establish urban service boundaries and adopt urban service agreements. ORS 195.060 to 080 requires local governments to determine who will be the ultimate urban service provider of the following services: fire protection, parks, recreation, open space, sewer, streets, roads, and public transit. In addition to these services, Washington County local governments determined that law enforcement and storm water services should also be addressed. Urban service agreements identify the ultimate service area of each provider and identify the service provision principles for each urban service. Urban service agreements are applicable to land inside the Regional Urban Growth Boundary, including incorporated and unincorporated areas. Urban service agreements will be a very important tool in ensuring the timely and efficient provisions of public facilities and services within the County.

The County has the additional responsibility to its citizens of ensuring that the services needed to allow growth will be provided by the agency or agencies best able to do so in a coordinated, efficient and cost effective manner. Therefore, County review of and recommendations on annexation or incorporation proposals involving cities and special service districts is imperative.

Requiring developing properties to annex to special service districts that provide park and recreation services helps to assure that such services are provided within a reasonable time frame.
Amend Policy 33 of the Comprehensive Framework Plan For The Urban Area as follows:

RECREATION
POLICY 33, QUANTITY AND QUALITY OF RECREATION FACILITIES AND SERVICES:

It is the policy of Washington County to work to provide residents and businesses in the urban unincorporated area with adequate park and recreation facilities and services and open space.

Implementing Strategies

The County will:

a. Work with cities and special districts to identify the long-term providers of park, recreation and open space services through the negotiation of urban service agreements. The County recognizes park special service districts and cities as the appropriate long-term providers of park, recreation, and open services. If an urban service agreement does not apply to an area, the County may identify the long-term service provider to the area:

   1. When the area lies within an area for which a park district is designated a party in a cooperative agreement adopted pursuant to ORS 195.020; and

   2. After consulting with local governments that provide or declare an interest in providing service to the area prior to identifying the service provider.

b. If an urban service agreement applies to an area without services, encourage and support park and recreation providers to adopt annexation plans so that properties without a current park and recreation provider will be provided service. The County recognizes annexation plans as the most appropriate way to bring these properties into the boundaries of the park and recreation providers. Annexation plans shall be consistent with the requirements of state law and the applicable urban service agreement. However, if an urban service agreement does not apply to an area and the County has identified the long-term provider pursuant to Implementing Strategy a. above, the County shall encourage and support the park and recreation provider to the area to develop an annexation strategy for the area.

c. Consider being an interim provider of park land and recreation facilities to one or more urban unincorporated area(s) until the area(s) is annexed into the boundary of a designated park and recreation provider. Potential funding sources for County acquisition of park land and provision of recreation facilities include fees; federal, state and regional funding; grants; property taxes; and a park system development charge (SDC).

d. Serve as an interim provider of park land and recreation facilities to one or more urban unincorporated areas if the Board may adopt a park SDC for unincorporated properties in one or more specific geographic areas. When it finds:

   In conjunction with the adoption of a park SDC, the shall first determine that:

   1. The long-term park and recreation provider to the area has been identified;

abcdef Proposed additions
abcdef Proposed deletions
2. There is an identified special need for park land and/or recreation facilities in the area;

3. The identified park and recreation provider does not have adequate funding to purchase needed park land or provide needed recreation facilities in the area outside of its current boundary; and

4. The identified park and recreation provider has committed to placing an annexation plan on the ballot. If an urban service agreement does not apply to an area, the Board may adopt a park SDC when the identified service provider has committed to develop an annexation strategy for the area.

d. Work with park districts and city park and recreation providers to develop park master plans and funding priorities for park, recreation and open space services for urban unincorporated areas.

e. Designate the off-street trail system in the Transportation Plan.

f. Continue the Metzger Park Local Improvement District (LID) for as long as a majority of property owners within the LID wish to continue to pay annual levies for the operation and maintenance of Metzger Park.

g. Encourage Metro and appropriate state and federal agencies to establish or expand facilities in the County.

h. Work with all public agencies providing park, recreation and open space services within the County to ensure that opportunities for citizen participation in park and recreation and open space decisions are provided.

i. Coordinate with private recreation providers in the planning of park and recreation facilities and services for the urban unincorporated area.

j. Review all lands owned by the County and other local public agencies (for example, Clean Water Services, water districts) for potential open space or recreational use.

Summary Findings and Conclusions

Throughout its history, the County has not been a park and recreation provider but has relied instead on the Tualatin Hills Park and Recreation District (THPRD) and cities to provide these services. The only parks the County maintains are Metzger Park and Hagg Lake. The operation and maintenance of Metzger Park is funded through a local improvement district. The County operates and maintains Hagg Lake, which is owned by the United States Bureau of Reclamation.

THPRD, the largest park and recreation provider in Washington County, is the only provider of park, recreation and open space services to urban unincorporated Washington County. Unincorporated properties located outside of THPRD’s boundary are not provided with park and recreation services, with the exception of the Metzger area which funds Metzger Park. As development occurred in these areas, park land was not acquired because these areas were not served by a park and recreation provider and the County did not have funding to acquire park or open space land. Sustained, rapid levels of development since the 1980s also outpaced the capability of THPRD to provide the level of services called for in its master plans. THPRD’s financial constraints also precluded it from acquiring future park land in areas outside its current boundary but within its ultimate service area.

In 1995, Washington County, THPRD, cities, special service districts, and Metro began to develop urban service agreements for all territory within the Regional Urban Growth Boundary. State urban services legislation adopted in 1991, Senate Bill 122, requires local governments to identify the long-term service providers of a number of urban services, including parks, recreation, and open space. The result of this
planning effort will be urban service agreements that include the designation of the long-term providers of park, recreation and open space services for specific geographic areas of urban Washington County. Early in this planning process, local governments and the public determined that TRPRD and cities were the appropriate long-term providers and not the County. The long-term park and recreation providers that have been designated to serve almost all of urban unincorporated Washington County are TRPRD and the cities of Hillsboro and Tigard.

The County, TRPRD and city park and recreation providers recognize the importance of providing services to unincorporated areas outside of TRPRD due in part to the increased public demand for park and recreation services and the lack of parks and recreation facilities in these areas. For example, in the Bethany area significant portions of the area have developed outside of TRPRD, resulting in little or no park land in large sections of the area. The same conditions exist in the Bull Mountain area due to development occurring outside the City of Tigard, the designated park and recreation provider to that area.

The County, TRPRD and cities agree these unserved areas must be annexed to their appropriate park and recreation provider. The County believes the most appropriate annexation method is the adoption of annexation plans, as provided for by statute. Annexation plans provide a thoughtful, comprehensive and systematic way to ensure all urban properties are provided with park, recreation and open space services. Other annexation methods result in scattered and piecemeal annexations that are not conducive to efficient and effective service provision. Annexation plans also provide the public with the best opportunity to participate in the planning process that will determine how to serve these areas. They also guarantee the public a say in whether areas should be annexed, because annexation plans must be placed on the ballot. If an urban service agreement does not apply to an area, the County shall encourage and support the identified provider to develop an annexation strategy so that service can be provided to all properties in the area.

Due to inadequate park and recreation facilities and the dwindling supply of land in certain urban areas outside the boundaries of park and recreation providers, the County should consider being an interim provider of park land and recreation facilities in those areas until they can be annexed into the boundary of the appropriate provider. As an interim provider, the County could purchase property for future development as park land. The County could also develop park land and recreation facilities on an interim basis by contracting for development and construction services with the appropriate long-term park and recreation provider. Upon annexation to the appropriate park and recreation provider, the County would transfer to the provider any properties it has acquired or any funds it has designated for the annexed area.

Potential funding sources the County could consider include existing property taxes; federal, state and regional funding; fees; a park SDC; a park serial levy; land donations; and voluntary contributions. A County SDC on new development for parks and recreation facilities could be collected by the County in designated unincorporated urban areas not served by a park and recreation provider. Such a fee would require all developers to contribute to the development of park and recreation facilities in the same manner used by TRPRD and city park and recreation providers. Where a developer could contribute land deemed acceptable for park or recreation use, this might be accepted in lieu of an SDC if the land had a value equivalent to the fee the developer would have been required to pay and was acceptable to the County.

Lands currently in public ownership but lacking recreation improvements may offer a potential for reducing the existing deficit of available park lands. The County and other local public agencies, such as Clean Water Services and water districts, should also review properties in their ownership for potential recreational use prior to selling them.
Amend Section 501-8.3 of the *Community Development Code* as follows:

501-8 **Standards for Development**

501-8.3 Desirable Services

A. An applicant shall provide documentation from the appropriate Park District identifying existing or proposed park facilities within one (1) mile of the proposed development.

B. Applications may be conditioned to provide on- and off-site park improvements and pedestrian walkways and bicycle facilities when identified by the appropriate agency and a direct impact or benefit to the proposed use is identified.

C. An applicant shall be required to pay a County park system development charge, if any, consistent with the applicable adopted County park system development charge.

D. When a development site is subject to payment of any park system development charge:

1. the applicant shall provide documentation from the appropriate park district that he or she has notified the district of the proposed development; and

2. the requirements of A. and B. above shall be satisfied.

C. Properties not currently located within the boundary of a Park District shall annex to the District when the following conditions are met:

1. The property lies within an area identified for park service by the Park District in an urban service agreement adopted pursuant to ORS 195.065; or, if no urban service agreement applies to the property, the property lies between the Hillsboro, Tigard and Portland Urban Service Boundaries; and

2. The Park District has adopted a Park Master Plan for the area.

Documentation of the annexation shall be provided prior to issuance of final approval for land divisions, and prior to issuance of final approval and building permits for other development.

D. When a development site is subject to annexation to a Park District, the requirements of A. and B. above shall be satisfied.

E. The Tualatin Hills Park and Recreation District is the identified park and recreation provider to urban unincorporated properties lying between the Hillsboro, Tigard and Portland Urban Service Boundaries, excluding properties
outside of THPRD that were added to the Regional Urban Growth Boundary after 2001.

**EF. Provision of Park and Recreation Services by the Tualatin Hills Park and Recreation District to Properties Added to the Regional Urban Growth Boundary (UGB) After 1998**

(1) No development shall be approved on property added to the Regional Urban Growth Boundary (UGB) after 1998 when the Tualatin Hills Park and Recreation District (THPRD) is identified as the long-term park and recreation service provider and the subject property is located outside of THPRD’s boundary.

(2) The subject property shall be annexed into the Park District prior to being granted final approval of a development application and prior to issuance of building permits. For applications where both preliminary and final approval are not required, the property shall annex into the district prior to being granted preliminary approval.

**FG.** Applications may be conditioned to provide on- and off-site pedestrian walkways and bicycle facilities when identified by the appropriate agency and a direct impact or benefit to the proposed use is identified.